

Property Inspection Report



7112 W 350 N, West Lafayette, IN 47906
Inspection prepared for: Johnny Klemme
Real Estate Agent: -

Date of Inspection: 7/17/2023 Time: 9:00 AM
Age of Home: 62 yrs Size: 1056 sq ft
Weather: cloudy
Order ID: 32556

Inspector: Robert W Jude
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Thank you for choosing ATD Home Inspection to perform your property inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

ATD Home Inspection endeavors to perform all inspections in substantial compliance with the Standards of Practice of the National Association of Certified Home Inspectors. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

This Inspection report does not address environmental hazards, including lead-based paint; radon; asbestos; cockroaches; rodents; pesticides; treated lumber; mold; mercury; carbon monoxide; or other similar environmental hazards.

A copy of the InterNACHI Standards of Practice is available at: www.nachi.org/sop.htm

These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

My goal is to inform and educate my clients on the condition of the property I have been hired to inspect. I do not work for any real estate company or mortgage lender. I work directly for you, the client. Please feel free to call if you have any questions regarding any items listed in this report or even to discuss any item, you feel I might have missed.

I highly recommend every home owner use recall websites such as <http://www.cpsc.gov/> or <http://wemakeitsafer.com/> to check for recalls on appliances and other consumer products. A home inspector can not possibly know about all safety recalls and these sites can immediately check for

past safety recalls or concerns and also email any future recalls for any products checked.

Inspection Conditions

1. Inspection Time

Start: 9:00 AM

Stop: 10:30 AM

2. Attending Inspection

auction company representative was present during inspection

3. Residence Type/Style

Single family

4. Bedrooms and Bathrooms

(Zillow) Bedrooms:1

Full Bathrooms: 1

Half Bathrooms: 1

5. Garage

Single Car attached

6. Age of Structure

Built in 1961 (zillow)

7. Square Footage

1056 sq ft (Zillow)

8. Lot Size

Lot Size: +/- 40 Acres (2 lots per auction company) (Zillow)

9. Occupancy

Occupied

10. Weather Conditions

Cloudy

11. Outside Air Temperature

Temperature at the time of inspection was approximately 78 degrees F.

12. General comments and Misc pictures

Inspector Comments: House appears well built and well maintained (overall)

13. WDO

Inspector Comments: No visible signs of termites in house or garage at time of inspection. This report is not to be considered a termite inspection report. The Termite inspection is not done if NPMA-33 is not completed. (* due to disclaimers on forms about areas not visibly accessible).

14. Radon / Other testing

Inspector Comments: Not Ordered

Exterior

1. Exterior Views



front



right



left



2. Door Bell

Inspector Comments:

- The door bell operated today



3. Driveway

Inspector Comments:

- The exterior hard surfaces were in normal condition at the time of inspection. Minor cracks in concrete or asphalt are normal, considered typical, and cracks in hard surfaces are found at all properties. It is recommended to seal cracks. When water gets in cracks and freezes, it can cause heaving that may shift material or create larger cracks. No concerns present
- no concerns with gravel portion of driveway (older concrete drive has gravel over top by road)



4. Walkways

Inspector Comments:

- Walkway constructed from patio /bricks stones, are (mostly) in functional condition. add sand under skewed bricks as needed



5. Steps, Stoop, Porch, Railings

Inspector Comments:

- Stoop/ steps function as intended.

6. Exterior Doors

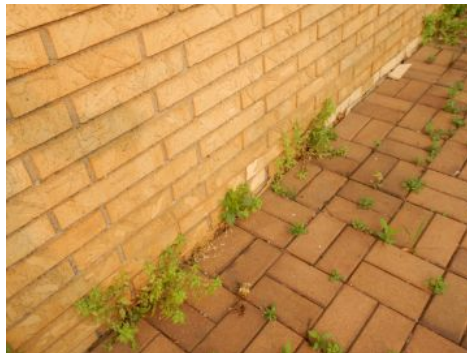
Inspector Comments:

- Exterior doors functioned as intended.

7. Exterior Walls Siding (Cover)

Inspector Comments:

- The exterior walls of the house are covered with brick veneer siding. loose bricks and spalled bricks (primarily along right side) should be repaired/ replaced





8. Windows/ screens

Inspector Comments:

- most windows did not have screens. a box is present in basement/ basement window screens are damaged



missing screens



9. Eaves, Soffits, Fascia, Flashing, and Trim

Inspector Comments:

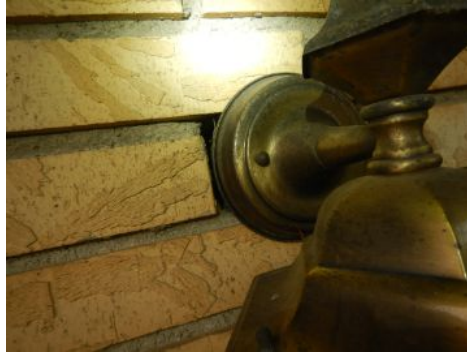
- The fascia board, soffits and trim are in acceptable condition. (seal minor damage)



10. Exterior Caulking and Sealing

Inspector Comments:

- Exterior caulking is one of the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams around windows/doors, and utility penetrations/openings. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural components. Caulking is on going and should be inspected periodically and reapplied as needed
- I always recommend sealing any gaps where water or pests can get to unprotected materials. (Now and ongoing Maintenance as needed). It is important to maintain sealants on horizontal seams in wood trim to keep water from unprotected materials



11. Patio, Flatwork

Inspector Comments:

- no significant concerns noted. (along side of garage, possibly for additional parking?)



12. Deck/Balcony

Inspector Comments:

- it is important to keep deck sealed deck with paint or stain to protect water damage, rotting, and warping . With proper maintenance, a deck can last as long as your home
- Underside of deck not visible. Deck framing appears solid when walked. some boards are showing signs of age. replace boards as needed



13. Fence

Inspector comments:

- Wood and wire fence present and reasonably functional.



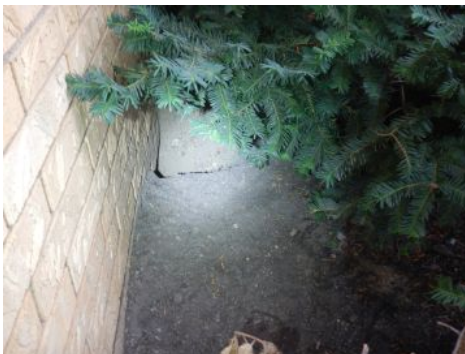
14. Grading/Surface Drainage

Inspector Comments:

- wood landscaping between house and shed is showing age with a lot of water damage (will not likely cause damage to house or shed)
- **grading has a lot of ground hog damage/ activity that is likely causing a lot of water intrusion into basement and can potentially cause foundation problems in future if not corrected in near future.**



landscaping is showing age
(6x6s will need replaced in ne

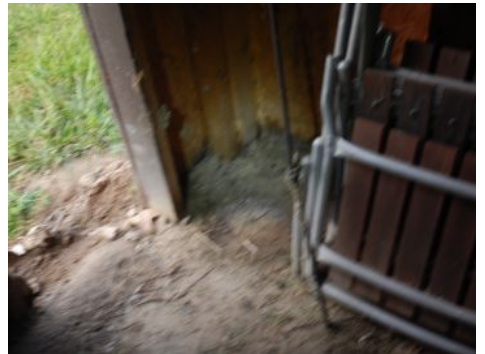




15. Shed / Separate Building

Inspector comments:

- wood shed present and reasonably functional. (door siding is loose with minor water damage at bottom of door) . vinyl has a lot of small holes



16. Vegetation Affecting Structure

Inspector Comments:

- It is important that landscape vegetation be kept well pruned and not permitted to grow up against or near any part of the home. Plantings and trees too close to the building can cause harm through moisture and root damage to the foundation, as well as providing a path for pest and insect infestations into the home. Vegetation should be trimmed, pruned, or removed to maintain at least 10-12" from the structure.

- Allowing a tree to grow close to house (or driveway, walkway, shed, deck or fence) assumes the potential risk of damage from root growth or high winds

- **I always recommend having qualified tree trimmer or arborist evaluate trees and recommend trimming trees as needed that could potentially cause damage to house, fence, sheds, etc). Trim trees per their recommendations (loose/ dead limbs will likely cause damage to fences and or electrical lines if not cut back in near future)**



landscaping is showing age
(6x6s will need replaced in near future)





17. Limitations and Exclusions of Exterior Inspection

Inspector Comments:

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions at the time of inspection and evidence of past problems. A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

A home inspection does not include an evaluation or assessment of geological, conditions or stability and environmental hazards information. For information concerning these conditions, a geologist or soils engineer should be consulted.

A representative sample of exterior components are inspected rather than every occurrence of components. For example, not every piece of siding, wood trim, or every brick is examined. Roof overhangs are only inspected where accessible from the ground level.

18. Outside Misc

Inspector Comments:

• **Moisture stains in soffits indicate past or present roof leak. check stains for changes periodically as that would indicate if leak is active (I cannot determine if leaks are active, not could I see extensive damage in area from attic)**



soffit stains/ oxidation above bump out

Roofing

1. Roof Style

Inspector Comments:

- Hipped roof



2. Method of Roof Inspection

Inspector Comments:

- Walked roof where possible.

3. Roof Covering

Inspector Comments:

- 1 visible layer of asphalt shingles. Shingles appear to be in middle to late middle stage of useful life cycle. Dimensional shingles are typically 30 year shingles (potentially more). No concerns



One visible layer of asphalt shingles



penetration boot is dated 2005



penetration boot is dated 2002

4. Roof Penetrations

Inspector Comments:

- All penetrations look to be professionally installed.



5. Roof venting

Inspector Comments:

- no visible concerns with exterior views of venting materials



6. Roof Drainage Systems

Inspector Comments:

- Debris has accumulated in one or more gutters and / or covers . Gutters should be cleaned now and as necessary in the future. Gutters with covers need to be flushed as needed as fine debris accumulates and can cause blockage . reconnect drainage pipes to downspouts



some dents present



7. Flashings

Inspector Comments:

- no visible concerns with any flashing (mostly not visible)

8. Chimney(s)

Inspector Comments:

- no brick chimney exists above roof

9. Limitations and Exclusions of Roofing Inspection

Inspector Comments:

- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Roof evaluation is made on the basis of what is visible and accessible on the day of the inspection and IS NOT A WARRANTY, guaranty, or policy of insurance on the roof system or how long it will be watertight in the future.

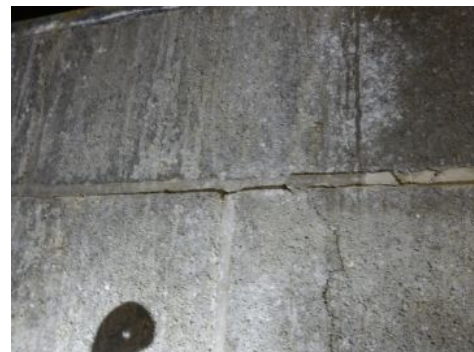
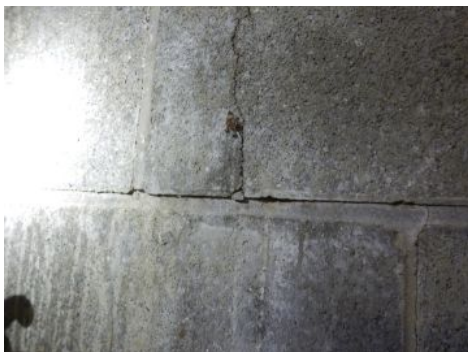
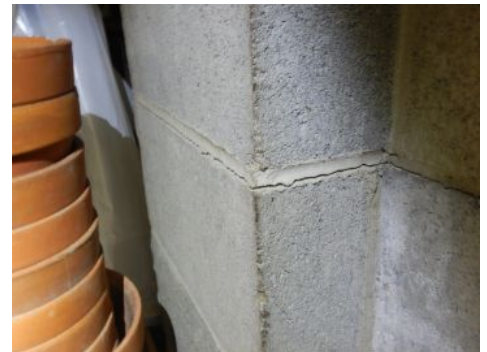
It is not possible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Structural Components

1. Type of Foundation

Inspector Comments:

- The house is built on a concrete / block basement. Minor Cracks are common in all concrete products and the condition of this foundation is mostly considered typical or normal for the age of the home. I recommend sealing any cracks in block or mortar to keep water out. Water expands when it freezes and make cracks larger. This is routine maintenance and should be observed periodically and repaired (now and as needed in future). currently cracks are hair line type



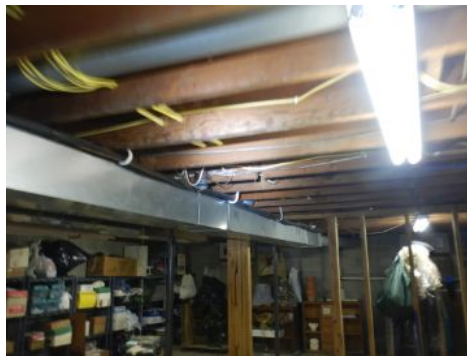
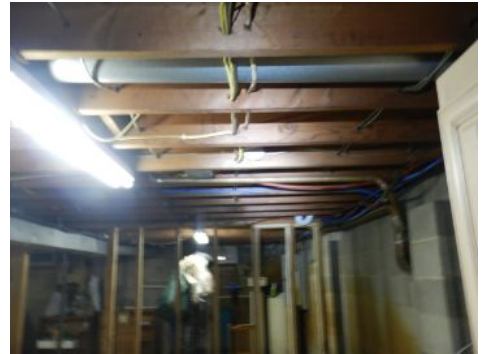
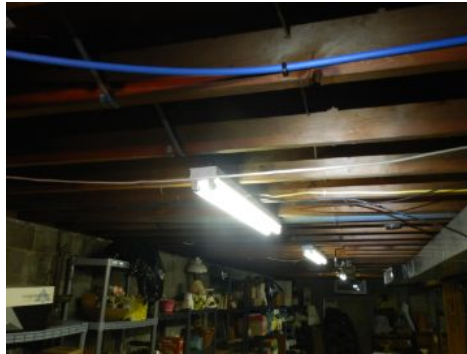
2. Basement / Crawlspace floor / Sub floor

Inspector Comments:

- Subflooring and floor framing was inspected where visible from basement



small repair under front door



3. Wall Construction

Inspector Comments:

- The exterior and interior walls are constructed with wood framing materials, the walls are covered with plaster/drywall at the interior, siding on the exterior.

4. Roof and Ceiling Framing

Inspector Comments:

- front roof sheathing over bump out window has soft spots / is spongy but did not show significant water staining or damage from attic (only invasive damage could likely evaluate if repairs are needed or if roof is leaking in this area)



soft spots in roof by eaves (front of house)



soft spots in roof by eaves (front of house)



somewhat wavy (likely built this way as no signs of any structural failures)



somewhat wavy (likely built this way as no signs of any structural failures)



somewhat wavy (likely built this way as no signs of any structural failures)



soft spots are above bump out



5. Post, Beams, Column Type; Condition

Inspector Comments:

- There was no visible concern with any visible post, beam, or column, which are load bearing components of the building (structurally). See photo comments. as installed, beam is not technically correct, is common, and is not likely to cause concern)



ideally all seams are above supports (common)

6. Limitations and Exclusions of Structural Components Inspection

Inspector Comments:

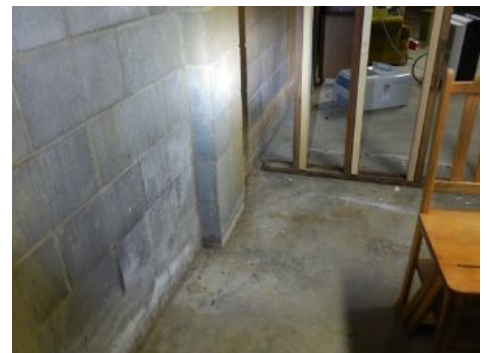
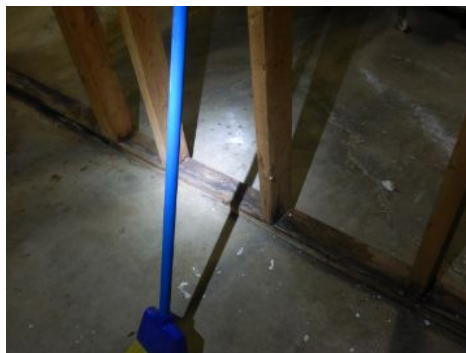
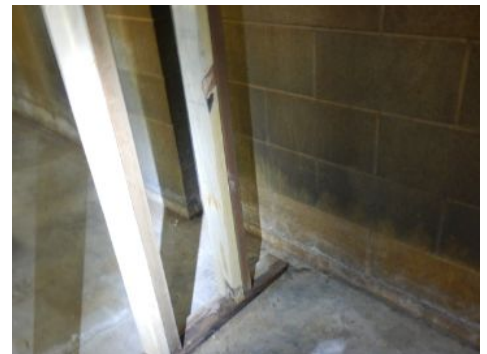
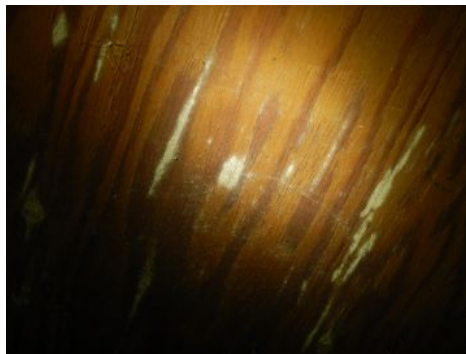
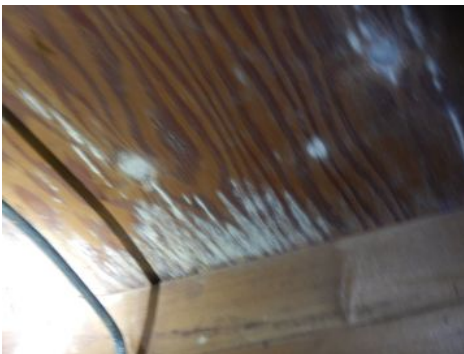
- A home inspection does not provide any engineering or architectural services or analysis.

A home inspection does not offer an opinion as to the adequacy of any structural system or component unless there are signs of materials failing, sagging, or coming loose. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. A representative sample of the visible structural components was inspected.

7. Misc pictures

Inspector Comments:

- **Basement is getting a lot of water inside. Floor has functional drain. repair exterior grading first to see if problem is solved. If still getting rain inside, consult with water proofing contractor**
- **wall in basement has water damaged bottom plate (does not appear structural)**
- **Mold like stains should be cleaned per EPA guidelines on their website. For more information see: www.epa.gov/mold. (not a lot present, comparatively)**





Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in

the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Floors

Inspector Comments:

- Inspected. (carpet, vinyl, or wood finish condition not typically inspected, although damage may be noted).

2. Walls, Ceilings

Inspector Comments:

- The walls and ceiling are in serviceable condition inside the home. You will find minor shrinkage and settlement cracks and nail pops which are considered normal. Some photos may be non professional drywall repairs or areas that need some touch up or sanding (cosmetic).



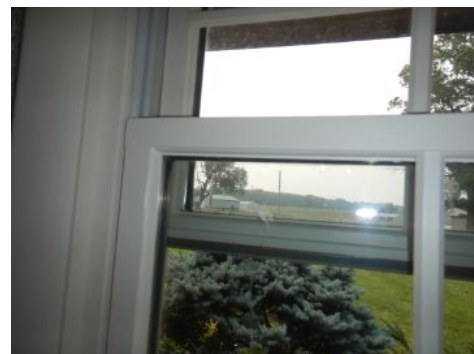
3. Windows

Inspector Comments:

- double hung windows present on house.
- All windows were in good functional condition, opened, and locked as intended



double hung windows present on house



double hung windows present on house

4. Interior Trim, Baseboard

Inspector Comments:

- Visible interior trim was functional at time of inspection.

5. Interior Doors, Knobs, Hardware

Inspector Comments:

- Interior doors were inspected. They operated and latched properly

6. Interior Steps, Stairways and Railings

Inspector Comments:

- Interior steps and handrails are secure
- typical with older homes, stairs and handrails would not meet current safety requirements (headroom, riser/ tread size, steepness, railings)



7. Fireplace, Interior, Exterior, Visible Components

Inspector Comments:

- No fireplace present

8. Smoke Detectors and Carbon Monoxide Detectors

Inspector Comments:

- It is recommended by the National Fire Protection Association they be replaced every 7-8 years. They are inexpensive and save numerous lives every year. Carbon monoxide detectors should be installed throughout the home as well (according to manufacture directions). Not knowing the age of detectors in the house, I always recommend installing new ones upon closing
- All houses should have a carbon monoxide alarm for safety

9. Limitations and Exclusions of Interior Inspection

Inspector Comments:

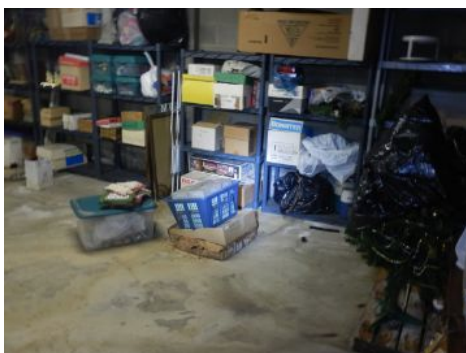
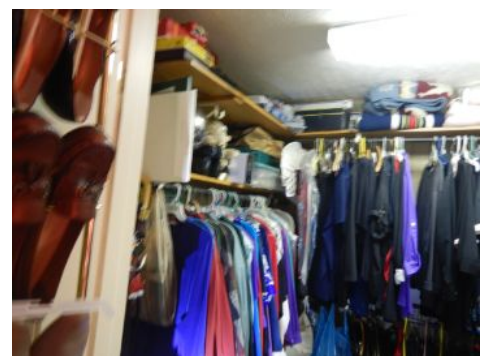
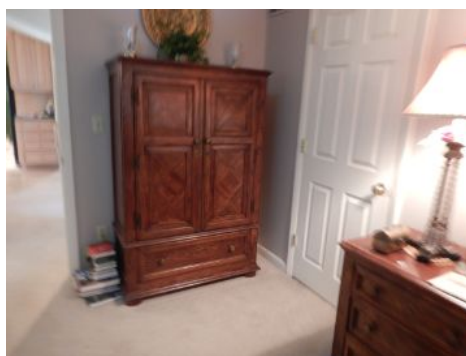
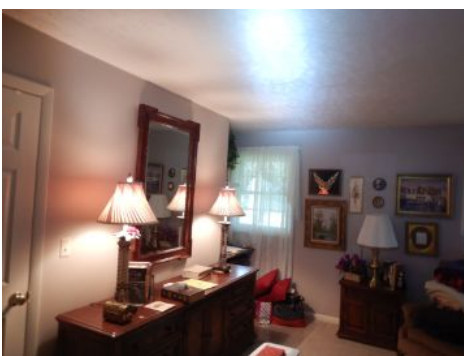
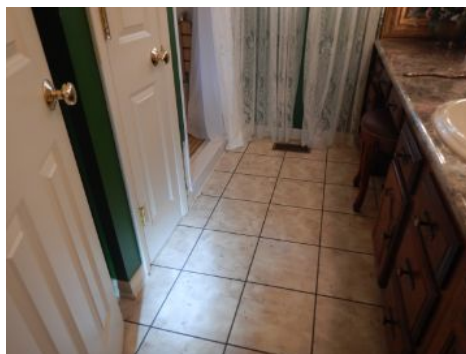
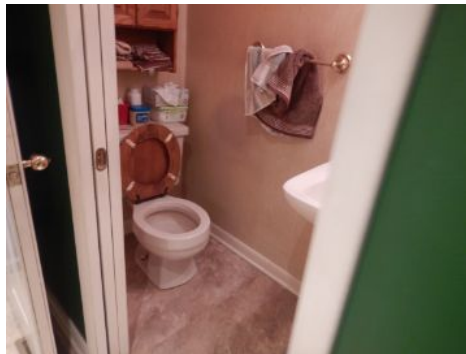
- There was a moderate amount of personal and household items prevented full evaluation of interior areas. Many wall, floor and/or ceiling surfaces were obscured. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Complete a thorough review of interior areas during your final walk-through inspection PRIOR to closing. Home inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.). Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.



10. misc interior pictures

Inspector Comments:

- Low voltage wiring such as alarm systems, cable, phones, landscape lighting, etc are not tested during home inspection
- Personal/ stored items limit visibility and not moved



no unusual hot cold spots present when walls and ceilings were scanned with thermal camera

Insulation and Ventilation

1. Attic Access

Inspector Comments:

- I accessed attic from garage ceiling scuttle hole



2. Attic Insulation

Inspector Comments:

- Visually inspected while I was in the attic. approx 6-8" of blown in **cellulose** insulation present over (most of) visible living space in attic. (10" is recommended in this area by current standards). fluff low spots as needed (from work done in attic). garage ceiling is insulated
- **open wall cavity in attic should be covered with insulation**



insulation should cover open wall cavity in attic

3. Attic Ventilation

Inspector Comments:

- **soffit vents would improve HVAC efficiency and likely improve shingle life (current standards would require better ventilation). No signs of mold or excessive condensation in attic at time of inspection**



soffits do not appear to vent to attic above perforated panels

4. Bathroom Ceiling Ventilation Ducts, Dryer Vent Pipes

Inspector Comments:

- **kitchen exhaust fan terminates inside the attic. All moisture ducts should terminate outside the home through the roof or through a wall. (dead mice should be cleaned out of duct (odor)**



dead mice in range vent

5. Misc attic pictures

Inspector Comments:

- I always recommend debris in attic be removed. It makes problems more difficult to find and can attract pests. (a lot of boards present in attic)

6. Limitations and Exclusions of Insulation & Ventilation Inspection

Inspector Comments:

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. An analysis of indoor air quality is not part of this inspection. Any estimates of insulation R values or depths are rough average values.

Heating and Cooling

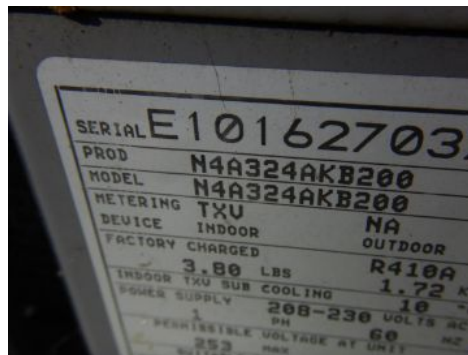
The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Condensors and Handlers

Inspector Comments:

- Air conditioning is provided by dual systems located inside furnace housing and outside of the home.
- Unit functioned as intended on day of inspection



Manufactured in 2010 per data tag (per online sites)

2. Condensate Drain Lines

Inspector Comments:

- Comments: Visually inspected. No concerns noted



3. Refrigerant Lines for AC Unit

Inspector Comments

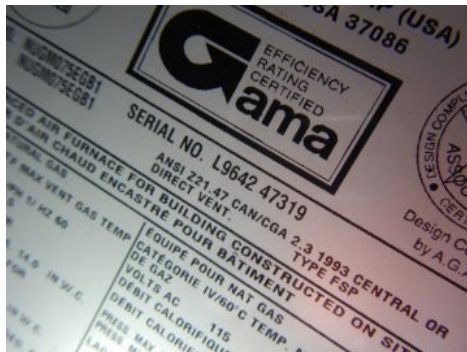
- The refrigerant line to the air handler(s) need insulation repaired to prevent pipe sweat and freezing



4. Heating Equipment and Air Handlers

Inspector Comments

- Type: Gas, Forced Air
- Inspected. Operated as intended on day of inspection



Manufactured in 1996 per data tag (per online sites)

5. Electric Safety/Service Shutoff Switch

Inspector Comments:

- Safety switch(es) is present.



6. Combustible Flue Vent Pipes

Inspector Comments:

- **PVC** flue has some of drip leak (unknown if repaired. most furnace condensation occurs during cold months. repair in future if needed)



signs of (past?) leaking



7. Distribution Ducts, Supports

Inspector Comments

- Heating and cooling distribution ducts are properly connected and supported where visible.



8. Return Air Filter

Inspector Comments:

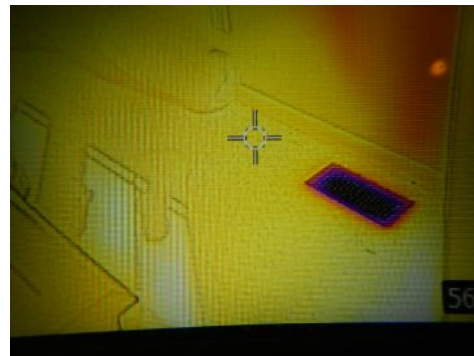
- Filter is clean and serviceable. Recommend changing filter on a monthly basis or per manufacturers instructions.



9. Register Vents

Inspector Comments:

- All visible louvers, distributors, grills, and vents in house were in satisfactory condition on day of inspection
- vents were checked with thermal image camera and all ducts are connected/ vents are functional (unless noted in this section)



10. Thermostats

Inspector Comments

- House thermostat tested satisfactory.



Electrical

1. Service Entrance

Inspector Comments:

- Main electrical service meter is located on the left side of the house. The distribution panels are located in basement



meter is on pole to left of house

2. Main Disconnect

Inspector Comments:

- 200 Amp breaker located at service entrance outside.

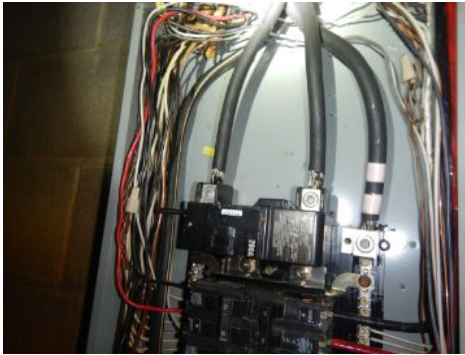


3. Main Service Panel / sub panels

Inspector Comments:

- The main electrical service panel was professionally installed.
- some electricians always recommend replacing pushomatic panels. This brand is not one that home inspectors are trained to call out due to history of problems (such as Zinsco, GE sylvania, stablok)
- **sup panel (small pushomatic panel by main) does not have grounds and neutrals isolated/ separated as current standards require (common)**





grounds and neutral wires
should be isolated and separated
at sub panel

4. Service Grounding

Inspector Comments:

- Main electrical service meter is grounded.



5. Overcurrent Protection

Inspector Comments:

- breakers on panel

6. Wiring and Branch Circuits

Inspector Comments:

- Branch circuit wires are insulated Copper. The overload devices the wires are connected to are circuit breakers.
- **Open junction boxes should have proper covers installed.**
- **unterminated wires should be removed or placed inside a junction box properly terminated.**
- **wire splices should be inside a proper junction box.**



Junction box missing cover



Unterminated wires should be
properly terminated inside
junction box or removed

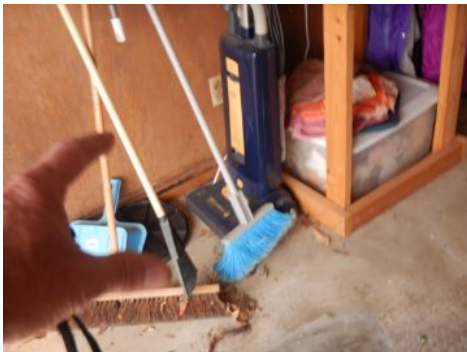


wire splice not in junction box

7. Lighting, Fixtures, Switches, Outlets

Inspector Comments:

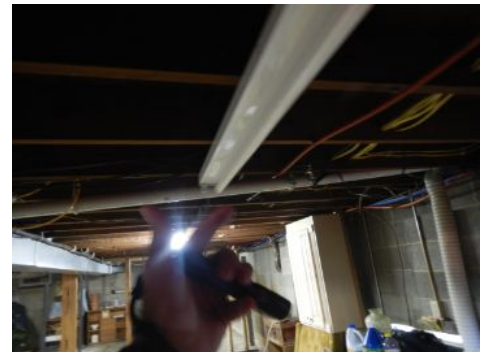
- The visible/ accessible lights, switches, and outlets tested all function as intended, unless noted in this section
- **2 lights did not function on day of inspection (bulb?). I always recommend installing replacement bulbs to ensure wiring and fixtures are functional. See photos for locations.**



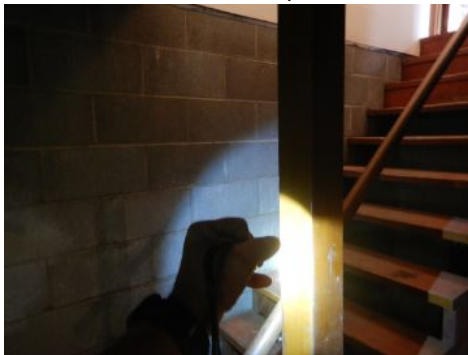
outlets in garage should not be lower than 18" from floor)



Light did not function at time of inspection



Light did not function at time of inspection



stairs should have 3 way light with switch at top and bottom



a few switches have no visible function

8. Ceiling Fans

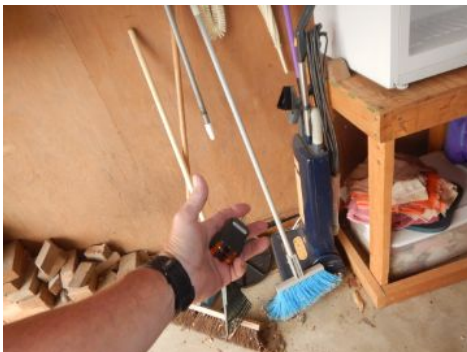
Inspector Comments:

- N/A

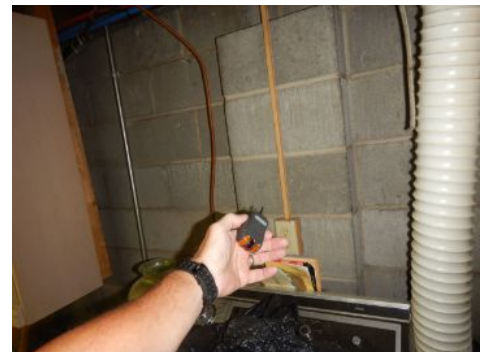
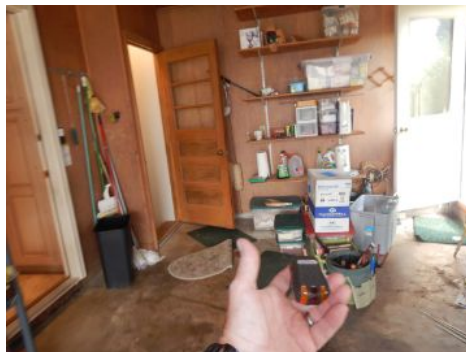
9. GFCI -- Ground Fault Circuit Interrupter

Inspector Comments:

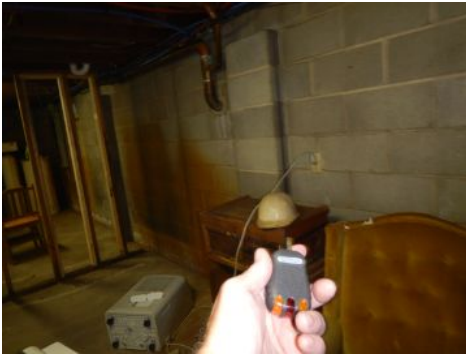
- **All outlets in house located within 6 feet of a water source, over kitchen counter tops, bathrooms, garage, sheds, unconditioned porches, laundry, and unfinished basements should have **GFCI** protection installed for safety. I recommend repair (see photos for outlets in need of repair, recommended for GFCI protection). Outlets that current standards would require GFCI protection will be noted in this section, if present**



Garage outlet(s) not GFCI protected



unfinished basement outlet(s) not GFCI protected



unfinished basement outlet(s) not GFCI protected



unfinished basement outlet(s) not GFCI protected



outlets above kitchen counters are not GFCI protected



outlets above kitchen counters are not GFCI protected



Bathroom outlet(s) not GFCI protected



Bathroom outlet(s) not GFCI protected

10. Limitations and Exclusions of Electrical Inspection

Inspector Comments:

- Electrical components concealed behind finished surfaces are not visible to be inspected. Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy. Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or other components which are not part of the primary electrical power distribution system. Furniture and/or storage restricted access to some electrical components which may not be inspected. Even though not part of a home inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.

Plumbing

1. Main Water Supply

Inspector Comments:

- private well
- I always recommend having well water tested to ensure it is safe to drink
- **ask current owner for well location and verify distance from septic is minimum 50'**



supply comes from left side (well not visible)

2. Main Service Piping

Inspector Comments:

- inspected where visible. No leaks on day of inspection. No visible leaks present

3. Main Water Shutoff

Inspector Comments:

- By pressure tank in basement (2 valves required to turn off all water)

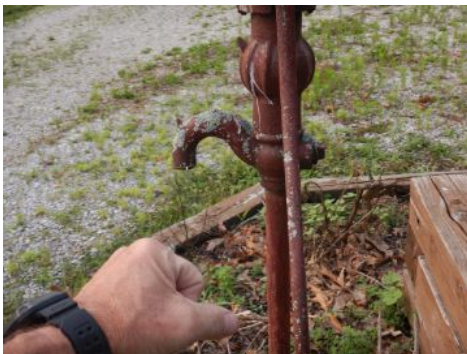


assumed this valve goes to barn

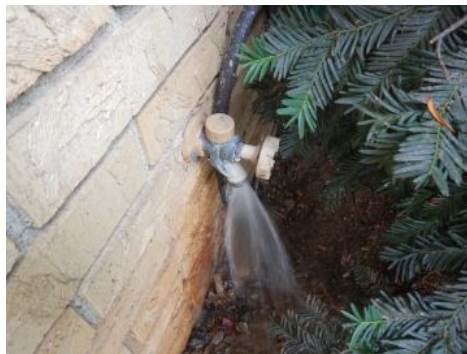
4. Exterior Hose Bibs/Spigots

Inspector Comments:

- **front faucet leaks when on**



old pump is ornamental only



front faucet leaks when on

5. Interior Water Supply Material, Distribution System and Supports

Inspector Comments:

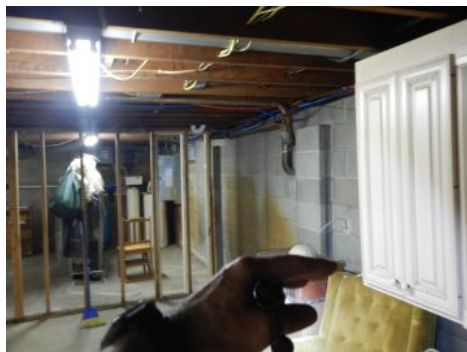
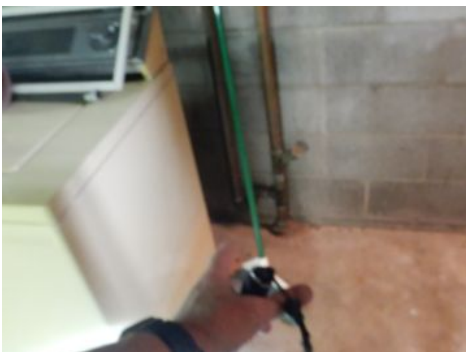
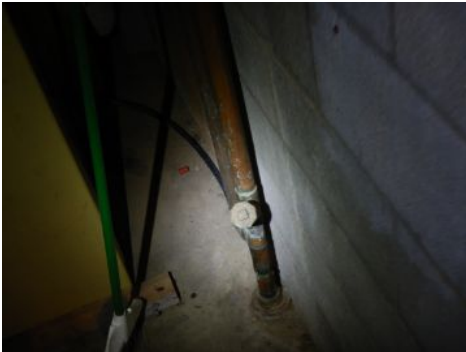
- Primarily copper and PEX. Inspected where visible.

6. Common Plumbing- Waste, Drain, Vent Piping

Inspector Comments:

• I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. I had no concerns with the functional flow of drainage pipes on day of inspection.

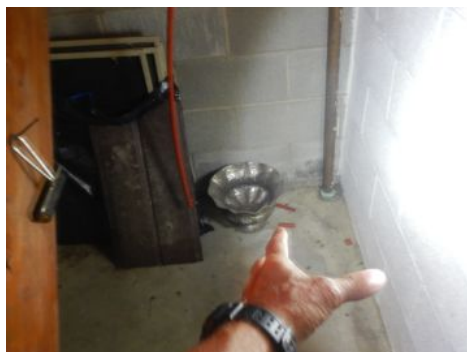
• **Septic tank not visible. Pipes discharge basement at rear, right, and into basement floor. I always recommend having septic inspected by qualified septic contractor (and verify size of tank is adequate for size of house/ number of bedrooms / bathrooms). (In my opinion, all septic tanks/ systems be evaluated as we cannot see what is under ground). Local health department may have records from installation. Note: some drains are at floor level and some are elevated. I suspect some gray water goes to yard somewhere (possibly a drainage tile) and not into septic tank as required in most jurisdictions. I recommend having drain lines scoped by qualified plumber based on age of drains and the fact there are multiple discharges leaving house.**



some drains leave basement at floor. some leave elevated

some drains leave basement at floor. some leave elevated

some drains leave basement at floor. some leave elevated



some drains leave basement at floor. some leave elevated

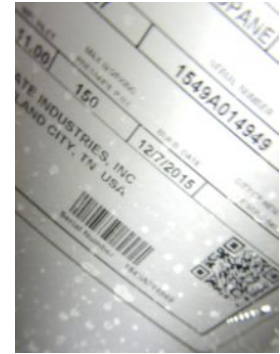
drains go to rear and towards right side (septic not visible)



7. Water Heater(s) Condition

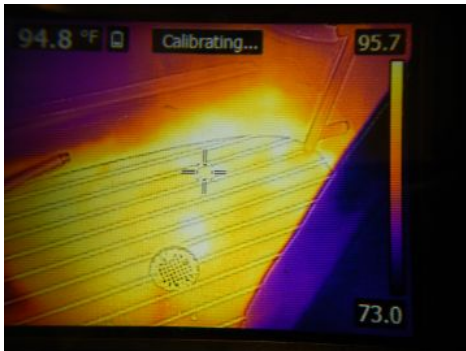
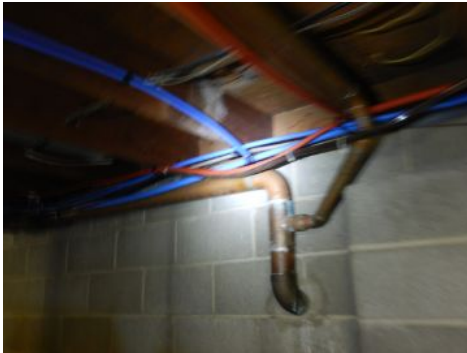
Inspector Comments:

- Gas heater present and functional. No leaks present on day of inspection
- **PRVs (pressure relief valves) should be extended down to 4-6" above floor. safety concern**



TPRV should be extended down to 4-6" above floor

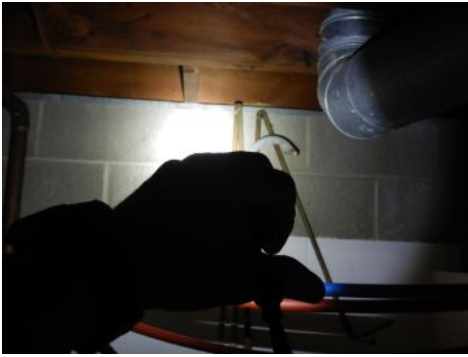
Manufactured in 2015 per data tag (per online sites)



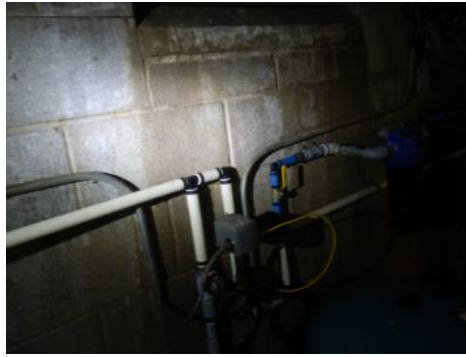
8. Plumbing Misc

Inspector Comments:

- A water softener is present. Not plugged in. Unknown if functional or if it leaks



basement shower abandoned/
not functional



rust/ iron stains from (assumed)
past leak by water softener



9. Gas- Piping, Meter , Tank

Inspector Comments:

- LP gas present. Tank and shut off valves are located at rear of house
- all visible gas piping checked for leaks. No leaks present on day of inspection



Bathroom(s)

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Tub, Shower Units

Inspector Comments:

- no tub present

2. Walk In Showers

Inspector Comments:

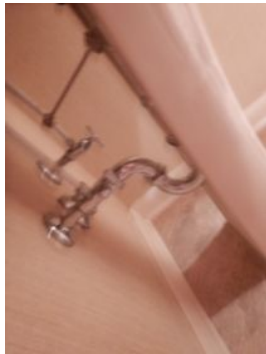
- The showers operated and drained correctly today. (when all fixtures are on in shower, pressure is somewhat low (wall jets, rain head, and shower head))



3. Sinks, Counter Tops, Cabinets

Inspector Comments:

- The sinks, countertops and cabinets are functional in bathroom.
- one drawer is in need of track repair/ replacement FYI



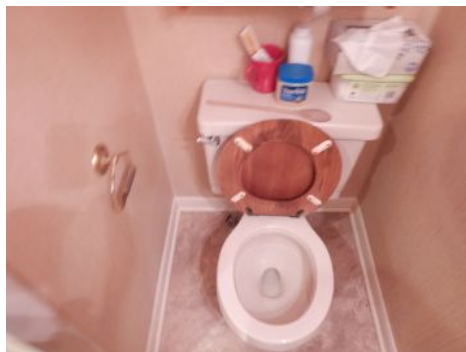
drawer slides are not functional



4. Toilets

Inspector Comments:

- 1 bathroom toilet(s) is loose at floor. I recommend repair. It may be as simple as tightening bolts or more extensive repairs may be necessary. Its not possible to know without attempting to repair.



Bathroom toilet is loose at floor.

5. Ceiling Exhaust Ventilation

Inspector Comments:

- Ceiling exhaust fan(s) present and functional



6. Bathroom misc

Inspector Comments:

- N/A

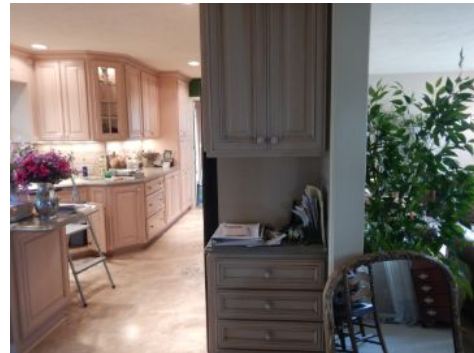
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets and Countertops

Inspector Comments:

- The cabinets are in serviceable condition.
- The counter tops are in serviceable condition.



2. Kitchen Sink and Faucet

Inspector Comments:

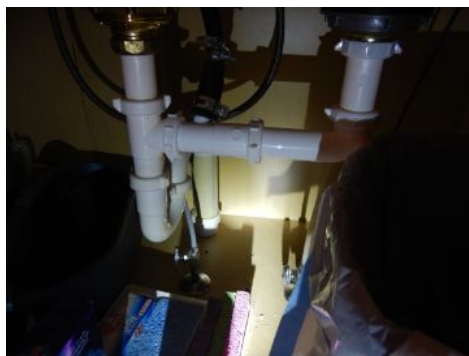
- The faucets operated correctly
- The sinks were in normal condition.



3. Sink Drainage Pipes

Inspector Comments:

- There were no active leaks in drains under sink at the time of this inspection and drainage was functional.



4. Sink Water Supply Piping and Valves

Inspector Comments:

- There were no active leaks in supply piping under sink at the time of this inspection.

5. Food Disposal

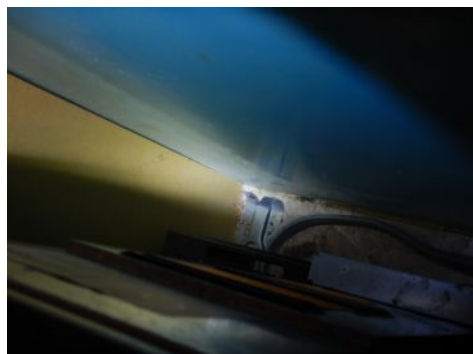
Inspector Comments:

- no garbage disposal is present

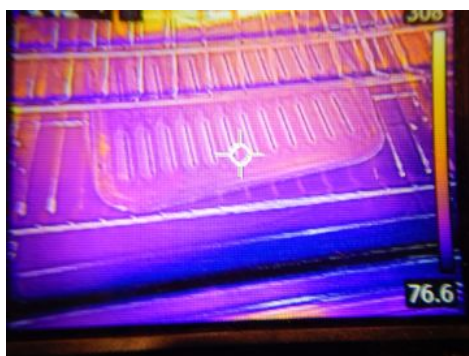
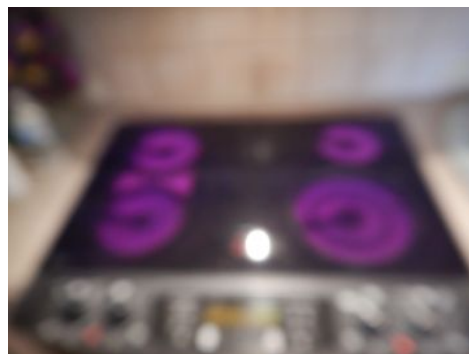
6. Range and Oven

Inspector Comments:

- Electric stove with oven present and functional



anti tip bracket present



7. Range Ventilation

Inspector Comments:

- Range ventilation located under cabinet is built into the microwave



8. Microwave

Inspector Comments:

- Microwave was function checked and operated as intended. (limited testing) (also has oven features not tested)



9. Refrigerator/Freezer

Inspector Comments:

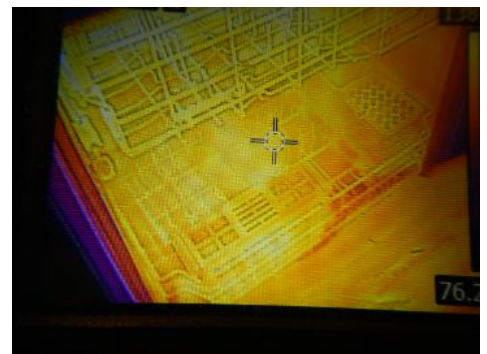
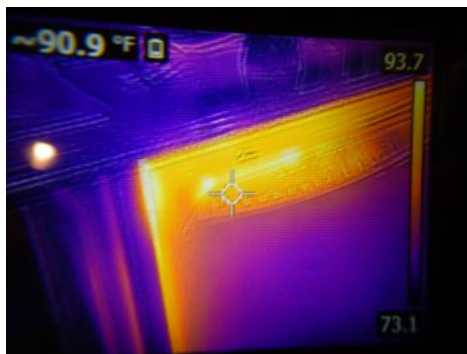
- Refrigerator/ freezer present and functional
- Ice maker was off on day of inspection (unknown if functional)



10. Dishwasher

Inspector Comments:

- The Kitchen dishwasher functioned (limited testing)



Laundry Room

1. Laundry room

Inspector Comments:

- Laundry is located on lower level. Washer and dryer present (not connected, thus not tested)

2. Plumbing Connections for Washer

Inspector Comments:

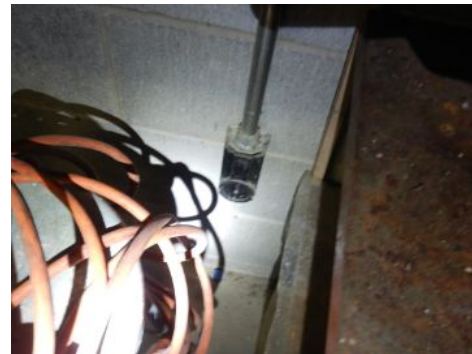
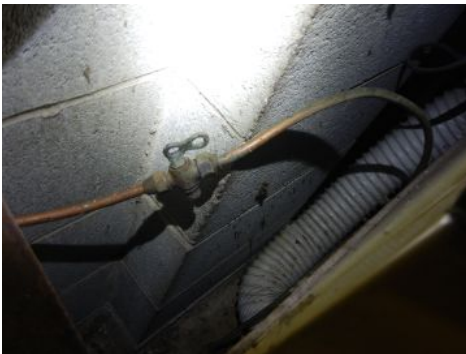
- The laundry room plumbing connections were visually inspected. Valves were not tested



3. Dryer, Electrical or Gas Available (Energy Source)

Inspector Comments:

- There appears to be a 220 V outlet and gas valve present for electric or gas dryer



4. Washer Drainage Pipe

Inspector Comments:

- No visible concerns noted

5. Over Flow Drain Pan

Inspector Comments:

- n/a

6. Dryer Venting

Inspector Comments:

- Vinyl hose is not approved material for dryer vent use. (I often find holes in vinyl hoses)
- **discharge should be raised or changed to horizontal type as ground will choke flow**



Garage

1. Type of Garage

Observations: Single car attached

2. Garage Roof

Observations: N/A for attached garage, see house roof comments.

3. Garage Exterior

Inspector Comments

- For attached garage see house exterior comments

4. Passage Door to Exterior, Interior

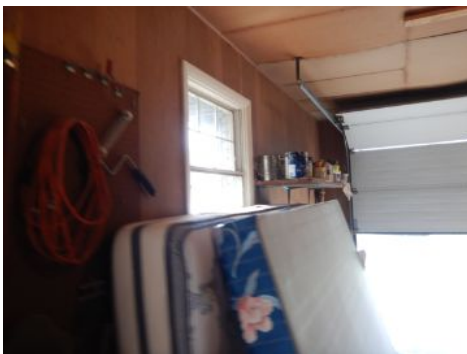
Inspector Comments

- The passage door was functional

5. Floors, Walls & Ceiling

Inspector Comments

- Visible walls and ceiling are mostly in functional condition. (seal loose tape/ minor damage as needed as it affects smoke/ fire separation requirements)
- Floor is in functional condition.
- **Current garage wall and ceiling requirements are 1/2" drywall for all of ceiling and all walls with living space opposite. seams in drywall require drywall tape and at least one coat of joint compound.**



6. Garage Door Condition

Inspector Comments

- Garage door (s) is in functional condition.



7. Garage Door Opener(s)

Inspector Comments

- Garage door opener operated via the switch on the wall. Electronic safety eyes present and functional



Electronic safety eyes present and functional

8. Garage Door Operating Tracks

Inspector Comments

- The garage door(s) opens and closes without effort.

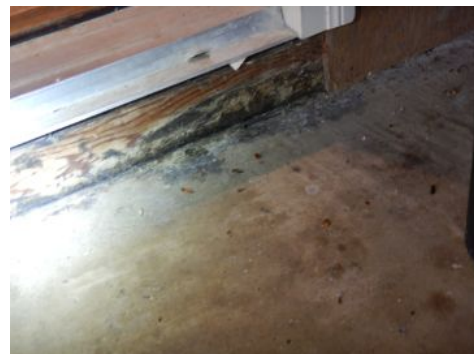
9. Garage misc

Inspector Comments:

- Stored items in garage. Visual access limited.



old termite treatment stains?



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Executive Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior		
Page 4 Item: 7	Exterior Walls Siding (Cover)	• The exterior walls of the house are covered with brick veneer siding. loose bricks and spalled bricks (primarily along right side) should be repaired/ replaced
Page 7 Item: 14	Grading/Surface Drainage	• grading has a lot of ground hog damage/ activity that is likely causing a lot of water intrusion into basement and can potentially cause foundation problems in future if not corrected in near future.
Page 9 Item: 16	Vegetation Affecting Structure	• I always recommend having qualified tree trimmer or arborist evaluate trees and recommend trimming trees as needed that could potentially cause damage to house, fence, sheds, etc). Trim trees per their recommendations (loose/ dead limbs will likely cause damage to fences and or electrical lines if not cut back in near future)
Page 10 Item: 18	Outside Misc	• Moisture stains in soffits indicate past or present roof leak. check stains for changes periodically as that would indicate if leak is active (I cannot determine if leaks are active, not could I see extensive damage in area from attic)
Roofing		
Page 12 Item: 6	Roof Drainage Systems	• Debris has accumulated in one or more gutters and / or covers . Gutters should be cleaned now and as necessary in the future. Gutters with covers need to be flushed as needed as fine debris accumulates and can cause blockage . reconnect drainage pipes to downspouts
Structural Components		
Page 13 Item: 1	Type of Foundation	• The house is built on a concrete / block basement. Minor Cracks are common in all concrete products and the condition of this foundation is mostly considered typical or normal for the age of the home. I recommend sealing any cracks in block or mortar to keep water out. Water expands when it freezes and make cracks larger. This is routine maintenance and should be observed periodically and repaired (now and as needed in future). currently cracks are hair line type
Page 14 Item: 4	Roof and Ceiling Framing	• front roof sheathing over bump out window has soft spots / is spongy but did not show significant water staining or damage from attic (only invasive damage could likely evaluate if repairs are needed or if roof is leaking in this area)
Page 16 Item: 7	Misc pictures	• Basement is getting a lot of water inside. Floor has functional drain. repair exterior grading first to see if problem is solved. If still getting rain inside, consult with water proofing contractor • wall in basement has water damaged bottom plate (does not appear structural) • Mold like stains should be cleaned per EPA guidelines on their website. For more information see: www.epa.gov/mold . (not a lot present, comparatively)
Insulation and Ventilation		
Page 21 Item: 2	Attic Insulation	• open wall cavity in attic should be covered with insulation
Page 21 Item: 3	Attic Ventilation	• soffit vents would improve HVAC efficiency and likely improve shingle life (current standards would require better ventilation). No signs of mold or excessive condensation in attic at time of inspection

Page 22 Item: 4	Bathroom Ceiling Ventilation Ducts, Dryer Vent Pipes	• kitchen exhaust fan terminates inside the attic. All moisture ducts should terminate outside the home through the roof or through a wall. (dead mice should be cleaned out of duct (odor)
Heating and Cooling		
Page 23 Item: 3	Refrigerant Lines for AC Unit	• The refrigerant line to the air handler(s) need insulation repaired to prevent pipe sweat and freezing
Page 24 Item: 6	Combustible Flue Vent Pipes	• PVC flue has some of drip leak (unknown if repaired. most furnace condensation occurs during cold months. repair in future if needed)
Electrical		
Page 26 Item: 3	Main Service Panel / sub panels	• sup panel (small pushomatic panel by main) does not have grounds and neutrals isolated/ separated as current standards require (common)
Page 27 Item: 6	Wiring and Branch Circuits	• Open junction boxes should have proper covers installed. • unterminated wires should be removed or placed inside a junction box properly terminated. • wire splices should be inside a proper junction box.
Page 28 Item: 7	Lighting, Fixtures, Switches, Outlets	• 2 lights did not function on day of inspection (bulb?). I always recommend installing replacement bulbs to ensure wiring and fixtures are functional. See photos for locations.
Page 28 Item: 9	GFCI -- Ground Fault Circuit Interrupter	• All outlets in house located within 6 feet of a water source, over kitchen counter tops, bathrooms, garage, sheds, unconditioned porches, laundry, and unfinished basements should have GFCI protection installed for safety. I recommend repair (see photos for outlets in need of repair, recommended for GFCI protection). Outlets that current standards would require GFCI protection will be noted in this section, if present
Plumbing		
Page 30 Item: 1	Main Water Supply	• ask current owner for well location and verify distance from septic is minimum 50'
Page 30 Item: 4	Exterior Hose Bibs/Spigots	• front faucet leaks when on
Page 31 Item: 6	Common Plumbing- Waste, Drain, Vent Piping	• Septic tank not visible. Pipes discharge basement at rear, right, and into basement floor. I always recommend having septic inspected by qualified septic contractor (and verify size of tank is adequate for size of house/ number of bedrooms / bathrooms). (In my opinion, all septic tanks/ systems be evaluated as we cannot see what is under ground). Local health department may have records from installation. Note: some drains are at floor level and some are elevated. I suspect some gray water goes to yard somewhere (possibly a drainage tile) and not into septic tank as required in most jurisdictions. I recommend having drain lines scoped by qualified plumber based on age of drains and the fact there are multiple discharges leaving house.
Page 32 Item: 7	Water Heater(s) Condition	• PRVs (pressure relief valves) should be extended down to 4-6" above floor. safety concern
Bathroom(s)		
Page 34 Item: 4	Toilets	• 1 bathroom toilet(s) is loose at floor. I recommend repair. It may be as simple as tightening bolts or more extensive repairs may be necessary. Its not possible to know without attempting to repair.
Laundry Room		
Page 38 Item: 6	Dryer Venting	• discharge should be raised or changed to horizontal type as ground will choke flow
Garage		
Page 39 Item: 5	Floors, Walls & Ceiling	• Current garage wall and ceiling requirements are 1/2" drywall for all of ceiling and all walls with living space opposite. seams in drywall require drywall tape and at least one coat of joint compound.