

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.

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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.