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Apr 18th, 2024

2585 Redding Drive, Whitestown, IN, 46705

Home Inspection Report

PREPARED FOR:

Jane Doe

INSPECTED BY:

Kyle Pfeifer / Pfeifer Home Inspection



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Summary

Inspection Details

INSPECTOR

Kyle Pfeifer

Pfeifer Home Inspection

Phone **317-340-1734**

Email **pfeiferhomeinspect@gmail.com**

Website **<https://www.pfeiferhomeinspect.com>**

CLIENT

Jane Doe

Phone **317-555-3417**

Email **pfeifertom@gmail.com**

PROPERTY

Square feet **2388**

Year built **2023**


Bedrooms **3**

Type **single_family**

Garage **2**

Bathrooms **3**

ADDITIONAL INFO

 Inspection date **Apr 18th, 2024**

• Others Present **Buyer's Agent**

• Property Occupied **Vacant**

PHI

Definitions

**Acceptable**

Functional with no obvious signs of defect.

**Maintenance**

An item deemed a yearly task by a homeowner.

**Marginal**

An issue needing repairs/replacement but not deemed immediate.

**Defective**

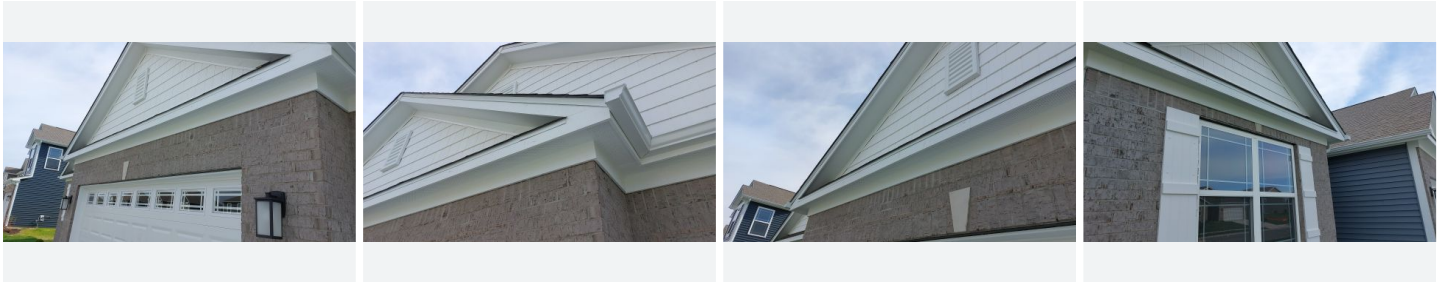
Item needs immediate repair or replacement. It is unable to perform its intended function.

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

Flagged items will show up in summary view.

1. Exterior

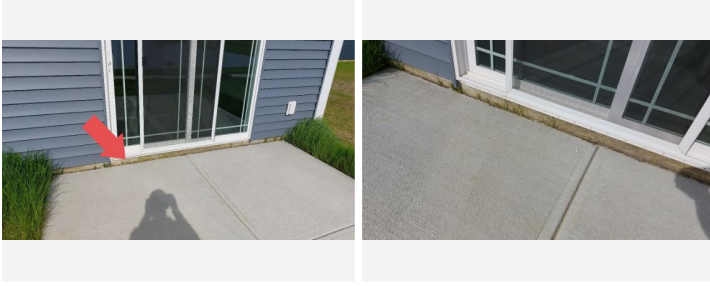
1.1 EXTERIOR TRIM

MEDIA:**COMMENTS:**

The exterior trim needs to be re-painted as several marks and blemishes were noted. A qualified contractor will need to review.

1.2 PATIO DOOR

MEDIA:



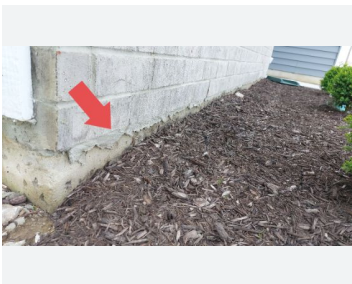
COMMENTS:

 Marginal

Typically, a piece of exterior wooden trim is installed under a sliding door to finish off this area. A qualified contractor will need to review.

1.3 FOUNDATION/BRICK

MEDIA:



COMMENTS:

 Marginal

In pictures 1-3 we found two nails sticking out of the foundation needing to be removed. Along the front of the home, we noticed the mortar below the last row of brick was finished poorly and is cosmetically not pleasing. Further evaluation is required.

1.4 EXTERIOR LIGHTING

MEDIA:



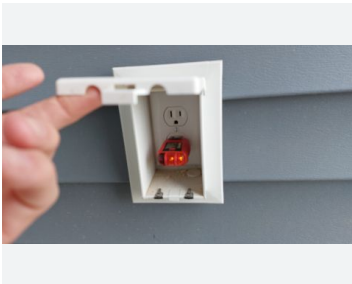
COMMENTS:

 Marginal


All of the exterior electrical fixtures are loose. Furthermore, we recommend applying a layer of clear caulking around the lights to prevent insects from living inside the junction box.

1.5 EXTERIOR ELECTRIC OUTLETS

MEDIA:



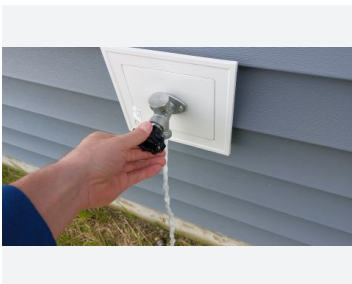
COMMENTS:

 Acceptable

The exterior outlets were all tested and in working condition. The exterior covers are properly protecting the outlets.

1.6 HOSE BIBS

MEDIA:



COMMENTS:

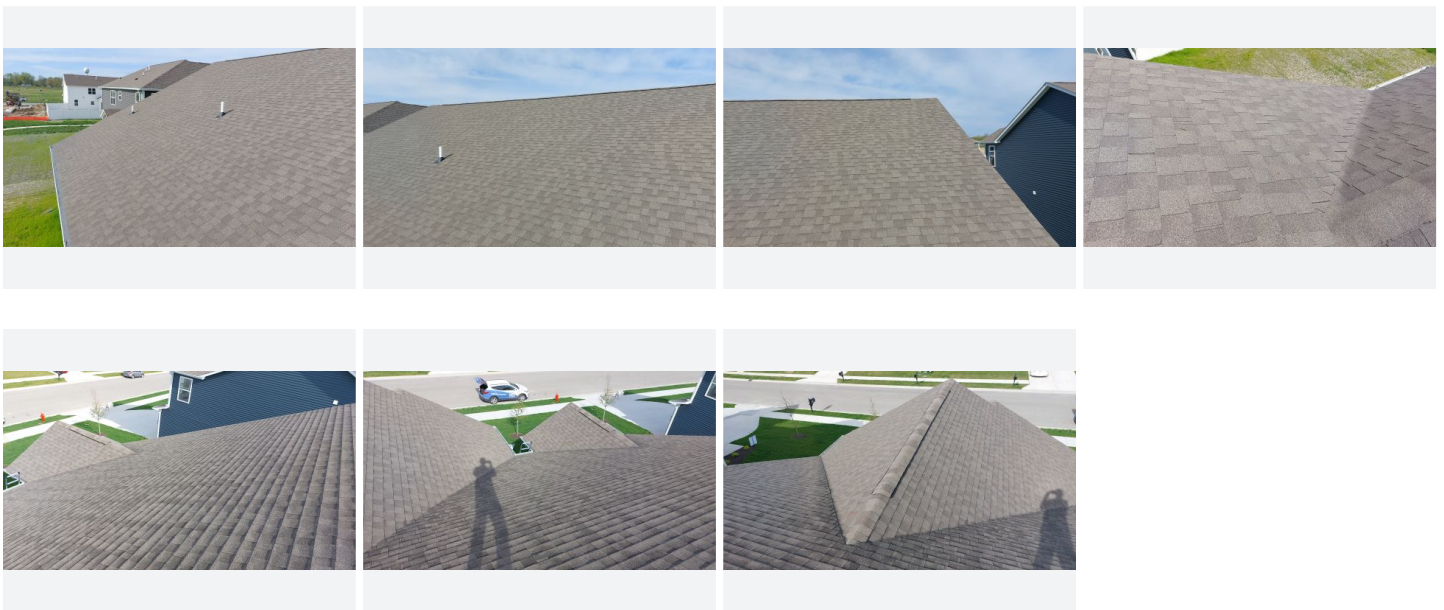
Acceptable

The exterior hose bibbs were in working condition during our inspection. No leaks or obvious imperfections were observed.

2. Roof

2.1 ROOFING MATERIAL

MEDIA:



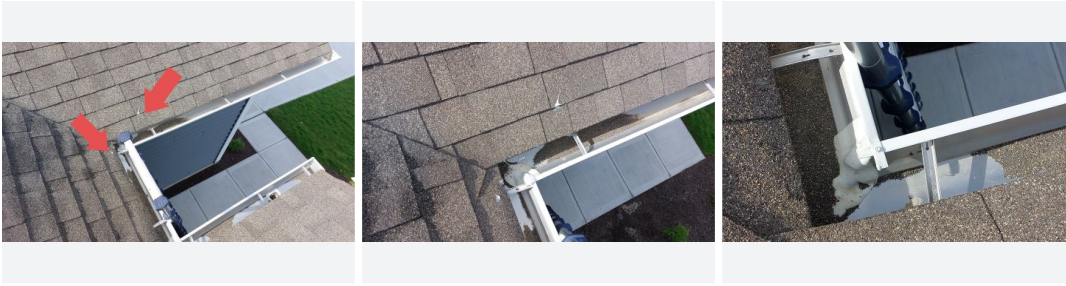
COMMENTS:

Marginal

We did not notice any major issues or imperfections with the architectural shingles. The shingles are relatively new with no significant deterioration noted. Water is properly being shed down to the gutters and away from the foundation as expected. No active or previous signs of water entry were discovered. All of the roofing/plumbing vents were installed correctly and leak free. The only issue we noticed was the large amount of roofing nails left on the roof.

2.2 GUTTERS

MEDIA:



COMMENTS:

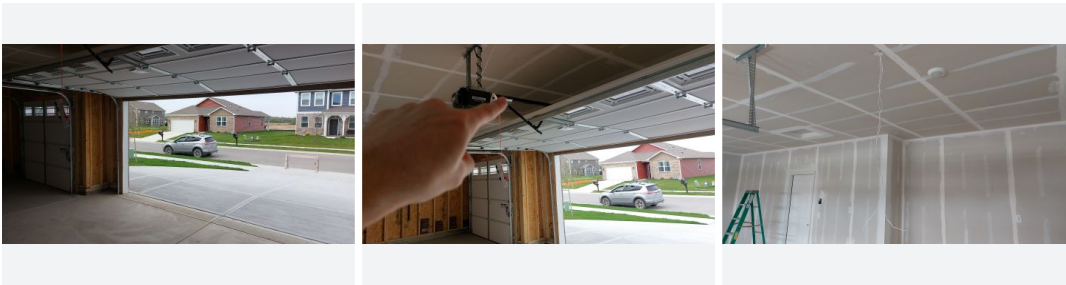
 Marginal

On the roof we found two spots where the white caulking from the gutter installation has contacted a few shingles. Further evaluation is needed.

3. Garage/Carport

3.1 GARAGE DOORS

MEDIA:



COMMENTS:

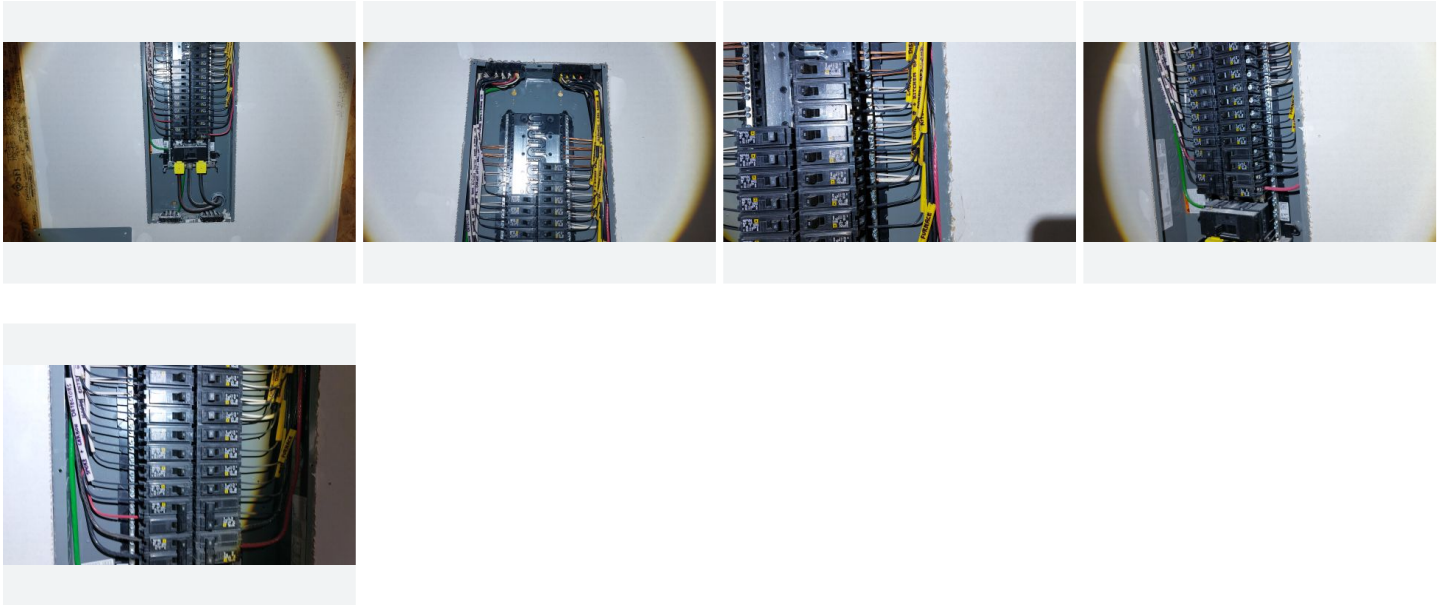
 Marginal

We tested the operation of the two-door garage door and found the chain needs to be heard as the trolley is contacting the chain. We also noticed a motor was not installed on the one door garage door. A qualified contractor will need to review.

4. Electrical

4.1 ELECTRICAL PANEL

MEDIA:



COMMENTS:

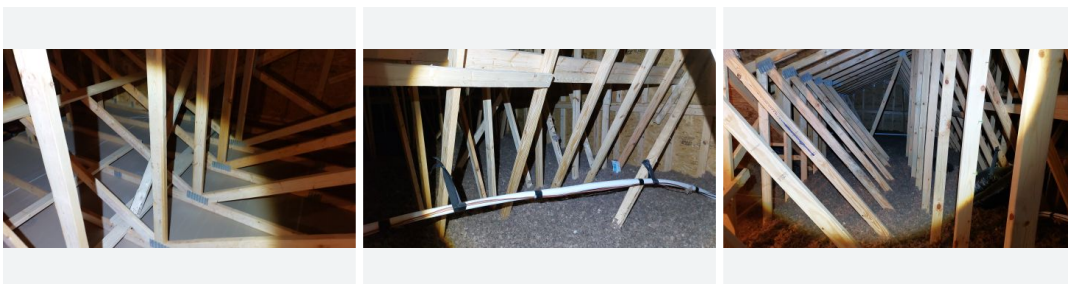
Acceptable

After carefully reviewing the electrical panel, we did not observe any major imperfections. All the wiring was the correct size for the attached breaker. No loose or 'arced' wiring was noticed inside of the panel. All white/neutral wiring was properly isolated on the bus bars. No open knockouts were found as well.

5. Attic

5.1 ROOF FRAMING

MEDIA:



COMMENTS:

Acceptable

Structurally speaking we do not see any issues with any of the 2x4 trusses we could see. All of the trusses are properly connected with no signs of any stress cracks/splitting. No active or previous signs of water entry were found. The attic appears to be ventilating properly as it is roughly the same temperature as the outside. A satisfactory amount blown in insulation was found throughout the attic.

6. Air Conditioning

6.1 A/C SYSTEM OPERATION

DESCRIPTION: Functional

INFORMATION: Manufactured in 2023.

NAMEPLATE:

Model number - Ga4san43600nabaa

Serial number - 3923x2046

MEDIA:



COMMENTS:

Acceptable

The exterior condensing unit was tested and in working condition. The exterior aluminum fins were in good condition and the suction line properly insulated. We also recommend servicing the AC unit yearly.

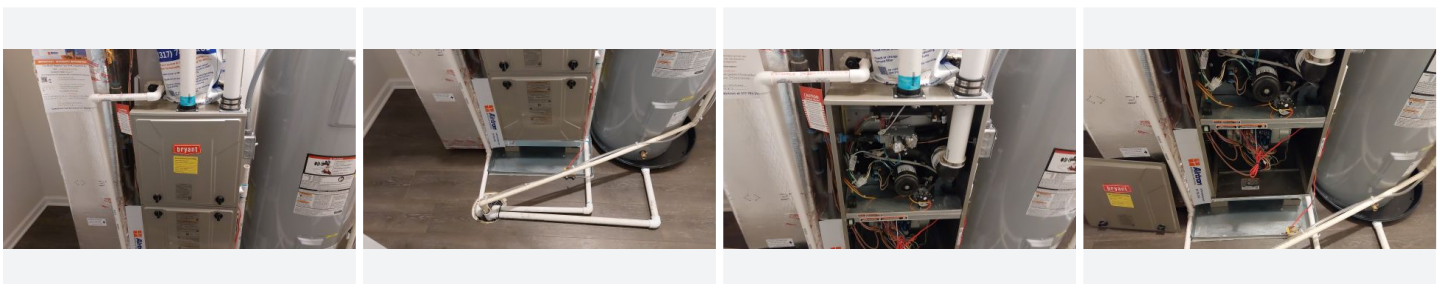
7. Heating System

7.1 HEATING SYSTEM OPERATION

DESCRIPTION: Functional

INFORMATION: Manufactured in 2023.

MEDIA:



COMMENTS:

Acceptable

We tested the furnace and found everything functioning normal. We removed the exterior covers and found no imperfections inside the unit. The wiring is hooked up correctly and with no active leaks inside the unit. We recommend servicing the unit yearly.

8. Plumbing

8.1 WATER HEATER OPERATION

DESCRIPTION: Functional at time of inspection

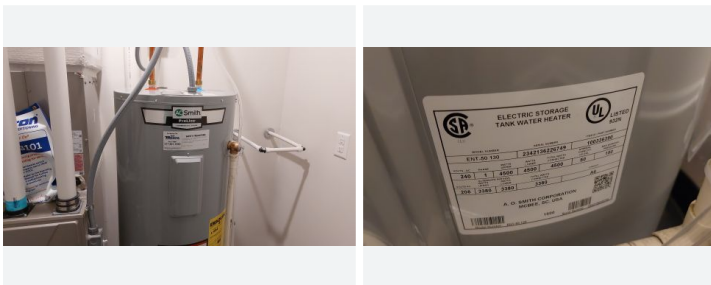
INFORMATION: Manufactured in 2023.

NAMEPLATE:

Model number - Ent-50 130

Serial number - 2342136226749

MEDIA:



COMMENTS:

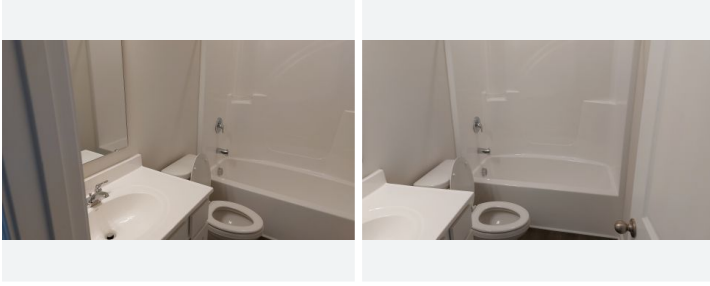
Acceptable

This particular hot water heater was functioning properly during our inspection. Hot water was getting delivered to the appropriate places as expected. We recommend draining ten gallons from the tank to clean it out and wash any built up sediment out.

9. 1st Floor - Main Bathroom

9.1 WALLS

MEDIA:



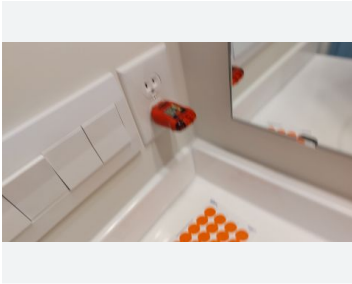
COMMENTS:

Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

9.2 ELECTRICAL

MEDIA:



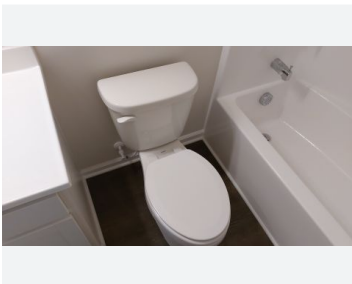
COMMENTS:

Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

9.3 TOILETS

MEDIA:



COMMENTS:

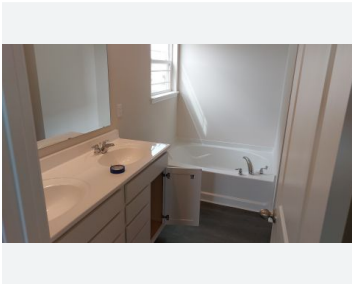
 Acceptable

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.

10. 1st Floor - Master Bathroom

10.1 WALLS

MEDIA:



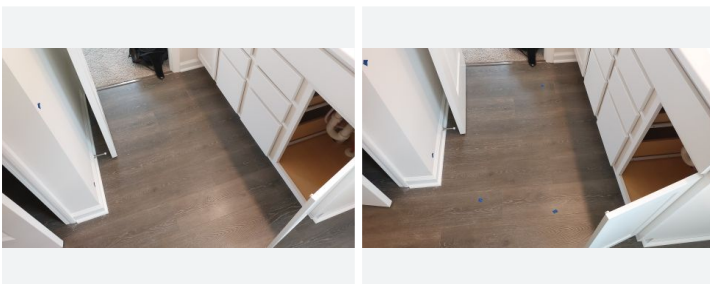
COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

10.2 FLOOR

MEDIA:



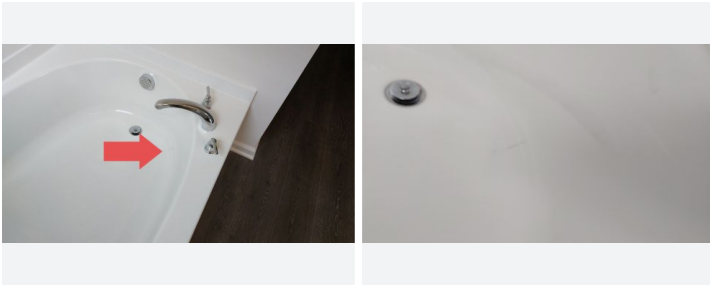
COMMENTS:

 Marginal

As we were reviewing the floor we found a few scratches around the sink. A qualified contractor will need to review.

10.3 TUB/SURROUND

MEDIA:



COMMENTS:

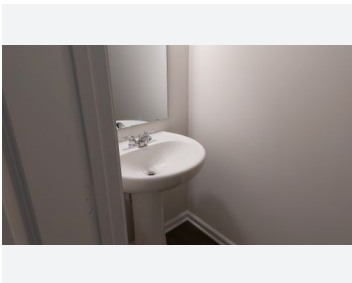
 Marginal

In the tub we noticed a few scratches. They may come up with a good cleaning. Further evaluation is needed.

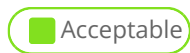
11. 1st Floor - Half Bathroom

11.1 WALLS

MEDIA:



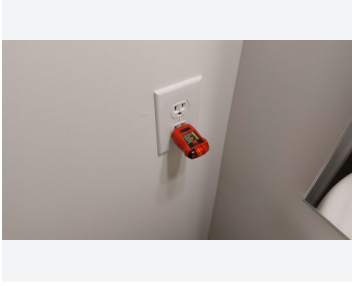
COMMENTS:

 Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

11.2 ELECTRICAL

MEDIA:



COMMENTS:

Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

11.3 TOILETS

COMMENTS:

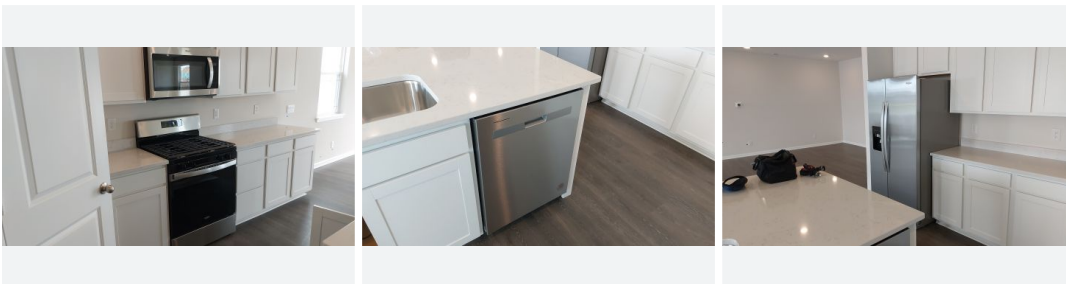
Acceptable

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.

12. Kitchen

12.1 COOKING APPLIANCES

MEDIA:



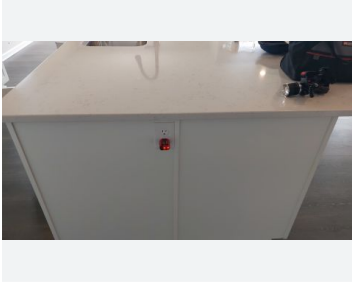
COMMENTS:

Acceptable

All appliances were tested and in working condition during our inspection. The fridge was cold and appeared in good shape. We tested the dishwasher and no issues were noted. All four burners were properly working on the range as well.

12.2 ELECTRICAL

MEDIA:



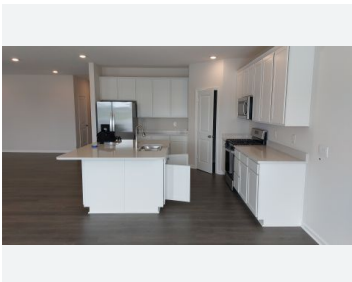
COMMENTS:

Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

12.3 WALLS

MEDIA:



COMMENTS:

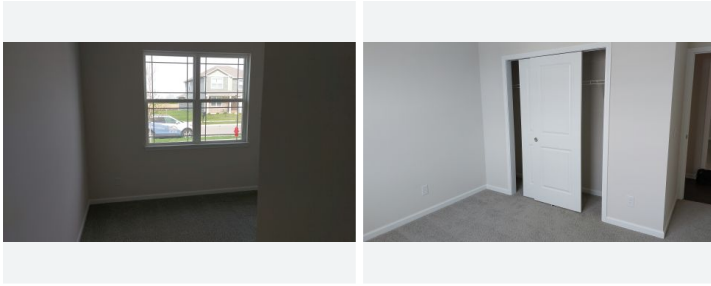
Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

13. 1st Floor - Left Bedroom

13.1 WALLS

MEDIA:



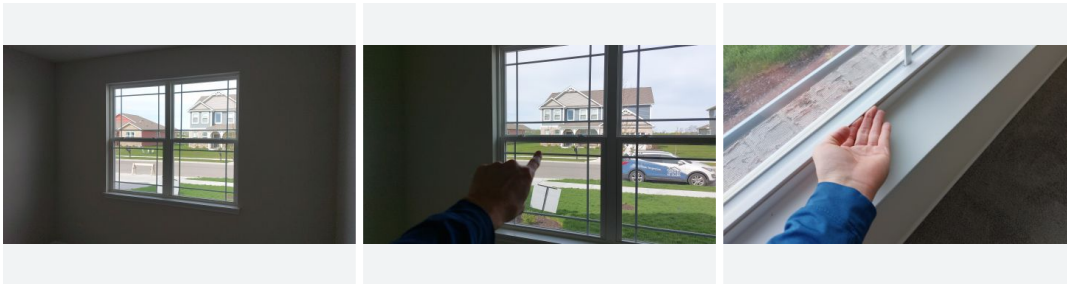
COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

13.2 WINDOWS

MEDIA:



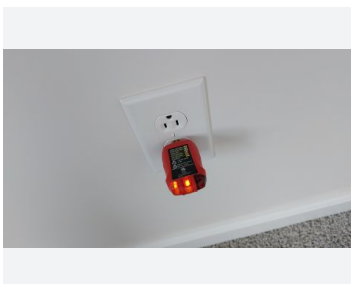
COMMENTS:

 Marginal

We were unable to open the window on the left side in this room. A qualified contractor will need to review.

13.3 ELECTRICAL

MEDIA:



COMMENTS:

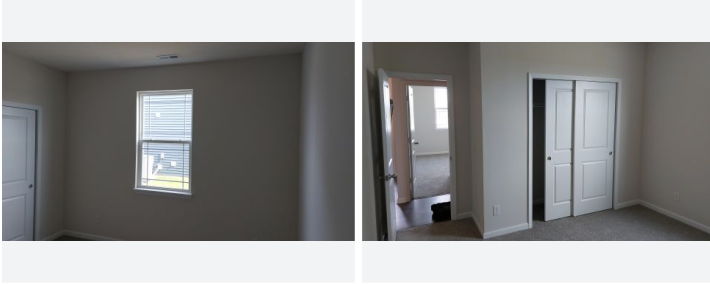
Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

14. 1st Floor - Right Bedroom

14.1 WALLS

MEDIA:



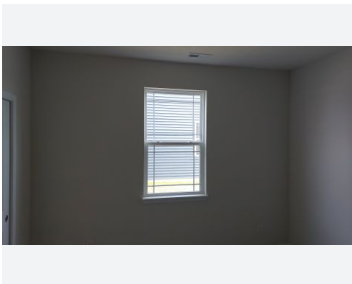
COMMENTS:

Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

14.2 WINDOWS

MEDIA:



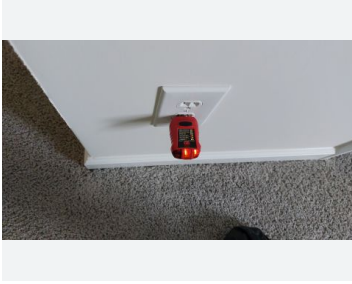
COMMENTS:

Acceptable

All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.

14.3 ELECTRICAL

MEDIA:



COMMENTS:

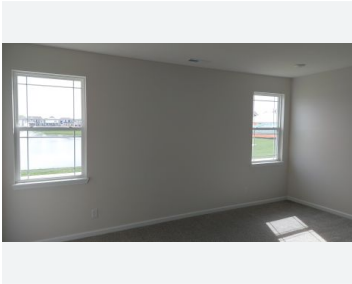
Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

15. 1st Floor - Master Bedroom

15.1 WALLS

MEDIA:



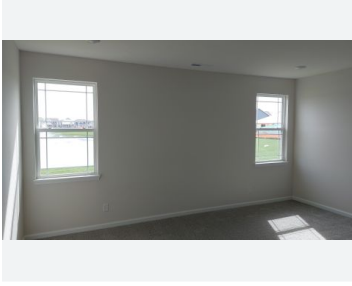
COMMENTS:

Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

15.2 WINDOWS

MEDIA:



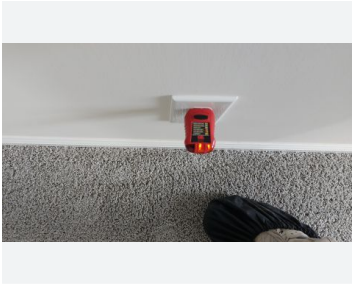
COMMENTS:

Acceptable

All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.

15.3 ELECTRICAL

MEDIA:



COMMENTS:

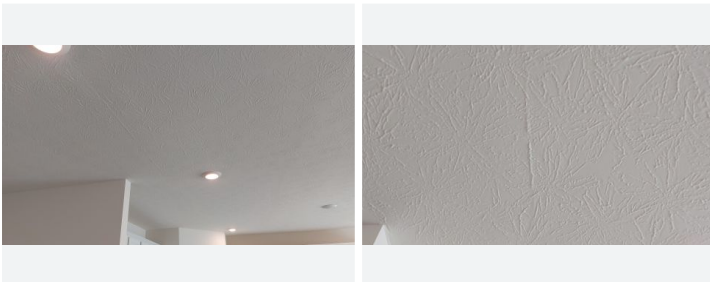
Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

16. Family Room

16.1 CEILING

MEDIA:



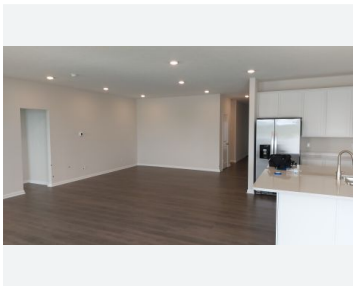
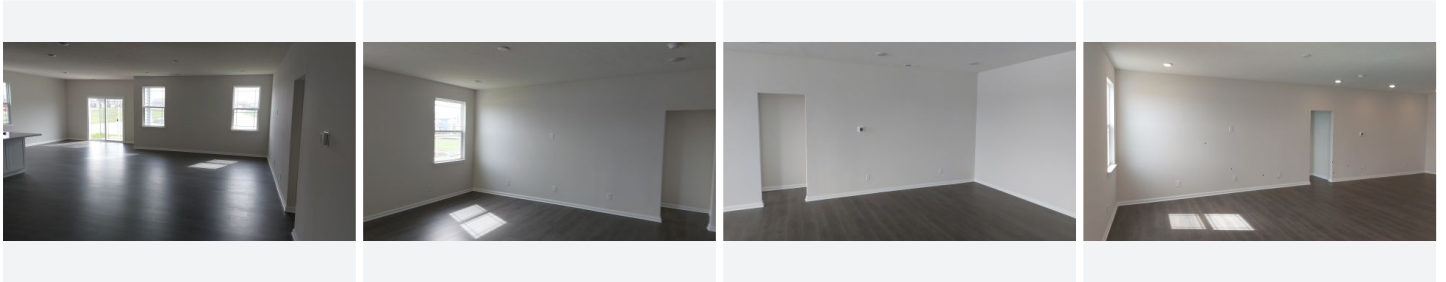
COMMENTS:

 Maintenance

One minor crack was found on the ceiling in the family room. Repairs will need to be made by a qualified contractor.

16.2 WALLS

MEDIA:



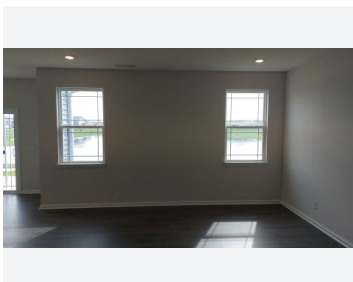
COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

16.3 WINDOWS

MEDIA:



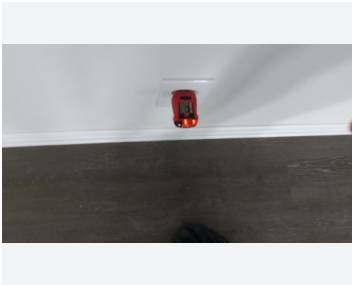
COMMENTS:

Acceptable

All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.

16.4 ELECTRICAL

MEDIA:



COMMENTS:

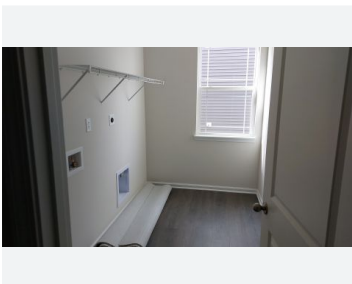
Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

17. Laundry Room/Area

17.1 WALLS

MEDIA:



COMMENTS:

Acceptable

Currently, no washer or dryer is hooked up inside of the laundry room. We did review the plumbing box and found both shut off valves were in good condition.

Summary

PHI

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.



Maintenance

An item deemed a yearly task by a homeowner.



Marginal

An issue needing repairs/replacement but not deemed immediate.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Exterior

1.1 EXTERIOR TRIM

COMMENTS:

 Maintenance

The exterior trim needs to be re-painted as several marks and blemishes were noted. A qualified contractor will need to review.

1.2 PATIO DOOR

COMMENTS:

 Marginal

Typically, a piece of exterior wooden trim is installed under a sliding door to finish off this area. A qualified contractor will need to review.

1.3 FOUNDATION/BRICK

COMMENTS:

 Marginal

In pictures 1-3 we found two nails sticking out of the foundation needing to be removed. Along the front of the home, we noticed the mortar below the last row of brick was finished poorly and is cosmetically not pleasing. Further evaluation is required.

1.4 EXTERIOR LIGHTING

COMMENTS:

 Marginal

All of the exterior electrical fixtures are loose. Furthermore, we recommend applying a layer of clear caulking around the lights to prevent insects from living inside the junction box.

2. Roof

2.1 ROOFING MATERIAL

COMMENTS:

 Marginal

We did not notice any major issues or imperfections with the architectural shingles. The shingles are relatively new with no significant deterioration noted. Water is properly being shed down to the gutters and away from the foundation as expected. No active or previous signs of water entry were discovered. All of the roofing/plumbing vents were installed correctly and leak free. The only issue we noticed was the large amount of roofing nails left on the roof.

2.2 GUTTERS

COMMENTS:

 Marginal

On the roof we found two spots where the white caulking from the gutter installation has contacted a few shingles. Further evaluation is needed.

3. Garage/Carport

3.1 GARAGE DOORS

COMMENTS:

 Marginal

We tested the operation of the two-door garage door and found the chain needs to be heard as the trolley is contacting the chain. We also noticed a motor was not installed on the one door garage door. A qualified contractor will need to review.

10. 1st Floor - Master Bathroom

10.1 WALLS

COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

10.2 FLOOR

COMMENTS:

 Marginal

As we were reviewing the floor we found a few scratches around the sink. A qualified contractor will need to review.

10.3 TUB/SURROUND

COMMENTS:

 Marginal

In the tub we noticed a few scratches. They may come up with a good cleaning. Further evaluation is needed.

13. 1st Floor - Left Bedroom

13.1 WALLS

COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

13.2 WINDOWS

COMMENTS:

 Marginal

We were unable to open the window on the left side in this room. A qualified contractor will need to review.

14. 1st Floor - Right Bedroom

14.1 WALLS

COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

15. 1st Floor - Master Bedroom

15.1 WALLS

COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.

16. Family Room

16.1 CEILING

COMMENTS:

 Maintenance

One minor crack was found on the ceiling in the family room. Repairs will need to be made by a qualified contractor.

16.2 WALLS

COMMENTS:

 Maintenance

A few holes/imperfections were noticed on the drywall in this room. We noted all paint or drywall mistakes with blue tape.