

1310 Oriole Drive  
Warsaw, IN 46580  
Home/Office: 574-269-3507  
Cell: 574-551-6680  
Fax: 574-268-9507

## **EXECUTIVE SUMMARY**

### **HOME AND PROPERTY INSPECTION**

Date: November 11, 2009

Client: Indy Mac Bank

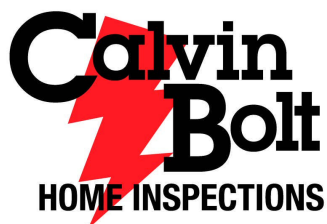
Property Address: 330 Ring Neck Trail Warsaw, IN 46580

Calvin Bolt D/B/A Calvin Bolt Home Inspections, conducted a complete home inspection at the above referenced location. The purpose of this investigation was to identify and disclose to the Client certain conditions of major systems at the subject property in order that the Client may better understand the physical aspects of the property. The Client understands that this inspection is only a visual review of readily accessible areas on the date of the inspection. The Standards of Practice used meet those prescribed by ASHI (American Society of Home Inspectors), and by Indiana State Law for Home Inspectors. The inspection was performed in the manner agreed upon in the pre-inspection agreement between the Client and Calvin Bolt D/B/A Calvin Bolt Home Inspections.

**PLEASE NOTE THAT THIS IS NOT A PASS OR FAIL INVESTIGATIVE REPORT.**

**THE FOLLOWING IS A SUMMARY OF THE HOME INSPECTION. ITS PURPOSE IS TO PROVIDE A MORE CONVENIENT SOURCE OF INFORMATION FOR THE READER. THE FOLLOWING CLASSIFICATION SCHEME IS INTENDED TO BE USED IN THE SAME MANNER. THEREFORE THE PLACEMENT OF ITEMS WITHIN CERTAIN CATEGORIES IS SUBJECTIVE IN NATURE, AND SHOULD NOT BE USED AS A FINAL ARGUABLE INTERPRETATION.**

The buyer should realize that defects can be found in all homes and a "perfect home" is a rarity. The purpose of a home inspection is to (1) identify/disclose visible major defects that may affect habitability, including safety concerns; (2) provide the future homeowner with maintenance advice, so the following items of interest were noted at the property (see attached reports):



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Indy Mac Bank  
135 North Pennsylvania Street Suite 2000  
Indianapolis, IN  
46204

**Property Address:**  
330 Ring Neck Trail  
Warsaw, IN  
46580

Date: November 11, 2009

Dear Indy Mac,

I want to thank you for allowing me to perform the inspections you requested. The following reports will explain in depth the conditions that are currently existing. I have attached 136 photos as well for your review. You can use the photos as a reference while reading the report and summary when an item needing attention is mentioned.

Again, I appreciate that you called me to do your inspections! Thank you!!

---

Calvin Bolt, Inspector

November 11,2009

Indy Mac Bank  
135 North Pennsylvania Street Suite 2000  
Indianapolis, IN 46204

Re 330 Ring Neck Trail  
Warsaw, IN 46580

Dear Indy Mac:

At your request, a visual inspection of the above referenced property was conducted on June 17 and November 7, 2009. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

According to Indiana State Law, this report is not required to address the following environmental hazards including: lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mold, mercury, carbon monoxide, or other similar environmental hazards. Also it is not required to address wood destroying insects and organisms, or subterranean systems or system components (operational or nonoperational), including: sewage disposal, water supply, or fuel storage or delivery. **Also, it is not required to address building codes.** Some of these items I may have addressed for you at no cost as a courtesy for your safety, and others we may have contracted separately at additional fees.

#### REPORT SUMMARY

I want to express my sincere thanks to you for the trust and confidence you have placed in me to enter the home and perform the inspection. I appreciate it greatly! Even though I build my business around quality, service and helpful information to homeowners, without people like you, it would not exist. Satisfied clients, word of mouth, and a good reputation are the best exposure I could have. Thank you again!

As you read the report and this summary, please refer to the attached pictures for reference when an item is mentioned that needs attention. Any item mentioned in this summary should have a picture to go along with it. The pictures supplied are considered an integral part of this report and are represented to be a part of this report.

**Please be sure and read the entire report as some items needing attention may not be in the summary. The best effort possible was put forth to include everything in the summary, but some may have been omitted. Also, I never seem to have time to proof read my reports. It's very possible that my "pic" or my fingers hit the wrong menu key and the wrong comment was entered. If something sounds "strange" or doesn't seem to "fit", please call me for clarification! Thanks.**

This written report "trumps" anything that may or may not have been said during the inspection (if you were one who tagged along). Things can and often do change, for either the better or the worse, (from what was said, or not said), after I have slept on the inspection, viewed the photos, performed the research, and constructed the report. The written report always takes precedence, and the final bow, for any information presented, or not presented, during the inspection itself.

Inspections are performed according to the Indiana State Law for Home Inspectors and the ASHI Standards of Practice, and recommendations are made according to the Indiana State Law for Home Inspectors and the ASHI Standards of Practice. All items in any given home can be corrected or changed as needed. The perfect house has not been built yet! As an inspector I report what I see. As is sometimes the case, some items in the report may not be of concern to you, as people see things

differently. However, all items need to be reported for informing each individual client.

THE 4 CLASSIFICATIONS OF ITEMS IN THE SUMMARY THAT I HAVE USED ARE ONLY INTENDED AS A GUIDELINE FOR YOU THE CLIENT. WHAT MAY BE MINOR OR MAJOR TO ONE PERSON MAY BE THE OPPOSITE TO THE NEXT PERSON. IT IS UP TO YOU THE CLIENT TO MAKE THAT DETERMINATION AND FOR YOU TO REQUEST WHICH ITEMS THAT YOU WOULD LIKE THE SELLER TO BE RESPONSIBLE FOR.

The Indiana Law for home inspectors states the "The report must include the following: (1) A report on any system or component inspected that, in the professional opinion of the inspector, is significantly deficient or near the end of the system or component's service life". Significantly deficient "means unsafe or not functioning". Unsafe means "a condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to: (4) a change in residential standards".

First, this means a home inspection is not a code inspection. However, what was just said above clearly states that these "hazards" must be reported. This means a home inspection is gauged against the "current standards", as far as these particular safety issues go. A home inspector has to know the standards in order to perform a legal inspection and legal report to meet the State requirements. Most home inspectors are not aware of this part of the law, and then do not know many of the standards anyway. They might catch something like a missing GFCI receptacle somewhere or a missing smoke alarm, but not much more than that. THERE ARE A PLETHORA OF ITEMS. You will find numerous ones listed in my reports. The older a home gets, the more there will be. The standards mostly change every 3 years, but numerous additions are made inside that 3 year period as well.

Now, this does not mean the seller has to bring his home up to these standards for the buyer, or even to sell it. These are recommendations that are made to the buyer to consider these upgrades to make his home safer. This is the State's way of literally protecting the buyer by making him aware of how safe or unsafe his home is at the time of purchase, based on the current standards. The home may have been built perfectly safe at the time of construction, under the current standards at that time.

Based on all of this which has been said, a home inspection then is not just for all the items that you see in the home, but for those items that are missing too, that can create the hazards. This is the hard part for most inspectors. You have to know and understand the current standards, and then stop and inspect every area of the home for those which are missing.

I hope this explanation helps clarify how this part of the inspection and report is to be conducted, to those who have not read or do not understand the State's requirements for a legal inspection and legal report. Thank you.

**The following items will likely require further evaluation and repair or replacement as required by licensed tradespeople. Obtain competitive estimates for these items.**

#### GROUNDS

##### GRADING:

##### SITE:

Flat site, Grade at foundation needs correction on all sides, Evidence of poor drainage, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 6" in the first 10'. The window wells need the dirt in them dug deeper down to 16" below the sill. Then new 24" tall window wells should be installed with the top lined up with the top of the foundation wall. When installing the well to the wall with masonry screws, the unit should be caulked first and placed in position, and then after installation another bead of caulking should be applied from inside the well on the 2 sides. After this, 6" of stone should be placed in the well and also install an acrylic bubble over the top. The dirt on the outside of the well should slope away from the well. Water is running into the window wells and has gotten up on the glass and run into the basement. There are 4 windows, all with the same problems. Contact a contractor.

#### EXTERIOR - FOUNDATION - BASEMENT

#### TRIM: WINDOWS-DOORS-FASCIA-SOFFITS:

##### CONDITION:

Appears serviceable: Windows, Doors, Fascia, Soffits, No flashing: Windows-the west window above the whirlpool and the dining room window on the south side of the house, Doors-the garage service door, Improper flashing-aluminum Z type strip needs installed-contact qualified contractor: Windows, Doors, the same ones I just mentioned. Proper flashing: Fascia, Soffits, the balance of the windows and doors. Caulking is needed: All the windows where the capped trim meets the metal of the units, and the 2 sides and bottom of both the windows that are installed with bricks around their trim.

#### CRAWLSPACE/BASEMENT:

##### CONDITION:

Appears serviceable, 2 somewhat significant cracks are visible on the outside of the foundation; one on the NW corner and one on the SW corner. Have these, and any others that become visible after the basement is gutted, evaluated by a professional foundation contractor or engineer. They may just need sealed against water penetration, but the whole extent is unknown at this time. A water seepage control system is already in place. It appears that water entry into the basement does exist, due to the improper grading and window well installation, and that the house is built below the high water table level---all previously mentioned. Corrections needed by professionals, to cure the diseases and/or control the symptoms. A mold/mildew-like substance is visible in the basement-testing can be done by this company for an additional fee. A mold inspection is not part of a home inspection. A mold inspection can be performed by my business for an additional fee if desired. Recommend testing and cleanup as required. Again, the damage from water and mold is severe. The basement will have to be gutted, for starters. See written comments at the very start of this report.

##### BEAMS:

None-Walls, Appears serviceable, A foundation contractor should install additional supports as needed. This is in regards to the top of the wall where the supports have been knocked out to install the heating and plumbing. Squash blocks now need installed in 7 cavities. This is the main wall on the eastern side of the basement that runs north and south.

##### FLOOR JOISTS:

Appear serviceable, Prefabricated "I - Joists" are in use. Floor joists are 2x10's, 16" on centers. The metal supports that were added for the 2 joists that extend into the head room area of the steps, are not substantial enough---improper fastening for one thing, and not enough of a hangar for another thing. Contact a contractor to do this properly. I recommend using real hangars, after the drywall is gutted out of the basement. Also, the drain line hole(s) in the I-joist(s) in the SW corner of the basement was drilled too close to the bearing end of the I-joist(s). It is at 16 1/2" to the center of it, instead of at least 24" to the center of it. This calculation of 24" is based on a 3" diameter ROUND hole. The hole that was cut was a 3" SQUARE hole, which requires even more distance than 24". However, if the joist is not spanning it's maximum length/load, then the distance from the bearing point CAN be reduced. Now, you will need an engineer to do the calculations. Had a nice round 3" hole(s) been drilled at 24", you would have been all set. It would not have changed any configuration with the plumbing.

##### BASEMENT FLOOR AND DRAINAGE:

Not visible or determined due to carpet, Sump pump appears serviceable--but the debris needs cleaned out of it and it needs stabilized in the pit so it does not lean over, I recommend the installation of a battery backup for the sump pump. A de-watering system is present, Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system. Symptoms of prior water entry exist----previously mentioned.

#### ROOF SYSTEM

##### ATTIC AND INSULATION:

##### Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. Ridge vents are installed. All attic vent manufacturers do not guarantee that their product will at all times resist all the forces of the elements of nature. These should be monitored under severe conditions from time to time. They are also a maintenance item to be added to a homeowner's list to

check, to ensure the weather tightness of the vents to keep the attic space dry. No leakage was detected at this time. Soffit vents are installed. Gable end vent is fake. The ridge vents are improperly installed. Instructions are packaged with the vents. Air nails were used, instead of roofing nails-which have a bigger head and more holding power-and were installed in the wrong location too. They are visible when looking at the vent. The nails, since they are in the wrong location, have grabbed some of the snow and bug filter strip, and pulled it down, now allowing entry of those items. Also, most of the vents have been installed on the laminate portion of the shingles, which is improper. To avoid leakage, these vents should be replaced. You won't be able to salvage them with the holes in them in the wrong places. The top row of shingles on each side of the ridges will have to be replaced too, due to the holes being too low now. Contact qualified contractor.

#### COMMENTS:

Bracing of different styles still needs added to the attic trusses. 6 pieces on truss web members (where I previously mentioned that 9 were needed) were added at the east end along with one piece added to a diagonal brace, since I was here in 2006. Check with the truss drawings for the engineer's design for the bracing. I see the other 3 web members on the east end that still need tee'd up: They are all on the same truss, with 2 just north of the scuttle hole and then one back in the north end. It will be best if the photos I took are used to help find all of these locations. At the eastern end portion of the attic, out in the middle, there are 4 vertical members that need braced laterally. Then on the upper level of attic, there are 3 members on the north side, towards the east end, that need braced laterally. Then on the upper level of the attic, there are 4 members on the south side, towards the west end, that need braced laterally. Then on the last upper level truss, at the west end of the attic, there are 4 members that need tee'd up. This truss is the first big one east of the antennae. Then in the SW corner of the attic, there are 3 trusses with 2 members each that need braced. Generally speaking, any member 8' or more in length, needs one form or another of bracing. Diagonal bracing is then needed as well in places. Refer to the truss drawings for exact locations of the exact type of bracing that is needed, and then contact a qualified contractor to finish this up.

#### ROOF PENETRATIONS:

##### TYPES AND CONDITION:

Plumbing vents, Needs attention---the western one is leaking and made a stain on the ceiling in the master bedroom. Either a different style boot needs installed or the 2 shingle tabs just above the boot need sealed. This is where the water is coming in. Let the roofer decide which method he wants to guarantee against leakage. Roof, Ridge, or Hip Vents, Needs attention---previously mentioned under Ventilation.

#### PLUMBING

##### SUPPLY LINES:

##### CONDITION:

Appears serviceable but not tested for leakage, Lines are not fully visible. Major corrosion is noted on a galvanized nipple on the left hand water heater. Replacement needed-contact licensed plumber.

##### WASTE LINES/VENT LINES:

##### CONDITION:

Appears serviceable but not tested for leakage, Lines not fully visible, Plumbing vents appear serviceable but not tested for venting, Unable to fully view pipes, The sewage ejection pump: Operates, but does not appear to have a gate valve-contact licensed plumber. By today's standards, is required to have an alarm system, with the pump and the alarm on separate electrical circuits. The age of this house does not require one, but I recommend one to save you and your plumber some messy grief when the pump does fail, or the circuit breaker for the pump trips. Call licensed plumber for repairs or replacements as required. Also, this pump runs about once an hour, because of 2 things: The water table is still high enough, and the drain line that enters this sewage ejection pit (for the discharges from the basement bathroom) is leaking at the point of entry into the pit. This pipe must be lower under the floor than the perimeter drain tiles that run into the sump pump pit. No water is running into that pit. Anyway, the area around the pipe needs sealed up really good somehow. Foundation water like this is not to be discharged into the sanitary sewer system. Also, it will prematurely wear out this sewage ejection pump, which is a more expensive pump, than just a sump pump. Again, contact a plumber for all of these issues.

##### HOSE FAUCETS:

**OPERATION:**

These could not be tested with the water off. The hose bib on the north side is sloped uphill which will retain water and then freeze and split in the winter-re-slope downhill towards faucet opening. Frost proof type, **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.** Contact a plumber for correction.

**HEATING - AIR CONDITIONING**

**UNIT 1 HEATING SYSTEM CONDITION:**

**RETURN AIR:**

One is located in each area of the home except the SE room in the basement. One still needs added from what I can see. Contact an HVAC person.

**AIR FILTERS:**

Missing/Damaged. It still needs a proper rack installed to hold the filter in place. Contact an HVAC person.

**UNIT 1 DUCTWORK HEATING:**

**DUCTS/AIR SUPPLY:**

Damage/Deterioration noted-a few flex duct pipes are smashed where they are squeezed into too tight of an area---re-location is needed. Also some flex duct pipes need re-strapped up, and/or strapped up differently, so that they are not pinched. One flex duct pipe is disconnected at the furnace and needs re-attached. Also, there are 9 flex duct pipes coming off the end area of the trunk line. I talked to a heating contractor about this, and he said it is not good practice to do this. It can allow temperature differences and air flow volume problems to occur in the affected rooms. He said in a commercial installation, the last 3 feet of a trunk line is sacred and no pipes are allowed to come out of that area. He said if rooms get starved or overfed with a situation like this, then pipe balancing dampers would need to be installed. A licensed mechanical contractor should be called to make further analysis of the ductwork system.

**ELECTRICAL SYSTEM**

**SWITCHES & OUTLETS:**

**CONDITION OF:**

Some outlets did not function---the 2 on the up high shelf area on the west wall in the living room, Some switches could not be determined what they operate-one of the 4 by the back door. Missing or damaged receptacle cover plates viewed--just one on one of those existing receptacles in the unfinished basement furnace room, Missing or damaged switch cover plates viewed--just one in the NE bedroom for the closet. 2 more virgin boxes and recepts need installed on EACH side of the south wall in the NW room of the basement. Contact licensed electrician to make repairs or replacements as required. Call licensed electrician for further evaluation.

**LIGHTING FIXTURES/CEILING FANS:**

**CONDITION:**

A representative sampling of lighting fixtures and ceiling fans were tested. As a whole, lighting fixtures and ceiling fans throughout the house are in serviceable condition. A representative sampling of lighting fixtures and ceiling fans were tested. As a whole, lighting fixtures and ceiling fans throughout the garage are in serviceable condition. This inspection does NOT cover the inspection of can lights in any location, including but not limited to, cathedral ceilings, ceilings between floors, ceilings with attics above, exterior ceilings, or soffits, BUT read up inside each can light to see what it says about insulation contact, size and type of bulb, and type of trim to use on the can light, all to avoid a fire hazard. The under cabinet lights on each side of the kitchen have not been installed yet. The wires are just barely sticking out of their holes. When turning on the 2 switches, the wires do not become hot. They are probably not connected to the switches yet. Call licensed electrician for further evaluation and installation of the lights. Also, many lighting fixtures could not be tested due to many missing bulbs. Also, some bulbs are either burned out or missing in the fixtures with the enclosed globes. There were very few bulbs left in the house. So I do not know if all lights and switches are working properly. Further evaluation is necessary. I moved some bulbs around to many different light fixtures, using my ladder on some lights too, but this grew old after awhile. Doing this is beyond the scope of a State Licensed Home Inspection. Also, when the GFCI at the left side of the kitchen sink is turned off, some of the can lights in the ceiling go off. These counter top receptacles are to be on dedicated circuits, and not with lights or appliances. Check with an electrician to see if the wiring

can be changed.

## INTERIOR

### DOORS:

#### MORE EXTERIOR DOORS:

House to garage door, Appears serviceable but the knobs have been removed and are laying on the floor. Re-installation is needed, Standard side/rear door, Appears serviceable but the knob has been bent and needs replaced, Garage service door, Appears serviceable but the door has been dinged when the locks were drilled out and removed. Repair to the door is needed, Adjustment also is needed---door is difficult to operate--it rubs on the strike side and the door knob strike plate needs adjusted to tighten up the door to the weatherstrip---daylight is visible. I imagine all the door knob situations were not created by the homeowners, but by the bank folks who came to install new locks for their own access options. Contact a contractor for repairs and adjustments.

#### INTERIOR DOORS:

Appears serviceable---some of them, Damage viewed-any door (and frame) in the basement, or main level door stored in the basement is trashed due to the water damage and mold, Adjustments needed---some doors rub/stick/won't latch on the main level---see photos---also many doors have been removed off their hinges, so the operation of some doors is unknown, Hardware operational, where doors are operational, 2 or more doorframes are not square---see photos---some binding is noted. Also, at least 6 doors at the western end of the house and at least 3 doors at the eastern end of the house need one or both vertical sides sanded smooth, as well as the corners on those sides. They just feel like they were rough cut at the factory or on the job, and never had the corners rounded off or the edges sanded. Check all doors and smooth as required, and then re-paint. Contact qualified painter. New doors and frames will need to be purchased for the basement too. Contact a general contractor who is skilled.

#### COMMENTS:

Some of the shelving in different areas throughout the house has been removed and needs re-installed. There is a pile of shelving leaning against the wall in the basement, but this has been ruined by the water damage and mold, and needs replaced. Some shelving is laying on the floor of the laundry room and in the landing portion of the basement stairwell, and in the garage. Contact a contractor.

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall, General condition appears serviceable on the main level, except holes are in the wall behind the door into the NE bedroom and the door into the SE bedroom. Repairs are needed. Door stops are needed throughout the house. Repairs are needed in the stairwell too. It looks like the damage may have occurred from moving furniture. There is a spot in the formal dining room that needs repaired too, where a shelf bracket was removed. There are likely normal wear and tear areas too, that need touched up, while you are at it. Replacement is needed throughout in the basement, due to water damage and mold. Typical cracks noted. Contact a qualified drywall company.

### FLOORS:

#### TYPE & CONDITION:

Carpet, Wood laminate, General condition appears serviceable, Damage/deterioration is noted--the floor in the kitchen has one buckled up area, likely due to the humidity in the basement. This may go down on its own after the house gets dried out. Monitor. The carpet in the SW bedroom has yellow paint spots on it, after the brown horse on the wall was painted over, to match the yellow walls in the room. Replacement is needed. Of course all the carpet and pad has to be replaced in the basement. Contact a carpet company.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK:

#### TYPE AND CONDITION:

Porcelain on steel, Appears serviceable--but not water tested, Minor wear noted particularly in the left basin, Caulking is needed under sink lip on the right hand side.

## BATHROOMS

### BATHROOM # 1

#### CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. Not water tested. Master bedroom bathroom. Toilet not water tested.

**BATH VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards---there are 2 in this bathroom. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits-you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan(s) on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Master bedroom bathroom.

**BATHROOM # 2:**

**CONDITION OF TOILET:**

The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. SW bedroom. Toilet not water tested.

**BATH VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits-you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. SW bedroom.

**BATHROOM # 3:**

**BATH VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits-you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Hall bath.

**BATHROOM # 4:**

**CONDITION OF TOILET:**

The following problems were noted at the toilet: Toilet is loose at floor, A new wax seal should be installed under loose toilets, also making sure toilet flange is screwed to the floor. Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. Toilet not water tested. The toilet was roughed in 6 1/2" too far out into the room. A cabinet built behind it would make it look better. Basement bath.

**The following safety hazards were noted in the report and should be repaired or replaced as required, or updated by a qualified tradesperson.**

**GROUNDS**

**EXTERIOR STAIRS/STOOPS:**

**CONDITION:**

Appears serviceable-front, but steps need installed in the back of the house.

**EXTERIOR - FOUNDATION - BASEMENT**

**CRAWLSPACE/BASEMENT:**

**STAIRS/DOOR:**

Interior stairs serviceable, Improvement needed to handrail(s)-they have been removed by the moving out process and need re-installed. Headroom on the stairs is low-use caution. It is 4" too low. Not much you can do about it now, other than informing the builder for the next time. It is 6'-4" instead of 6'-8".

**PLUMBING**

**WATER HEATER:**

**CONDITION:**

Water off. Pressure relief valve noted, not tested, Pressure relief valve drain line is kinked and is a safety hazard--replacement needed. Also, these TPR Valves should not have their discharge lines tied together (there are 2 water heaters). They need to run separately and independently to the sump pit. Also the cold water inlet valve on the water heater is stuck and will not close. Correction needed. Contact licensed plumber for repairs as required.

**WATER HEATER # 2**

**CONDITION:**

Water off. Pressure relief valve noted, not tested. These TPR Valves should not have their discharge lines tied together (there are 2 water heaters). They need to run separately and independently to the sump pit. Also the cold water inlet valve on the water heater is stuck and will not close. Correction needed. Contact licensed plumber for repairs as required.

**ELECTRICAL SYSTEM**

**SWITCHES & OUTLETS:**

**CONDITION:**

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition. A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the garage are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets--meaning ALL kitchen countertop receptacles, not those just within 6' of the sink, unfinished basements and crawlspaces, within 6' of laundry sinks, and wet bar countertops within 6' of the sink. 2 more are needed in the unfinished basement furnace room. Contact licensed electrician to make repairs or replacements as required.

**ELECTRICAL PANELS SECOND AREA:**

**Inspector Notes:**

Circuit and wire sizing correct so far as visible, Grounding system is present, The ground wire enters ground but rod(s) could not be verified. Low voltage transformers, and their wiring, are not allowed inside high voltage panels. I recommend to relocate it/them. Contact licensed electrician to make repairs or replacements as required.

**INTERIOR**

**SMOKE / FIRE DETECTOR:**

**LOCATION-TYPE-CONDITION**

Smoke alarm(s) responded to test button operation, Smoke alarms should be changed every 10 years. The alarms were all going off at full throttle when I arrived. I turned the breaker on and off, and eventually they quit sounding in short order. They still test out and work. However, many are chirping due to batteries that now need to be replaced. I imagine they have been sounding their alarms since the power was turned on back in mid September. Also, the smoke alarm in the SW bedroom is 6 1/2" too close to the return air grill. This is a potential safety issue. Contact an electrician to move this and a drywaller and then a painter to patch the hole, stipple the spot, and re-paint the ceiling. The whole ceiling may have to be stippled due to potential matching problems.

**KITCHEN - APPLIANCES - LAUNDRY**

RANGE:

TYPE/CONDITION:

None, Electric 220 available. No gas hook up available. Free-standing, There is no anti tip bracket installed on the rear foot of the range. I highly recommend installing one for safety. It is laying on the furnace in the basement.

GARAGE - CARPORT

MISCELLANEOUS:

FINAL ITEMS:

No windows in garage, Siding is the same as house, Siding appears to be satisfactory. I recommend for the homeowner to install a fire extinguisher for the garage and the basement. The steps in the garage need a hand rail since there are 4 risers. Contact a contractor.

**The following items are noted in the report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority of the items are repairs that are needed or are the result of normal wear and tear.**

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

The house exterior was inspected from the ground. Appears serviceable, A piece by piece search of the siding was not performed and is beyond the scope of this inspection. There is a significant hole in the siding on the east side of the house. Hopefully there is a spare piece of siding laying around somewhere to splice in a piece. If not, I would imagine you can still match it, but you might have to buy a whole 2 square box of it.

CRAWLSPACE/BASEMENT:

BASEMENT CONDITION:

Viewing was restricted by wall coverings and/or ceiling coverings and/or insulation and vapor barriers. An inspection was conducted for insulations and vapor barriers in the basement. Insulations and vapor barriers are not visible in the finished parts of the basement. There is no floor/ceiling insulation installed-OK. There is rim joist insulation installed---it is fiberglass, R-19 with no vapor barrier-I recommend a vapor barrier to be installed, There is fiberglass insulation installed for the exterior walls of the finished basement on the interior-either R-11 or R-13, Yes there is a vapor barrier on the exterior walls of the finished basement, it is, plastic or visqueen.

INTERIOR

WINDOWS:

TYPE & CONDITION:

Vinyl--the 4 basement windows, Wood, Pella, Aluminum clad, Insulated glass including the basement ones, Sliding-basement, Casement, Stationary, A representative sampling was taken. Windows as a grouping are generally operational. Screens are damaged on at least 2 units-repairs are needed-see photos. Windows are proper egress size for fire escape from bedrooms.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears serviceable, No drywall on the basement ceiling, except a dab at the bottom of the stairs---remove this. Stains noted on the master bedroom ceiling from the plumbing vent boot that is leaking, that I previously mentioned. Contact a painter.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable, Cabinets need some adjustments--3 pairs of doors are rubbing.

LAUNDRY AREA:

CONDITION:

Electrical outlet is grounded, 220 Service-operational, No gas service viewed, A dryer vent is provided, and in good visual condition. No tears were noted. The dryer pipe needs cleaned out. Laundry sink is provided in the basement, Laundry sink appears serviceable--but not water tested.

## BATHROOMS

### BATHROOM # 1

#### 2ND TUB/SHOWER AND WALLS:

Shower area appears serviceable--but not water tested, Cosmetic moisture damage is noted at the wall just at the top of the shower walls. Correct this when doing other drywall work in the house. Enclosure appears serviceable, Shower curtain-no door. Master bedroom bathroom.

### BATHROOM # 2:

#### 1ST TUB/SHOWER PLUMBING FIXTURES:

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. SW bedroom.

### BATHROOM # 3:

#### 1ST TUB/SHOWER PLUMBING FIXTURES:

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. Hall bath.

### BATHROOM # 4:

#### 1ST TUB/SHOWER PLUMBING FIXTURES:

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. Basement bath.

**These items should be monitored for future changing conditions. Also are items to inquire about with the seller, or as a note of information for you.**

## INSPECTION CONDITIONS

### UTILITY SERVICES:

#### UTILITIES STATUS:

Water off at time of inspection.

## GROUNDS

### LANDSCAPING:

#### CONDITION:

None, NOTE: Low voltage lighting systems and landscape lights are not inspected, including post yard lights, motion lights, and dusk to dawn lights.

## ROOF SYSTEM

### GUTTERS & DOWNSPOUTS:

#### TYPE & CONDITION:

Gutters are installed on the whole house, Appears serviceable, Subsurface drains noted, but Not Tested.

THEY ARE NOT PART OF THIS INSPECTION. 2 surface pipes have later been added on top of the yard for the 2 north downspouts.

## HEATING - AIR CONDITIONING

### UNIT 1 HEATING SYSTEM CONDITION:

#### PRIMARY UNIT:

Not tested due to mold. Breakers were off, and are still off. See very beginning of report.

### UNIT 1 AIR CONDITIONING:

#### TYPE:

Heat pump, Not tested as part of this inspection, due to the mold. Breakers were off and are still off. See verbiage at the very beginning of this report. Tappan brand by Nordyne.

## KITCHEN - APPLIANCES - LAUNDRY

### GARBAGE DISPOSAL:

#### CONDITION:

Appears serviceable--but not water tested, Wiring appears serviceable. Plug the dishwasher hose drain hole

in the side of it, before using the sink.

**WASHER AND DRYER:**

**CLOTHES WASHER:**

None, If the washing machine hoses for the hot and cold water supply have not been replaced in the last 5 years, it is recommended to do so to avoid flooding potential from deterioration of these rubber hoses. Your insurance company will be impressed when you tell them you did so! Inquire with seller.

**BATHROOMS**

**BATHROOM # 4:**

**BATH VENTILATION:**

Appears serviceable, I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Basement bath.

**GARAGE - CARPORT**

**ELECTRICAL:**

**CONDITION:**

Previously mentioned-see house report, Refrigerators and freezers in garages should not be plugged into G.F.C.I. receptacles. They should be plugged into a SINGLE receptacle not a DUPLEX receptacle.

Thank you for selecting my company to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

*CALVIN BOLT HOME INSPECTIONS*

CALVIN BOLT

Inspector - Indiana State License #:HI100500015

enclosure

**CMI (Certified Microbial Investigator) by the American Indoor Air Quality Council  
(Microbial Investigations and Testing for Fungi, Mold, Bacteria, Viruses, and Their Health Effects, Risk Assessments, Mold Remediation Protocol and Verification, Building Science, Building Related Symptoms, Building Related Illness, HVAC Systems, Assessments for Moisture Intrusion, and More)**

**27 Years Past Remodeling/Building Experience in all Trades**

**ICC Residential Combination Code Inspector--Building, Plumbing, Electrical, Mechanical  
Indiana State Licensed Home Inspector #: HI00500015**

**International Code Council Certified Member #5295883  
American Society of Home Inspectors member #243752  
Member Indiana Chapter of American Society of Home Inspectors  
Member Independent Home Inspectors of North America  
Member InterNACHI (National Association of Certified Home Inspectors)  
Member Indoor Air Quality Association #18552  
Member Better Business Bureau  
Member Warsaw/Kosciusko County Chamber of Commerce  
Member Kosciusko-Fulton County Builder's Association**

**Member Warsaw Church of God-----52 years**  
**Member Indiana Builder's Association**  
**Member Indiana Builder's Association Codes Committee**  
**Member Indiana Residential Codes Review Committee for the 2009 Edition of the**  
**International Residential Code for 1 and 2 Family Dwellings**  
**Member National Association of Home Builders**

**Indiana State Licensed Pest Inspector #F212457**  
**Indiana State Department of Health Primary Radon Tester Certification #00375**  
**IDEM Asbestos Inspector License #IN199223075**  
**IDEM Lead Inspector License #IN7316077**  
**IDEM Lead Risk Assessor License #IN0129107**  
**Water Quality Tests/Well Chlorinations Guaranteed (Coliform)**  
**Septic Inspections/Well/Pump Tests**  
**Indoor Air Quality: Mold, CO, Gas Leaks, Odors, Noises, and Moisture Intrusion**  
**Arsenic & Radon in Water, and Arsenic in Wood Decks/Playsets, and Soils Underneath**  
**Individual Component Inspections in Homes**  
**Safety Inspections in Homes**  
**Dispute Settlement Inspections**  
**Expert Witness**  
**Whole House Inspections for Existing Homeowners**  
**Third Party Document/Contract Review**  
**Consulting On Most Anything**

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## INSPECTION CONDITIONS

I started this inspection on the morning of June 17, 2009, but I soon discovered that the power and water had been shut off. The occupants had finished moving out the day before around 2 PM. I only was able to do the exterior and roof inspections that first day. I took 28 photos that day and have them marked June 17 with a marker. There were numerous inquiries on my part over the next 4 plus months, up to October 26, 2009, to see if and when, or when and if, the water and power were going to be turned back on. I inquired with Indy Mac on October 26, 2009, about the utilities, and was informed by them that the utilities had been turned on, on September 19, 2009. All of these inquiries on my part, including extra trip charges out to the property, e-mails, phone calls, faxes, and visits to the attorney's office, resulted in trip fees, overhead fees, and labor fees of \$390.00, over and above my contract inspection fee. I have not billed out these extra fees, and I am still deciding what to do with these. I do know that my financial involvement and consulting on this project will end with the delivery of this report, unless a retainer fee for further involvement with this project in the amount of \$500.00 is paid by some party. I went back to the property on Saturday, November 7, 2009 to continue the inspection. It didn't take long to discover that the water was off out at the main underground meter. The power was on. There is no gas service to this all electric home. I had to proceed with the inspection at this time. I saw that the stickers on the plumbing fixtures in the home stated that the house had been winterized (meaning too that the water was turned off) on September 23, 2009, just 4 days after it was turned on. This doesn't make much sense to me. At any rate, I continued with the inspection, as it seemed obvious to me that the water would not be turned back on again, based on the time of year that it is. The breakers for the heat were turned off, and I left them off. I took an additional 108 photos this day, bringing the total to 136 for the project. I figured my inspection fee price based on 100 photos. Indy Mac requested that I do the remaining inspection "without causing any further damage". This statement resulted due to water damage and mold in the basement that they were informed of by others. For this reason, I did not turn on the heat pump, which the air conditioning is all part of too, so that I would not further spread the mold spores throughout the main level and the HVAC system. Upon opening the front door of the home, the mold odor was quite evident. The heating and air conditioning systems will still need to be checked out by others at a later date. If the heat remains off this winter, there is grave danger of the sump pump and the sewage ejection pump freezing up. With the water

turned off, I could not inspect any faucets or associated drains/traps, water lines, drain-waste-vent lines, toilets, outside hose bibs, water heaters, garbage disposal for leakage, and the like. These will all still need to be checked out by others at a later date. One note about toilets is that when the tanks remain empty of water, for even a 2 or 3 week period, the rubber parts and pieces may crack and then leak, when the water is turned back on, requiring replacement parts. When I was at the house on June 17, 2009, I did a 5 minute walk through each on both the main level and down in the basement. In the basement, it was obvious that water had been running in through the 4 basement windows and down the walls. There was a rubber mat system on the floor in the NW basement room, and the water had run to the carpet by that room's entry door and it was wet as you headed towards the basement bathroom too. There was some mold on the walls below the windows and about 6" high above the floor on both sides of the south wall and the east wall of that NW room. That was about it. I was not contracted to do a mold inspection. This is outside the scope of a State Licensed Home Inspection. As an independently Certified Microbial Investigator, by the American Indoor Air Quality Council, I will offer some brief, free, comments. I am not in business though to offer free advice or opinions. Two of my next trips back to the house were on Sunday and Monday, July 12 and 13, 2009, just checking to see if the utilities were on. When arriving in the basement, all the carpet was wet and the water level was just at the top of the carpet pile. Since the power was off, the sump pump could not run. Now the mold was about a foot high at the bottom of all the walls in the basement. The house has been built below the high water table level. It had rained a lot, but it was about to get worse in August. I drove to the Lavender attorney office on Monday and informed the front desk gal of what I found. In mid August, Warsaw received 6-7 inches of rain in less than a 24 hour period. When I arrived to continue the inspection on November 7, 2009, the situation was now extremely bad. It was evident the water level had gotten up to 5 1/2" to 6" deep above the concrete floor. The water had been pumped down of course, but all of the carpet was still soggy. The mold has covered all the walls, and is growing on the floor joists and the underside of the flooring for the main level too. It has migrated up the stair well about half way. I did not detect any mold on the walls of the main level or on the underside of the roof sheathing..... yet. It will get there though. The house is not safe to enter without a professional respirator, which is what I used during the inspection. The humidity in the basement is still extremely high, and any cool surface was condensing moisture. Mold amplification is continuing, minute by minute. This is tied

for the worst case of mold I have ever seen in my career. The whole basement has to be gutted. It can be done though. The work needs to start ASAP, before it gets colder and the mold starts growing in the main level and the attic. Though not visible, there are mold spores in the main level and in all the carpet of the main level. There is no vapor barrier in the attic, which is ok, but this is going to allow the humidity to get into the attic, condense on the roof sheathing in cool and cold weather, and start the formation of mold. I will stop here with this discussion on mold. I wanted to lay out the time line of events, past, present, and future. The permit was taken out for this house on October 31, 2005.

#### **CLIENT & SITE INFORMATION:**

**FILE #:**  
**DATE OF INSPECTION:** June 17 and November 7, 2009.  
**TIME OF INSPECTION:**  
**CLIENT NAME:** Indy Mac Bank.  
**MAILING ADDRESS:** 135 North Pennsylvania Street Suite 2000.  
**CLIENT CITY/STATE/ZIP:** Indianapolis, IN 46204.  
**CLIENT PHONE #:** 317-264-5000.  
**CLIENT FAX #:** 317-264-5400.  
**CLIENT E-MAIL:** rbinder@doylelegal.com.  
**INSPECTION SITE:** 330 Ring Neck Trail.  
**INSPECTION SITE CITY/STATE/ZIP:** Warsaw, IN 46580.  
**INSPECTION SITE PHONE #:**

#### **CLIMATIC CONDITIONS:**

**WEATHER:** Sun.  
**SOIL CONDITIONS:** Dry 2nd day, Wet 1st day.  
**APPROXIMATE OUTSIDE TEMPERATURE in F:** 60-70. Both days. Early morning on first day, late afternoon on second day.

**BUILDING CHARACTERISTICS:**

**MAIN ENTRY  
FACES:** South.  
**ESTIMATED AGE  
OF HOUSE:** About 3-4 years.  
**BUILDING TYPE:** 1 family, Contemporary.  
**STORIES:** 1.  
**SPACE BELOW  
GRADE:** Basement.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE  
DISPOSAL:** Public.  
**UTILITIES  
STATUS:** Water off at time of inspection.

**OTHER INFORMATION:**

**AREA:** Suburb.  
**HOUSE  
OCCUPIED?** No.  
**CLIENT  
PRESENT:** No.  
**PEOPLE  
PRESENT:** No one.

**PAYMENT INFORMATION:**

**TOTAL FEE:**  
**PAID BY:**

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, mold, gas leak detection, carbon monoxide testing, lead paint, asbestos, toxic or flammable materials, septic system analysis, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and

occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# GROUPS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**TYPE:** Concrete.  
**CONDITION:** Appears serviceable, Cracks noted are typical.

## SIDEWALKS:

**TYPE:** Concrete.  
**CONDITION:** Appears serviceable, Cracks noted are typical.

## LANDSCAPING:

**CONDITION:** None, NOTE: Low voltage lighting systems and landscape lights are not inspected, including post yard lights, motion lights, and dusk to dawn lights.

## GRADING:

**SITE:** Flat site, Grade at foundation needs correction on all sides, Evidence of poor drainage, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 6" in the first 10'. The window wells need the dirt in them dug deeper down to 16" below the sill. Then new 24" tall window wells should be installed with the top lined up with the top of the foundation wall. When installing the well to the wall with masonry screws, the unit should be caulked first and placed in position, and then after installation another bead of caulking should be applied from inside the well on the 2 sides. After this, 6" of stone should be placed in the well and also install an acrylic bubble over the top. The dirt on the outside of the well should slope away from the well. Water is running into the window wells and has gotten up on the glass and run into the basement. There are 4 windows, all with the same problems. Contact a contractor.

## EXTERIOR STAIRS/STOOPS:

**CONDITION:** Appears serviceable-front, but steps need installed in the back of the house.

## FENCES & GATES:

**TYPE:** None, Not a part of this inspection.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. **Footings are a buried installation, and their presence, or lack thereof, are not part of this inspection. The thickness, width, and depth below grade also cannot be determined.**

## WALLS:

**MATERIAL:** Exterior walls are 2x4 on 16" centers, Vinyl siding, Brick.

**CONDITION:** The house exterior was inspected from the ground. Appears serviceable, A piece by piece search of the siding was not performed and is beyond the scope of this inspection. There is a significant hole in the siding on the east side of the house. Hopefully there is a spare piece of siding laying around somewhere to splice in a piece. If not, I would imagine you can still match it, but you might have to buy a whole 2 square box of it.

## TRIM: WINDOWS-DOORS-FASCIA-SOFFITS:

**MATERIAL:** Metal: Windows, Doors, Fascia, Soffits: Combination of vented and unvented aluminum.

**CONDITION:** Appears serviceable: Windows, Doors, Fascia, Soffits, No flashing: Windows-the west window above the whirlpool and the dining room window on the south side of the house, Doors-the garage service door, Improper flashing-aluminum Z type strip needs installed-contact qualified contractor: Windows, Doors, the same ones I just mentioned. Proper flashing: Fascia, Soffits, the balance of the windows and doors. Caulking is needed: All the windows where the capped trim meets the metal of the units, and the 2 sides and bottom of both the windows that are installed with bricks around their trim.

## CRAWLSPACE/BASEMENT:

**BASEMENT WALLS - TYPE:** Poured concrete.

**BASEMENT TYPE:** Window view basement, Basement is fully accessible, Basement is completely finished.

**BASEMENT CONDITION:** Viewing was restricted by wall coverings and/or ceiling coverings and/or insulation and vapor barriers. An inspection was conducted for insulations and vapor barriers in the basement. Insulations and vapor barriers are not visible in the finished parts of the basement. There is no floor/ceiling insulation installed-OK. There is rim joist insulation installed---it is fiberglass, R-19 with no vapor barrier-I recommend a vapor barrier to be installed, There is fiberglass insulation installed for the exterior walls of the finished basement on the interior-either R-11 or R-13, Yes there is a vapor barrier on the exterior walls of the finished basement, it is, plastic or visqueen.

**CONDITION:**

Appears serviceable, 2 somewhat significant cracks are visible on the outside of the foundation; one on the NW corner and one on the SW corner. Have these, and any others that become visible after the basement is gutted, evaluated by a professional foundation contractor or engineer. They may just need sealed against water penetration, but the whole extent is unknown at this time. A water seepage control system is already in place. It appears that water entry into the basement does exist, due to the improper grading and window well installation, and that the house is built below the high water table level---all previously mentioned. Corrections needed by professionals, to cure the diseases and/or control the symptoms. A mold/mildew-like substance is visible in the basement---testing can be done by this company for an additional fee. A mold inspection is not part of a home inspection. A mold inspection can be performed by my business for an additional fee if desired. Recommend testing and cleanup as required. Again, the damage from water and mold is severe. The basement will have to be gutted, for starters. See written comments at the very start of this report.

**STAIRS/DOOR:**

Interior stairs serviceable, Improvement needed to handrail(s)-they have been removed by the moving out process and need re-installed. Headroom on the stairs is low-use caution. It is 4" too low. Not much you can do about it now, other than informing the builder for the next time. It is 6'-4" instead of 6'-8".

**RIM OR BANDING  
JOIST AND SILL  
PLATE:  
BEAMS:**

Rim joists are not visible. Sill plates are not visible.

None-Walls, Appears serviceable, A foundation contractor should install additional supports as needed. This is in regards to the top of the wall where the supports have been knocked out to install the heating and plumbing. Squash blocks now need installed in 7 cavities. This is the main wall on the eastern side of the basement that runs north and south.

**FLOOR JOISTS:**

Appear serviceable, Prefabricated "I - Joists" are in use. Floor joists are 2x10's, 16" on centers. The metal supports that were added for the 2 joists that extend into the head room area of the steps, are not substantial enough---improper fastening for one thing, and not enough of a hangar for another thing. Contact a contractor to do this properly. I recommend using real hangars, after the drywall is gutted out of the basement. Also, the drain line hole(s) in the I-joist(s) in the SW corner of the basement was drilled too close to the bearing end of the I-joist(s). It is at 16 1/2" to the center of it, instead of at least 24" to the center of it. This calculation of 24" is based on a 3" diameter ROUND hole. The hole that was cut was a 3" SQUARE hole, which requires even more distance than 24". However, if the joist is not spanning it's maximum length/load, then the distance from the bearing point CAN be reduced. Now, you will need an engineer to do the calculations. Had a nice round 3" hole(s) been drilled at 24", you would have been all set. It would not have changed any configuration with the plumbing.

**COLUMNS/  
SUPPORTS:  
BASEMENT  
FLOOR AND  
DRAINAGE:**

None-Walls, Appear serviceable.

Not visible or determined due to carpet, Sump pump appears serviceable--but the debris needs cleaned out of it and it needs stabilized in the pit so it does not lean over, I recommend the installation of a battery backup for the sump pump. A de-watering system is present, Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system. Symptoms of prior water entry exist---previously mentioned.

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

Attic is full size, Attic appears serviceable. Truss framing, 2x4 top and bottom chords, 24" on centers, Conventional framing for the 2 little front dormers and a few long rafters on the west side of the attic---2x6 rafters, 24" on centers, Accessible--Attic was entered and inspected. Attic access is in the garage.

### INSULATION TYPE AND CONDITION:

The attic(s) was inspected for insulation and for a vapor barrier. Appears serviceable, Fiberglas batts--cathedral part over master bedroom bath ceiling with cellulose on top of that, Cellulose- Blown everywhere else, Insulation is installed between the ceiling joists. Insulation is installed between roof rafters--just in that bathroom part I mentioned, There is no vapor barrier installed in the attic under the cellulose--ok. There is a vapor barrier installed in the attic---it is, paper on the fiberglass insulation over that bath area I mentioned.

### DEPTH AND R- FACTOR:

6.5 inches garage R-23, 8 inches just a few areas of the lower attic R-28, 10.5 inches lower attic R-37, 11 inches upper attic R-38.5, 12 inches trayed ceiling of master bedroom R-42, 16 inches total over the cathedral bath area I mentioned--9.5 inches fiberglass R-30 and 6.5 inches cellulose R-23.

### Ventilation Hi/ Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. Ridge vents are installed. All attic vent manufacturers do not guarantee that their product will at all times resist all the forces of the elements of nature. These should be monitored under severe conditions from time to time. They are also a maintenance item to be added to a homeowner's list to check, to ensure the weather tightness of the vents to keep the attic space dry. No leakage was detected at this time. Soffit vents are installed. Gable end vent is fake. The ridge vents are improperly installed. Instructions are packaged with the vents. Air nails were used, instead of roofing nails-which have a bigger head and more holding power-and were installed in the wrong location too. They are visible when looking at the vent. The nails, since they are in the wrong location, have grabbed some of the snow and bug filter strip, and pulled it down, now allowing entry of those items. Also, most of the vents have been installed on the laminate portion of the shingles, which is improper. To avoid leakage, these vents should be replaced. You won't be able to salvage them with the holes in them in the wrong places. The top row of shingles on each side of the ridges will have to be replaced too, due to the holes being too low now. Contact qualified contractor.

### COMMENTS:

Bracing of different styles still needs added to the attic trusses. 6 pieces on truss web members (where I previously mentioned that 9 were needed) were added at the east end along with one piece added to a diagonal brace, since I was here in 2006. Check with the truss drawings for the engineer's design for the bracing. I see the other 3 web members on the east end that still need tee'd up: They are all on the same truss, with 2 just north of the scuttle hole and then one back in the north end. It will be best if the photos I took are used to help find all of these locations. At the eastern end portion of the attic, out in the middle, there are 4 vertical members that need braced laterally. Then on the upper level of attic, there are 3 members on the north side, towards the east end, that need

braced laterally. Then on the upper level of the attic, there are 4 members on the south side, towards the west end, that need braced laterally. Then on the last upper level truss, at the west end of the attic, there are 4 members that need tee'd up. This truss is the first big one east of the antennae. Then in the SW corner of the attic, there are 3 trusses with 2 members each that need braced. Generally speaking, any member 8' or more in length, needs one form or another of bracing. Diagonal bracing is then needed as well in places. Refer to the truss drawings for exact locations of the exact type of bracing that is needed, and then contact a qualified contractor to finish this up.

## **ROOF:**

**STYLE:** Gable, Hip. 8/12 pitch house, and 10/12 pitch garage.

**TYPE:** fiberglass strip shingles, Yes, felt is installed.

**ROOF ACCESS:** A limited roof covering inspection was performed by walking on the roof and inspecting. A shingle by shingle inspection is beyond the scope of this inspection. Walked on roof.

**ROOF COVERING  
STATUS:**

Appears serviceable/within useful life, It appears this roof has one layer of shingles.

## **ROOF PENETRATIONS:**

**TYPES AND  
CONDITION:**

Plumbing vents, Needs attention---the western one is leaking and made a stain on the ceiling in the master bedroom. Either a different style boot needs installed or the 2 shingle tabs just above the boot need sealed. This is where the water is coming in. Let the roofer decide which method he wants to guarantee against leakage. Roof, Ridge, or Hip Vents, Needs attention---previously mentioned under Ventilation.

## **EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:**

Metal, Rubber, Appears serviceable.

## **GUTTERS & DOWNSPOUTS:**

**TYPE &  
CONDITION:**

Gutters are installed on the whole house, Appears serviceable, Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION. 2 surface pipes have later been added on top of the yard for the 2 north downspouts.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. **Testing gas line fittings for leakage with a gas leak detector is beyond the scope of a State Licensed Home Inspection. If time permits, I may test some, or all, of the accessible fittings at no extra charge, but these would be done as a courtesy only, and are not required to be tested at all.**

## MAIN LINE:

**MATERIAL:** Plastic.

**CONDITION:** Main water valve is located, at the south end of the house, in the basement, in the furnace room. Appears serviceable, Valve is operational, No water softener installed. Main line is 1 inch diameter.

## SUPPLY LINES:

**MATERIAL:** Plastic.

**CONDITION:** Appears serviceable but not tested for leakage, Lines are not fully visible. Major corrosion is noted on a galvanized nipple on the left hand water heater. Replacement needed-contact licensed plumber.

## WASTE LINES/VENT LINES:

**MATERIAL:** Plastic.

**CONDITION:** Appears serviceable but not tested for leakage, Lines not fully visible, Plumbing vents appear serviceable but not tested for venting, Unable to fully view pipes, The sewage ejection pump: Operates, but does not appear to have a gate valve-contact licensed plumber. By today's standards, is required to have an alarm system, with the pump and the alarm on separate electrical circuits. The age of this house does not require one, but I recommend one to save you and your plumber some messy grief when the pump does fail, or the circuit breaker for the pump trips. Call licensed plumber for repairs or replacements as required. Also, this pump runs about once an hour, because of 2 things: The water table is still high enough, and the drain line that enters this sewage ejection pit (for the discharges from the basement bathroom) is leaking at the point of entry into the pit. This pipe must be lower under the floor than the perimeter drain tiles that run into the sump pump pit. No water is running into that pit. Anyway, the area around the pipe needs sealed up really good somehow. Foundation water like this is not to be discharged into the sanitary sewer system. Also, it will prematurely wear out this sewage ejection pump, which is a more expensive pump, than just a sump pump. Again, contact a plumber for all of these issues.

## HOSE FAUCETS:

**OPERATION:** These could not be tested with the water off. The hose bib on the north side is sloped uphill which will retain water and then freeze and split in the winter-re-slope downhill towards faucet opening. Frost proof type, **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.** Contact a plumber for correction.

**WATER HEATER:**

**TYPE:** Electric.  
**SIZE:** 50 Gallons.  
**LOCATION:** Basement.  
**APPROXIMATE AGE IN YEARS:** 3-4 years.  
**CONDITION:** Water off. Pressure relief valve noted, not tested, Pressure relief valve drain line is kinked and is a safety hazard--replacement needed. Also, these TPRValves should not have their discharge lines tied together (there are 2 water heaters). They need to run separately and independently to the sump pit. Also the cold water inlet valve on the water heater is stuck and will not close. Correction needed. Contact licensed plumber for repairs as required.

**WATER HEATER # 2**

**TYPE:** Electric.  
**SIZE:** 50 Gallons.  
**LOCATION:** Basement.  
**APPROXIMATE AGE IN YEARS:** 3-4 years.  
**CONDITION:** Water off. Pressure relief valve noted, not tested. These TPRValves should not have their discharge lines tied together (there are 2 water heaters). They need to run separately and independently to the sump pit. Also the cold water inlet valve on the water heater is stuck and will not close. Correction needed. Contact licensed plumber for repairs as required.

**FUEL SYSTEM:**

**METER/TANK LOCATION-CONDITION:** None.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## UNIT 1 HEATING SYSTEM DESCRIPTION:

**LOCATION OF  
PRIMARY UNIT:**

Basement.

**SYSTEM TYPE:**

Forced Air, Electric auxiliary back up heat for heat pump. Heat pump. Tappan brand by Nordyne.

**FUEL TYPE AND  
NOTES:**

Electric.

**CAPACITY OF  
UNIT:**

65510 BTU's for back up electric heat strips and 48,000 BTU's for air to air heat pump.

**APPROXIMATE  
AGE IN YEARS:**

3-4 years.

## UNIT 1 HEATING SYSTEM CONDITION:

**PRIMARY UNIT:**

Not tested due to mold. Breakers were off, and are still off. See very beginning of report.

**RETURN AIR:**

One is located in each area of the home except the SE room in the basement. One still needs added from what I can see. Contact an HVAC person.

**AIR PLENUM:**

Appears serviceable.

**AIR FILTERS:**

Missing/Damaged. It still needs a proper rack installed to hold the filter in place. Contact an HVAC person.

**GENERAL  
SUGGESTIONS:**

There appears to be a heat source in each room.

## UNIT 1 DUCTWORK HEATING:

**TYPE:**

Flexible insulated round pipe, Sheet metal duct.

**DUCTS/AIR  
SUPPLY:**

Damage/Deterioration noted-a few flex duct pipes are smashed where they are squeezed into too tight of an area---re-location is needed. Also some flex duct pipes need re-strapped up, and/or strapped up differently, so that they are not pinched. One flex duct pipe is disconnected at the furnace and needs re-attached. Also, there are 9 flex duct pipes coming off the end area of the trunk line. I talked to a heating contractor about this, and he said it is not good practice to do this. It can allow temperature differences and air flow volume problems to occur in the affected rooms. He said in a commercial installation, the last 3 feet of a trunk line is sacred and no pipes are allowed to come out of that area. He said if rooms get starved or overfed with a situation like this, then pipe balancing dampers would need to be installed. A licensed mechanical

contractor should be called to make further analysis of the ductwork system.

## **UNIT 1 AIR CONDITIONING:**

**TYPE:** Heat pump, Not tested as part of this inspection, due to the mold. Breakers were off and are still off. See verbiage at the very beginning of this report. Tappan brand by Nordyne.

**POWER SOURCE:** 220 Volt, Electrical disconnect present.

**APPROXIMATE COMPRESSOR AGE IN YEARS:** 3-4 years.

**CAPACITY OF UNIT:** 3.5 ton.

**CONDENSATE LINE:** Condensate line installed, Condensate line was not tested for functional drainage.

## **UNIT 1 DUCTWORK AIR CONDITIONING:**

**TYPE:** Same as the heating system.

**DUCTS/AIR SUPPLY:** Same as heating.

## **UNIT 1 AUXILIARY EQUIPMENT:**

**WHOLE HOUSE ATTIC FAN:** None.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in each room designed for sleeping, on the basement ceiling near the stairs, in the living area remote from the kitchen, on the ceiling of the upper level near the top or above each stairway, other than a basement stairway in any multistory dwelling and tested regularly. I would also recommend one for the garage and attic as well.

## SERVICE FIRST AREA:

**LOCATION:** East.

**TYPE AND CONDITION:** Underground, 110/220 Volt, 400 amp system, with 2 breaker panels: Each Panel size: 200 Amp, Each Panel rating: 225 Amp, Circuit breakers, Appears serviceable.

## ELECTRICAL PANELS FIRST AREA:

**MAIN PANEL LOCATION AND NOTES:** Garage, Appears serviceable, Main breaker located in main panel.

**Inspector Notes:** Circuit and wire sizing correct so far as visible, Grounding system is present, The ground wire enters ground but rod(s) could not be verified.

## CONDUCTORS FIRST AREA:

**ENTRANCE CABLES:** Aluminum- OK.

**BRANCH WIRING:** Copper, Non-metallic sheathed cables commonly referred to as "romex", Appears serviceable.

## SWITCHES & OUTLETS:

**CONDITION:** A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition. A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the garage are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets-meaning ALL kitchen countertop receptacles, not those just within 6' of the sink, unfinished basements and crawlspaces, within 6' of laundry sinks, and wet bar countertops within 6' of the sink. 2 more are needed in the unfinished basement furnace room. Contact licensed electrician to make repairs or replacements as required.

**CONDITION OF:** Some outlets did not function---the 2 on the up high shelf area on the west wall in the living room, Some switches could not be determined what they operate--one of the 4 by the back door. Missing or damaged receptacle cover plates viewed--just one on one of those existing receptacles in the unfinished basement furnace room, Missing or damaged switch cover plates viewed--just one in the NE bedroom for the closet. 2 more virgin boxes and recepts need installed on EACH side of the south wall in the NW room of the basement. Contact licensed electrician to make repairs or replacements as required. Call licensed electrician for further evaluation.

**LIGHTING FIXTURES/CEILING FANS:****CONDITION:**

A representative sampling of lighting fixtures and ceiling fans were tested. As a whole, lighting fixtures and ceiling fans throughout the house are in serviceable condition. A representative sampling of lighting fixtures and ceiling fans were tested. As a whole, lighting fixtures and ceiling fans throughout the garage are in serviceable condition. This inspection does NOT cover the inspection of can lights in any location, including but not limited to, cathedral ceilings, ceilings between floors, ceilings with attics above, exterior ceilings, or soffits, BUT read up inside each can light to see what it says about insulation contact, size and type of bulb, and type of trim to use on the can light, all to avoid a fire hazard. The under cabinet lights on each side of the kitchen have not been installed yet. The wires are just barely sticking out of their holes. When turning on the 2 switches, the wires do not become hot. They are probably not connected to the switches yet. Call licensed electrician for further evaluation and installation of the lights. Also, many lighting fixtures could not be tested due to many missing bulbs. Also, some bulbs are either burned out or missing in the fixtures with the enclosed globes. There were very few bulbs left in the house. So I do not know if all lights and switches are working properly. Further evaluation is necessary. I moved some bulbs around to many different light fixtures, using my ladder on some lights too, but this grew old after awhile. Doing this is beyond the scope of a State Licensed Home Inspection. Also, when the GFCI at the left side of the kitchen sink is turned off, some of the can lights in the ceiling go off. These counter top receptacles are to be on dedicated circuits, and not with lights or appliances. Check with an electrician to see if the wiring can be changed.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in each room designed for sleeping, on the basement ceiling near the stairs, in the living area remote from the kitchen, on the ceiling of the upper level near the top or above each stairway, other than a basement stairway in any multistory dwelling and tested regularly. I would also recommend one for the garage as well.

**ELECTRICAL PANELS SECOND AREA:****MAIN PANEL****LOCATION AND****NOTES:****Inspector Notes:**

Basement, Appears serviceable, Main breaker located in main panel.

Circuit and wire sizing correct so far as visible, Grounding system is present, The ground wire enters ground but rod(s) could not be verified. Low voltage transformers, and their wiring, are not allowed inside high voltage panels. I recommend to relocate it/them. Contact licensed electrician to make repairs or replacements as required.

**CONDUCTORS SECOND AREA:****ENTRANCE****CABLES:**

Aluminum- OK.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY

#### DOOR:

Appears serviceable. • • • •

### MORE EXTERIOR

#### DOORS:

House to garage door, Appears serviceable but the knobs have been removed and are laying on the floor. Re-installation is needed, Standard side/rear door, Appears serviceable but the knob has been bent and needs replaced, Garage service door, Appears serviceable but the door has been dinged when the locks were drilled out and removed. Repair to the door is needed, Adjustment also is needed---door is difficult to operate--it rubs on the strike side and the door knob strike plate needs adjusted to tighten up the door to the weatherstrip---daylight is visible. I imagine all the door knob situations were not created by the homeowners, but by the bank folks who came to install new locks for their own access options. Contact a contractor for repairs and adjustments.

### STORM DOORS:

#### INTERIOR

#### DOORS:

None.

Appears serviceable---some of them, Damage viewed-any door (and frame) in the basement, or main level door stored in the basement is trashed due to the water damage and mold, Adjustments needed---some doors rub/stick/won't latch on the main level---see photos---also many doors have been removed off their hinges, so the operation of some doors is unknown, Hardware operational, where doors are operational, 2 or more doorframes are not square---see photos---some binding is noted. Also, at least 6 doors at the western end of the house and at least 3 doors at the eastern end of the house need one or both vertical sides sanded smooth, as well as the corners on those sides. They just feel like they were rough cut at the factory or on the job, and never had the corners rounded off or the edges sanded. Check all doors and smooth as required, and then re-paint. Contact qualified painter. New doors and frames will need to be purchased for the basement too. Contact a general contractor who is skilled.

### COMMENTS:

Some of the shelving in different areas throughout the house has been removed and needs re-installed. There is a pile of shelving leaning against the wall in the basement, but this has been ruined by the water damage and mold, and needs replaced. Some shelving is laying on the floor of the laundry room and in the landing portion of the basement stairwell, and in the garage. Contact a contractor.

**WINDOWS:****TYPE &  
CONDITION:**

Vinyl--the 4 basement windows, Wood, Pella, Aluminum clad, Insulated glass including the basement ones, Sliding-basement, Casement, Stationary, A representative sampling was taken. Windows as a grouping are generally operational. Screens are damaged on at least 2 units-repairs are needed-see photos. Windows are proper egress size for fire escape from bedrooms.

**INTERIOR WALLS:****MATERIAL &  
CONDITION:**

Drywall, General condition appears serviceable on the main level, except holes are in the wall behind the door into the NE bedroom and the door into the SE bedroom. Repairs are needed. Door stops are needed throughout the house. Repairs are needed in the stairwell too. It looks like the damage may have occurred from moving furniture. There is a spot in the formal dining room that needs repaired too, where a shelf bracket was removed. There are likely normal wear and tear areas too, that need touched up, while you are at it. Replacement is needed throughout in the basement, due to water damage and mold. Typical cracks noted. Contact a qualified drywall company.

**CEILINGS:****TYPE &  
CONDITION:**

Drywall, General condition appears serviceable, No drywall on the basement ceiling, except a dab at the bottom of the stairs---remove this. Stains noted on the master bedroom ceiling from the plumbing vent boot that is leaking, that I previously mentioned. Contact a painter.

**FLOORS:****TYPE &  
CONDITION:**

Carpet, Wood laminate, General condition appears serviceable, Damage/deterioration is noted--the floor in the kitchen has one buckled up area, likely due to the humidity in the basement. This may go down on its own after the house gets dried out. Monitor. The carpet in the SW bedroom has yellow paint spots on it, after the brown horse on the wall was painted over, to match the yellow walls in the room. Replacement is needed. Of course all the carpet and pad has to be replaced in the basement. Contact a carpet company.

**1ST. FIREPLACE/WOOD BURNING DEVICES:****LOCATION -  
TYPE -  
CONDITION:**

None.

**SMOKE / FIRE DETECTOR:****LOCATION-TYPE-  
CONDITION**

Smoke alarm(s) responded to test button operation, Smoke alarms should be changed every 10 years. The alarms were all going off at full throttle when I arrived. I turned the breaker on and off, and eventually they quit sounding in short order. They still test out and work. However, many are chirping due to batteries that now need to be replaced. I imagine they have been sounding their alarms since the power was turned on back in mid September. Also, the smoke alarm in the SW bedroom is 6 1/2" too close to the return air grill. This is a potential safety issue. Contact an electrician to move this and a drywaller and then a painter to patch the hole, stipple the spot, and re-paint the ceiling. The whole ceiling may have to be stippled due to potential matching problems.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.

Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. **Any and all appliances, including laundry room appliances, are not part of a State Licensed Home Inspection. If time permits, I may test some, or all, of the appliances for FUNCTIONALITY, NOT PERFORMANCE, at no extra charge, but these would be done as a courtesy only, and are not required to be tested at all.**

### KITCHEN:

LOCATION: Main level.

### KITCHEN SINK:

LOCATION: Main level.

TYPE AND

CONDITION:

Porcelain on steel, Appears serviceable--but not water tested, Minor wear noted particularly in the left basin, Caulking is needed under sink lip on the right hand side.

### RANGE:

LOCATION: Main level.

TYPE/

CONDITION:

None, Electric 220 available. No gas hook up available. Free-standing, There is no anti tip bracket installed on the rear foot of the range. I highly recommend installing one for safety. It is laying on the furnace in the basement.

### VENTILATION/FANS/HOODS:

LOCATION: Main level.

TYPE AND

CONDITION:

No fan/hood present.

### REFRIGERATOR:

LOCATION: Main level.

TYPE AND

CONDITION:

None, Water line is available.

### DISHWASHER:

LOCATION: Main level.

CONDITION:

None installed.

### GARBAGE DISPOSAL:

LOCATION: Main level.

CONDITION:

Appears serviceable--but not water tested, Wiring appears serviceable. Plug the dishwasher hose drain hole in the side of it, before using the sink.

**OTHER BUILT-INS:**

**LOCATION:** Main level.

**MICROWAVE:** None.

**INTERIOR COMPONENTS:**

**LOCATION:** Main level.

**COUNTERS AND****CABINETS:**

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable, Cabinets need some adjustments--3 pairs of doors are rubbing.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY AREA:**

**LOCATION:** Service area main floor.

**CONDITION:** Electrical outlet is grounded, 220 Service-operational, No gas service viewed, A dryer vent is provided, and in good visual condition. No tears were noted. The dryer pipe needs cleaned out. Laundry sink is provided in the basement, Laundry sink appears serviceable--but not water tested.

**WASHER AND DRYER:**

**LOCATION:** Main level.

**CLOTHES****WASHER:**

None, If the washing machine hoses for the hot and cold water supply have not been replaced in the last 5 years, it is recommended to do so to avoid flooding potential from deterioration of these rubber hoses. Your insurance company will be impressed when you tell them you did so! Inquire with seller.

**CLOTHES****DRYER:**

None.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## BATHROOM # 1

**BATH LOCATION:** Master bedroom, Main Level.

**CONDITION OF  
SINK:**

Sink appears serviceable--but not water tested, Cabinets appear serviceable, Counters appear serviceable.

**CONDITION OF  
TOILET:**

The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. Not water tested. Master bedroom bathroom. Toilet not water tested.

**1ST TUB/  
SHOWER  
PLUMBING  
FIXTURES:**

Whirlpool, Tub, Appears serviceable--but not water tested.

**2ND TUB/  
SHOWER  
PLUMBING  
FIXTURES:**

Shower, Appears serviceable--but not water tested.

**1ST TUB/  
SHOWER AND  
WALLS:**

Whirlpool, G.F.C.I. protection is provided, Tub area appears serviceable--but not water tested.

**2ND TUB/  
SHOWER AND  
WALLS:**

Shower area appears serviceable--but not water tested, Cosmetic moisture damage is noted at the wall just at the top of the shower walls. Correct this when doing other drywall work in the house. Enclosure appears serviceable, Shower curtain-no door. Master bedroom bathroom.

**BATH  
VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards---there are 2 in this bathroom. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits--you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan(s) on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Master bedroom bathroom.

**BATHROOM # 2:****BATH LOCATION:**

SW bedroom, Main Level.

**CONDITION OF  
SINK:**

Sink appears serviceable--but not water tested, Cabinets appear serviceable, Counters appear serviceable.

**CONDITION OF  
TOILET:**

The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. SW bedroom. Toilet not water tested.

**1ST TUB/  
SHOWER  
PLUMBING  
FIXTURES:**

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. SW bedroom.

**1ST TUB/  
SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable--but not water tested, Shower walls appear serviceable, Enclosure appears serviceable, Shower doors appear serviceable.

**BATH  
VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits--you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. SW bedroom.

**BATHROOM # 3:****BATH LOCATION:**

Hall, Main Level.

**CONDITION OF  
SINK:**

Sink appears serviceable--but not water tested, Cabinets appear serviceable, Counters appear serviceable.

**CONDITION OF  
TOILET:**

Appears serviceable--but not water tested, There is a shut off valve for the toilet in the event of an emergency.

**1ST TUB/  
SHOWER  
PLUMBING  
FIXTURES:**

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. Hall bath.

**1ST TUB/  
SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable--but not water tested, Shower walls appear serviceable, Enclosure appears serviceable, Shower curtain-no door.

**BATH  
VENTILATION:**

Appears serviceable, Bath fans should not be vented into Soffits, according to today's standards. You may see icicles hanging out of the soffit in the winter. According to today's standards, bath fans need to be vented "directly to the outside" not into Soffits-you may see icicles hanging out of the soffit in the winter--Use flexible insulated pipe and a roof cap with a damper in it, or it can be run out the attic wall, or a soffit termination kit can be purchased so the air will discharge THROUGH the soffit--however, these kits do NOT have a damper in them. The fan termination could not be located. I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Hall bath.

**BATHROOM # 4:****BATH LOCATION:**

Downstairs, Basement.

**CONDITION OF  
SINK:**

Pedestal lav, Sink appears serviceable--but not water tested.

**CONDITION OF  
TOILET:**

The following problems were noted at the toilet: Toilet is loose at floor, A new wax seal should be installed under loose toilets, also making sure toilet flange is screwed to the floor. Toilet tank is loose at the toilet bowl. Tighten as needed, There is a shut off valve for the toilet in the event of an emergency. Toilet not water tested. The toilet was roughed in 6 1/2" too far out into the room. A cabinet built behind it would make it look better. Basement bath.

**1ST TUB/  
SHOWER  
PLUMBING  
FIXTURES:**

Tub/shower, Appears serviceable--but not water tested, Caulking is needed around the tub spout. Basement bath.

**1ST TUB/  
SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable-but not water tested, Enclosure appears serviceable, Shower curtain-no door.

**BATH  
VENTILATION:**

Appears serviceable, I recommend installing the bath exhaust fan on at least a 30 minute timer, instead of just the toggle (on and off) switch. This will allow the humidity to continue to be removed from the bathroom after you leave, and will relieve you of having to remember to come back later and shut the switch off. Basement bath.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Proper sloping of garage floors for adequate drainage is beyond the scope of this inspection and is not included as part of this inspection. **Note: Also, floors that drain out under the overhead garage door(s), have a tendency and may at times, under the right conditions, freeze the door to the concrete floor from snow melt off of the vehicles and could cause damage to the door and/or the automatic door operator, etc.**

## TYPE:

**LOCATION:** Attached, Under main house roof, Two car.

## ROOF:

**STYLE:** Gable.

**TYPE:** fiberglass strip shingles, Yes, felt is installed.

**ROOF ACCESS:** A limited roof covering inspection was performed by walking on the roof and inspecting. A shingle by shingle inspection is beyond the scope of this inspection. Walked on roof.

**ROOF COVERING STATUS:**

Same as house, See house roof report.

## FLOOR:

**CONDITION:** Appears serviceable, Typical cracks noted, There is a floor drain(s)-not determined if it/(they) has functional drainage.

## FIRE WALL:

**CONDITION:** Appears serviceable-it cannot be determined if it is actually Type X brand, fire rated drywall, but it is drywall, and that will slow a fire in the garage compared to just open studs or paneling or plywood etc. In Indiana it only needs to be, and is actually called, a smoke separation.

## WALLS:

**TYPE/ CONDITION:** 2x4 walls, 16" centers, Drywalled.

## CEILING:

**TYPE/ CONDITION:** Truss framing, 2x4 top and bottom chords, 24" on centers, There is no vapor barrier above the ceiling--ok. Insulation is in the ceiling, it is 6 1/2" thick, cellulose, Drywalled ceiling. Typical ceiling crack.

## VENTILATION:

**TYPE:** Ridge Vents, Eave Vents, Same as the house-see report.

## GARAGE DOOR(S):

**CONDITION:** Appears serviceable, Number of overhead doors: One, Automatic door opener(s)- operational, Automatic reverse feature is, operational. Service door previously mentioned.

**ELECTRICAL:**

**CONDITION:**

Previously mentioned-see house report, Refrigerators and freezers in garages should not be plugged into G.F.C.I. receptacles. They should be plugged into a SINGLE receptacle not a DUPLEX receptacle.

**MISCELLANEOUS:**

**FINAL ITEMS:**

No windows in garage, Siding is the same as house, Siding appears to be satisfactory. I recommend for the homeowner to install a fire extinguisher for the garage and the basement. The steps in the garage need a hand rail since there are 4 risers. Contact a contractor.