



HOOSIER HOME INSPECTION, LLC

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## CONFIDENTIAL HOME INSPECTION REPORT

1234 Main St. Indianapolis IN 46222

Buyer Name

12/05/2019 9:00AM



Inspector

Brian Higdon

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Agent

Agent Name

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## SCOPE OF THE INSPECTION

Thank you for choosing Hoosier Home Inspection, LLC. All of our home inspection reports adhere to the [State of Indiana](#) and [InterNACHI Standards of Practice](#). We also adhere to the [InterNACHI Code of Ethics](#). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards of Practice. When systems or components designated in the InterNACHI Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This report contains observations of those systems and components that, in the professional judgement 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. For a printed copy of the linked documents mentioned above please email [brian@hoosierhomeinspect.com](mailto:brian@hoosierhomeinspect.com).

## PURPOSE OF INSPECTION

The general purpose of this inspection and report is to provide the client with a general knowledge of the readily accessible and visible installed systems and components that do not function as intended or which adversely affect the habitability of the dwelling. An inspection is a non-invasive visual examination of a residential or property dwelling, performed for a fee, which is designed to identify observed visible 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 property, as identified and agreed to by the Client and Inspector, prior to the inspection process. Properties being inspected do not "Pass" or "Fail".

## USE OF PHOTOS

Your report will include several photographs. Some pictures are informational and of a general view to help you understand where the inspector has been, what was inspected, and the condition of the item or area at the time of the inspection. Some of the photos may be of problem areas. These photos are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

## CATEGORIES:

This report divides deficiencies into three categories; [Maintenance Item/Observation](#), [Recommendation](#), and [Defect/Safety Hazard](#).

**MAINTENANCE ITEM/OBSERVATION:** Includes components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Also included in this section are items that are beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories. This section also includes items to monitor.

**RECOMMENDATION:** Includes comments of a deficiency, latent defect or suggested improvement of a component or system which may appear functional at the time of inspection, but will need correction to prevent further deterioration. These items are generally of a nature in which the potential cost of repair is higher than those in the Maintenance Items category.

**DEFECT/SAFETY HAZARD:** "Defect" means a condition that would have significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, replaced or removed would significantly shorten or adversely affect the expected normal life of the premises. These will typically fall into one of the following five categories:

1. Defects that affect habitability of the home
2. Issues that may lead to defects
3. Issues that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as improper wiring or fire hazards
5. Major components that are near/at the end of their expected service life (Roof, Heating Element, Cooling Element, Water Heater)

Items in these categories should be addressed prior to closing. Often, if repaired in a timely manner, a serious problem can be corrected inexpensively to protect both life and property.

The categorizations herein are the opinion of the inspector and are based on what was observed at the time of inspection. It is not intended to imply that items documented in lower categories are not in need of correction. Maintenance items or recommendations left un-repaired can become significant defects.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

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# SUMMARY

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- ⊖ 2.8.1 Grounds - Grading/Landscaping: Flat/Negative Grading
- ⊖ 3.3.1 Roofing - Plumbing Vent(s): Not properly fastened/sealed
- ⊖ 4.1.1 Exterior - Siding: Loose/Separated/Missing
- 🔧 4.2.1 Exterior - Soffit, Fascia and Trim: Deteriorating/Missing Paint
- ⚠️ 4.6.1 Exterior - Exterior Electrical Receptacles: No GFCI Protection on Exterior Receptacles
- ⚠️ 5.2.1 Garage - Safety Reverse : Safety Reverse Not Operational
- 🔧 7.7.1 Kitchen - Appliances : Dishwasher Drain Line Not Looped
- 🔧 8.3.1 Bathrooms - Toilets: Toilet Bowl Loose
- ⊖ 9.3.1 Bedrooms - Electrical : Open Ground
- 🔧 10.1.1 Living Room - Walls and Ceilings: Moisture Staining
- ⊖ 13.2.1 Fireplace and Chimney - Chimney: Cracked Chimney Cap
- ⊖ 14.1.1 Attic - Exhaust Fans: Bathroom Exhaust Vented Into Attic
- ⚠️ 16.5.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detector Needed
- ⚠️ 19.1.1 Heating - General: Furnace Beyond Service Life

# 1: INSPECTION AND SITE DETAILS

## Information

<b>Inspection Start Time</b> 11:00 AM	<b>Inspection End Time</b> 2:00 PM	<b>Inspection Attendees</b> Client present, Buyer Agent present
<b>Residence Age</b> 35-40 years old	<b>Residence Type</b> Single Family Home(2 story)	<b>Occupancy Status</b> Occupied-Furnished
<b>Utilities Status</b> The utilities were on at the time of inspection.	<b>Temperature at the time of inspection:</b> Below 50 degrees	<b>Weather</b> Partly cloudy
<b>Ground Cover</b> Damp	<b>Rain in the last 3 days:</b> Yes	

## 2: GROUNDS

		IN	NI	NP	S	NR
2.1	Driveway	X			X	
2.2	Walkway	X			X	
2.3	Porch	X			X	
2.4	Porch Stairs			X		
2.5	Patio	X			X	
2.6	Deck/Balcony			X		
2.7	Fence/Wall	X			X	
2.8	Grading/Landscaping	X				X

IN = Inspected

NI = Not Inspected

NP = Not Present

S = Satisfactory

NR = Needs Repair

### Information

<b>Driveway : Material</b> Asphalt	<b>Walkway: Material</b> Concrete	<b>Porch: Material</b> Concrete
<b>Porch: Support Pier</b> Wood, Masonry	<b>Porch Stairs: Material</b> N/A	<b>Patio: Material</b> Flagstone
<b>Fence/Wall: Type</b> Wood	<b>Fence/Wall: Gate</b> Satisfactory	<b>Grading/Landscaping: Negative Grade</b> North
<b>Grading/Landscaping: Trees/Shrubbery</b> Satisfactory		

### Recommendations

2.8.1 Grading/Landscaping

Recommendations

**FLAT/NEGATIVE GRADING**  
One or more areas of flat/negative grading were observed. This condition can lead to standing water near the foundation. Recommend adding additional backfill to create a positive slope away from the foundation.  
Recommendation  
Contact a qualified grading contractor.



Low/Negative Slope

3: ROOFING

		IN	NI	NP	S	NR
3.1	Roof	X			X	
3.2	Roof Coverings	X			X	
3.3	Plumbing Vent(s)	X				X
3.4	Combustion Vent(s)	X			X	
3.5	Flashing	X			X	
3.6	Gutters	X			X	

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Information

<b>Roof: Inspected From</b> Roof	<b>Roof: Style</b> Gable With Dormers	<b>Roof: Covering Material</b> Dimensional Asphalt
<b>Roof: Approximate Number of Layers</b> One	<b>Roof: Ventilation Type</b> Roof Vents, Soffit Vents	<b>Roof: Approximate Age</b> 5-10 years
<b>Roof Coverings: Valleys</b> Yes, Asphalt	<b>Flashing: Material</b> Aluminum, Asphalt	<b>Gutters: Material</b> Aluminum

Limitations

Roof  
**ROOF INSPECTION LIMITATIONS**  
N/A

Recommendations

3.3.1 Plumbing Vent(s)

**NOT PROPERLY FASTENED/SEALED**

ROOF

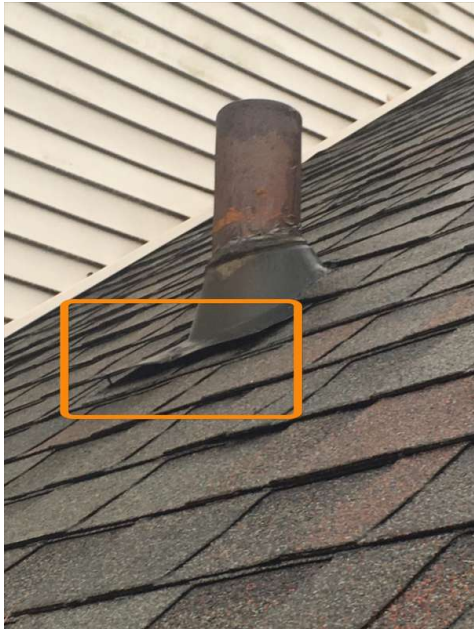
One or more of the roof plumbing vent termination flashing(s) were not properly fastened/secured or sealed at the lower nailing flanges at the time of the inspection. The flashing should be properly secured with the fasteners sealed. Recommend qualified roofing professional evaluate/repair as necessary

Recommendation

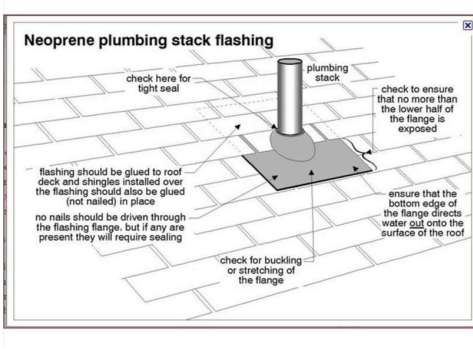
Contact a qualified roofing professional.

Recommendations





Improper Attachment - Roof



Proper Attachment

4: EXTERIOR

		IN	NI	NP	S	NR
4.1	Siding	X				X
4.2	Soffit, Fascia and Trim	X				X
4.3	Doors(Exterior)	X			X	
4.4	Screen/Storm Door(s)			X		
4.5	Windows (Exterior)	X			X	
4.6	Exterior Electrical Receptacles	X				X
4.7	Hose Bibs		X			

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Information

<b>Siding: Material</b> Vinyl, Brick/Block	<b>Soffit, Fascia and Trim: Material</b> Wood, Aluminum/Steel, Vinyl	<b>Doors(Exterior): Material</b> Fiberglass/Metal, Insulated glass
<b>Screen/Storm Door(s) : Material</b> N/A	<b>Windows (Exterior): Materials</b> Wood, Vinyl	<b>Exterior Electrical Receptacles:</b> <b>Outdoor Cover</b> Present
<b>Exterior Electrical Receptacles:</b> <b>GFCI Protection</b> No	<b>Exterior Electrical Receptacles:</b> <b>Open Ground/Reverse Polarity</b> No	<b>Hose Bibs: Operational</b> Not Tested

Limitations

Hose Bibs

**WATER NOT ON**

Water service to exterior hose bibs was turned off. Hose bibs were not tested.

Recommendations

4.1.1 Siding

Recommendations

**LOOSE/SEPARATED/MISSING**

One or more areas of loose/separated/missing siding were observed at the time of the inspection. Recommend qualified contractor evaluate/repair as necessary.

Recommendation

Contact a qualified professional.



Loose Vinyl SidingWest Exterior



Missing Vinyl Siding - NW Corner

#### 4.2.1 Soffit, Fascia and Trim

##### **DETERIORATING/MISSING PAINT**

**Maintenance Items**

Deteriorating/missing paint was observed on wood trim.

Deteriorating/missing paint can lead to wood rot. This repair can be completed by a handyman.

Recommendation

Contact a handyman or DIY project



Deteriorating/Missing PaintGarage Exterior Door

#### 4.6.1 Exterior Electrical Receptacles

##### **NO GFCI PROTECTION ON EXTERIOR RECEPTACLES**

**Significant Defects**

Exterior electrical receptacles were not GFCI protected. This is a potential safety hazard. GFCI protection is required on receptacles in water prone areas. Recommend qualified electrician evaluate/repair as necessary.

Here is an informational article about [GFCI protection](#).

Recommendation

Contact a qualified electrical contractor.



Not GFCI ProtectedWest Exterior

5: GARAGE

		IN	NI	NP	S	NR
5.1	Garage Door	X			X	
5.2	Safety Reverse	X				X
5.3	Floor	X			X	
5.4	Walls & Firewalls			X		
5.5	Fire Door			X		
5.6	Electrical	X			X	

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Information

<b>Type</b> Detached, 2-Car	<b>Automatic Opener</b> Yes, Operational	<b>Garage Door: Material</b> Insulated, Aluminum
<b>Safety Reverse : Photo Eyes</b> Operational	<b>Safety Reverse : Safety Reverse</b> Not Operable	<b>Floor: Material</b> Concrete
<b>Walls &amp; Firewalls: Walls/Firewall Protection</b> N/A	<b>Fire Door: Fire Door</b> N/A	<b>Electrical: Receptacles Present</b> Yes, Operable
<b>Electrical: GFCI Protected</b> Yes	<b>Electrical: Open Ground/Reverse Polarity</b> No	

Recommendations

5.2.1 Safety Reverse

**SAFETY REVERSE NOT OPERATIONAL**

 Significant Defects

Automatic garage door safety reverse was not operational and needs adjustment. This is a potential safety hazard. Recommend qualified garage door contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified garage door contractor.



Safety Reverse Needs AdjustmentGarage Exterior Door

6: LAUNDRY ROOM

		IN	NI	NP	S	NR
6.1	Laundry Sink/Faucet	X			X	
6.2	Dryer Vent	X			X	
6.3	Electrical	X			X	
6.4	Appliances	X			X	

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Information

<b>Room Vented</b> Yes	<b>Heating Source Present</b> Yes	<b>Cross Connections</b> No
<b>Laundry Sink/Faucet: Present</b> Yes, Satisfactory	<b>Dryer Vent: Vented</b> Wall	<b>Electrical : GFCI Protection</b> Present
<b>Electrical : Open Ground/Reverse Polarity</b> No	<b>Appliances: Appliances</b> Washer, Dryer	<b>Appliances: Washer Hook Up Lines</b> Satisfactory
<b>Appliances: Gas Shut-Off Valve</b> N/A		

7: KITCHEN

		IN	NI	NP	S	NR
7.1	Countertops	X			X	
7.2	Cabinets	X			X	
7.3	Plumbing	X			X	
7.4	Walls and Ceiling	X			X	
7.5	Heating Source	X			X	
7.6	Floor	X			X	
7.7	Appliances	X				X
7.8	Electrical	X			X	

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Information

<b>Plumbing: Faucet Leaks</b> No	<b>Plumbing: Pipes Leak/Corroded</b> No	<b>Plumbing: Funcional Drainage</b> Satisfactory
<b>Plumbing: Functional Flow</b> Satisfactory	<b>Walls and Ceiling : Moisture Stains</b> No	<b>Heating Source: Present</b> Yes
<b>Appliances : Garbage Disposal</b> Operable	<b>Appliances : Oven</b> Operable	<b>Appliances : Range</b> Operable
<b>Appliances : Exhaust Fan</b> Operable	<b>Appliances : Dishwasher</b> Operable, Drain Line Not Looped	<b>Appliances : Refrigerator</b> Operable
<b>Appliances : Microwave</b> Operable	<b>Electrical: Receptacles Present</b> Yes	<b>Electrical: GFCI Protected</b> Yes, Operable
<b>Electrical: Open Ground/Reverse Polarity</b> No		

Recommendations

7.7.1 Appliances

DISHWASHER DRAIN LINE NOT LOOPED

Maintenance Items

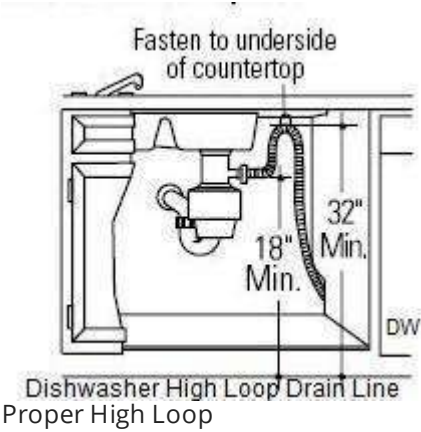
The dishwasher drain line did not have a high loop. A high loop is recommended to keep dirty water from back-siphoning into the dishwasher or water supply. Recommend qualified plumber evaluate/repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



No High LoopKitchen



8: BATHROOMS

		IN	NI	NP	S	NR
8.1	Sinks	X			X	
8.2	Tubs/Showers	X			X	
8.3	Toilets	X				X
8.4	Drainage/Flow	X			X	
8.5	Walls and Ceilings	X			X	
8.6	Door and Windows	X			X	
8.7	Electrical	X			X	
8.8	Exhaust Fans	X			X	

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Information

<b>Sinks : Faucet Leaks</b> No	<b>Sinks : Pipes Leak</b> No	<b>Tubs/Showers: Material</b> Fiberglass
<b>Tubs/Showers: Tub Pipes Leak</b> Not Visible	<b>Tubs/Showers: Tub Faucet Leaks</b> No	<b>Tubs/Showers: Shower Pipes Leak</b> Not Visible
<b>Tubs/Showers: Shower Faucet Leaks</b> No	<b>Toilets: Toilet</b> Downstairs Half Bath Loose, Operational	<b>Walls and Ceilings : Heat Source Present</b> Yes
<b>Walls and Ceilings : Moisture Stains</b> No	<b>Door and Windows: Doors</b> Present	<b>Door and Windows: Windows</b> Not Present
<b>Electrical: Receptacles</b> Present	<b>Electrical: GFCI Protection</b> Yes	<b>Electrical: GFCI Operational</b> Yes
<b>Electrical: Open Ground/Reverse Polarity</b> No	<b>Exhaust Fans: Operational</b> Yes	

Limitations

Tubs/Showers  
**TUB/SHOWER PIPES NOT VISIBLE**  
The tub and shower piping were not visible and were not inspected.

Recommendations

8.3.1 Toilets  
**TOILET BOWL LOOSE**  
DOWNSTAIRS HALF BATHROOM

 Maintenance Items



The toilet bowl was loose. Recommend qualified plumber evaluate/repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Toilet LooseDownstairs Half Bathroom

9: BEDROOMS

		IN	NI	NP	S	NR
9.1	Walls and Ceiling	X			X	
9.2	Floors	X			X	
9.3	Electrical	X				X
9.4	Doors	X			X	
9.5	Windows	X			X	

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Information

<b>Walls and Ceiling : Moisture Staining</b> Not Present	<b>Walls and Ceiling : Heat Source Present</b> Yes	<b>Electrical : Switches Operable</b> Yes
<b>Electrical : Receptacles Operable</b> Yes	<b>Electrical : Open Ground/Reverse Polarity</b> Master Bedroom Yes	<b>Windows: Bedroom Egress Restricted</b> No

Recommendations

9.3.1 Electrical

OPEN GROUND

MASTER BEDROOM

One or more bedroom electrical receptacles tested as having an open ground. Recommend qualified electrician evaluate/repair as necessary.

Here is an informational article about [open grounds](#).

Recommendation

Contact a qualified electrical contractor.

Recommendations



Open GroundMaster Bedroom

10: LIVING ROOM

		IN	NI	NP	S	NR
10.1	Walls and Ceilings	X			X	
10.2	Floors	X			X	
10.3	Doors			X		
10.4	Windows	X			X	
10.5	Electrical	X			X	

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Information

<b>Walls and Ceilings: Moisture Stains</b> Yes, Monitor	<b>Walls and Ceilings: Heating Source Present</b> Yes	<b>Doors: Operable</b> N/A
<b>Windows: Operable</b> Yes	<b>Electrical: Switches Operable</b> Yes	<b>Electrical: Receptacles Operable</b> Yes
<b>Electrical: Open Ground/Reverse Polarity</b> No		

Recommendations

10.1.1 Walls and Ceilings

Maintenance Items

MOISTURE STAINING

Moisture staining was observed on living room ceiling. This staining did not appear to be active. Recommend painting over this area and monitoring it for future moisture. If future moisture is observed, recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Recommend monitoring.



Moisture Staining

11: DINING ROOM

		IN	NI	NP	S	NR
11.1	Walls and Ceilings	X			X	
11.2	Floor	X			X	
11.3	Doors			X		
11.4	Windows	X			X	
11.5	Electrical	X			X	

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Information

<b>Walls and Ceilings: Moisture Stains</b> No	<b>Walls and Ceilings: Heating Source Present</b> Yes	<b>Doors: Operable</b> N/A
<b>Windows: Operable</b> Yes	<b>Electrical: Switches Operable</b> Yes	<b>Electrical: Receptacles Operable</b> Yes
<b>Electrical: Open Ground/Reverse Polarity</b> No		

12: STAIRS/STEPS

		IN	NI	NP	S	NR
12.1	Handrail/Risers/Treads					

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Information

**Handrail/Risers/Treads:** Handrail  
Present

**Handrail/Risers/Treads:**  
Risers/Treads  
Satisfactory

13: FIREPLACE AND CHIMNEY

		IN	NI	NP	S	NR
13.1	Fireplace	X			X	
13.2	Chimney	X				X

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Information

<b>Fireplace: Location</b> Living Room	<b>Fireplace: Fuel Type</b> Wood	<b>Fireplace: Material</b> Masonry
<b>Fireplace: Blower</b> None	<b>Fireplace: Damper</b> Damper Missing, Needs Repair	<b>Fireplace: Hearth/Mantle/Doors</b> Hearth Extension Adequate, Mantel Secure
<b>Chimney: Location</b> North	<b>Chimney: Viewed From</b> Roof	<b>Chimney: Chase</b> Brick
<b>Chimney: Defects</b> No Apparent Defects	<b>Chimney: Rain Cap/Spark Arrestor</b> Yes	<b>Chimney: Flue</b> Tile

Limitations


Chimney

**FLUE/LINER VISIBILITY**

The interior surfaces of a chimney's flue/liner are not fully inspected. Due to the small size of the flue, angles, soot and lack of lighting, a visible inspection is not possible. It is recommended that a certified chimney sweep evaluate the chimney before the first use of the fireplace.

Recommendations

13.2.1 Chimney

 Recommendations

**CRACKED CHIMNEY CAP**

A cracked concrete chimney cap was observed. Cracks in the chimney cap can allow moisture into the chimney and eventually into the living space. Recommend qualified chimney repair contractor evaluate/repair as necessary.

Recommendation

Contact a qualified chimney contractor.



Cracked Chimney Cap

14: ATTIC

		IN	NI	NP	S	NR
14.1	Exhaust Fans	X				X
14.2	Flooring	X			X	
14.3	Insulation	X			X	
14.4	Ventilation	X			X	
14.5	HVAC Ductwork	X			X	
14.6	Chimney Chase	X			X	
14.7	Roof Structure	X			X	
14.8	Electrical	X			X	

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Information

<b>Access Location</b> Garage Attic Access Location	<b>Access Type</b> Pull down stairs	<b>Inspected From</b> In the Attic
<b>Exhaust Fans: Vented To</b> Attic	<b>Flooring: Flooring Observations</b> Partial	<b>Insulation: Type</b> Loose, Cellulose
<b>Insulation: Installed In</b> Between Ceiling Joists	<b>Insulation: Depth</b> 15"	<b>Ventilation : Type</b> Roof, Soffit
<b>HVAC Ductwork: Materials</b> Flex/Insulated	<b>Chimney Chase: Visible</b> Yes	<b>Roof Structure : Framing</b> Rafters, Wood, Collar Ties, Knee Walls
<b>Roof Structure : Structural Issues</b> No	<b>Roof Structure : Ceiling Joist Materials</b> Wood	<b>Roof Structure : Roof Sheathing Materials</b> Plywood
<b>Electrical: Wiring Issues</b> None		

Recommendations

14.1.1 Exhaust Fans

BATHROOM EXHAUST VENTED INTO ATTIC

ATTIC

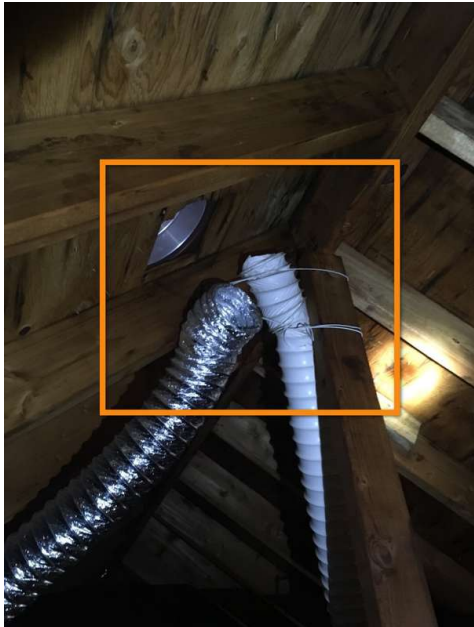
Bathroom exhaust fans were vented into the attic. It is recommended that all exhaust fans vent to the exterior to prevent unwanted moisture in the attic. Recommend qualified contractor evaluate/repair as necessary.

Recommendation

Contact a qualified professional.

Recommendations





Bathroom Fans Exhausted to Attic



Proper Venting

15: BASEMENT

		IN	NI	NP	S	NR
15.1	Basement Stairs	X			X	
15.2	Foundation	X			X	
15.3	Floor	X			X	
15.4	Drainage	X			X	
15.5	Girders/Beams	X			X	
15.6	Columns	X			X	
15.7	Joists	X			X	
15.8	Subfloor	X			X	

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Information

<b>Basement Type</b> Full Unfinished	<b>Basement Stairs : Handrail</b> Present	<b>Basement Stairs : Headroom</b> Satisfactory
<b>Foundation : Material</b> Concrete Block	<b>Foundation : Horizontal Cracks</b> None	<b>Foundation : Step Cracks</b> None
<b>Foundation : Vertical Cracks</b> None	<b>Foundation : Movement Apparent</b> None	<b>Foundation : Indication of Moisture</b> No
<b>Floor: Material</b> Concrete	<b>Drainage: Floor Drains</b> Yes, Drains Not Tested	<b>Drainage: Sump Pump</b> No
<b>Girders/Beams: Material</b> Steel	<b>Columns: Material</b> Steel	<b>Joists: Material</b> Wood, 2x10
<b>Subfloor: Visible</b> Yes	<b>Subfloor: Material</b> Plywood	

16: ELECTRICAL

		IN	NI	NP	S	NR
16.1	Service Entrance	X			X	
16.2	Main Service Panel	X			X	
16.3	Branch Wiring Circuits	X			X	
16.4	Smoke Detectors	X			X	
16.5	Carbon Monoxide Detectors	X				X

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Information

<b>Service Entrance : Conductors</b> Underground, 220 Volts	<b>Main Service Panel: Location</b> Garage	<b>Main Service Panel: Adequate Clearance</b> Yes
<b>Main Service Panel: Manufacturer</b> General Electric	<b>Main Service Panel: Type</b> Circuit Breaker	<b>Main Service Panel: Amperage</b> 200 AMP
<b>Main Service Panel: Main Wire Material</b> Copper	<b>Main Service Panel: Appears Grounded</b> Yes	<b>Main Service Panel: GFCI Breaker</b> No
<b>Main Service Panel: AFCI Breaker</b> No	<b>Branch Wiring Circuits: Branch Wire</b> Copper	<b>Branch Wiring Circuits: Wiring Method</b> Conduit, Romex
<b>Smoke Detectors: Present</b> Yes	<b>Smoke Detectors: Operational</b> Yes	<b>Carbon Monoxide Detectors: Present</b> No
<b>Carbon Monoxide Detectors: Operational</b> Not Tested		


Recommendations

16.5.1 Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTOR NEEDED**

No carbon monoxide detector was observed during the inspection. This is a potential safety hazard. Recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified professional.

 Significant Defects

# 17: PLUMBING

		IN	NI	NP	S	NR
17.1	Main Water Shut Off/Entry	X			X	
17.2	Visible Water Distribution Piping	X			X	
17.3	Fuel Shutoff and Distribution Piping	X			X	
17.4	Drain/Waste/Vent Pipe	X			X	
17.5	Plumbing Miscellaneous	X			X	

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## Information

### Main Water Shut Off/Entry: Source

Public/municipal water supply

### Main Water Shut Off/Entry: Location

Basement

### Main Water Shut Off/Entry: Entry Piping

Copper/Galvanized



Main Water Shutoff

### Visible Water Distribution Piping: Material

Copper

### Visible Water Distribution Piping: Lead Other Than Solder Joints

No

### Fuel Shutoff and Distribution Piping: Type of Fuel

Gas

Fuel Shutoff and Distribution  
Piping: Shut-Off Location

Exterior at Meter



Main Gas Shutoff

Fuel Shutoff and Distribution  
Piping: Distribution Piping

Galvanized

Drain/Waste/Vent Pipe: Material

PVC

Plumbing Miscellaneous : Flow

Satisfactory

Plumbing Miscellaneous : Pipes  
Supply/Drainage

Satisfactory

Plumbing Miscellaneous : Traps

Satisfactory, Proper P-Type

Plumbing Miscellaneous : Support

Metal Strapping, Plastic  
Strapping

18: WATER HEATER

		IN	NI	NP	S	NR
18.1	Water Heater Information	X			X	
18.2	Temperature/Pressure Relief Valve	X			X	
18.3	Fuel Supply/Electrical Observations	X			X	
18.4	Exhaust Venting	X			X	

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Information

<b>Water Heater Information:</b> <b>Location</b> Basement	<b>Water Heater Information:</b> <b>Energy Type</b> Gas	<b>Water Heater Information: Brand</b> AO Smith
<b>Water Heater Information:</b> <b>Model/Serial Number</b> Model:12323 Serial:21123213	<b>Water Heater Information:</b> <b>Capacity</b> 40 Gallons	<b>Water Heater Information:</b> <b>Approximate Age</b> 5 Years Old
<b>Water Heater Information:</b> <b>Combustion Air Venting Present</b> Yes	<b>Temperature/Pressure Relief Valve : Present</b> Yes	<b>Temperature/Pressure Relief Valve : Proper Material</b> Yes
<b>Temperature/Pressure Relief Valve : Extension Proper</b> Yes	<b>Fuel Supply/Electrical Observations: Proper Fuel Supply</b> Yes	<b>Exhaust Venting: Proper Slope</b> Yes

		IN	NI	NP	S	NR
19.1	General	X				X
19.2	Heating Equipment	X			X	
19.3	Distribution, Flues, Filter	X			X	

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General

**SYSTEM NOT OPERATED DUE TO**

N/A

Recommendations

19.1.1 General

 Significant Defects

**FURNACE BEYOND SERVICE LIFE**

The furnace was near/at the end of it's expected service life. Recommend evaluation by an HVAC professional. Recommend budgeting for a new unit in the future

Recommendation

Contact a qualified HVAC professional.



## 20: AIR CONDITIONING

		IN	NI	NP	S	NR
20.1	Exterior Equipment	X			X	
20.2	Cooling Equipment and Operation		X			
20.3	Condensate/Refrigerant Lines	X			X	

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### Information

<b>Exterior Equipment: Location</b> South	<b>Exterior Equipment: Brand Name</b> Trane	<b>Exterior Equipment: Model Number</b> 23452345
<b>Exterior Equipment: Serial Number</b> 2345234523	<b>Exterior Equipment: Approximate Age</b> 5 years old	<b>Exterior Equipment: Unit Type</b> Air Cooled
<b>Exterior Equipment: Energy Source</b> Electric	<b>Exterior Equipment: Outside Disconnect</b> Yes	<b>Exterior Equipment: Maximum Fuse/Breaker Rating (amps)</b> 35
<b>Exterior Equipment: Fuses/Breakers Installed (amps)</b> 35	<b>Exterior Equipment: Physical Traits</b> Unit Level, Condenser Fins OK, Insulation Present, Proper Clearance	<b>Cooling Equipment and Operation: Cooling Type</b> Complete system- Forced Air
<b>Cooling Equipment and Operation: Location</b> Furnace Plenum	<b>Cooling Equipment and Operation: Evaporator Coil Approximate Age</b> Estimated 5 years old	<b>Cooling Equipment and Operation: Operation Differential</b> Not Tested
<b>Condensate/Refrigerant Lines : Refrigerant Line</b> Satisfactory, Insulation Missing, Leak Present	<b>Condensate/Refrigerant Lines : Condensate Line/Drain</b> Satisfactory	<b>Condensate/Refrigerant Lines : Secondary Condensate Line/Drain</b> Not Needed

### Limitations

Cooling Equipment and Operation

#### LOW TEMPERATURE

The A/C unit was not tested due to low exterior temperatures. Recommend qualified HVAC technician evaluate/service during warmer weather