

-Sample Report-

DATE: Summer 2013

DATE OF INSPECTION: Summer 2013

FOR: Sample Report
929 Old House Street
Bloomington, IN 47401

PROPERTY INSPECTED: 67 New House Road
Bloomington, IN 47401

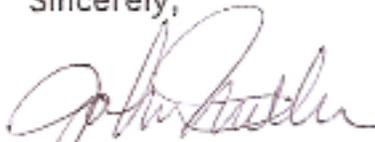
BUILDING: 35 year old, ranch house with 3 bedrooms and 2 1/2 bathrooms,
with a crawl space and a 2 car attached garage.

Dear Mr. and Mrs. Client:

I am pleased to submit this report for your use in evaluating the property inspected. The report is organized into 18 sections covering all the aspects of the house and includes a summary at the end listing the corrections and repairs needed or recommended. Also included is the Termite Certification Report but if the NPMA form is needed, please advise well before closing. Part 2 of the report is the "NOTES & GLOSSARY" section which is intended to explain or expand upon the information given in the report and defines many of the words and terms used.

I have given my best efforts and abilities but this inspection report is not guaranteed in any way other than a refund of the fee paid. Please see the TERMS & STANDARDS section at the end of the report for more information about the limitations of the inspection and definitions of terms used. As part of my inspection service, I offer unlimited phone consultations for a full year following the inspection. If I can be of any help with cost estimates on repairs or any other questions you may have about the house or this report, please feel free to call. Thank you for using my service, it has been a pleasure to serve you.

Sincerely,



John Muller

License #HI00500476

HOME INSPECTION REPORT-PART 1

EXTERIOR OF HOUSE & GROUNDS

LOT & GROUNDS

Walks & patios: concrete. Condition: satisfactory.

Stoops, steps- location: front. Condition: satisfactory.

Porches - location : front. Condition: satisfactory.

Wood deck /stairs - location: rear.
Condition: satisfactory for its age but old and deteriorated.

Railings - type / location: wood / deck. Condition: satisfactory.

Driveway: concrete.
Condition: generally satisfactory but some minor cracks. Resealing of the cracks is recommended.

Shrubbery: shrubs near the house need to be trimmed.

Recommendations: Maintenance to the deck and resealing of the cracks in the driveway.

SURFACE WATER CONTROL

Grading near house: satisfactory in front but poor on the west side with the ground very flat and low areas near the house.

Swales & grading of yard: satisfactory.

Splash blocks/drains: the splash blocks are minimal and not adequate for this house. Underground drains are recommended for the front and rear downspouts.

Recommendations: Regrading near the house on the west side.
Underground drains for front and rear downspouts.

SIDING & TRIM

Siding: brick masonry.

Condition: satisfactory but some minor cracks and a few bricks are spalling and cracking. Tuck pointing and resealing of the masonry is recommended.

Trim, Fascia, Soffits & Eaves: generally satisfactory but repainting of the wood trim is needed.

Recommendations: Tuck pointing and resealing of the brick masonry and repainting of the wood trim.

WINDOWS & DOORS

Windows - Type: wood double hung and aluminum sliding.

Rot/deterioration/problems: normal deterioration for their age and type.

Movement of sash or panels: double hung windows are very hard to operate.

Maintenance: maintenance needed to locks, tracks, glazing, exterior sealing, etc.

Cracked or broken glass panes: none noticed.

Condition: satisfactory to poor and maintenance is needed.

Storm Windows - type: aluminum combination and insulated glass. Condition: satisfactory.

Fogging of insulated glass windows or doors: none noticed.

Torn screen panels: 1 noticed.

Doors: generally satisfactory but the lock on the back door needs repairs or replacement.

Recommendations: Maintenance and repairs to windows and back door lock.

ROOF

Method Of Inspection: roof inspected by climbing and walking the roof.

Sloped Roof - type: asphalt shingles.

Layers: 1

Estimated Age: 19 years old.

Estimated useful life remaining: 0-5 years.

Condition: poor with some curling of the shingles and 2 missing shingles on the front side.

Maintenance and repairs are needed.

Flashing & skylights: satisfactory but caulking and resealing are needed around the chimney.

Chimney: satisfactory.

Flue Liner - size / type: 8"x8" and 12"x12" ceramic flues.

Rain caps: satisfactory.

Recommendations: Repairs and resealing of the shingles, and the flashing around the chimney.

ROOF WATER CONTROL

Gutters & Downspouts - Type: aluminum.

Condition: generally satisfactory but some loose nails, poor slopes and leaks at joints.

Recommendations: Maintenance needed.

GARAGE

Size/Type: 2 car attached garage.

Condition: satisfactory.

Doors: 16' wide

Condition: satisfactory.

Automatic door openers: operable.

Fireproofing: metal clad door between house and garage is up to the latest building standards.

Recommendations: none.

INTERIOR OF HOUSE

CRAWL SPACE

Method of Inspection: visual around outer walls of crawl space.

Access Door: satisfactory.

Ventilation: one vent is missing and all the vents, and the wells around the vents, need maintenance.

Floor: dirt and gravel. Condition: poor.

Vapor Barrier: none.

Wood Scraps/debris: old pressure tank and drain pipes should be removed.

Sump Pump - type: none.

Assessment of any water problems: there are old water stains and marks on the lower foundation walls with some moisture on the ground at the corners on the day of the inspection. It appears that there may be occasional dampness during storms and wet weather. A vapor barrier is needed and good ventilation is important to get rid of any moisture. Improvements in the drainage on the outside of the house are needed to ensure a dry crawl space.

Inaccessible areas: none.

Recommendations: Remove old pressure tank, drain pipes and debris.
Plastic vapor barrier on the ground.
Maintenance and repairs to the foundation vents and the wells around the vents.

STRUCTURAL

Foundation: concrete block.

Minor cracks: some cracks in the foundation around the vents in the west wall.

Large cracks, movement or settlement: none.

Condition: generally satisfactory but some minor repairs are needed.

Beams & Bearing Walls: block bearing walls. Span: satisfactory.

Additional supports: additional supports installed under the laundry area for the washing machine.

Condition: satisfactory.

Floor Joists/Trusses: 2" x 8" joists, 16" on center. Span: satisfactory.

Stability/stiffness of floors: poor in the living room with the bridging not nailed at the bottom.

Unevenness in floors: none noticed.

Squeaking of floors: none noticed.

Sub flooring- kitchen/bath/living areas: some deterioration under the laundry area.

Condition: satisfactory for most of the house but there is a lot of termite damage and some moisture damage under the rear bedroom near the laundry. Major repairs to the floor joists and supports are needed here.

Recommendations: Tuck pointing of minor cracks in the foundation.
Repairs to the bridging under the living room.
Major repairs to the floor joists and supports under the bedroom and laundry.

ELECTRICAL

Service: 200 amps, (240 volts) underground service to house with copper service wire to main panel.

Adequacy of entrance service: adequate and up to the modern standard of 200 amps for a house.

Condition: satisfactory.

Ground / Bond: ground stake at the main panel. The metal water and gas pipes are not bonded to the main panel as per current Codes.

Condition: satisfactory where visible.

Service Panel - location: garage.

Accessibility: satisfactory.

Type: circuit breakers.

Double taps (2 wires on 1 fuse or circuit breaker): none.

Overfusing (fuse or circuit breaker too large for wire): none.

Condition: satisfactory.

Branch Circuits:

Wiring of Branch Circuits: copper.

Number Of Branch Circuits: the number of branch circuits provided are adequate for the house.

(a minimum of 1-15 ampere circuit is needed for each 480 square feet of living space plus 2-20 ampere circuits for the kitchen and 1-20 ampere circuit for the laundry-see NOTES & GLOSSARY):

Wiring Splices not enclosed in Junction Boxes: none noticed.

Condition: satisfactory.

Outlets - type: modern 3-wire type.

Polarity & Grounding: no problems found.

Number of electrical outlets: adequate, 3-4+ per room.

Counter outlets in kitchen: 5 counter outlets. -GFCI: none for outlet nearest to sink.

Bath outlet - convenient to sink: yes. -GFCI: yes, operable.

Garage outlets: yes. -GFCI: yes, operable.

Exterior outlets: yes. -GFCI: yes, operable.

Unfinished Basement & Crawl Space: none. -GFCI: -

Condition: satisfactory.

Recommendations: Bonding of the water and gas pipes to the main panel.

GFCI for counter outlet nearest to the kitchen sink.

HEATING

Type: forced air system with a gas furnace.

Furnace - Manufacturer: Carrier

Input: 90,000 BTUH

Estimated Age: 14 years old.

Gas Flame: normal.

Combustion Air: adequate.

Thermostat, Shut Off & Controls: satisfactory.

Problems-rust deposits/soot stains/burn marks: heavy rust deposits on the burners, heat exchanger and draft hood.

Condition: operable, but professional service and evaluation is recommended.

Net Capacity: 73,000 BTUH

Estimated life remaining: 5 years.

Flue Pipe/Exhaust Pipes: satisfactory.

Fuel Tank/Lines: black steel.

Condition: satisfactory.

Distribution System - duct work and room registers:

Type: forced air system with central cold air returns and individual returns in the bedrooms.

Heating unit or outlet in every room: yes.

Blower & drive motor: satisfactory.

Air flow: satisfactory.

Condition: satisfactory.

Recommendations: Professional cleaning, service and evaluation of the furnace.

COOLING

Manufacturer: Goodman

RLA: 14.7 AMPS

Estimated Capacity: 30,000 BTUH

Estimated Age: 5 years old.

Estimated life remaining: 5-10 years.

Discharge Temperature Difference: $70^{\circ} - 58^{\circ} = 12^{\circ}$

(The cold air produced by the unit should be 10° or more cooler than room temperature.)

Condition: operable and appears to be functioning at normal efficiency. The drain pipe for the condensate water discharges onto the ground in the crawl space.

Recommendations: Extension of the drain pipe for condensate water, to the sewer pipes.

WATER HEATER

Manufacturer: Craftmaster.

Type: electric. Size: 50 gallons.

Recovery capacity: 18 GPH.

Relief valve installed: yes, but needs a pipe to the floor.

Estimated Age: 4 years old.

Estimated useful life remaining: 5-10 years.

Condition: operable.

Recommendations: Pipe on the relief valve to within 6" of the floor.

PLUMBING

Water Supply: municipal. Pressure: adequate.

Water Pipes: copper and galvanized.
Condition: satisfactory but the galvanized pipe is very old with some deterioration.

Main Shutoff: red handle at floor near water heater. Condition: satisfactory.

Drain Pipes: copper and cast iron.
Leakage: none noticed.
Drainage: satisfactory.
Condition: satisfactory.

Sewage Disposal: sewers.

Recommendations: none.

ATTIC

Method Of Inspection: viewed from hatch.

Hatch/Access: the hatch is functional but access to the attic is difficult.

Roof framing and sheathing: 2" x 6" rafters, 16" on center.
Evidence of ongoing water penetration: none.
Condition: satisfactory.

Ventilation - type: soffit vents and roof vents.
Adequate for attic space: yes.
Evidence of condensation: none.
Additional ventilation recommended: no.
Venting of Exhaust fans: poor. An air duct up to a roof vent is needed.
Attic/Whole House Fans: none.

Insulation: 12" in 2 layers of loose fill over fiberglass batts. R-value: 30 estimated.
Condition: mostly satisfactory but thin in a few places.

Recommendations: Venting of the exhaust fan to the outside through a roof vent.
Minor repairs and improvements to the insulation.

BATHROOMS

	type / condition / comments	
Number:	2 1/2	
Fixtures:	the sink in the half bath is not firmly attached to the wall.	
Floors:	satisfactory.	
Tub Enclosure:	fiberglass / satisfactory.	
Ventilation:	exhaust fans.	
Electric outlets:-	convenient to sink: yes.	-protected by GFCI device: yes.

Recommendations: Repairs to sink in half bath at the attachment to the wall.

KITCHEN

	type / condition / comments	
Floor:	satisfactory.	
Walls & Ceilings:	satisfactory.	
Counters & Cabinets:	satisfactory.	
Fixtures:	satisfactory except there is a small leak on the sink faucet.	
Electric Outlets:	-5 counter outlets.	-protected by GFCI device: none for the outlet nearest to the sink.

Recommendations: Repairs to the leak on the sink faucet.

LIVING AREAS, BEDROOMS & HALLS

Walls & Ceilings:
Holes or cracks: a few minor cracks or other defects on the walls and ceilings.
Water stains: none noticed.
Condition: satisfactory for age.

Floors: satisfactory.

Fireplace: family room.
Separate chimney flue of adequate size: yes.
Damper plate operable: yes.
Condition: satisfactory but needs cleaning.

Recommendations: Repairs to cracks, holes and other defects on walls and ceilings.
Professional cleaning of fireplace and flue.

SUMMARY & RECOMMENDATIONS

The following is a listing of repairs, corrections or improvements which are needed or recommended. It should be used only as a guide in evaluating the property and these items are not necessarily the only improvements which may be needed to upgrade the property. Those indicated by *H are hazardous or may affect the habitability of the house. Any price estimates given are rough estimates only based on our knowledge and experience and actual costs can vary considerably from contractor to contractor. Also, many simple maintenance functions and minor repairs can be done by the homeowner or buyer at little or no cost.

<u>ITEM</u>	<u>WORK NEEDED or RECOMMENDED</u>	<u>ESTIMATED COST \$</u>
Lot & Grounds	Maintenance to the deck and resealing of the cracks in the driveway.	
Drainage	Regrading near the house on the west side. Underground drains for front and rear downspouts.	
Siding & Trim	Tuck pointing and resealing of the brick masonry and repainting of the wood trim.	
Windows & Doors	Maintenance and repairs to windows and back door lock.	
Roof	Repairs and resealing of the shingles, and the flashing around the chimney.	
Gutters	Maintenance needed.	
Crawl Space	Remove old pressure tank, drain pipes and debris. Plastic vapor barrier on the ground. Maintenance and repairs to the foundation vents and the wells around the vents.	
Structural	Tuck pointing of minor cracks in the foundation. Repairs to the bridging under the living room. Major repairs to the floor joists and supports under the bedroom and laundry.	
Electrical	Bonding of the water and gas pipes to the main panel. GFCI for counter outlet nearest to the kitchen sink.	
Heating	Professional cleaning, service and evaluation of the furnace.	
Cooling	Extension of the drain pipe for condensate water, to the sewer pipes.	
Water Heater	Pipe on the relief valve to within 6" of the floor.	
Attic	Venting of the exhaust fan to the outside through a roof vent. Minor repairs and improvements to the insulation.	
Bathrooms	Repairs to sink in half bath at the attachment to the wall.	
Kitchen	Repairs to the leak on the sink faucet.	
Living Areas	Repairs to cracks, holes and other defects on walls and ceilings. Professional cleaning of fireplace and flue.	

TERMS & STANDARDS

The inspection was conducted according to the "Rules of the Home Inspectors Licensing Board", Title 878 Indiana Administrative Code. However, the inspection is not a code compliance inspection and we do not represent that the house meets all the current requirements of the local building codes or regulations. The inspection was essentially visual and covers only those portions of the house, grounds and equipment which were capable of being visually inspected and does not include any portion not visible or capable of being seen. For example, items such as water, sewage and electrical lines which are inside walls or underground are not in the scope of the inspection since they are not reasonably accessible or visible. Also, we did not lift rugs or carpets or move furniture or personal belongings. We did open access or inspection panels but did not dismantle any equipment. All statements regarding conditions of systems and equipment, etc., are as of the day of the inspection and are limited to what was visible at that time. The estimates of useful life remaining in the roof, heating system and water heater are based on experience and the generally accepted average life spans of these items and are only estimates. No guarantee or warranty on these items is implied. They are the opinion of the inspector and are provided as a guide in evaluating the property and are not a guarantee or warranty of any kind.

Satisfaction is guaranteed and your money will be refunded for good cause. **A refund of the fee paid is our total liability for this work** and we pledge to mediate and arbitrate any disputes arising from this contract. Any use of this report will be construed as your understanding and acceptance of these terms.

The inspection does not include environmental hazards associated with the house either inside or out, unless separate, expressly requested arrangements were made e.g. radon, urea formaldehyde in walls, lead paint, mercury, asbestos, mold, carbon monoxide, pesticides, treated lumber or other similar environmental hazards. The inspection does not cover infestations by birds, rodents, snakes or any non-wood destroying insects such as ants, fleas, cockroaches, bees, mites or ticks etc. Also, not included in the inspection are kitchen appliances, wood stoves, humidifiers and electrical air cleaners, door bells, fire alarms, smoke detectors, burglar alarms, lawn sprinklers, intercom systems, swimming pools, saunas, and hot tubs.

Copyright © 2013 by John Muller, P.O. Box 1228, Bloomington, IN 47402. All rights reserved. No portion of this inspection report may be reproduced or used without permission except as needed by the client for the purchase or sale of the property inspected, etc.

NW / SE - northwest / southeast

NA - not applicable NN - none noticed > - greater than < - less than ± - plus or minus

good - new or like new and in top 20% of condition or performance.

satisfactory - operable or functional for the purpose intended and in middle range of condition, age or performance.

poor - in bottom 20% of condition, age, or performance or old in style or technology.

minor repairs / problems - a small part of something or under \$250.00 to correct.

serious repairs / problems - worse than minor but not yet major, or highly skilled, professional workmanship needed.

major repairs / problems - all or most of something or professional services needed or over \$750.00 to correct.

*H - something which is hazardous or may affect the habitability of the house.

some - a small amount or small part of something.

generally - many or most of something.

NM & MR - normal maintenance and minor repairs.

noticed - used when a representative sampling of something is checked, but not in detail, every item or all areas.

KW - kilowatt = 1,000 watts.

AC - air conditioner.