

Your Inspection Report

123 Anywhere St.
Indianapolis, IN 46236

PREPARED FOR:

John Doe

INSPECTION DATE:

Tuesday, June 15, 2011

PREPARED BY:

Keith Filipow - License No. HI00500119



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www.securityhomeinspection.com

SUMMARY

Report No. 2812, v.2

123 Anywhere Street, Indianapolis, IN June 15, 2011

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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APPENDIX

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Exterior

WALLS \ Trim

Condition: • Rot

Rot was noted at the top trim of the chimney.

Location: Chimney chase

Task: Repair

WALLS \ Plywood, hardboard, and OSB

Condition: • [Swelling](#)

Wood composition siding, manufactured by Louisiana, is installed on the home. Swelling, a known defect, was noted in multiple areas. Good paint coverage will help prolong the useful life.

Location: Various

Task: Further evaluation by qualified contractor/personnel

EXTERIOR GLASS \ Frames

Condition: • Due to the amount of rot found, complete evaluation of all windows/doors by a qualified contractor for additional rot and proper repair is needed. Hidden damage may be present.

Condition: • Rot

Rot was noted at the following windows: west window southwest bedroom, dining room, northwest great room and transom above, northwest sunroom, lower front staircase, and back hall.

Location: Multiple Locations

Task: Repair

DOORS \ Doors and frames

Condition: • [Rot](#)

Location: Kitchen Nook Slider

Task: Repair

Electrical

DISTRIBUTION SYSTEM \ Switches

Condition: • [Damage](#)

The dimmer switch is damaged.

Location: Half Bathroom

Task: Replace

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFI test faulty](#)

Location: Lower Level Patio

Task: Repair

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Location: Unfinished Basement

Task: Provide

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

The weather proof cover is missing from the outlet.

Location: Lakefront deck

Task: Provide

Heating

GAS FURNACE \ Combustion air

Condition: • [Inadequate combustion air](#)

One six inch round combustion air inlet was noted in the closet. This does not meet the combustion air requirement for the furnace.

Location: Second Floor

Task: Provide

Condition: • [Inadequate combustion air](#)

When the furnace room door is closed, additional combustion air makeup is needed for the combined BTU rating of the furnace and water heater.

Location: Basement

Task: Improve

GAS FURNACE \ House air fan (blower)

Condition: • [Unbalanced or vibration](#)

Location: Basement Furnace

Task: Service

GAS FURNACE \ Venting system

Condition: • Evidence of condensate leakage was noted at the flue pipe.

Location: Basement Furnace

Task: Further evaluation by qualified contractor/personnel

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Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Inadequate cooling](#)

Less than the minimum cooling was noted during testing.

Location: Second Floor A/C

Task: Service

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

Both A/C compressor units are dirty and need to be cleaned for optimal operation.

Location: Air Conditioner

Task: Clean

Plumbing

WASTE PLUMBING \ Traps - installation

Condition: • An unused and uncapped drain trap was noted at the ejector pit vent. A sewer gas odor was noted after operation of the ejector pump. The trap should be sealed until needed.

Location: Basement Furnace Room

Task: Correct

FIXTURES AND FAUCETS \ Shower stall

Condition: • Efflorescence was noted at the floor tiles. This is indicative of leakage under the tiles. Loose, cracked grout was noted at the base tiles, and cracks were noted at the corners of the wall to base tiles.

Location: Master Bathroom

Task: Further evaluation by qualified contractor/personnel

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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Sloped roofing material:

- [Asphalt shingles](#)

Hip style design, multiple levels with dimensional shingles. Rubber and aluminum flashings.



1.



2.

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Observations and Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

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Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Wood](#)

Retaining wall: • [Wood](#) • [Masonry](#)

Driveway: • Asphalt

Walkway: • Concrete • Pressure-treated wood

Deck: • Raised • Pressure-treated wood

Porch: • Concrete

Exterior steps: • Concrete • Pressure-treated wood

Patio: • Concrete • Pavers

Inspection Methods and Limitations

Exterior inspected from: • Ground level

Observations and Recommendations

WALLS \ Trim

2. Condition: • Rot

Rot was noted at the top trim of the chimney.

Location: Chimney chase

Task: Repair



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WALLS \ Plywood, hardboard, and OSB

3. Condition: • [Swelling](#)

Wood composition siding, manufactured by Louisiana, is installed on the home. Swelling, a known defect, was noted in multiple areas. Good paint coverage will help prolong the useful life.

Location: Various

Task: Further evaluation by qualified contractor/personnel



4.



5.



6.



7.

WALLS \ Brick, stone and concrete

4. Condition: • [Missing, ineffective weep holes or flashings](#)

Location: Throughout Exterior Wall

Task: Monitor

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EXTERIOR GLASS \ Frames

5. Condition: • Due to the amount of rot found, complete evaluation of all windows/doors by a qualified contractor for additional rot and proper repair is needed. Hidden damage may be present.

6. Condition: • Rot

Rot was noted at the following windows: west window southwest bedroom, dining room, northwest great room and transom above, northwest sunroom, lower front staircase, and back hall.

Location: Multiple Locations

Task: Repair



Back hall window



Dining room window

8.

9.



Great room window



Sunroom window

10.

11.

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Southwest bedroom window



Great room transom

12.

13.



Front lower stairwell window

14.

7. Condition: • Insect damage

Carpenter ants were noted at the window frame.

Location: Rear Hall

Task: Treatment

DOORS \ Doors and frames

8. Condition: • [Rot](#)

Location: Kitchen Nook Slider

Task: Repair

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15.



16.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

9. Condition: • There is no graspable portion of handrail at the deck steps. This is improper.

Location: Deck

Task: Provide

10. Condition: • [Spindles climbable](#)

Location: Walkway to Lake

Task: Improve



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STRUCTURE

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Configuration:

- [Basement](#)
- [Crawl space](#)



18.



19.

Foundation material: • [Poured concrete](#)

Floor construction: • Cast concrete beam

Floor construction: • [Joists](#) • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

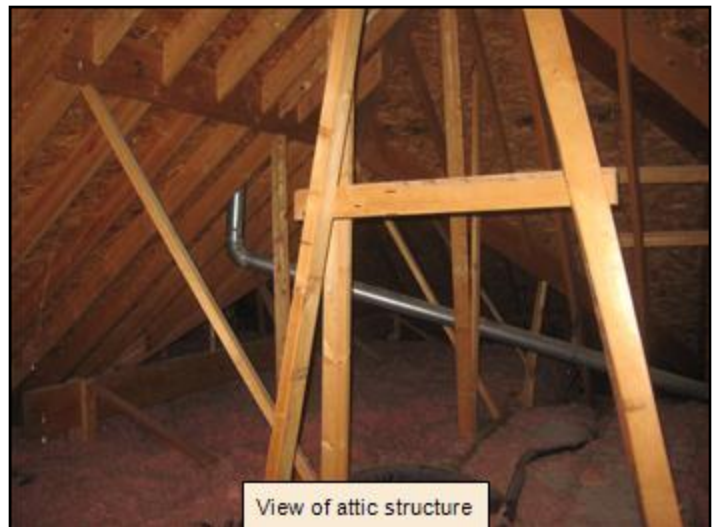
Roof and ceiling framing:

- [Rafters/roof joists](#)



20.

- OSB (Oriented Strand Board) sheathing



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Inspection Methods and Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Percent of foundation not visible: • 75 %

Observations and Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • No structure recommendations are offered as a result of this inspection.

Description

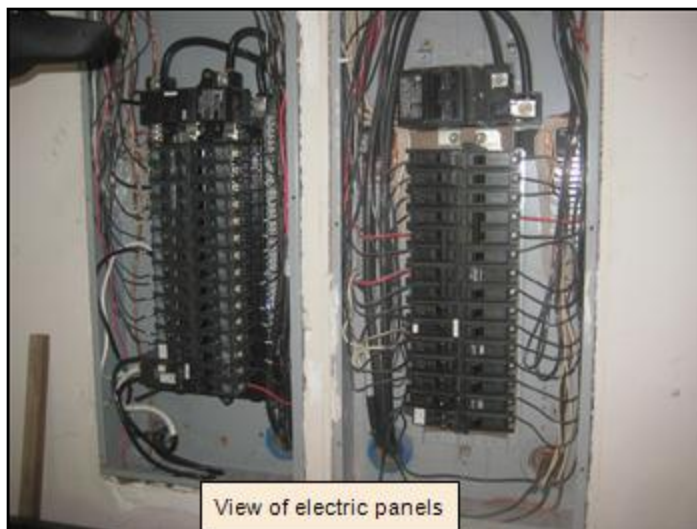
Service entrance cable and location: • [Underground copper](#)

Service size: • [400 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#) • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - garage](#)
- [Breakers - garage](#)



22.

Number of circuits installed: • 64

System grounding material and type: • [Copper - water pipe and ground rod](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Auxiliary panel (subpanel) type and location:

- [Breakers - exterior wall](#)

ELECTRICAL

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23.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - whirlpool](#)
• [GFCI - garage](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

12. **Condition:** • Wires enter the panel without use of connectors to secure them.

Location: Electrical Panel

Task: Improve



24.

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DISTRIBUTION SYSTEM \ Switches

13. Condition: • [Damage](#)

The dimmer switch is damaged.

Location: Half Bathroom

Task: Replace

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [GFI test faulty](#)

Location: Lower Level Patio

Task: Repair

15. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Location: Unfinished Basement

Task: Provide

DISTRIBUTION SYSTEM \ Cover plates

16. Condition: • [Missing](#)

The weather proof cover is missing from the outlet.

Location: Lakefront deck

Task: Provide

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Furnace](#)

Furnace manufacturer: • Trane • Trane

Heat distribution: • Direct drive blower • Galvanized • Flexible duct • Fiberglass • Heat source in each room. • Disposable filter

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 140,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Approximate age: • [13 years](#) • [14 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace:

• [Wood-burning fireplace](#)

There are three fireplaces in the home, two are wood burning with gas logs and one is a seal gas fireplace.

• [Gas fireplace](#)

• [Gas logs](#)

• [Zero clearance](#)

• [Factory-built](#)

Chimney/vent: • Induced draft • Galvanized flue pipe

Chimney liner: • [Metal](#)

Combustion air source: • Interior of home • Outside

Humidifiers: • [Duct mounted bypass humidifier](#)

Inspection Methods and Limitations

Warm weather: • Prevents testing heating effectiveness

Observations and Recommendations

GAS FURNACE \ Combustion air

17. Condition: • [Inadequate combustion air](#)

One six inch round combustion air inlet was noted in the closet. This does not meet the combustion air requirement for the furnace.

Location: Second Floor

Task: Provide

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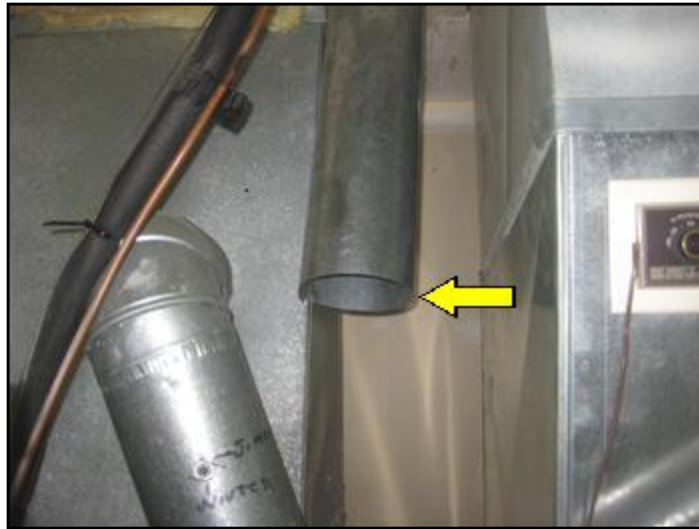
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25.

18. Condition: • [Inadequate combustion air](#)

When the furnace room door is closed, additional combustion air makeup is needed for the combined BTU rating of the furnace and water heater.

Location: Basement

Task: Improve

GAS FURNACE \ House air fan (blower)

19. Condition: • [Unbalanced or vibration](#)

Location: Basement Furnace

Task: Service

GAS FURNACE \ Venting system

20. Condition: • Evidence of condensate leakage was noted at the flue pipe.

Location: Basement Furnace

Task: Further evaluation by qualified contractor/personnel



26.



27.

Thorough, Informative, Objective,

HEATING

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28.

GAS FURNACE \ Humidifier

21. Condition: • [Inoperative motor or solenoid valve](#)

There was no water flow past the solenoid valve at time of inspection.

Location: Second Floor Furnace

Task: Service

FIREPLACE \ General

22. Condition: • A crack was noted at the rear panel and the hearth grate is deteriorated.

Location: Great Room Fireplace

Task: Monitor



29.



30.

COOLING & HEAT PUMP

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Description

Air conditioning type: • Electric compressor

Air conditioning type: • [Air cooled](#) • [Air cooled](#)

Manufacturer: • Trane • Trane

Cooling capacity: • [30,000 BTU/hr](#) • 60,000 BTU/hr

Compressor approximate age: • 13 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Medium](#)

Temperature difference:

• 13°

Second floor unit

• 23°

Main level unit.

• Acceptable temperature difference: 14° to 22°

Observations and Recommendations

AIR CONDITIONING \ Compressor

23. Condition: • [Inadequate cooling](#)

Less than the minimum cooling was noted during testing.

Location: Second Floor A/C

Task: Service

AIR CONDITIONING \ Air cooled condenser coil

24. Condition: • [Dirty](#)

Both A/C compressor units are dirty and need to be cleaned for optimal operation.

Location: Air Conditioner

Task: Clean



31.

32.

Thorough, Informative, Objective,

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof vent](#) • [Soffit vent](#)

Foundation wall insulation material:

• [Glass fiber](#)



33.

Foundation wall insulation amount/value: • [R-12](#)

Air/vapor barrier: • [Plastic](#)

Inspection Methods and Limitations

Inspection prevented by no access to: • Wall space

Observations and Recommendations

RECOMMENDATIONS \ Overview

25. **Condition:** • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Public

Supply piping in house: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow (pressure): • Water pressure of 70-80 psi was noted at time of inspection.

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • A.O. Smith

Tank capacity: • 75 gallons

Water heater approximate age: • 13 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste piping in house: • [PVC plastic](#)

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Near heating system

Gas piping: • Steel

Inspection Methods and Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a home inspection: • Water treatment equipment

Observations and Recommendations

WATER HEATER \ Life expectancy

26. Condition: • [Old](#)

An audible gurgling noise was noted during burner operation, and the thermostat was set close to the highest temperature. This is likely due to sediment build-up.

Location: Water Heater

Task: Monitor

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

27. Condition: • [Inadequate combustion air](#)

Location: Basement Furnace Room

Task: Improve

WATER HEATER - GAS BURNER AND VENTING \ Gas burners

28. Condition: • [Scorching](#)

Evidence of prior combustion spillage of combustion gas was noted at the burner access. This is likely due to lack of combustion air makeup in the room.

Location: Water Heater

Task: Monitor



34.

WASTE PLUMBING \ Traps - installation

29. Condition: • An unused and uncapped drain trap was noted at the ejector pit vent. A sewer gas odor was noted after operation of the ejector pump. The trap should be sealed until needed.

Location: Basement Furnace Room

Task: Correct



35.

WASTE PLUMBING \ Sump pump

30. Condition: • The pit and pump were inaccessible due to storage on top of pit.

Location: Sump pump



36.

FIXTURES AND FAUCETS \ Bathtub

31. Condition: • Drain stop missing

Location: Hallway Bathroom

Task: Provide

FIXTURES AND FAUCETS \ Shower stall

32. Condition: • Efflorescence was noted at the floor tiles. This is indicative of leakage under the tiles. Loose, cracked grout was noted at the base tiles, and cracks were noted at the corners of the wall to base tiles.

Location: Master Bathroom

Task: Further evaluation by qualified contractor/personnel



37.



38.

PLUMBING

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#) • Wood

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#) • Metal-clad

Doors: • Inspected

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Observations and Recommendations

FLOORS \ Carpet on floors

33. Condition: • The carpet is loose in areas of the basement. Re-stretching is recommended prior to occupancy.

Location: Basement

Task: Improve

WALLS \ Plaster or drywall

34. Condition: • Stains and previous touch-up were noted at the wall above the sliding door. This tested dry at time of inspection.

Location: Southwest Sunroom

Task: Monitor



40.

WINDOWS \ Hardware

35. Condition: • Knobs are incomplete at a few crank handles and the crank cover is missing at the northwest master bedroom window.

Location: Various

WINDOWS \ Storms and screens

36. Condition: • The screen frame is bent.

Location: Southwest Bedroom

Task: Repair

DOORS \ Doors and frames

37. Condition: • [Loose or poor fit](#)

The laundry pocket door binds on the floor and is difficult to operate.

Location: Laundry Area

Task: Improve

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Description

Cooktop: • Jenn-Air

Cooktop: • Ceramic glass with electric elements

Exhaust fan: • Not labeled

Oven: • Jenn-Air

Oven: • Conventional • Wall oven • Wall oven

Refrigerator: • Jenn-Air

Dishwasher: • Maytag

Microwave oven: • Jenn-Air

Waste disposal: • In-Sink-Erator

Waste disposal: • Continuous feed

Kitchen counter material: • Quartz

Inspection Methods and Limitations

General: • Appliances are tested for basic operation only. • Self-cleaning features of oven not tested.

Observations and Recommendations

WASTE DISPOSAL \ General

38. Condition: • Near end of life expectancy

Rusting was noted at the housing.

Location: Disposal

Task: Monitor



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COUNTERS/CABINETS \ Cabinets

39. Condition: • The tambour door does not open to full open at the corner cabinet.

Location: Kitchen

Task: Improve

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General: • The property faces a generally east direction.

Thermostat Setting on Arrival - Heat: • Off

Thermostat Setting on Arrival - Cool: • 65 degrees second floor

Thermostat Setting on Arrival - Cool:

• 70

Main level

Fan Setting on Arrival: • Auto

Thermostat Setting Left at - Heat: • Off

Thermostat Setting Left at - Cool: • 65 degrees

Thermostat Setting Left at - Cool: • 70

Fan Setting Left at: • Auto

Number of GFIs : • 11

GFIs Reset?: • Yes

Oven Range Left: • Off

Lights Left: • Off

Number of Exterior Doors: • 4

Lock Box Closed and Locked?: • Yes

Weather: • Overcast • There was rain the day before the inspection.

Approximate temperature: • 76°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Lockbox

Occupancy: • There was no one home during the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 2:00 p.m.

Approximate age of home: • 13 year

Building type: • Detached home

Number of stories: • Two

SITE INFO

Report No. 2812, v.2

123 Anywhere Street, Indianapolis, IN June 15, 2011

www.securityhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

SITE INFO

APPENDIX

Garage, carport and outbuildings: • Attached three-car garage

END OF REPORT

APPENDIX

123 Anywhere Street, Indianapolis, IN June 15, 2011

www.securityhomeinspection.com

Report No. 2812, v.2

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	SITE INFO	APPENDIX							

Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page 2.		
Section I. General Information Inspection Company, Address & Phone Security Home Inspections, Inc 13277 Illinois St Carmel, IN 46032 (317) 848-1744		Company's Business Lic. No. B16863
		Date of Inspection 6/15/2011
		Address of Property Inspected 123 Anywhere Street Indianapolis, IN 46236
Inspector's Name, Signature & Certification, Registration, or Lic. # Kieth Filipow F205882		Structure(s) Inspected House and Attached Garage Only
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:		
<input type="checkbox"/> A. No visible evidence of wood destroying insects was observed.		
<input checked="" type="checkbox"/> B. Visible evidence of wood destroying insects was observed as follows:		
<input checked="" type="checkbox"/> 1. Live insects (description and location): <u>Carpenter ants noted at back hall window.</u>		
<input type="checkbox"/> 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____		
<input checked="" type="checkbox"/> 3. Visible damage from wood destroying insects was noted as follows (description and location): <u>Carpenter ants and rot noted at back hall window.</u>		
NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____		
The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.		
Section III. Recommendations		
<input type="checkbox"/> No treatment recommended: (Explain if Box B in Section II is checked) _____		
<input checked="" type="checkbox"/> Recommend treatment for the control of: <u>Carpenter ants.</u>		
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:
<input checked="" type="checkbox"/> Basement <u>1,3,4,5,6,7,8,9,12 (slab) & 24</u>		1. Fixed ceiling 13. Only visual access
<input checked="" type="checkbox"/> Crawlspace <u>4,5 & 24</u>		2. Suspended ceiling 14. Cluttered condition
<input checked="" type="checkbox"/> Main Level <u>1,3,4,6,7,8,9 & 12 (sun room frame over deck with soffit)</u>		3. Fixed wall covering 15. Standing water
<input checked="" type="checkbox"/> Attic <u>5 & 7</u>		4. Floor covering 16. Dense vegetation
<input checked="" type="checkbox"/> Garage <u>1,3,6,7,9 & 12 (slab)</u>		5. Insulation 17. Exterior siding
<input checked="" type="checkbox"/> Exterior <u>16 & 17</u>		6. Cabinets or shelving 18. Window well covers
<input checked="" type="checkbox"/> Porch <u>12 (slab)</u>		7. Stored items 19. Wood pile
<input type="checkbox"/> Addition _____		8. Furnishings 20. Snow
<input type="checkbox"/> Other _____		9. Appliances 21. Unsafe conditions
		10. No access or entry 22. Rigid foam board
		11. Limited access 23. Synthetic stucco
		12. No access beneath 24. Duct work, plumbing, and/or wiring
Section V. Additional Comments and Attachments (these are an integral part of the report)		
_____ _____ _____ _____ Attachments _____		
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer. X		Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X

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 Form NPMA-33 is obsolete after 12/31/04.

Page 1 of 2

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. **About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
2. **Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
3. **Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
4. **Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
5. **Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**