



Buyers Protection Group



Sample Report
Rob Rehm Indianapolis Home Inspector
IN

Client(s):
Inspection Date: Invalid DateTime

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Inspector: Rob Rehm #HI00500115

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Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 110525000010084
 - Client's Last Name:
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Bathrooms

Ventilation

- ❌ 1. The exhaust vent fan at the full bathroom is not installed at time of inspection. Install as needed.(Picture 1)

Interior

Windows

- ❌ 2. The left side window at the front guest bedroom or exercise room has disconnected hardware and will not open or close. Repair window hardware as needed.(Picture 1)

Laundry

Laundry

- ❌ 3. The gas supply pipe at the laundry room for the dryer is not capped off, The pipe should be capped for safety reasons.(Picture 1)

Garage

Passage/Service Doors

- ❌ 4. The bottom door sweep at the exterior garage service door is missing or damaged and should be replaced.(Picture 1)

Electrical

GFCI's

- ❌ 5. A GFCI located at the full bathroom did not trip when tested. Defective GFCI equipment allows power function but does not provide the safety for which it was designed. Replace GFCI equipment that did not respond to test device or button.(Picture 1)

Heating and Cooling

Heating - Warm Air Furnace

- ❌ 6. The heating system short cycled when test operated. This can indicate a defect in the fan limit or some other problem. Have it checked professionally and repaired as necessary. The heating unit and filter and also dirty and the unit should be cleaned as needed.(Picture 1)(Picture 2)

Structure

Crawl Space

- ❌ 7. There is improper use of copper tubing at gas pipe in the crawl space where there is also a slight gas odor. Have evaluated and install proper piping and repair leakage as needed.,(Picture 7)
- ❌ 8. There is water in the crawl space at time of inspection. Improve as possible with grading and other drainage adjustments. Definitive repair might entail drain tile run to the sump pump.(Picture 8)

Attic

Attic Access

- ❌ 9. Attic pull down stairs are loose. Repair/replace for safety.(Picture 1)

Action Items

Exterior

Wall Coverings

- ❌ 10. Some of the wood siding has moisture damage or wood rot at the bottom at the exterior side wall of the home. Moisture damage siding should be replaced where needed.(Picture 1)(Picture 2)

Doors

- ❌ 11. The plastic trim pieces at all entry door glass panes are cracked. these should be replaced to prevent possible water seepage and damage.(Picture 1)(Picture 2)(Picture 3)

Windows

- ❌ 12. The glass at the front entry door shows signs of a broken thermal seal. Condensation and/or cloudiness visible in the noted window, indicates a broken thermal seal. Glass replacement is necessary to restore original efficiency and cosmetic condition.(Picture 1)

Consideration Items

Kitchen

Sinks

- 13. The kitchen sink drain is double trapped. This does not meet today's standard building practices and can contribute to poor drainage. This does not appear to be a concern at the time of inspection but should be monitored..(Picture 1)

Bathrooms

Sinks

- 14. The master bath sink drain is double trapped. This does not meet today's standard building practices and can contribute to poor drainage. This does not appear to be a concern at the time of inspection but should be monitored..(Picture 1)
- 15. The hot and cold water at the Jack and Jill bath room sink faucet are installed in reverse. Repair as needed.(Picture 2)

Tubs/showers

- 16. The stopper drain hardware at the Jack and Jill bath tub does not work and will need repair.(Picture 1)

Interior

Doors

- 17. Suggest adding floor guides at by pass sliding closet doors where missing.(Picture 1)
- 18. The closet door at the rear corner guest bedroom will not latch when closed. Adjust door as needed.(Picture 2)

Walls

- 19. Normal cracking noted at entry way drywall. Patch and monitor for changes.(Picture 1)

Fireplaces

- 20. The gas fireplace damper is missing a safety clamp, which provides continuous air draft. Consider installing a damper clamp for safety reasons.(Picture 1)

Garage

Vehicle Doors

- 21. Some of the weather stripping at the garage over head door is torn. Repair/replace as needed.(Picture 1)
- 22. The garage over head door does not seal completely at its bottom weather seal when closed. Repair/replace seal as needed.(Picture 2)

Garage Floor

- 23. The concrete floor slab has common shrinkage cracks but no settlement, and should remain serviceable. Monitor for changes.(Picture 1)

Garage Walls/Ceiling

- 24. Drywall damage is noted at the rear garage wall. Patch drywall as needed.(Picture 1)

Electrical

Fixtures

- 25. Some interior and exterior light fixtures are non-responsive, likely due to burnt-out light bulbs. Consider replacing all inoperative light bulbs or fixtures.

Consideration Items

Heating and Cooling

Heating - Vent

- 26. There is evidence of past condensation leaks at the furnace flue pipe. This does not appear active at time of inspection. Monitor for changes.(Picture 1)

Cooling - Central System

- 27. The air conditioning condensation line is draining into the crawlspace. This creates moisture in the crawlspace that should be drained to the exterior or to another acceptable discharge point by a qualified technician,

Structure

Crawl Space

- 28. Additional bracing has been added at floor framing in crawl space. Monitor for changes in floors.(Picture 1)
- 29. There is evidence of past water leaks under the bathrooms when viewed in the crawl space. These do not appear to be active leaks at time of inspection but should be monitored.(Picture 2)(Picture 3)
- 30. Flexible tubing not designed for heating has been added to the duct work which appears to be for the half bathroom. Suggest installing proper insulated heat run.(Picture 4)
- 31. There is some suspected mold staining at framing in the crawl space. Have cleaned or removed as needed. be advised we do not know the type of mold or if any related health concerns. Further lab test could be performed if desired.(Picture 5)(Picture 6)

Ventilation - Crawl Space

- 32. Make sure all foundation vents are open and are not obstructed for proper ventilation in the crawl space.(Picture 1)

Floors

- 33. Floors at the front entry and dining room have sloping or settlement. This appears to be common settlement for the age of the home.Monitor for changes and correct if needed.(Picture 1)

Attic

Ventilation - Fans

- 34. The bathroom vent duct(s) discharge(s) into the attic, which is common for this age of construction. Excessive attic moisture can result in fungal growth or mildew. We recommend having a qualified technician update the vents to discharge to the exterior.(Picture 1)

Exterior

Windows

- 35. Plastic trim pieces at the glass exterior of kitchen windows are missing or loose and should be repaired/replaced to prevent water intrusion.(Picture 2)(Picture 3)
- 36. Not all screens are installed at windows at time of inspection. Make sure screens are accounted for and in good condition.

Trim

- 37. Wood trim boards at the front dining room window have some moisture damage or minor rot. Repair/replace wood trim as needed.(Picture 1)

Decks

- 38. The deck is ready to be cleaned and treated. (Picture 1)


Drives

- 39. The concrete drive is adequately drained and serviceable with minimal cracking, settlement, and surface spalling. Periodic sealing of any joints and cracks is worthwhile maintenance.(Picture 1)

Consideration Items

Roofing

Composite

-  40. There is a marginally installed or improperly installed shingle at the rear upper roof at the gutter. Suggest this be repaired and installed properly to prevent possible leaks.(Picture 1)

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Legend	<input type="checkbox"/> No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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Kitchen			
1.0	Kitchen	X	
1.1	Appliances	X	
1.2	Cabinets	X	
1.3	Countertops	X	
1.4	Sinks	X	<input checked="" type="checkbox"/>
Bathrooms			
2.0	Bathrooms	X	
2.1	Cabinets & Countertops	X	
2.2	Sinks	X	<input checked="" type="checkbox"/>
2.3	Tubs/Showers	X	<input checked="" type="checkbox"/>
2.4	Toilets	X	
2.5	Ventilation		<input checked="" type="checkbox"/>
Interior			
3.0	Interior	X	
3.1	Doors	X	<input checked="" type="checkbox"/>
3.2	Windows		<input checked="" type="checkbox"/>
3.3	Floors	X	
3.4	Walls	X	<input checked="" type="checkbox"/>
3.5	Ceilings	X	
3.6	Smoke Detectors	X	
3.7	Fireplaces	X	<input checked="" type="checkbox"/>
3.8	Stairs/Railings	X	
Laundry			
4.0	Laundry		<input checked="" type="checkbox"/>
Garage			
5.0	Garage/Carport	X	
5.1	Vehicle Doors	X	<input checked="" type="checkbox"/>
5.2	Door Openers	X	
5.3	Passage/Service Doors		<input checked="" type="checkbox"/>
5.4	Garage Floor	X	<input checked="" type="checkbox"/>
5.5	Garage Walls/Ceiling	X	<input checked="" type="checkbox"/>
Plumbing			
6.0	Water Pipes	X	
6.1	Waste Pipes	X	
6.3	Fuel Pipes	X	
6.4	Water Heater	X	
6.5	Hose Spigots	X	
Electrical			
7.0	Service Entrance	X	
7.1	Panel	X	
7.2	Grounding	X	

7.3	Wiring	X	
7.4	Receptacles & Switches	X	
7.5	GFCI's		<input checked="" type="checkbox"/>
7.6	Fixtures	X	<input checked="" type="checkbox"/>
Heating and Cooling			
8.0	Heating - Warm Air Furnace		<input checked="" type="checkbox"/>
8.1	Heating - Vent	X	<input checked="" type="checkbox"/>
8.3	HVAC Air Distribution	X	
8.4	Cooling - Central System	X	<input checked="" type="checkbox"/>
Structure			
9.0	Foundation	X	
9.1	Sump Pump	X	
9.4	Crawl Space		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
9.5	Insulation - Crawl Space	X	
9.6	Ventilation - Crawl Space	X	<input checked="" type="checkbox"/>
9.7	Floors	X	<input checked="" type="checkbox"/>
9.8	Walls	X	
9.9	Insulation - Wall	X	
9.10	Ceiling	X	
9.11	Roof	X	
Attic			
10.0	Attic Access		<input checked="" type="checkbox"/>
10.1	Insulation - Attic	X	
10.2	Ventilation - Attic	X	
10.3	Ventilation - Fans	X	<input checked="" type="checkbox"/>
Exterior			
11.0	Wall Coverings		<input checked="" type="checkbox"/>
11.1	Doors		<input checked="" type="checkbox"/>
11.2	Windows		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
11.3	Trim	X	<input checked="" type="checkbox"/>
11.4	Eaves, Soffits & Fascia	X	
11.5	Decks	X	<input checked="" type="checkbox"/>
11.6	Porches	X	
11.7	Walks & Patios	X	
11.8	Drives	X	<input checked="" type="checkbox"/>
11.9	Grounds	X	
Roofing			
12.0	Composite	X	<input checked="" type="checkbox"/>
12.1	Flashings	X	
12.2	Drains	X	
12.3	Chimney & Vents	X	
Closing Comments			

Legend No Action Items Found Action Item Consideration Item

13.0	Additional Information	X		
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13.1	Environmental	X		
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Date: Invalid DateTime	Time: 01:00:00 PM	Report ID: 110525000010084
Property: Sample Report , Rob Rehm Indianapolis Home Inspector, , IN		Prepared By: Rob Rehm

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a LandAmerica client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Attendees: Client	Approximate Age Of Home: Twenty Years Old	Occupancy: Occupied
Weather: Cloudy	Temperature: Between 70 - 80	Soil Conditions: Damp

Kitchen

Our inspection of the kitchen includes a visual examination of the readily accessible components, ceiling, floor, and walls for excessive damage according to the ASHI Standards of Practice. Our inspection includes testing the operation of basic major built-in appliances using normal operating controls. We inspect the visible portions of the water, waste, and gas pipes.

Our inspection excludes testing the accuracy or function of oven clocks, timers, temperature controls and self-cleaning functions. We do not test the operation of or inspect the installation of refrigerators or other unusual appliances.

Styles & Materials

Appliances: Dishwasher Disposal Electric Range Microwave Refrigerator Vent - Built into Microwave	Cabinets: Wood	Countertop: Plastic Laminate
Sink: Stamped Steel with a Porcelain Finish		

Inspection Items


Kitchen [Inspected]

Appliances [Inspected]

Cabinets [Inspected]

Countertops [Inspected]

Sinks [Inspected]

-  ♦ The kitchen sink drain is double trapped. This does not meet today's standard building practices and can contribute to poor drainage. This does not appear to be a concern at the time of inspection but should be monitored..(Picture 1)

Kitchen



Bathrooms

Our inspection of the bathrooms includes a visual examination of the readily accessible components, ceiling, floor and walls for excessive damage, according to the ASHI Standards of Practice. We inspect the visible portions of the water and waste pipes. Bathroom plumbing fixtures were run simultaneously to confirm operation, check for leaks, and check for adequate water volume, typical for the age of construction.

We do not inspect the installation of or test the operation of unusual bath features like steam generators, saunas, or hot tubs, except as noted otherwise in this report. We do not confirm the presents of or test plumbing fixture overflow drains due to some are fully enclosed and not all plumbing fixtures are designed with or required to have overflow drains.

Styles & Materials


Sinks: Cultured Marble	Bathtubs: Fiberglass	Showerwalls: Fiberglass
Number of Bathrooms: Three and One Half		

Inspection Items

Bathrooms [Inspected]


Cabinets & Countertops [Inspected]

Sinks [Inspected]


-  ♦ The master bath sink drain is double trapped. This does not meet todays standard building practices and can contribute to poor drainage. This does not appear to be a concern at the time of inspection but should be monitored..(Picture 1)

Bathrooms



-  ♦ The hot and cold water at the Jack and Jill bath room sink faucet are installed in reverse. Repair as needed.(Picture 2)

**Tubs/Showers** [Inspected]

-  ♦ The stopper drain hardware at the Jack and Jill bath tub does not work and will need repair.(Picture 1)



Bathrooms

Toilets [Inspected]

Ventilation [Inspected]

♦ The exhaust vent fan at the full bathroom is not installed at time of inspection. Install as needed.(Picture 1)



Interior

Our inspection of the interior includes a visual examination of the readily accessible components, ceilings, floors, and walls for excessive damage according to the ASHI Standards of Practice. Our inspection includes testing the operation of whole house fans, fireplace dampers, and fireplace gas logs, if present.

Our inspection excludes testing the operation of or inspecting the installation of central vacuum, intercom, stereo, or security systems, as specified by the ASHI Standards of Practice.

Styles & Materials

Floors: Carpet Laminate Wood	Walls and Ceilings: Drywall	Smoke Detectors: Hallway(s)
Fireplaces: Prefabricated Metal Fireplace Gas Logs Pivoted Damper	Stairs: Second Floor	

Inspection Items

Interior [Inspected]

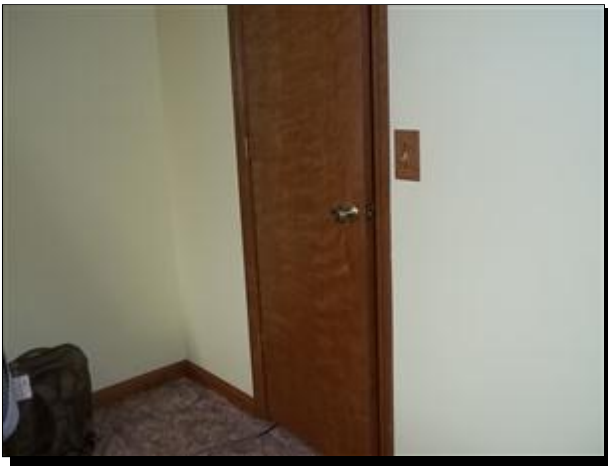
Doors [Inspected]

♦ Suggest adding floor guides at by pass sliding closet doors where missing.(Picture 1)

Interior



- ◆ The closet door at the rear corner guest bedroom will not latch when closed. Adjust door as needed.(Picture 2)



Windows [Inspected]

- ✘ ◆ The left side window at the front guest bedroom or exercise room has disconnected hardware and will not open or close. Repair window hardware as needed.(Picture 1)

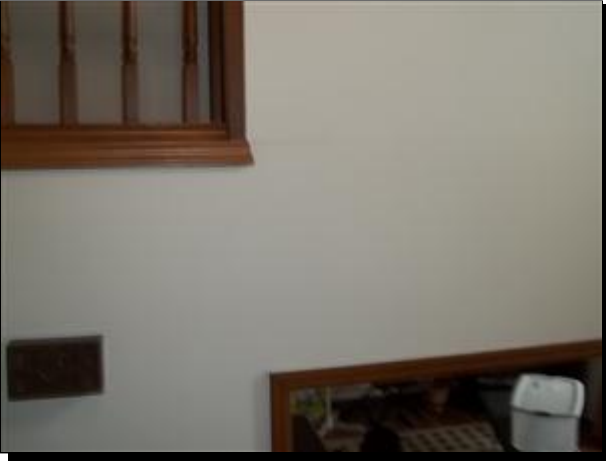


Interior

Floors [Inspected]

Walls [Inspected]


-  ♦ Normal cracking noted at entry way drywall. Patch and monitor for changes.(Picture 1)



Ceilings [Inspected]

Smoke Detectors [Inspected]

Fireplaces [Inspected]

-  ♦ The gas fireplace damper is missing a safety clamp, which provides continuous air draft. Consider installing a damper clamp for safety reasons.(Picture 1)



Interior

Stairs/Railings [Inspected]

Laundry

Our inspection of the laundry area includes a visual examination of the readily accessible components, ceiling, floor, and walls for excessive damage. We inspect the visible portions of the water, waste, and gas pipes, and the visible portions of the dryer vent. We inspect and test the operation of the laundry/ mud sink, if present.

Our inspection excludes testing the operation of or inspecting the installation of cloths washers and dyers. We do not test the function or effectiveness of washer water line valves, as specified by the ASHI Standards of Practice.

Styles & Materials

Cloths Dryer Service: Electric Dryer 3-Prong 230 volt Receptacle	Cloths Washer Service: Electric Washer Grounded 110 volt Receptacle Drains into a standpipe	
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Inspection Items

Laundry [Inspected]

- ♦ The gas supply pipe at the laundry room for the dryer is not capped off, The pipe should be capped for safety reasons.(Picture 1)



Garage

Our inspection of the garage/carport includes a visual examination of the readily accessible components, walls, ceilings, floors, vehicle/personnel doors, steps/stairs for excessive damage according to the ASHI Standards of Practice. Our inspection includes testing the operation of the garage door openers and hardware, if present.

Garage

We do not inspect for building code compliance of garage wall and ceiling fire separation assemblies, as specified by the ASHI Standards of Practice.

Styles & Materials

Garage: Attached Garage	Garage Door: One Rolling Overhead Metal	Door Opener: Optical Sensors
Garage Walls: Drywall	Garage Ceiling: Drywall	Passage Service Doors: Metal

Inspection Items

Garage/Carport [Inspected]

- ◆ Interior garage inspection is limited due to stored items.(Picture 1)



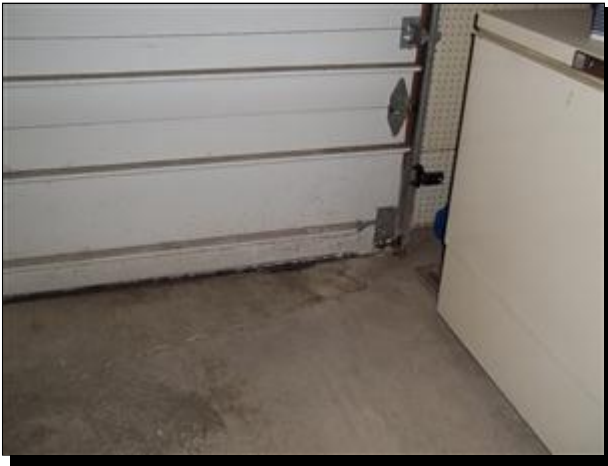
Vehicle Doors [Inspected]

- ◆ Some of the weather stripping at the garage over head door is torn. Repair/replace as needed.(Picture 1)



- ◆ The garage over head door does not seal completely at its bottom weather seal when closed. Repair/replace seal as needed.(Picture 2)

Garage



Door Openers [Inspected]

Passage/Service Doors [Inspected]

- ♦ The bottom door sweep at the exterior garage service door is missing or damaged and should be replaced.(Picture 1)



Garage Floor [Inspected]

- ♦ The concrete floor slab has common shrinkage cracks but no settlement, and should remain serviceable. Monitor for changes.(Picture 1)

Garage**Garage Walls/Ceiling** [Inspected]

 ♦ Drywall damage is noted at the rear garage wall. Patch drywall as needed.(Picture 1)

**Plumbing**

Our inspection of the plumbing system includes a visual examination of the readily accessible water and waste pipes for defects, damage, and leaks. We perform an operational check of the plumbing system according to the ASHI Standards of Practice. Plumbing leaks can be present but not evident in the course of a normal inspection, especially if the water system has been shut-off.

We are not required to operate safety valves or water shut-off valves, or determine if the water supply and the waste disposal systems are public or private systems, or determine the quantity or quality of the water supply, as specified by the ASHI Standards of Practice. Inspecting or scanning the underground sewer pipes is beyond the scope of this inspection. Our inspection excludes lawn irrigation systems, fire sprinkler systems, water softener systems, water conditioner systems, sewer lift pumps, and solar water heating systems, if present. We do not inspect the installation of or test the operation of private well pump systems or septic systems, except as noted otherwise in this report.

Styles & Materials

Plumbing

<p>Water Heater: Natural Gas 40 gallons 6 years old</p>	<p>Water Piping: Municipal Visible Main Service Pipe: Copper Visible Water Pipes: Copper Water Main Shut-off location: Utility Room</p>	<p>Waste Piping: Municipal PVC Plastic</p>
<p>Fuel Piping: Natural Gas Black Iron Gas Main Shut-off Location: Outside Meter</p>	<p>Hose Connections: Freeze Proof</p>	

Inspection Items

Water Pipes [Inspected]

- ◆ Water softener is outside the scope of the home inspection and is not inspected. Water lab testing is required to determine if the softener is performing its intended function properly. (Picture 1)



Waste Pipes [Inspected]

Fuel Pipes [Inspected]

Water Heater [Inspected]

Hose Spigots [Inspected]

Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical

Service Entrance: Underground Meter Located: Outside Building Service Entry Cable: Aluminum 200 - Amps Service Voltage 120/240 Volts	Panels: 1 Panel Utility Area Main Disconnect(s) At The Main Panel(s) Breakers	Wiring: Copper Non Metallic Sheathed Cable "Romex"
Grounding: Copper Attached To a Grounding Rod Attached To a Cold Water Line Not Fully Traced	Receptacles & Switches: Three-slot Design Toggle Style	GFCIs: Bathrooms Kitchen Garage Exterior

Inspection Items

Service Entrance [Inspected]

Panel [Inspected]

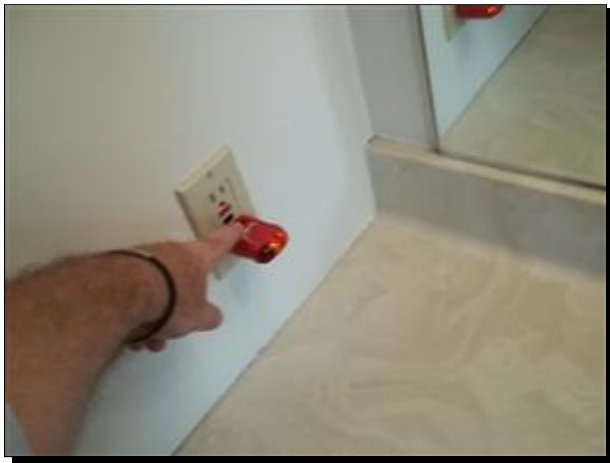
Grounding [Inspected]

Wiring [Inspected]

Receptacles & Switches [Inspected]

GFCI's [Inspected]

- ❌ ♦ A GFCI located at the full bathroom did not trip when tested. Defective GFCI equipment allows power function but does not provide the safety for which it was designed. Replace GFCI equipment that did not respond to test device or button.(Picture 1)



Fixtures [Inspected]

- ⚠️ ♦ Some interior and exterior light fixtures are non-responsive, likely due to burnt-out light bulbs. Consider replacing all inoperative light bulbs or fixtures.

Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Heating and Cooling

<p>Warm Air Furnace: Gas Fired Forced Air Laundry Area Electronic Igniter High Efficiency Greater The Twenty Years Old</p>	<p>Vent: PVC</p>	<p>HVAC Air Distribution: Blower Fan Insulated Disposable Filter(s) Filter Located At The Furnace</p>
<p>Cooling System: Greater Than Twenty Years Old</p>		

Inspection Items

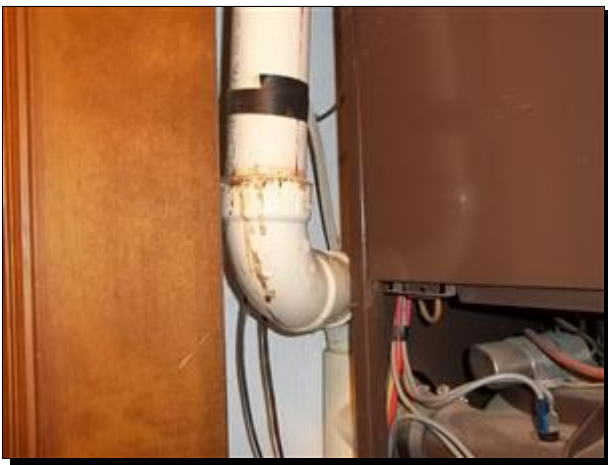
Heating - Warm Air Furnace [Inspected]

- ❌ ♦ The heating system short cycled when test operated. This can indicate a defect in the fan limit or some other problem. Have it checked professionally and repaired as necessary. The heating unit and filter and also dirty and the unit should be cleaned as needed.(Picture 1)(Picture 2)



Heating - Vent [Inspected]

- 🔍 ♦ There is evidence of past condensation leaks at the furnace flue pipe. This does not appear active at time of inspection. Monitor for changes.(Picture 1)



Heating and Cooling

HVAC Air Distribution [Inspected]

Cooling - Central System [Inspected]

- ◆ The air conditioning condensation line is draining into the crawlspace. This creates moisture in the crawlspace that should be drained to the exterior or to another acceptable discharge point by a qualified technician,

Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Masonry Concrete Block Covered by Insulation	Crawl Space Access: Exterior Access	Crawl Space Ventilation: Foundation Vents
Floor Structure: Wood Joists Plywood Wood Beams & Center Posts	Wall Structure: Wood Frame	Wall Insulation: Not Visible
Ceiling Structure: Wood Joist	Roof Structure: Conventional Wood Rafters & Ceiling Joists Plywood Roof Deck	

Inspection Items

Foundation [Inspected]

Sump Pump [Inspected]

Crawl Space [Inspected]

- ◆ Additional bracing has been adding at floor framing in crawl space. Monitor for changes in floors.(Picture 1)



- ◆ There is evidence of past water leaks under the bathrooms when viewed in the crawlspace. These do not appear to be active leaks at time of inspection but should be monitored.(Picture 2)(Picture 3)

Structure



- ◆ Flexible tubing not designed for heating has been added to the duct work which appears to be for the half bathroom. Suggest installing proper insulated heat run.(Picture 4)



- ◆ There is some suspected mold staining at framing in the crawlspace. Have cleaned or removed as needed. be advised we do not know the type of mold or if any related health concerns. Further lab test could be performed if desired.(Picture 5)(Picture 6)



Structure

- ❌ ♦ There is improper use of copper tubing at gas pipe in the crawl space where there is also a slight gas odor. Have evaluated and install proper piping and repair leakage as needed.,(Picture 7)



- ❌ ♦ There is water in the crawl space at time of inspection. Improve as possible with grading and other drainage adjustments. Definitive repair might entail drain tile run to the sump pump.(Picture 8)



Insulation - Crawl Space [Inspected]

Ventilation - Crawl Space [Inspected]

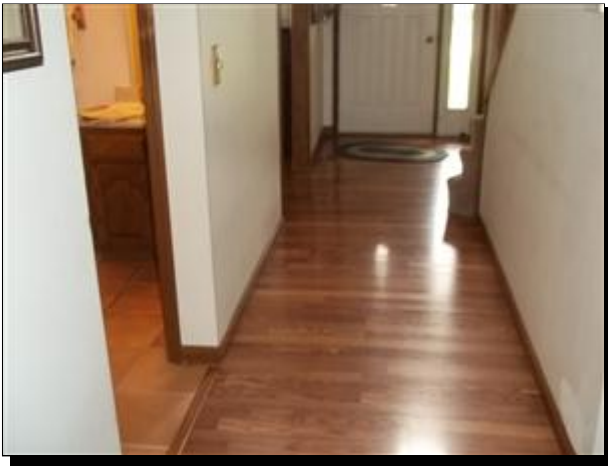
- ⏏ ♦ Make sure all foundation vents are open and are not obstructed for proper ventilation in the crawl space.(Picture 1)

Structure



Floors [Inspected]

- ◆ Floors at the front entry and dining room have sloping or settlement. This appears to be common settlement for the age of the home. Monitor for changes and correct if needed. (Picture 1)



Walls [Inspected]

Insulation - Wall [Not Inspected]

Ceiling [Inspected]

Roof [Inspected]

Attic

Styles & Materials

<p>Attic Access: Access Locations: Bedroom Garage Access Types: Ceiling Hatch Pull Down Stairs</p>	<p>Attic Insulation: Rock Wool</p>	<p>Attic R-Value Approximately: 30</p>
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Attic

Attic Ventilation: Ridges Soffits	Fans: Bath Exhaust	
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Inspection Items

Attic Access [Inspected]

- ◆ Garage attic inspection is limited due to stored items.(Picture 2)



- ❌ ◆ Attic pull down stairs are loose. Repair/replace for safety.(Picture 1)



Insulation - Attic [Inspected]

Ventilation - Attic [Inspected]

Ventilation - Fans [Inspected]

- ⚠️ ◆ The bathroom vent duct(s) discharge(s) into the attic, which is common for this age of construction. Excessive attic moisture can result in fungal growth or mildew. We recommend having a qualified technician update the vents to discharge to the exterior.(Picture 1)

Attic



Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Wall Coverings: Brick Veneer T 111 Plywood Siding	Doors: Metal	Windows: Double Pane "Insulated" Clad Casement
Trim: Wood	Eaves & Soffits & Fascia: Closed Style Wood	Decks: Treated Wood
Porches: Concrete Stoop	Drainage: Typical Away From The House	Drives: Concrete
Walks & Patios: Concrete		

Inspection Items

Wall Coverings [Inspected]

- ✘ ♦ Some of the wood siding has moisture damage or wood rot at the bottom at the exterior side wall of the home. Moisture damage siding should be replaced where needed.(Picture 1)(Picture 2)

Exterior



Doors [Inspected]

- ❌ ♦ The plastic trim pieces at all entry door glass panes are cracked. these should be replaced to prevent possible water seepage and damage.(Picture 1)(Picture 2)(Picture 3)



Windows [Inspected]

Exterior

- ✘ ◆ The glass at the front entry door shows signs of a broken thermal seal. Condensation and/or cloudiness visible in the noted window, indicates a broken thermal seal. Glass replacement is necessary to restore original efficiency and cosmetic condition.(Picture 1)



- ☒ ◆ Plastic trim pieces at the glass exterior of kitchen windows are missing or loose and should be repaired/replaced to prevent water intrusion.(Picture 2)(Picture 3)



- ☒ ◆ Not all screens are installed at windows at time of inspection. Make sure screens are accounted for and in good condition.

Trim [Inspected]


- ☒ ◆ Wood trim boards at the front dining room window have some moisture damage or minor rot. Repair/replace wood trim as needed.(Picture 1)

Exterior



Eaves, Soffits & Fascia [Inspected]

Decks [Inspected]


-  ♦ The deck is ready to cleaned and treated. (Picture 1)



Porches [Inspected]

Walks & Patios [Inspected]

Drives [Inspected]

-  ♦ The concrete drive is adequately drained and serviceable with minimal cracking, settlement, and surface spalling. Periodic sealing of any joints and cracks is worthwhile maintenance.(Picture 1)

Exterior



Grounds [Inspected]

Roofing


Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

<p>Inspection Method: From Ground From Ladder At The Gutter Partially Walked</p>	<p>Roof Covering: Asphalt/Fiberglass Composition Shingles Over One Previous Roof Appears To Be: Less Than 5 Years Old</p>	<p>Drains: Aluminum</p>
<p>Chimneys & Vents: Metal Framed PVC</p>		

Inspection Items

Composite [Inspected]

-  ♦ There is a marginally installed or improperly installed shingle at the rear upper roof at the gutter. Suggest this be repaired and installed properly to prevent possible leaks.(Picture 1)

Roofing



Flashings [Inspected]

Drains [Inspected]

Chimney & Vents [Inspected]

Closing Comments

Inspection Items

Additional Information

- ◆ Photos are often inserted into the report to further explain the condition described. Please understand there may be additional locations of the same condition. When making repairs, all similar components should be evaluated for condition and function, and repaired as needed.
- ◆ **RISK OF OWNERSHIP** - Information in this report is based on a limited visual examination and the inspector's professional experience and knowledge. It blends observations and facts with inferences and opinions. This information can help you understand the risks of owning this property, but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

WARRANTIES - Warranty programs for appliance and mechanical failure and homeowners insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership. Home warranty programs are available through Buyers Protection Group by calling 1.800.285.3001.

Environmental

- ◆ **INDOOR AIR QUALITY** - Recent studies have shown that many Americans spend up to 90% of their time at home. Indications from a growing body of scientific evidence is that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor, rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality published by the Environmental Protection Agency, in conjunction with The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at www.epa.gov/iaq/pubs/insidest.html#Intro1. You may also wish to review Healthy Indoor Air for American's Homes @ www.montana.edu/wwwcxair/

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