



Pfeifer Home Inspection
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Home Inspection Report

Produced by: Kyle Pfeifer



John Doe
123 Main Street
Greenwood, Indiana 46131

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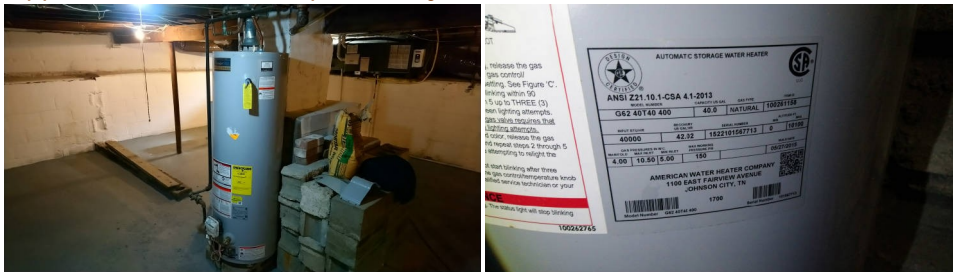
John Doe
123 Main Street

Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete

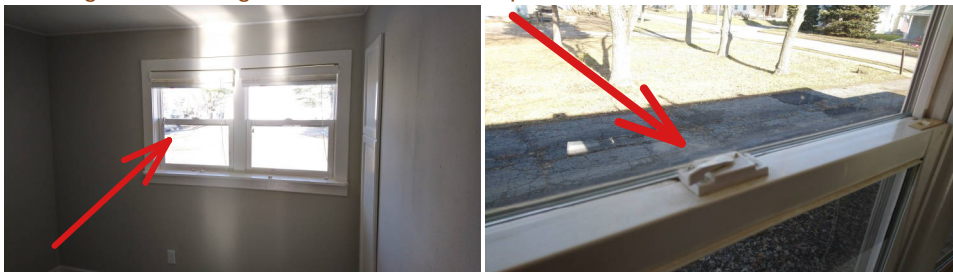
Plumbing

1. Basement Water Heater Water Heater Operation: The hot water heater was not turned on during our inspection. As such, we were unable to ensure hot water was being delivered to all areas of the home. The unit is newer and appears to be hooked up correctly.



Bedroom

2. 1st Floor - Master Bedroom Windows: Vinyl single hung - The window on the left in this room had a difficult time closing and locking. After several attempts we were able to lock the window but it appears the frame is slightly off.



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

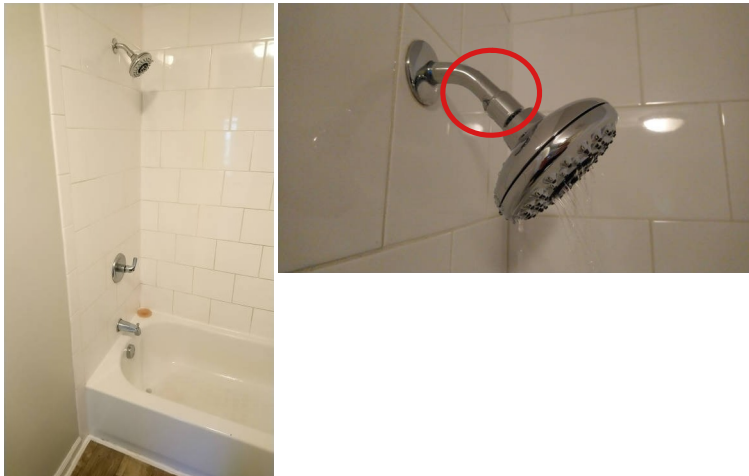
Air Conditioning

1. Main AC System A/C System Operation: Not inspected - Due to the temperature outside the AC unit was not tested, however were able to review the exterior of the unit. The suction line was correctly insulated from the home to the unit. We did notice the machine was not level and most condensing units need to be completely level. The reason is refrigerant travels with the lubricating oil through an a/c system. When the condenser is out-of-level, the oil can separate and the compressor may operate without adequate lubrication. A qualified contractor will need to level the unit out.



Bathroom

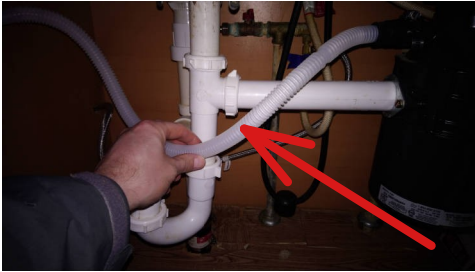
2. 1st Floor - Main Bathroom Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround - This shower head is leaking when the water is engaged. A qualified contractor will need to tighten the shower head so it's not leaking.



Marginal Summary (Continued)

Kitchen

3. 1st Floor Kitchen Dishwasher: A "high loop" needs to be installed under the kitchen sink. The "high loop" prevents any backflow of water into the dishwasher or water siphoning out during operation. A qualified contractor will need to evaluate for repairs.

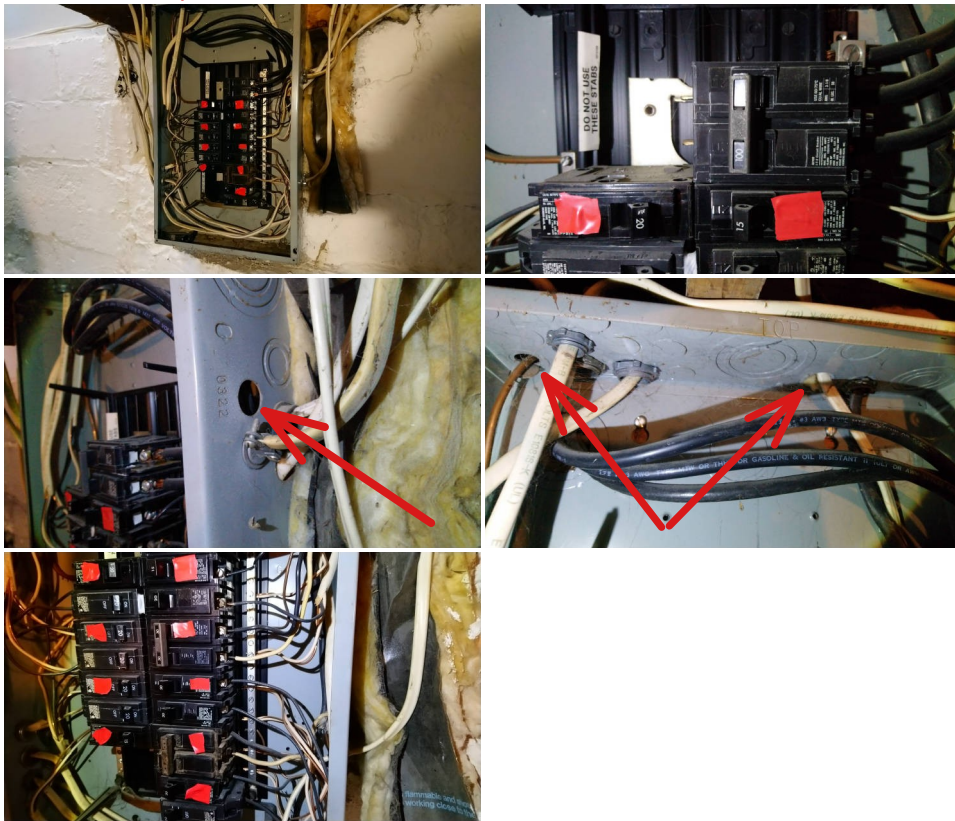


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

1. Basement Electric Panel Manufacturer: Per code, all knockouts need to be properly covered if removed from the panel. If not, it presents a shock hazard as someone could accidentally stick a finger in the panel. We several open knockouts in the panel needing addressed. The rest of the panel is up to code. All neutral wires were isolated on both bus bars. All wiring is the right size for the attached breaker. A qualified contractor will need to evaluate for the correct repairs.



Attic

2. Main Attic Roof Framing: 2x6 Rafter - Overall, the structure in this attic is in good condition with no signs of any active leaks. The house is a "stick built" house, meaning each rafter was individually cut to fit together. No water stains or wood rot were found on any of the rafters. The attic appears to be venting properly with no issues as well. We did find old knob and tube wiring in the attic. It does appear the lines are not active, however code dictates all knob and tube wiring needs to be removed from the home. Furthermore, in pictures 2 & 3 we observed a small amount of sunlight entering the attic. Outside on the West elevation we found a small hole on the bottom left corner of the vinyl siding. A qualified contractor will need to address these issues immediately.

Attic (Continued)



Heating System

3. Main Heating System Gas Line: Per code, all gas line are supposed to have a "drip leg" to catch any sediment in the gas line. As this line does not have one a qualified contractor will need to install one.

Plumbing

4. Basement Water Heater Flue Pipe: Per code, all gas lines need a sediment trap or a "drip leg." A drip leg is a capped off section of the gas line, which is installed in such a way that any debris or moisture in the line would be caught in the trap where it can be cleaned out easily. A qualified contractor will need to install a drip leg.
5. Basement Water Heater TPRV and Drain Tube: Missing - Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to make the necessary repairs.



Kitchen

6. 1st Floor Kitchen Sink: Under the kitchen sink we found a few issues needing addressed. The hot water line will need reviewed as no shut off valve is currently installed on this line. In picture three we found an uncapped section of the hot water line needing reviewed. Furthermore, the cold water shut off valve was open however no water was coming out. A qualified contractor will need to review all supply lines under the sink to ensure all are working as expected.

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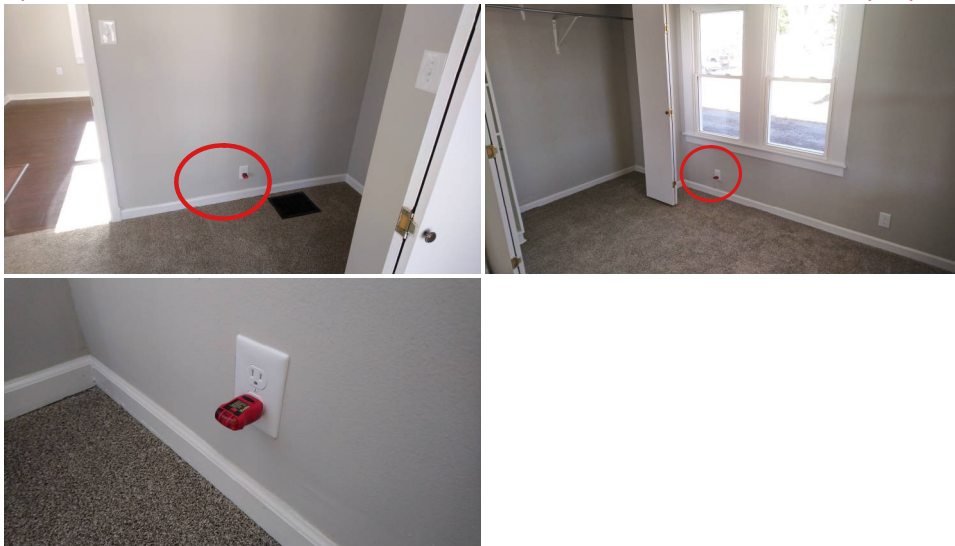
John Doe
123 Main Street

Kitchen (Continued)



Bedroom

7. 1st Floor - Right Bedroom Electrical: The outlet in picture one is indicating "reverse polarity." Reverse polarity is when the hot and neutral wires are reversed. Additionally, we found an outlet not working at all in pictures 2 & 3. A qualified contractor will need to review both of these outlets for the proper repair.



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|-------------|--|
| Acceptable | Functional with no obvious signs of defect. |
| Maintenance | Item is a typical maintenance issue with most homes. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Not Present | Item not present or not found. |

General Information

Property Information

Property Address 123 Main Street
City Greenwood State IN Zip 46143
Contact Name John Doe
Phone 317-555-8989
Email johndoe@gmail.com

Client Information

Client Name John Doe
Client Address 123 Main Street
City Indianapolis State Zip 46143
Phone 317-555-8989
Email johndoe@gmail.com

Inspection Company

Inspector Name Kyle Pfeifer
Company Name Pfeifer Home Inspection
Address 8332 Crystal Pointe Lane
City Indianapolis State IN Zip 46236
Phone 317-340-1734
Email pfeiferhomeinspect@gmail.com
Amount Received \$325.00

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 1800 Entrance Faces East
Inspection Date December 27, 2018
Start Time 3:00pm End Time 4:45pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 50 degrees
Weather Rain Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Detached
Water Source City How Verified Visual Inspection

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General Information (Continued)

Sewage Disposal City How Verified Visual Inspection

Additions/Modifications N/A

Permits Obtained N/A

Exterior

Exterior Surface

1. Acceptable Exterior Electric Outlets: 110 VAC - The exterior outlets are working properly around the outside of the home.



2. Acceptable Hose Bibs: The hose bibb on the south elevation of the home was functioning properly when tested. No leaks or obvious imperfections were observed.



3. Acceptable Gas Meter: Exterior surface mount at side of home - The exterior gas meter was inspected with no visible sign of any leaks. No code violations were noticed as well.



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Roof

Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle - We did not notice any major issues or imperfections with the roof. The shingles seem to be brand new and will have several years of life left. Water is properly being shed down to the gutters and away from the foundation. All of the roofing vents were replaced at the same time the roof was replaced.



3. Type: Gable
4. Approximate Age: 3-8 Years Old

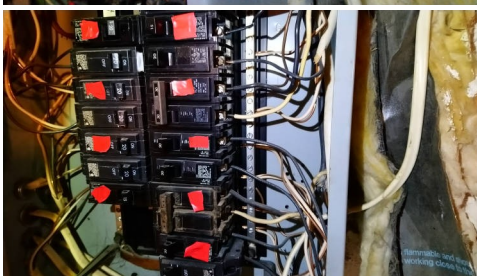
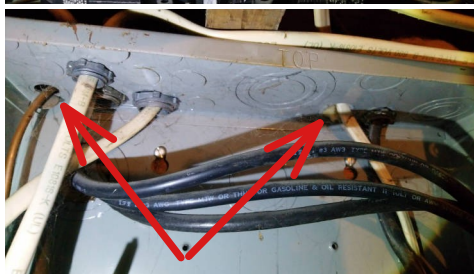
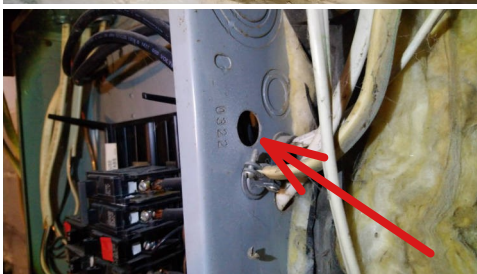
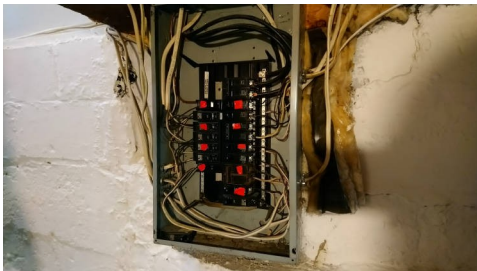
Electrical

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service: Copper - The service entrance is up to code with no imperfections. No water appears to be entering any of the equipment.



Basement Electric Panel

3. Defective Manufacturer: Per code, all knockouts need to be properly covered if removed from the panel. If not, it presents a shock hazard as someone could accidentally stick a finger in the panel. We several open knockouts in the panel needing addressed. The rest of the panel is up to code. All neutral wires were isolated on both bus bars. All wiring is the right size for the attached breaker. A qualified contractor will need to evaluate for the correct repairs.



4. Maximum Capacity: 100 Amps
5. Is the panel bonded? Yes

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Attic

Main Attic

1. Method of Inspection: In the attic
2. Defective Roof Framing: 2x6 Rafter - Overall, the structure in this attic is in good condition with no signs of any active leaks. The house is a "stick built" house, meaning each rafter was individually cut to fit together. No water stains or wood rot were found on any of the rafters. The attic appears to be venting properly with no issues as well. We did find old knob and tube wiring in the attic. It does appear the lines are not active, however code dictates all knob and tube wiring needs to be removed from the home. Furthermore, in pictures 2 & 3 we observed a small amount of sunlight entering the attic. Outside on the West elevation we found a small hole on the bottom left corner of the vinyl siding. A qualified contractor will need to address these issues immediately.



Basement

Sub Basement

1. Acceptable Walls: Cement Block - Inside the basement we did not observe any major issues. The basement is extremely dry as no water is entering around the foundation. The cement block foundation is in great shape as no cracks or shifting was observed. We tested the sump pump already installed and the pump extracted the water as expected. All electrical and plumbing line were adequately attached to the flooring joists above.



Basement (Continued)

Walls: (continued)



Air Conditioning

Main AC System

1. Marginal

A/C System Operation: Not inspected - Due to the temperature outside the AC unit was not tested, however were able to review the exterior of the unit. The suction line was correctly insulated from the home to the unit. We did notice the machine was not level and most condensing units need to be completely level. The reason is refrigerant travels with the lubricating oil through an a/c system. When the condenser is out-of-level, the oil can separate and the compressor may operate without adequate lubrication. A qualified contractor will need to level the unit out.



2. Manufacturer: Trane
3. Model Number: 4twr5024e1000ab Serial Number: 10083w3p2f
4. Area Served: Whole building Approximate Age: Feb 2010
5. Fuel Type: 220-240 VAC Temperature Differential:
6. Type: Central A/C Capacity:

Heating System

Main Heating System

1. Acceptable Heating System Operation: Adequate - We tested the furnace and everything was functioning normally. The covers were removed to view the inner components and the unit was slightly dirty. Outside of a cleaning the unit is up to code. We always recommend cleaning the inside of any furnace when buying a new home.



2. Manufacturer: Trane
3. Model Number: tuh2b060a9v3vab Serial Number: 10062xnj7g
4. Type: Forced air Capacity:
5. Area Served: Whole building Approximate Age:
6. Fuel Type: Natural gas
7. Defective Gas Line: Per code, all gas line are supposed to have a "drip leg" to catch any sediment in the gas line. As this line does not have one a qualified contractor will need to install one.
8. Suspected Asbestos: No

Plumbing

1. Acceptable Main Water Shutoff: Front of house - The main water shut off valve is located on the East side of the basement.

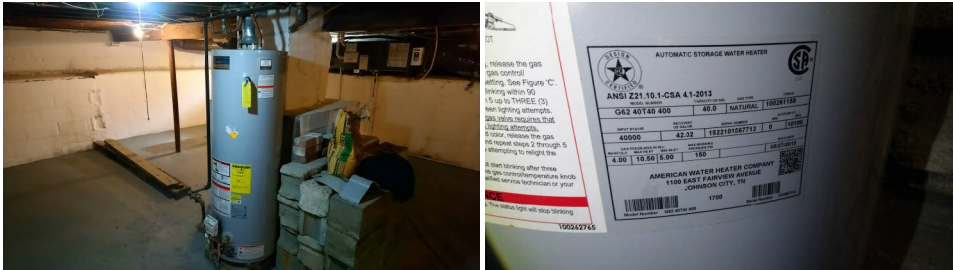
Plumbing (Continued)

Main Water Shutoff: (continued)



Basement Water Heater

2. Maintenance Water Heater Operation: The hot water heater was not turned on during our inspection. As such, we were unable to ensure hot water was being delivered to all areas of the home. The unit is newer and appears to be hooked up correctly.



3. Manufacturer: American Water Heater Company

4. Model Number: g5240t40400 Serial Number: 100261158

5. Type: Natural gas Capacity: 40 Gal.

6. Approximate Age: 2015 Area Served:

7. Defective Flue Pipe: Per code, all gas lines need a sediment trap or a "drip leg." A drip leg is a capped off section of the gas line, which is installed in such a way that any debris or moisture in the line would be caught in the trap where it can be cleaned out easily. A qualified contractor will need to install a drip leg.

8. Defective TPRV and Drain Tube: Missing - Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to make the necessary repairs.



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Bathroom

1st Floor - Main Bathroom Bathroom

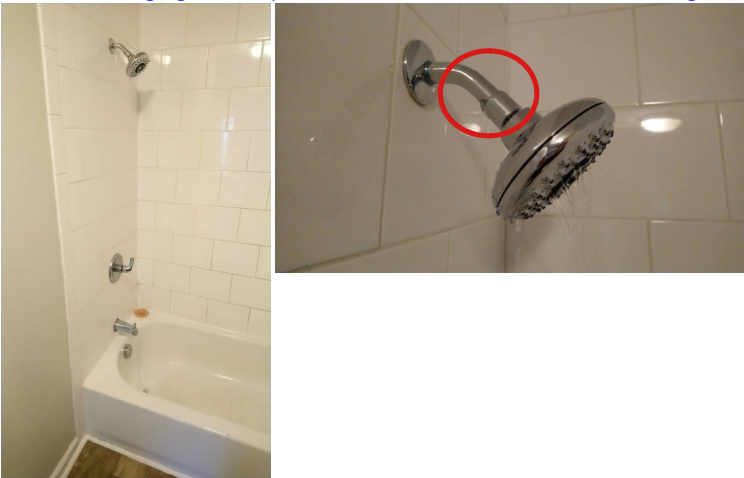
1. Acceptable Walls: Paint - We inspected all of the walls in this room and did not see any major holes or imperfections in the drywall.



2. Acceptable Electrical: 110 VAC - All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.



3. Marginal Shower/Surround: Fiberglass pan and ceramic tile surround - This shower head is leaking when the water is engaged. A qualified contractor will need to tighten the shower head so it's not leaking.



4. Acceptable Toilets: 1 1/2 Gallon Tank - The toilet was functioning correctly during the inspection. We inspected the supply lines to the toilet and did not find any leaks at all. Additionally, we felt around the bottom of the toilet and no leaks were discovered.



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Kitchen

1st Floor Kitchen

1. Marginal

Dishwasher: A "high loop" needs to be installed under the kitchen sink. The "high loop" prevents any backflow of water into the dishwasher or water siphoning out during operation. A qualified contractor will need to evaluate for repairs.



2. Defective

Sink: Under the kitchen sink we found a few issues needing addressed. The hot water line will need reviewed as no shut off valve is currently installed on this line. In picture three we found an uncapped section of the hot water line needing reviewed. Furthermore, the cold water shut off valve was open however no water was coming out. A qualified contractor will need to review all supply lines under the sink to ensure all are working as expected.



3. Acceptable

Electrical: 110 VAC - All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.



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Kitchen (Continued)

4. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.



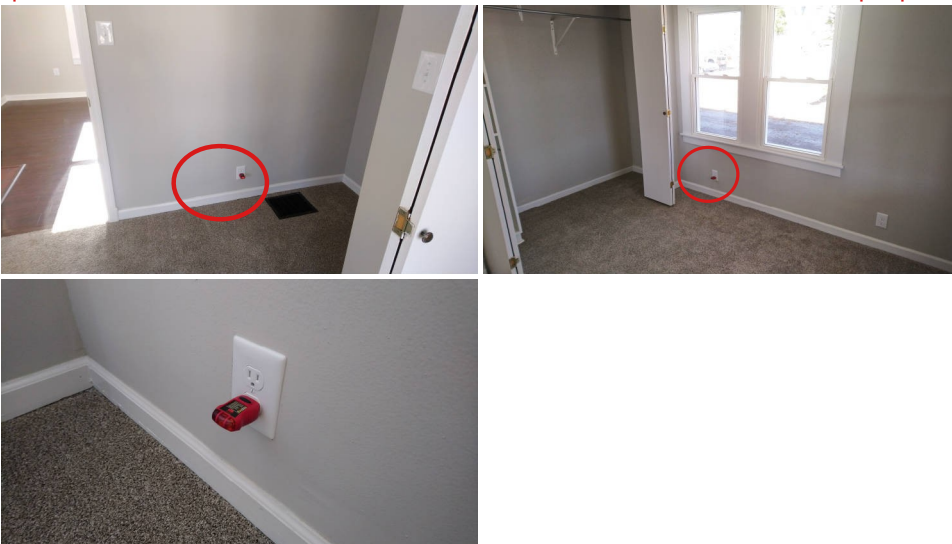
Bedroom

1st Floor - Right Bedroom

1. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.



2. Defective Electrical: The outlet in picture one is indicating "reverse polarity." Reverse polarity is when the hot and neutral wires are reversed. Additionally, we found an outlet not working at all in pictures 2 & 3. A qualified contractor will need to review both of these outlets for the proper repair.



1st Floor - Master Bedroom

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Bedroom (Continued)

3. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.



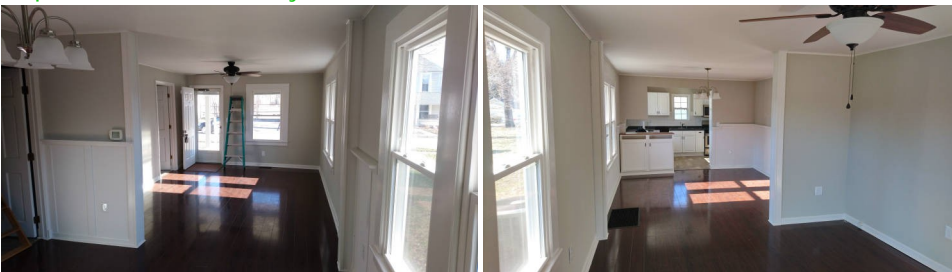
4. Maintenance Windows: Vinyl single hung - The window on the left in this room had a difficult time closing and locking. After several attempts we were able to lock the window but it appears the frame is slightly off.



Living Space

Family Room Living Space

1. Acceptable Walls: Paint - We inspected all of the walls in this room and did not see any major holes or imperfections in the drywall.



2. Acceptable Windows: All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.
3. Acceptable Electrical: All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.