



# Your Inspection Report

4956 Waterside Circle  
Carmel, IN 46033

**PREPARED FOR:**

SEAN AND MEGHAN CODY

**INSPECTION DATE:**

Tuesday, June 18, 2019

**PREPARED BY:**

Dan Cronin - License No. HI00500112



Security Home Inspections  
13277 Illinois St, Suite 120  
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[www.securityhomeinspection.com](http://www.securityhomeinspection.com)  
concierge@securityhomeinspection.com



June 19, 2019

Dear Sean and Meghan Cody,

RE: Report No. 37111  
4956 Waterside Circle  
Carmel, IN  
46033

Thank you for choosing Security Home Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience [www.securityhomeinspection.com](http://www.securityhomeinspection.com).

Thanks again for allowing us to work with you.

Sincerely,

Dan Cronin - License No. HI00500112  
on behalf of  
Security Home Inspections

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# SUMMARY

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

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

This Summary outlines potentially significant issues from a cost or safety standpoint and is provided as a quick reference to some of the information in the report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • Peeling paint is present on flat roof. Sanding and painting are recommended. Flashing at house also needs sealing.

### SLOPED ROOFING \ General

**Condition:** • Valley in NE area of roof traps leaves. This may be susceptible to ice damming and potential leaks. Raising downspout may help reduce risk.

## Exterior

### ROOF DRAINAGE \ Gutters and Downspouts

**Condition:** • Underground drain tile at NE corner has separated .

**Task:** Repair

### WALLS \ Masonry (brick, stone) and concrete

**Condition:** • -Weep holes were not visible in the masonry walls. Weep holes were required when the home was constructed.

**Task:** Correct

### LANDSCAPING \ General

**Condition:** • Firewood is stored next to house. Recommend this be moved away from house and off ground.

## Electrical

### General

• Electric meter base is not mounted to wall.

**Task:** Correct

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • -The listed cooling system circuit protection is oversized per data label on exterior condenser unit.

**Task:** Replace breaker

Breaker in panel is 30 amp

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • Wires are not properly secured to cook top.

**Task:** Repair

**Condition:** • Wiring for yard light is loose at house wall. Light did not turn on.

**Task:** Repair

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## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Missing receptacle covers were noted in family room and basement.

**Task:** Install

## Heating

### RECOMMENDATIONS \ Overview

**Condition:** • -The furnace vent pipe does not meet the minimum combustible clearance requirement. A one inch clearance for double walled vent (B-vent) and six inch clearance for single wall vent is required.

**Task:** Repair

**Location:** Framing and decking in attic

### FIREPLACE \ Firebox

**Condition:** • Missing mortar was noted between firebrick in firebox for main level fireplace.

**Task:** Repair

**Condition:** • -There is no damper clip or locking device installed. The damper is required to have device installed to prevent full closure when gas logs are installed.

**Task:** Install

**Location:** Basement fireplace

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

**Condition:** • -Outdoor coil is dirty.

**Task:** Clean

**Location:** Carrier unit

## Insulation and Ventilation

### FOUNDATION \ Crawlspace floor

**Condition:** • -The vapor barrier does not completely cover the exposed soils of the crawl space.

**Task:** Correct

### FOUNDATION \ Crawlspace ventilation

**Condition:** • -Screens on crawl space vents are damaged.

**Task:** Repair

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## Plumbing

### General

- Signs of a condensate leak were noted on radon pipe in crawl space.

**Task:** Repair

### WATER HEATER \ General

**Condition:** • Leakage was noted on hot connection above water heater.

**Task:** Repair

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • Shower diverter is inoperable in upstairs hall bathroom.

**Task:** Repair or replace

**Condition:** • Front exterior faucet is not secured and has no water pressure.

**Task:** Repair

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • -There is no access for whirlpool tub pump. One is required.

**Task:** Correct

## Interior

### General

- Loose framing was noted around upper attic entrance.

**Task:** Repair

### WALLS \ General

**Condition:** • Water damage was noted on wall in hall to garage. This area tested dry at time of inspection.

**Task:** Repair

### WINDOWS \ General

**Condition:** • Rot was noted in the following windows: Garage, back stairs, laundry, living room, sitting room and entry

**Task:** Repair or replace

**Condition:** • Rot was noted in northeast bedroom, southeast bedroom closet windows.

**Task:** Repair or replace

**Condition:** • -Due to the amount of rot damage noted, full evaluation of all windows for damage and necessary repairs is needed. Hidden damage may be present.

### WINDOWS \ Glass (glazing)

**Condition:** • A cracked window was noted in family room.

**Task:** Replace glass unit

**Condition:** • -Please Note: Additional broken thermal seals may be present but not visible at time of inspection.

Complete evaluation of all glass units by a qualified contractor is recommended.

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**Condition:** • -The following windows have broken thermal seals.

**Task:** Replace glass units

**Location:** Lower 2 in north section of family room windows, upper left in center section in family room, lower right in den, lower left in LR, 3 in entry, 3 in garage, center in master bedroom, SE bedroom closet, upper right in south bedroom, and MBR closet

**Condition:** • -Tempered glass is not installed and should be.

**Task:** Replace glass

**Location:** Around bathtub in master bathroom

## DOORS \ General

**Condition:** • Family room patio door would not open.

**Task:** Repair and further evaluation

**Condition:** • Rot is present in garage service door frame.

**Task:** Repair

**Condition:** • Rot is present in kitchen sliding glass door.

**Task:** Repair/replace

**Condition:** • Rot is present in living room exterior door.

**Task:** Repair

## Appliances

### REFRIGERATOR \ General

**Condition:** • Ice maker was not in service for bar refrigerator.

**Task:** Further evaluation

## Radon

### YOUR AVERAGE TEST RESULT IS \ Result:

**Condition:** • 19.2 pCi/L

This concludes the Summary section.

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

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

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX

## Description

**General:** • General view of roof



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**Sloped roofing material:** • Aluminum Flashing • Galvanized Flashings • Rubber Flashings • Dimensional shingles

**Flat roofing material:** • [Metal](#)

## Inspection Methods and Limitations

**Inspection performed:** • Inspection from windows overlooking portions of roof • Drone

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## Observations and Recommendations

### RECOMMENDATIONS \ Overview

- 1. Condition:** • Peeling paint is present on flat roof. Sanding and painting are recommended. Flashing at house also needs sealing.



### SLOPED ROOFING \ General

- 2. Condition:** • Valley in NE area of roof traps leaves. This may be susceptible to ice damming and potential leaks. Raising downspout may help reduce risk.



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## Description

**General:** • General view of exterior



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

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

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Wood](#) • [Hardboard/Plywood](#)

**Wall surfaces and trim:** • Fiber Cement Siding

**Wall surfaces - masonry:** • [Brick](#)

**Retaining wall:**

• [Wood](#)

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**Driveway:** • Concrete

**Walkway:** • Concrete

**Deck:** • Wood

**Porch:** • Concrete

**Exterior steps:** • Concrete • Wood

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Visibility under deck is limited. • The irrigation system components were not inspected and are not covered by this report.

**Exterior inspected from:** • Ground level

## Observations and Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**3. Condition:** • One broken downspout extension is present at front of house.

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4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

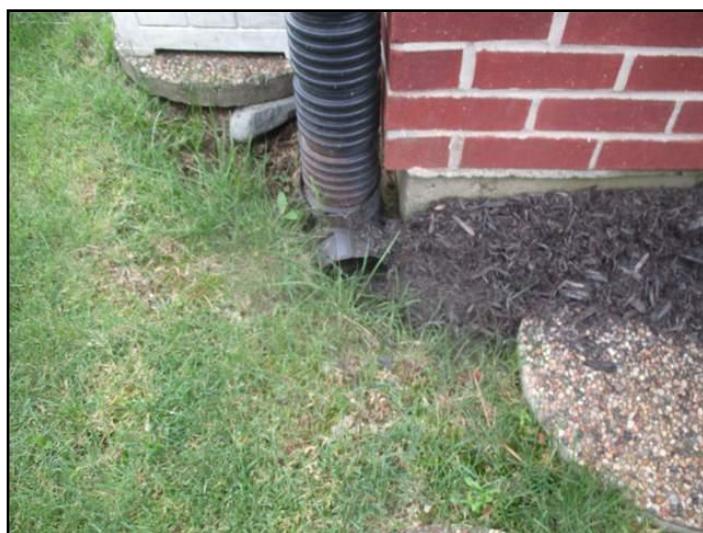
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- 4. Condition:** • Underground drain tile at NE corner has separated .

**Task:** Repair



- 5. Condition:** • Gutter seams leak.

**Task:** Seal

- 6. Condition:** • Inspector was unable to determine effectiveness, outlet or condition of the below grade downspout extension(s).

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4956 Waterside Circle, Carmel, IN

June 18, 2019

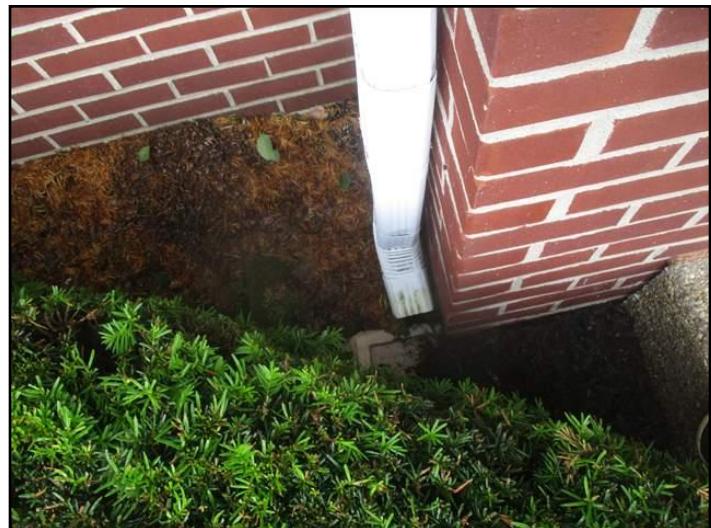
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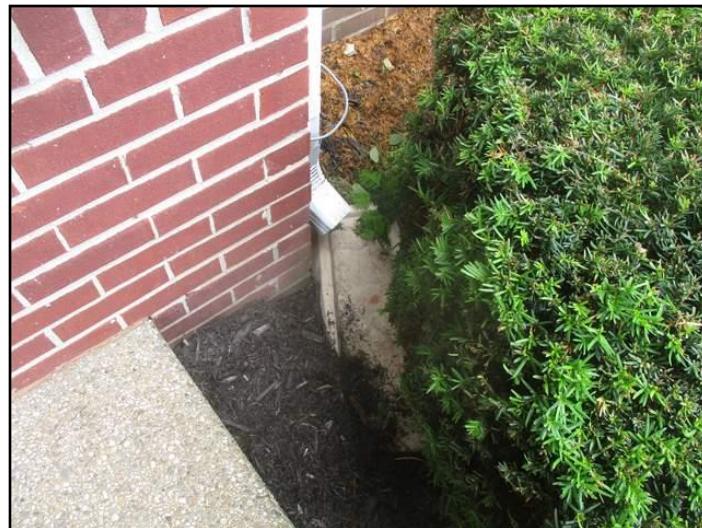
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7. Condition: • -Drainage needs improving from downspouts.





## WALLS \ General

- 8. Condition:** • Minor animal damage is present in fascia on back of garage.



- 9. Condition:** • Recaulking is needed on exterior.

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June 18, 2019

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## WALLS \ Masonry (brick, stone) and concrete

**10. Condition:** • A crack is present above garage service door.

**Task:** Seal and monitor

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Report No. 37111

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- 11. Condition:** • Recent repairs were noted to brick above garage door.

**Task:** Monitor



- 12. Condition:** • -Weep holes were not visible in the masonry walls. Weep holes were required when the home was constructed.

**Task:** Correct

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

- 13. Condition:** • Lattice at deck is in poor condition.

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June 18, 2019

Report No. 37111

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

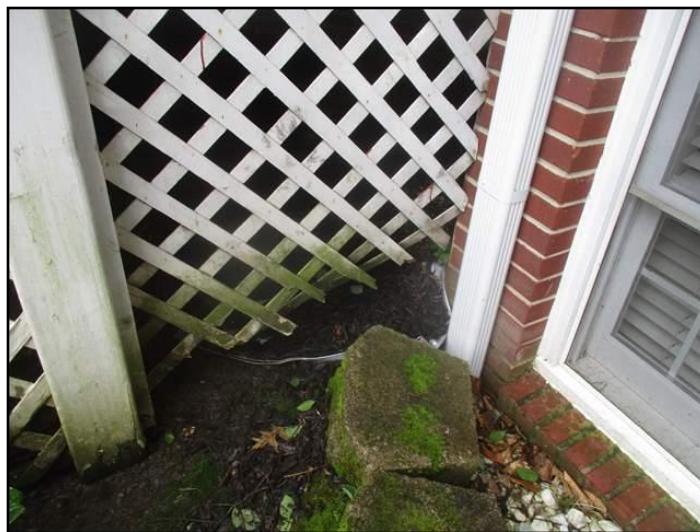
RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX

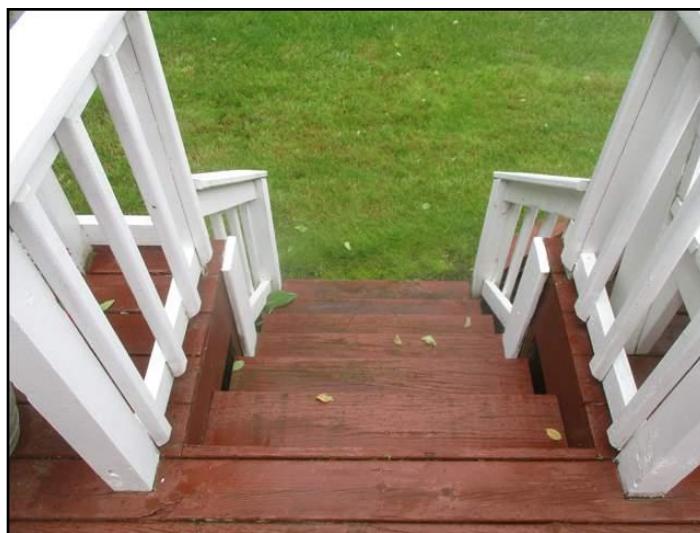


## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

- 14. Condition:** • -Handrail is missing from the following location. (4+risers)

Task: Install

Location: Deck



## LANDSCAPING \ General

- 15. Condition:** • Level to negative grade was noted along foundation wall. Improved grading for good drainage can help alleviate potential for water intrusion into foundation.

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



**16. Condition:** • Firewood is stored next to house. Recommend this be moved away from house and off ground.



## LANDSCAPING \ Driveway

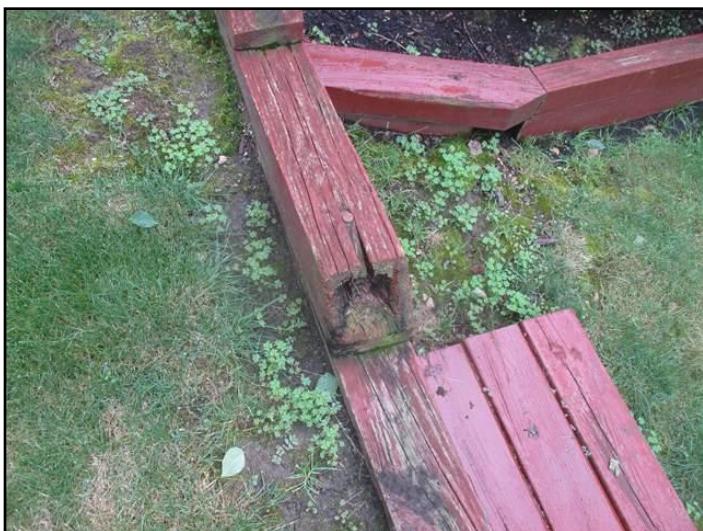
**17. Condition:** • -Driveway has cracked and settled.

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## LANDSCAPING \ Retaining wall

18. Condition: • Rot is present in wood retaining wall components.



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Report No. 37111

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## Description

**General:** • General view of basement structure.



**General:** • General view of attic structure.

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**General:** • General view of crawl space structure.

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June 18, 2019

Report No. 37111

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**Configuration:** • [Basement](#) • [Crawlspace](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • Center bearing framed wall

**Floor construction:** • [Joists](#) • Subfloor - plywood

**Exterior wall construction:** • Frame with masonry veneer.

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters • [Oriented Strand Board \(OSB\) sheathing](#)

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## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Parts of the slab were not visible.

**Inspection limited/prevented by:** • Storage • Insulation

**Attic/roof space:** • Entered but access was limited

**Crawlspace:** • Entered but access was limited

**Percent of foundation not visible:** • 80 %

**Not included as part of a building inspection:** • No visual mold assessment was performed at time of inspection.

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

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

# ELECTRICAL

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## Description

**General:** • General view of electrical panel(s).



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

**Service size:** • 300 Amp (240 Volts)

**Main disconnect/service box type and location:** • [Breakers - garage](#)

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

**Number of circuits installed:** • 48

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

**Type and number of outlets (receptacles):** • Three prong grounded receptacles are installed.

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI-Wet Bar

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - basement](#) • [GFCI - garage](#) • [GFCI - kitchen](#) • [GFCI - panel](#)

**Smoke alarms (detectors):** • [Present](#)

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Not all receptacles were accessible due to usage or furniture location.

**Panel covers:** • The electrical panel covers were removed to inspect internal components.

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

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## Observations and Recommendations

### General

20. • Electric meter base is not mounted to wall.

Task: Correct



### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

21. Condition: • -The listed cooling system circuit protection is oversized per data label on exterior condenser unit.

Task: Replace breaker

Breaker in panel is 30 amp



## DISTRIBUTION SYSTEM \ Wiring - installation

**22. Condition:** • Wires are not properly secured to cook top.

**Task:** Repair



**23. Condition:** • Wiring for yard light is loose at house wall. Light did not turn on.

**Task:** Repair



## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**24. Condition:** • Missing receptacle covers were noted in family room and basement.

**Task:** Install

# HEATING

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## Description

**General:** • General view of heating system.



Attic furnace



Basement furnace

**System type:** • [Furnace](#)

**Fuel/energy source:** • There are two thermostat controls installed.

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:** • Trane

**Heat distribution:** • Direct drive blower • Galvanized ductwork • Flexible ductwork • Fiberglass ductwork • Heat source in each room. • Cartridge filter

**Approximate capacity:** • [100,000 BTU/hr](#) • [80,000 BTU/hr](#)

**Efficiency:** • [Mid-efficiency](#) • [High-efficiency](#)

**Exhaust venting method:** • PVC • Galvanized

**Exhaust venting method:** • [Induced draft](#)

**Combustion air source:** • Attic

**Combustion air source:** • Interior of building

**Approximate age:** • [4 years](#)

**Typical life expectancy:** • Gas furnace life expectancy is approximately 15 to 20 years depending on level of maintenance.

**Main fuel shut off at:** • Gas meter

**Fireplace/stove:** • Masonry Fireplace

**Fireplace/stove:**

• [Wood-burning fireplace](#)

2

• [Gas logs](#)

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2



**Chimney/vent:** • Metal chimney with frame and masonry exterior.

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

## Inspection Methods and Limitations

**Inspection prevented/limited by:** • The interior of the ductwork was not inspected.

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Less than five percent of the heat exchanger was visible.

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**25. Condition:** • Single wall flue pipe is installed in attic.

**Task:** Install double wall pipe

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STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



**26. Condition:** • -The furnace vent pipe does not meet the minimum combustible clearance requirement. A one inch clearance for double walled vent (B-vent) and six inch clearance for single wall vent is required.

Task: Repair

Location: Framing and decking in attic



**27. Condition:** • The humidifier is due to be cleaned and water panel replaced.

Location: Basement

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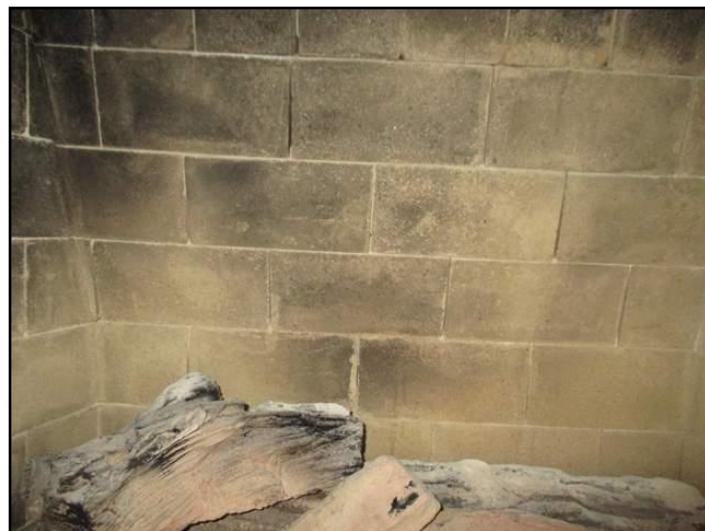
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## FIREPLACE \ Firebox

**28. Condition:** • Missing mortar was noted between firebrick in firebox for main level fireplace.

**Task:** Repair



**29. Condition:** • -There is no damper clip or locking device installed. The damper is required to have device installed to prevent full closure when gas logs are installed.

**Task:** Install

**Location:** Basement fireplace

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



# COOLING & HEAT PUMP

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

## Description

**General:** • General view of cooling system condenser unit.



**Air conditioning type:** • Electric compressor

**Manufacturer:** • Carrier • Trane

**Cooling capacity:** • [30,000 BTU/hr](#) • 48,000 BTU/hr

**Compressor approximate age:** • 5 years • 7 years

**Typical life expectancy:** • 12 to 15 years

**Temperature difference:** • 15° • 16° • Acceptable temperature difference: 14° to 22°

## Inspection Methods and Limitations

**Heat gain calculations:** • Not done as part of a building inspection

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**30. Condition:** • -Outdoor coil is dirty.

Task: Clean

**Location:** Carrier unit

# COOLING & HEAT PUMP

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



# INSULATION AND VENTILATION

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX

## Description

**General:** • General view of attic insulation



**General:** • General view of foundation insulation



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

**Attic/roof insulation amount/value:** • Approximate insulation coverage of 12-14 inches

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

**Foundation wall insulation material:** • [Glass fiber](#)

**Crawlspac ventilation:** • [Wall Vents](#) • [Into basement](#)

# INSULATION AND VENTILATION

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

## Inspection Methods and Limitations

**Attic inspection performed:** • -Entered attic(s)

**Attic inspection performed:** • Total number of attic accesses located

Note: 2

**Attic inspection performed:** • Attic access with ladder

**Attic inspection performed:** • From access hatch

**Crawlspace inspection performed:** • -Entered crawl space(s)

## Observations and Recommendations

### WALLS \ Insulation

**31. Condition:** • A missing bat of insulation was noted in basement storage room.

**Task:** Replace



### FOUNDATION \ Crawlspace floor

**32. Condition:** • -The vapor barrier does not completely cover the exposed soils of the crawl space.

**Task:** Correct

# INSULATION AND VENTILATION

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



## FOUNDATION \ Crawlspace ventilation

33. Condition: • -Screens on crawl space vents are damaged.

Task: Repair

# PLUMBING

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX

## Description

**General:** • General view of water heater



**General:** • View of interior water shut off location



**Water supply source:** • Public

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • Basement

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

**Water heater type:** • The water heater is located in the basement.

**Water heater manufacturer:** • Kenmore

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 3 years

**Water heater typical life expectancy:** • 8 to 12 years

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [PVC plastic](#)

**Pumps:**

- [Sump pump](#)



**Water treatment system:** • Water softener

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Gas meter

## Inspection Methods and Limitations

**Items excluded from a building inspection:** • Underground waste or sanitary sewer pipes outside of the foundation of the building. • Washing machine supply faucets and drain are not tested.

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment

## Observations and Recommendations

### General

34. • Signs of a condensate leak were noted on radon pipe in crawl space.

**Task:** Repair

**WATER HEATER \ General**

**35. Condition:** • Leakage was noted on hot connection above water heater.

**Task:** Repair

**FIXTURES AND FAUCETS \ Faucet**

**36. Condition:** • Shower diverter is inoperable in upstairs hall bathroom.

**Task:** Repair or replace

# PLUMBING

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



- 37. Condition:** • Front exterior faucet is not secured and has no water pressure.

**Task:** Repair

## FIXTURES AND FAUCETS \ Bathtub

- 38. Condition:** • -There is no access for whirlpool tub pump. One is required.

**Task:** Correct



## FIXTURES AND FAUCETS \ Shower stall

- 39. Condition:** • Gaps were noted around shower enclosure in upstairs hall bathroom.

**Task:** Caulk

# PLUMBING

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

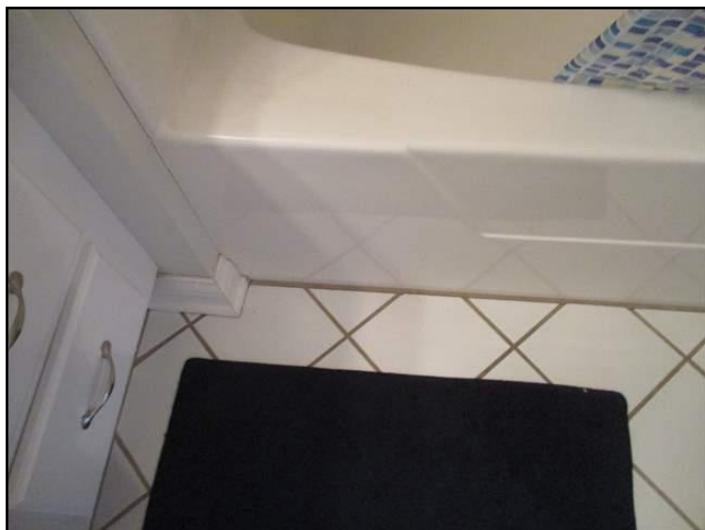
RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



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

## Description

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

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

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

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

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Garage door opener(s) installed.

**Exterior doors - type/material:** • Garage door - metal

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

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • The interior component inspection is visual only and is non-intrusive. • Windows were dirty and possible failed thermal seal glass was not apparent. • Shelving or storage in garage prevented complete access to all components. • Windows were wet and possible failed thermal seal glass was not apparent.

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • No visual mold assessment was performed at time of inspection. • Audio system • Intercom system • Cosmetic issues • Safety beam on garage door openers are checked. Pressure setting is not.

## Observations and Recommendations

### General

**40.** • Loose framing was noted around upper attic entrance.

**Task:** Repair



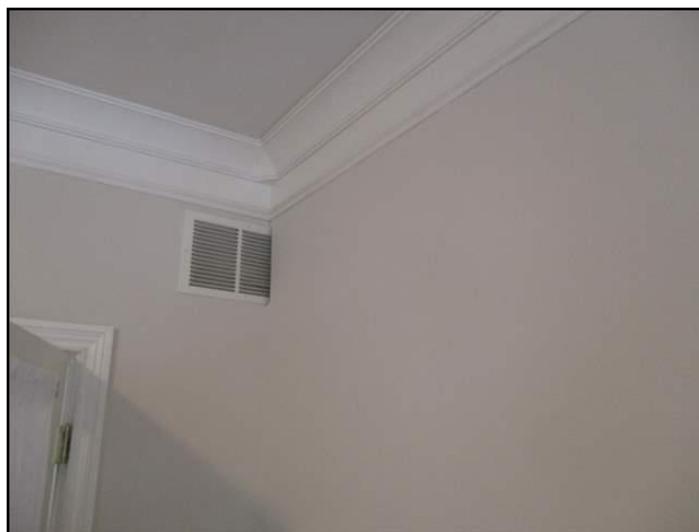
[SUMMARY](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[APPLIANCES](#)[RADON](#)[ALARM](#)[SITE INFO](#)[RECALLCHE](#)[APPENDIX](#)

## OPTIONAL \ Interior

- 41. Condition:** • Typical cracks are present in walls and ceilings.

## WALLS \ General

- 42. Condition:** • Wall installed around spiral stairway is partially blocking return air vent.



- 43. Condition:** • Water damage was noted on wall in hall to garage. This area tested dry at time of inspection.

**Task:** Repair



## WINDOWS \ General

- 44. Condition:** • Rot was noted in the following windows: Garage, back stairs, laundry, living room, sitting room and entry

**Task:** Repair or replace

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



Sitting room



Entry



Sitting room



Garage

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



Back stairs



Living room



Laundry



Living room

- 45. Condition:** • Torn screens were noted in dining room and family room.

**Task:** Repair

- 46. Condition:** • Rot was noted in northeast bedroom, southeast bedroom closet windows.

**Task:** Repair or replace

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



# INTERIOR

4956 Waterside Circle, Carmel, IN June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

47. Condition: • Many screens are not installed. 21 are stored in garage.

48. Condition: • -Due to the amount of rot damage noted, full evaluation of all windows for damage and necessary repairs is needed. Hidden damage may be present.

## WINDOWS \ Glass (glazing)

49. Condition: • A cracked window was noted in family room.

Task: Replace glass unit

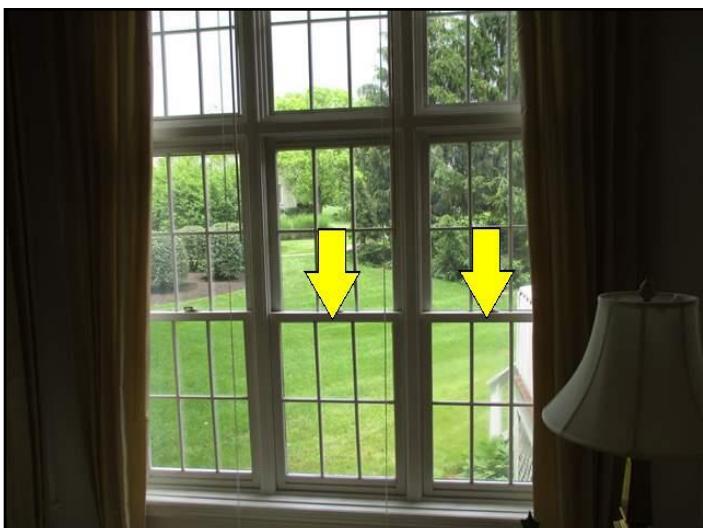


50. Condition: • -Please Note: Additional broken thermal seals may be present but not visible at time of inspection. Complete evaluation of all glass units by a qualified contractor is recommended.

51. Condition: • -The following windows have broken thermal seals.

Task: Replace glass units

Location: Lower 2 in north section of family room windows, upper left in center section in family room, lower right in den, lower left in LR, 3 in entry, 3 in garage, center in master bedroom, SE bedroom closet, upper right in south bedroom, and MBR closet



# INTERIOR

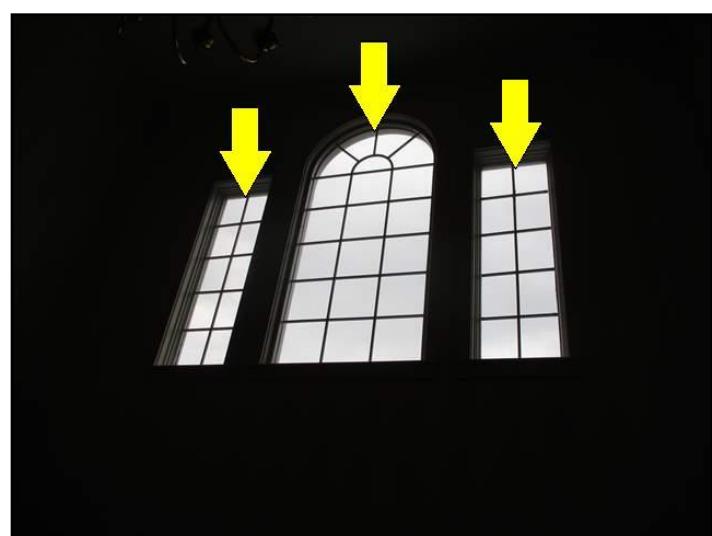
4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



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



**52. Condition:** • -Tempered glass is not installed and should be.

Task: Replace glass

Location: Around bathtub in master bathroom

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



## DOORS \ General

- 53. Condition:** • Family room patio door would not open.

**Task:** Repair and further evaluation



- 54. Condition:** • Closet door is difficult to slide in south bedroom.

**Task:** Repair

- 55. Condition:** • Rot is present in garage service door frame.

**Task:** Repair

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX



**56. Condition:** • Rot is present in kitchen sliding glass door.

**Task:** Repair/replace



**57. Condition:** • Rot is present in living room exterior door.

**Task:** Repair



**58. Condition:** • The door binds on the jamb and is difficult to close.

**Location:** Master bedroom

**Task:** Repair

**59. Condition:** • Interior door does not latch.

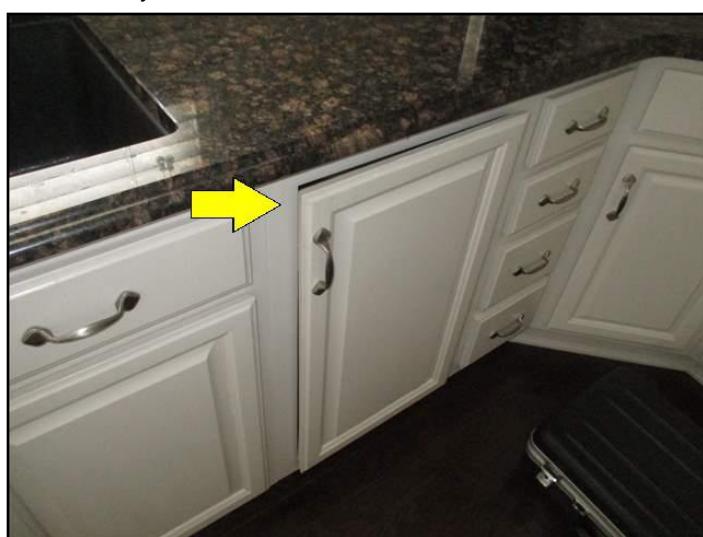
**Location:** Master bathroom

## DOORS \ Hardware

**60. Condition:** • No screen is installed on sliding glass door.

## CARPENTRY \ Cabinets

**61. Condition:** • Cabinet door did not stay closed for trash bin in kitchen.



## STAIRS \ General

**62. Condition:** • -Risers on stairs vary more than 3/8".

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

ALARM

SITE INFO

RECALLCHE

APPENDIX

Both sets of stairs to second floor.



## GARAGE \ Vehicle doors

63. Condition: • Rust is present on garage doors. Painting is recommended.

# INTERIOR

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



# APPLIANCES

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

## Description

**Cooktop:** • Jenn-Air

**Exhaust fan:** • Jenn-Air

**Oven:** • Whirlpool

**Refrigerator:** • GE • Whirlpool

**Dishwasher:** • Whirlpool

**Microwave oven:** • Whirlpool

**Waste disposal:** • Emerson

**Doorbell:** • Wired type

## Inspection Methods and Limitations

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

**Not Tested/Not In Service:** • The laundry appliances are not tested and are not covered by this report. • The dryer vent installation and performance is not included in the inspection process.

## Observations and Recommendations

### REFRIGERATOR \ General

**64. Condition:** • Ice maker was not in service for bar refrigerator.

**Task:** Further evaluation

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

## Description

**RESULT::**

- Your average test result is:

19.2 pCi/L

**Test Location:** • Basement

**Measurement Period:**

- Start Time:  
3:30pm 6-14-19
- End Time:  
4:45pm 6-18-19

**Type:** • E-Perm electret ion chamber system

**Note:** SLB179 and SLB203 19.6 + 18.8 = average of 19.2 pCi/L

**Representative:**

- Placed by:  
Dan Nettleton 100761RT and RTL00031
- Retrieved by:  
Dan Cronin 100751RT and RTP00008

## Observations and Recommendations

**YOUR AVERAGE TEST RESULT IS \Result:**

65. Condition: • 19.2 pCi/L

**GENERAL \ Note(s)**

66. Condition: • EPA RECOMMENDS: FIX YOUR HOME IF YOUR RADON LEVEL IS 4.0 PICO CURIOS PER LITER (pCi/L) OR HIGHER. For the most popular RADON publications, please visit web site:  
<http://www.epa.gov/iaq/radon/pubs/index.html> or call Dan Nettleton at (800) 878-1744.

**Notice for Real Estate Transactions**

EPA protocols recommend that residential radon tests be performed in the lowest level of the home that could be used regularly. This means the lowest level that you are going to use as living space whether it is finished or unfinished. (See page 8, EPA document #402/K-09/002, "HOME BUYER'S AND SELLER'S GUIDE TO RADON") These protocols also require that two passive devices be exposed in the same location (concurrently or sequentially) and that the results be averaged. Protocol requirements have been documented by the testing organization.

**LIMITATION OF LIABILITY:** While we make every effort to maintain the highest possible quality control and include several checks in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED for the consequences of erroneous test results. Neither Security Home Inspections, Inc., nor any of its employees or agents, shall be liable under any claim, charge, or demand whether in tort or otherwise, for any and all loss, cost, charge, claim, demand fee, expense or damage of any nature of any kind arising out of, connected with, resulting from, or sustained as a result of any radon test requested.

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

## 1) QUALIFICATION OF RESULTS

Our test procedures are based on EPA protocol and procedures. In the performance of this analysis, we are often dependent on the accuracy of information furnished by others. Regardless of the thoroughness of a radon test, there is the possibility that radon levels during periods other than those actually monitored, and at other locations within the house or on the property, will differ from those monitored.

## 2) RESULTS ARE SPECIFIC TO SITE FACTORS

A report of radon test results, whether for screening or for follow-up and evaluation measurements, is based on instrumentation placed and data collected from specific locations and under a variety of conditions. Many factors influence the significance and reliability of the measurement. Among these are:

- \* Environmental conditions such as weather, the presence of closed-house conditions, temperature, and humidity.
- \* The type of sampling device used, duration of monitoring time, and the delay interval between the end of the measurement period and laboratory analysis.
- \* The location of the test.
- \* The type and quality of construction and location of structures on a specific property.
- \* The nature of subsurface conditions, such as soil type, rock type, ground water conditions, etc.

A radon specialist cannot accept responsibility for problems which may develop if he is not consulted after factors considered in his report's development have changed, or if he is provided with inadequate information.

## 3) RESULTS ARE ESTIMATES

Site monitoring identifies actual radon levels only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are extrapolated by the radon specialist who then renders an opinion about overall radon levels relative to site conditions and their likely reaction to suggested or imposed mitigation activity. No radon testing program, no matter how comprehensive, can reveal what is hidden by earth, rock, time, or by inferior construction quality.

## 4) SUBJECT TO MISINTERPRETATION

Costly problems can occur during mitigation when other design professionals develop their plans based on misinterpretation of a radon report. To help avoid these problems, the radon consultant should be retained to work with all other appropriate design and construction professionals to explain relevant radon findings and to review the adequacy of their plans and specifications relative to radon issues.

## 5) READ CLAUSES CLOSELY

Because radon testing and evaluation is based extensively on judgment and opinion, it is far less exact than many other design disciplines. This situation could result in wholly unwarranted claims being lodged against radon testing laboratories, consultants, and mitigation contractors. To help prevent this problem, many radon professionals have developed model clauses used in written transmittal. These are not exculpatory clauses designed to foist liabilities onto someone else. Rather, they are definitive clauses which identify where the laboratory responsibility and radon consultants responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action.

## 6) RADON LEVELS CAN CHANGE

Radon levels may be modified by constantly changing natural forces in the environment such as high winds or abrupt changes in barometric pressure. Because laboratory analysis and radon evaluation reports are based on conditions which existed at the time of the monitoring, decisions relative to additional testing and/or mitigation should take these

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

changes into consideration. Modifications to the existing structure involving remodeling or changes in the ventilation and heating and air conditioning systems (as well as normal settlement and cracking which occurs in most structures over a period of time) could result in higher radon levels than existed at the time of the original test. Because of the variable nature of radon, it is recommended that structures be retested on an annual basis.

**67. Condition:** • Radon system is not properly labeled.

Task: Correct

# ALARM

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

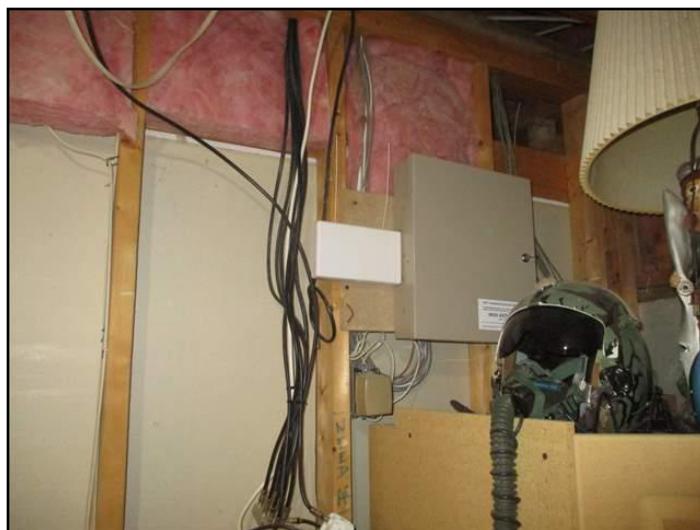
[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

## Description

### Main Panel Location:

- Basement



### Type:

- Hardwire

### Key Pads:

- Garage Entry



- Master Bedroom

# ALARM

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



**Door Sensors:** • Back/Patio • Front • Garage Entry

**Smoke Detectors:** • 2nd Floor Hall

**Heat Detectors:** • Attic

**Siren:** • Attic

## Observations and Recommendations

### ALARM \ System

**68. Condition:** • For more detailed information on the alarm system or to activate the system, call Castlewall Security and Video at 317-218-1007.

# SITE INFO

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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

## Description

**General:** • The property faces a generally south direction.

**Thermostat Setting on Arrival - Cool:** • 75

**Fan Setting on Arrival:** • Auto

**Thermostat Setting Left at - Cool:** • 75

**Fan Setting Left at:** • Auto

**Number of GFI's:** • 5

**GFI's Reset?:** • Yes

**Oven Range Left:** • Off

**Lights Left:** • Off

**Number of Exterior Doors:** • 3

**Weather:** • Cloudy • It rained during the inspection.

**Approximate temperature:** • 78°

**Attendees:** • Buyer

**Access to home provided by:** • Owner

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

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

**Building type:** • Detached home

**Number of stories:** • Two

**Garage, carport and outbuildings:** • Attached four-car garage

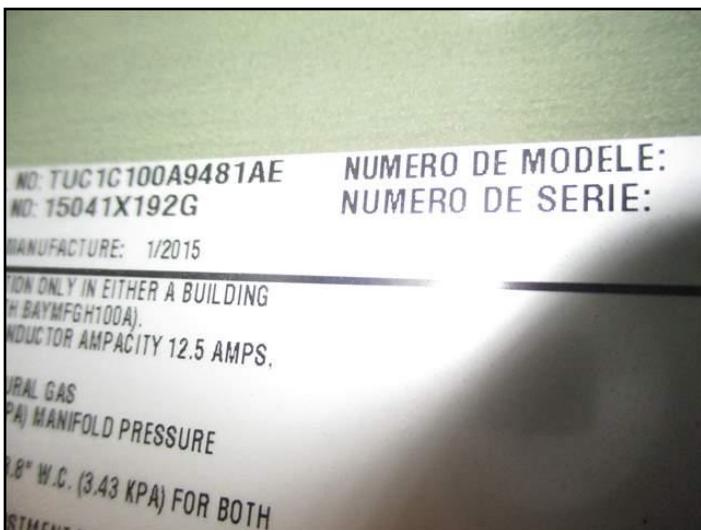
## Inspection Methods and Limitations

**General:** • Conditions which are not included in a home inspection unless specifically contracted include but are not limited to the following; laundry equipment, fuel storage tanks, lead based paint, asbestos, toxic materials, hazardous waste, Radon, mold, and wood destroying insects. Also, water softeners and water treatment systems, swimming pools, spas, septic and well systems are not inspected unless specifically contracted.

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

**Description****Furnace:**

- Lennox

**Air Conditioner/Heat Pump:**

- Carrier



- Trane

# RECALLCHEK

4956 Waterside Circle, Carmel, IN

June 18, 2019

Report No. 37111

[www.securityhomeinspection.com](http://www.securityhomeinspection.com)

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



**Water Heater:** • Kenmore



**Refrigerator:** • General Electric

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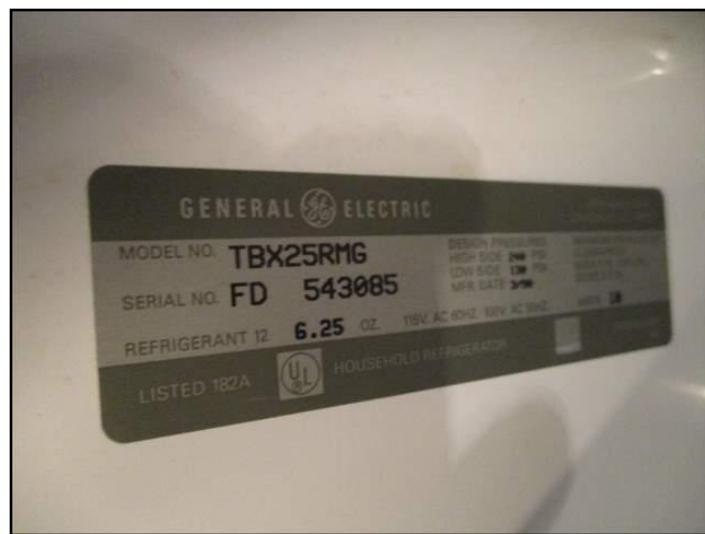
RADON

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RECALLCHEK

APPENDIX



## Refrigerator:

- Whirlpool



## Cooktop:

- Whirlpool

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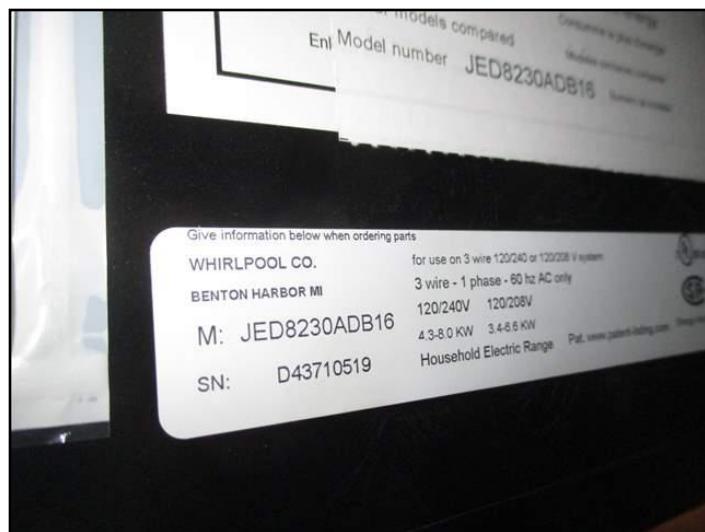
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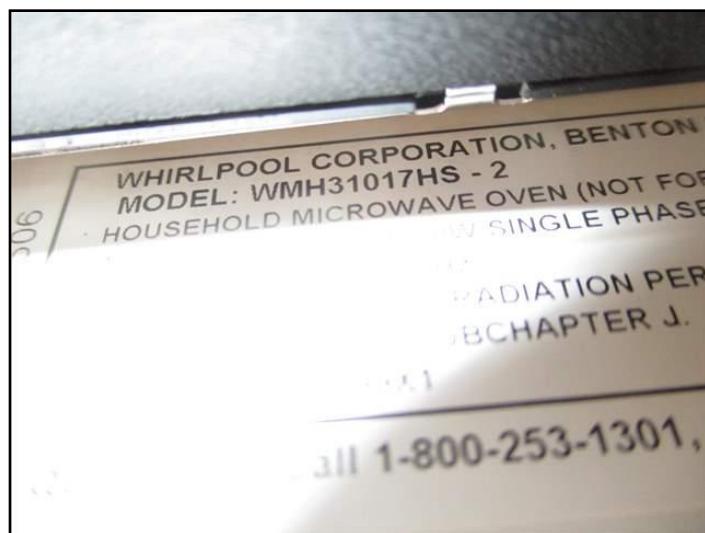
RECALLCHEK

APPENDIX



## Microwave:

- Whirlpool



## Dishwasher:

- Whirlpool

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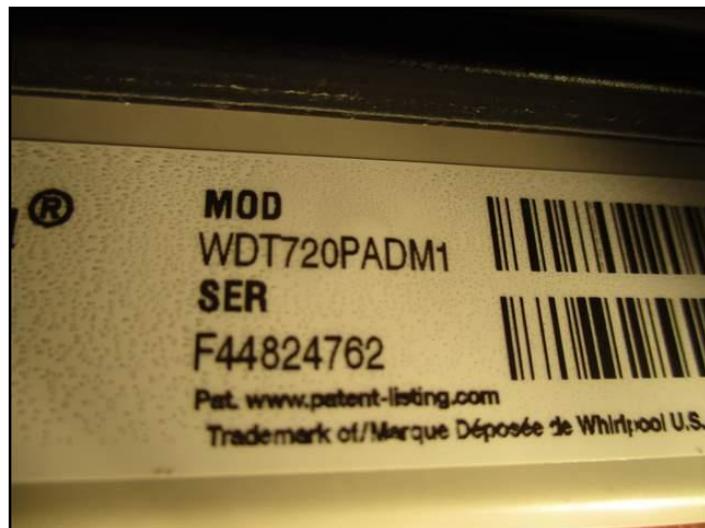
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APPENDIX

**Waste Disposal:** • Emerson

## Inspection Methods and Limitations

**Model number plate not found or not legible on:** • Wall oven**END OF REPORT**

# APPENDIX

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## Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

### Section I. General Information

Inspection Company, Address &amp; Phone

Security Home Inspections, Inc  
13277 Illinois St  
Carmel, IN 46032 (317) 848-1744

Company's Business Lic. No.

B16863

Date of Inspection

06/18/2019

Address of Property Inspected

4956 Waterside Circle  
Carmel, IN 46033Inspector's Name, Signature & Certification, Registration, or Lic. #  
Dan Cronin RT20400Structure(s) Inspected  
House & Attached Garage Only

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

 A. No visible evidence of wood destroying insects was observed. B. Visible evidence of wood destroying insects was observed as follows: 1. Live insects (description and location): \_\_\_\_\_ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_ 3. Visible damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: \_\_\_\_\_

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

### Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_
- Recommend treatment for the control of: \_\_\_\_\_

### Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1, 3, 4, 5, 6, 7, 8, 9, 12 (slab), 24  
 Crawl space 4, 5, 24  
 Main Level 1, 3, 4, 6, 7, 8, 9  
 Attic 5, 11, 24  
 Garage 1, 3, 6, 7, 12 (slab)  
 Exterior 17  
 Porch 12 (slab)  
 Addition \_\_\_\_\_  
 Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

### Section V. Additional Comments and Attachments

 (these are an integral part of the report)Firewood should be moved a reasonable distance from house.  
\_\_\_\_\_  
\_\_\_\_\_

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# APPENDIX

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## Important Consumer Information Regarding the Scope and Limitations of the Inspection

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

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