

EXCELLENT HOME INSPECTION SERVICES



123 Daisy Ct, Greenwood, Indiana

Inspection prepared for: Jon and Alley Smith

Date of Inspection: 6/5/2013 Size: about 4,000 sq ft

Weather: about 80 degrees F

The house was vacant with the utilities on. The client was not present for the inspection.



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Introduction

1. This inspection follows Indiana Home Inspector Licensing Board's Standards of Procedure (SOP), which can be found at <http://www.in.gov/legislative/iac/T08780/A00010.PDF>. Per this SOP, the inspector will report on systems and components that in the inspector's professional opinion are inoperable, unsafe, and or near the end of it's useful life, however there are exclusions to Indiana's SOP.
2. This inspection report is not a compliance inspection or certification of past or present municipal codes or regulations of any kind. Instead, this report reflects the opinion of the home inspector in accordance with Indiana's SOP. It should be noted that just like doctors, other licensed home inspectors may have a different opinion. Furthermore, judging material condition, such as roof shingles and wood, is subjective.
3. The inspector performed a visual, non-technically exhaustive inspection, which is a snap shot in time. Stored items, furniture, drywall, appliances, curtains, window treatments, insulation, paint, and other items will limit the inspector's ability to find or identify defects/deficiencies outlined by Indiana's SOP.
4. This report and inspection is not intended to identify cosmetic flaws, but to find and report on failed systems and components outlined by Indiana's SOP.
5. This inspection does not identify adequacy of systems and components and is outside the scope of Indiana's SOP.
6. Repairs are recommended for safety hazards or defects/deficiencies that may further damage the home. Defects that in the home inspector's opinion do not pose a significant hazard to the occupants or cause further damage to the home could be fixed, but that is up to the client.
7. Repair recommendations could turn into complete replacement in some instances.
8. BLUE texted comments are found in the summary, but all pages should be read by the client.
9. I recommend all repairs be completed by appropriately licensed and qualified professionals, like plumbers, electricians, HVAC technicians, licensed professional enginners, and other specialized contractors.
10. Environmental hazards such as lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, meth production residues, mold, mercury, carbon monoxide, and other similar environmental hazards are EXCLUDED from this inspection. Special state license and lab testing is required to identify lead based paint, radon, and asbestos. Lab testing is also required to identify other environmental hazards. a) If any occupants are sensitive to mold, then I recommend a mold remediation company test and inspect the home. (www.epa.gov/mold); b) Homes built prior to 1978 may have lead-based paint. (www.epa.gov/lead); c) Homes built prior to 1978 may have been constructed with asbestos containing materials. (www.epa.gov/asbestos); d) Well water is more likely to have contaminants (lead, ecoli, pesticides, etc) than municipal water sources which is only identified by lab testing. (<https://www.epa.gov/privatewells>)
11. Wood destroying insects (WDI) such as termites, are EXCLUDED from this inspection report. If contracted to perform a WDI inspection, then the results will be provided in a separate report.
12. This inspection EXCLUDES subterranean systems and system components, including but not limited to septic systems, water supply, fuel storage, and fuel pipes. In the event trees are on the property, there is a risk the roots can block the main sewer line.
13. Not every instance of damage or repair is documented, noted, or photographed.
14. This inspection should not be considered a guarantee or warranty of any kind. Additionally, unexpected repairs should be anticipated. See InterNACHI (Phone: 720-272-8578) to discuss the "We'll Buy Your House Back" Guarantee.
15. Life expectancy of a system or component is an art. There are a number of factors to consider when estimating life expectancy, such as usage, proper maintenance, weather, installation, manufacturer's designed life expectancy, and manufacturer's defect. Sometimes systems or components will fail sooner than expected, but I make my best effort to identify components and systems near the end of their useful life. Any time I provide a length (for example, 2 to 5 years) this is just an estimate. It may last longer or it may not last nearly as long.
16. Items labeled "Good Condition" means the component is functioning as designed with normal wear and tear. "Marginal Condition" means the item or system is functioning, but may be near the end of it's useful life. Whereas "Poor Condition" means the item was not functioning as designed.
17. This report is not a substitute for the Seller's Disclosure.
18. It is recommended that repairs and evaluations be completed before closing, since doing so can uncover concealed deficiencies and allow a licensed specialists (electrician, plumber, engineers, etc) to discover items outside the scope of Indiana's SOP. Also, licensed specialists should further inspect the property beyond the items listed in this report.
19. By not following this report's recommendations, you are accepting responsibility for any and all risk.
20. Excellent Home Inspection Services, LLC (EHIS) shall be the sole owner of the report and all rights to it. EHIS excepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release EHIS (including employees and business entities) from any liability.
21. This confidential report is prepared by EHIS exclusively for the client's listed on the cover page.

Exterior

Exterior Wall Covering

Description:

- Wall covering: Hardboard Composite Siding
- Wall covering: Brick Veneer

Observations:

- Caulk wall penetrations caused by faucets and utility entrance points.
- Siding was damaged.



Siding was damaged.

Driveways & Walkways

Description:

- Concrete driveway
- Concrete sidewalk.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Vegetation

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Deck(s)

Limitations:

- The underside of the deck was inaccessible.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Front Porch

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Exterior Electrical

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- GFCI was operable.

Exterior Plumbing

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Doors

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Windows

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Grading

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Roof System

Roof Covering

Descriptions:

- The roof covering was architectural asphalt shingles, which are typically warranted 30 years.
- The inspector walked on the roof.
- The roof had one layer of shingles.

Limitations:

- Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Shingles were in good condition

Flashing

Limitations:

- Much of the flashing is hidden under shingles and/or siding.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Plumbing boot was in good condition

Gutters

Description:

- Metal Gutters
- Downspouts terminated underground, therefore they may or may not extend 6 feet from the foundation.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Attic Vents

Description:

- Ridge Vents
- Soffit Vents

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Attached Garage(s) and Carports

Visible Electrical

Limitations:

- Storage items limited the inspection.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- The GFCI was operable.

Structure

Limitations:

- Finished surfaces concealed the structure.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Overhead Door

Observations:

- Automatic garage door opener photo eyes were too high off of the floor. I recommend repair.

Other Doors

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Windows

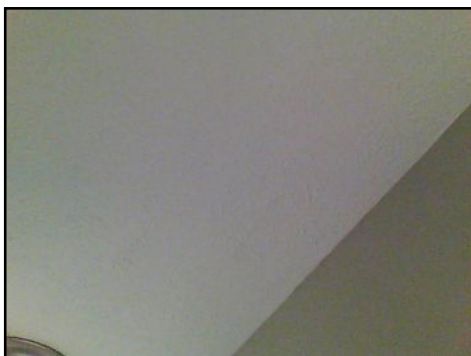
Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

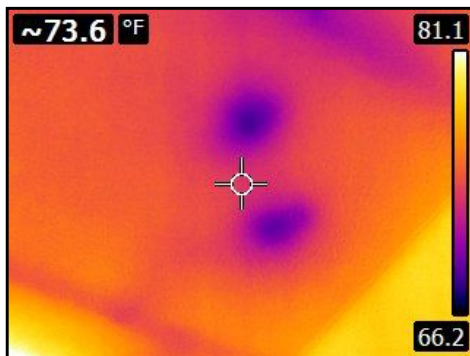
Other

Observations:

- Wood Destroying Insect damage or activity was found. Since the inspection is visual and I cannot see behind finished surfaces, insulation, or other obstructions, I cannot tell the full extent of the damage. See WDI report for more information.
- The ceiling had moisture stains that were wet at the time of inspection. I recommend finding the water source and fixing it.



Roof leak above the window



Thermal image of roof leak above the window



termites ate the paper off of the drywall



termites ate the paper off of the drywall

Attic

Attic Access Hatch

Description:

- Attic access hatch located in garage.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Roof Structure

Description:

- I crawled/walked through less than 50% of the attic due to accessibility and or safety concerns.
- Roof structure was rafters and joists.

Limitations:

- Since the ceiling joists were covered by insulation, I was unable to inspect much of the attic.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Attic Electrical

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Attic Insulation

Description:

- Blown in fiberglass insulation
- Average Insulation Depth: 12" to 14"

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Attic Venting

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Basement

Visible Foundation Walls

Description:

- Foundation Walls: Poured Concrete

Limitations:

- Structural components concealed behind finished surfaces could not be inspected.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Visible Floor Structure

Description:

- Floor structure: Wood I-Joist
- Steel support columns present.
- Steel beam(s) present.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Visible Electrical

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Visible Plumbing

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Visible HVAC Ducts

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

HVAC

Duct Heating System 1

Description:

- Energy Source: Electric
- System Type: Heat Pump with electric resistance auxiliary backup heat
- Thermostat Location: Hallway

Limitations:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- Heat pumps typically last about 12 years and this unit was manufactured in 2011.



Backup electric heat was operable.

Cooling #1 System

Description:

- Type: Heat Pump
- Distribution Method: air ducts
- Thermostat Location: Hallway
- Maximum allowable circuit breaker size is 40 amps.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- Compressor/Condenser unit typically lasts around 18 years and this unit was manufactured in 2011.



Evaporator coil was operable.

Plumbing

General Plumbing

Description:

- Water supply shut off located in the next to water heater.
- Water supply source: Public
- Service water supply pipe was plastic.
- Interior water supply pipe was PEX.
- Waste system: Private
- Waste pipe: PVC

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

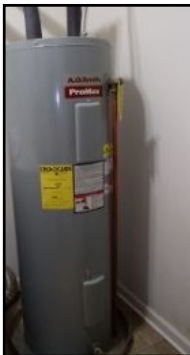
Water Heater(s)

Description:

- Water heater power source was electric.
- Water heater capacity was 50 gallons.

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- Water heaters typically last about 10 years. This water heater was manufactured in 2011.



Upper element was operable



Lower element was operable

Sump Pump & Pit

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- The sump pump was operable.



Electrical Panels

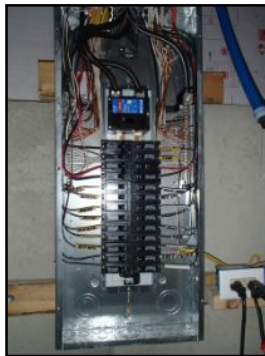
Service Panel

Description:

- Underground Service
- 200 Amp and 120/240 volt Service
- Disconnect Breaker Rating was 200 amps
- Panel Rated for 200 amps.
- Main Service Panel located in garage.
- Service Entrance cables were Aluminum.
- Branch wires were copper.
- Branch wiring: Romex

Observations:

- The breaker for the air conditioner was higher than the manufacturers maximum rating on the data tag. I recommend repair.



Interior Features

Mud Room

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Kitchen

Observations:

- The sink drains slowly. I recommend repair.
- Even though Indiana SOP does not require inspecting appliances, this report includes some kitchen appliances. Any appliance not mentioned was not inspected or operated. Scope of the appliance test is very basic. Not every function or setting is tested. There is a possibility that the appliance may work for one setting, but not another. Thermostats, timers, and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency, and overall performance of appliances is outside the scope of this inspection.
- The range was operable.
- The microwave was operable.
- The disposal was operable.
- The dishwasher was operable.
- The dishwasher was not anchored to the countertop.
- GFCI was inoperable. I recommend repair.
- A plumbing leak was found under the sink. I recommend repair.



Laundry Room/Closet

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Dining Room

Observations:

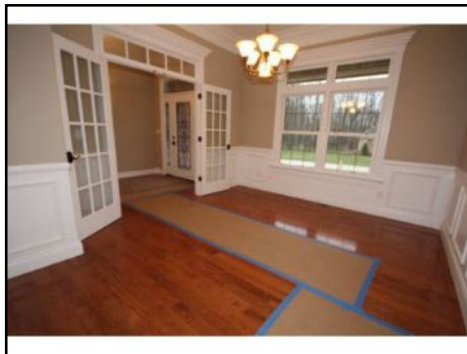
- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Formal Dining Room

Observations:

- Window would not open.



Family Room

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Basement

Living Room

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Stairways

Observations:

- The handrail was loose. I recommend repair.

Foyer

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Smoke Alarm/Carbon Monoxide

Observations:

- Smoke Alarm(s) were present
- The home did not have carbon monoxide alarms. Carbon monoxide alarms are recommended for homes with gas appliances or attached garages.

Hallways

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Bedroom 1

Observations:

- Window latch was inoperable.



Bedroom 2

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Bedroom 3

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.
- Inspection limitation: Missing light bulbs.



Basement

Master Bedroom

Observations:

- Ceiling fan was wobbly. I recommend repair.

Master Bathroom

Observations:

- Sink drain plug was inoperable or missing.
- Jetted tub was not protected by GFCI. I recommend repair.

Bathroom #1

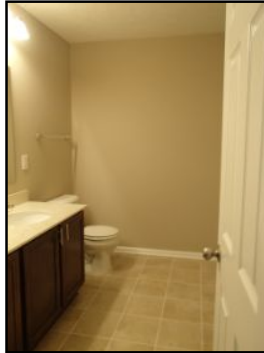
Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

Bathroom #2

Observations:

- Toilet was not firmly attached to the plumbing flange. I recommend repair.



Rec Room

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.



Utility Room/Closet

Observations:

- No significant deficiencies or safety hazards were visible at the time of inspection to report.

General Maintenance Tips

1. Dryer lint is combustible and causes hundreds of fires each year. I recommend cleaning your dryer ducts twice per year.
2. Test your smoke alarms every month.
3. The National Fire Protection Association recommends replacing smoke alarms once every ten years.
4. Test your GFCI receptacles/breakers every month.
5. Monitor any wood that is in close contact with dirt/soil for termites, carpenter ants, and wood decay.
6. Automatic garage door openers have an auto reverse mechanism that should be tested monthly.
7. Paint any exterior wood siding, trim, and decking, as needed.
8. Drain tanked water heaters annually to reduce sediment and increase service life.
9. In tanked water heaters, replace the anode rod every 3 to 5 years to extend the service life of the tank.
10. Most central forced air furnaces/air conditioner filters need to be replaced monthly.
11. It is a good idea to have an ABC fire extinguisher in the kitchen.
12. Any and all solid fuel stoves and fireplaces and their flues should have an annual level 2 chimney inspection by a qualified technician, if they are going to be used.
13. Do not block access to the electrical panel, nor store combustible items within 36 inches of the electrical panel.
14. Any boiler, central furnace, or air conditioner should be serviced annually by an HVAC technician to extend it's service life.
15. Clean gutters of debris (leaves, maple seeds, etc) every fall and spring to allow water to flow.
16. In the kitchen and bathrooms, I recommend keeping the area between the wall and countertop/splash block caulked.
17. In tiled showers, the corners should be caulked to keep water from penetrating behind the tile.
18. Decks and wood porches should be inspected annually for wood decay and wood destroying insect damage.
19. When you move in, all light bulbs should be checked to make sure their sum does not exceed the wattage limit for their light fixture.
20. The battery for a battery backup sump pump will need to be tested annually, which can be done at an auto parts store.
21. Do not store items in a truss attic, since roof trusses are not designed to carry loads in the attic space.
22. Relative humidity inside the house should be held under 60% to reduce the chance for mold. To that extent, bathroom vent fans should be used during and at least 10 minutes after showers. Dehumidifiers may be necessary in basements and crawlspaces. In most instances, surface mold can be cleaned up with Concrobium Mold Control or removal of drywall/wood. However, water sources (humidity, roof leak, water intrusion, etc) must be identified and controlled otherwise the mold will return. (<https://www.epa.gov/mold>)
23. Use steel braided hoses for the washing machine instead of rubber hoses because steel braided hoses are less likely to fail as fast.
24. Use water alarms like the Honeywell RWD21 in areas like the washing machine, water heater, and near the sump pit to alert you of water intrusion.
25. I recommend a licensed Wood Destroying Insect Inspector inspect your house at least every other year.
26. Disinfect the air conditioner condensate pump twice per year. (<https://youtu.be/rmR3vrKJlwl>)
27. Clean your central air conditioner evaporator coil (inside the central air handler) annually with a no rinse coil cleaner like Nu-Calgon 417175 Evap Foam.
28. This note is for homes with private septic systems:
 - Have the septic tank pumped once every 3 to 5 years, depending on size of tank and number of occupants. (http://inspectapedia.com/septic/Septic_Tank_Pumping_Schedule.php)
 - Avoid septic additives.
 - Minimize kitchen disposal usage.
 - Avoid planting trees and shrubs on or near the septic system (tank, leach field, etc).
 - Do not use liquid fabric softener.
 - Avoid flushing any object or substance that does not easily decompose.
 - Divert run-off water from your lawn, roof, and basement drain away from the absorption field.
 - Avoid vehicular traffic and construction activity on the absorption field.
 - Visit this page for more information: <https://extension.purdue.edu/extmedia/ID/ID-142-W.pdf>.
 - Visit this page for more information: <https://www.extension.purdue.edu/extmedia/HENV/HENV-2-W.pdf>

Summary of Items of Concern

The summary below include defects, deficiencies, and findings that I want to call special attention to. The summary is not a complete listing of all the findings or recommendations in the report. Please review **ALL** pages of the report as the summary alone does not explain all of the observed issues. All repairs should be completed by appropriately licensed tradespeople (electricians, plumbers, HVAC technicians, etc) or qualified professionals. Finally, I recommend obtaining a copy of all receipts and warrants for the work done.

Attached Garage(s) and Carports

| | | |
|--------|---------------|--|
| Page 6 | Overhead Door | <ul style="list-style-type: none"> • Automatic garage door opener photo eyes were too high off of the floor. I recommend repair. |
| Page 6 | Other | <ul style="list-style-type: none"> • The ceiling had moisture stains that were wet at the time of inspection. I recommend finding the water source and fixing it. |

Electrical Panels

| | | |
|---------|---------------|---|
| Page 12 | Service Panel | <ul style="list-style-type: none"> • The breaker for the air conditioner was higher than the manufacturers maximum rating on the data tag. I recommend repair. |
|---------|---------------|---|

Interior Features

| | | |
|---------|-----------------|---|
| Page 13 | Kitchen | <ul style="list-style-type: none"> • GFCI was inoperable. I recommend repair. • A plumbing leak was found under the sink. I recommend repair. |
| Page 15 | Stairways | <ul style="list-style-type: none"> • The handrail was loose. I recommend repair. |
| Page 16 | Master Bathroom | <ul style="list-style-type: none"> • Jetted tub was not protected by GFCI. I recommend repair. |
| Page 17 | Bathroom #2 | <ul style="list-style-type: none"> • Toilet was not firmly attached to the plumbing flange. I recommend repair. |