



Pfeifer Home Inspection  
Indianapolis, IN 46236  
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License #HI01700103

# Home Inspection Report

*Produced by: Kyle Pfeifer*



Jane Doe  
123 fake street  
Indianapolis, Indiana 46562

## 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

### Lots and Grounds

1. Vegetation: Trees - A few tree limbs are hanging over the roof and causing unnecessary debris to build up. We recommend having the limbs trimmed back by a qualified contractor.



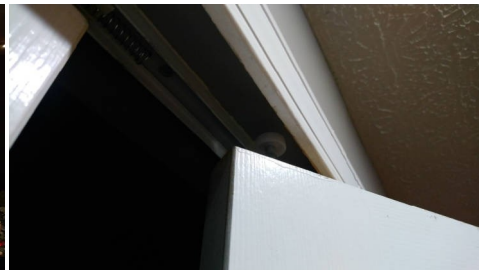
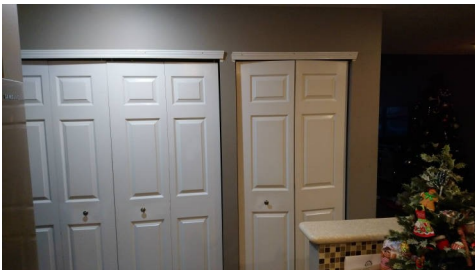
### Bathroom

2. 1st Floor - Main Bathroom Bathroom Electrical: 110 VAC - The pictured outlet was tested and functioning correctly. We did notice this outlet was loose and will need to be secured to the wall by a qualified contractor.



### Kitchen

3. 1st Floor Kitchen Pantry Doors: The pantry doors will need to be adjusted as they are not currently sliding on the track. Additionally, we noticed the trim around the top of the pantry was recently replaced and a poor job was done.





## 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.

### Exterior

1. 1st Floor Exterior Surface Type: Brick veneer - As we walked the perimeter of the property we did not observe any "weeping wells" in the brick veneer. Weeping wells are drainage holes left in the face of a brick veneer wall in order to allow water that has penetrated the wall to escape downwards through the wall cavity and out to the exterior of the wall surface through the weep openings. A qualified contractor will need to drill out these openings around the home.



2. Drainage Lines: The buried drainage lines connected to the downspouts in the front yard will need to be reviewed by a qualified contractor. The pictured pop-up emitter will need replaced and it appears the drainage line is clogged as well.



3. Entry Doors: Wood - The door jamb for the front door will need to be replaced as it is rotten at the bottom. Additional, damage was observed on the left side of the jamb. A qualified contractor will need to replace the jamb on the front door.



### Roof

4. Main Roof Surface Material: Asphalt shingle - We were unable to walk the roof as it very steep and wet from the rain. With that said, we were able to review it from our ladder. In pictures 3 & 4 you can the rotting trim in front of and surrounding the dormer. All of the trim will need to be reviewed by a qualified contractor to insure the wood is not compromised. The rest of the shingles appear to be in good condition. No active or previous leaks were noticed.

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## Roof (Continued)

Material: (continued)



## Attic

5. Main Attic Roof Framing: 2x6 Truss - Structurally speaking we do not see any issues with the 2x6 truss system in place. All gusset plates were firmly attached and no "sagging/settling" was observed in any of the trusses. A satisfactory amount of insulation was discovered in the attic as well. No water stains or wood rot were found on any of the webbing. In pictures two and three we found a exhaust vent that has almost separated in two. Furthermore, we observed a 2x4 used a lateral bracing that has come loose and needs reattached. A qualified contractor will need to address these two issues.



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## Attic (Continued)

Roof Framing: (continued)



## Air Conditioning

6. Main AC System A/C System Operation: 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 observe leaves inside of the unit needing cleaned out. With that said, the unit is from 1987 and at end of the typical life expectancy.



## Marginal Summary (Continued)

### Bathroom

7. Master Bathroom Sink/Basin: The drainage line in this bathroom will need to be reviewed by a qualified contractor. The P trap on the pictured line is not installed correctly. We did not notice any leaks, however the slip nut was not properly attached to the P trap. A qualified contractor will need to correct this issue.



8. Master Bathroom Toilets: 1 1/2 Gallon Tank - The toilet tank in this particular toilet is loose and needs to be tightened. Typically, the tank of the toilet should be tight when installed correctly. Additionally, the seat is really loose as well. A qualified contractor will need to tightened the toilet and seat properly.





## Marginal Summary (Continued)

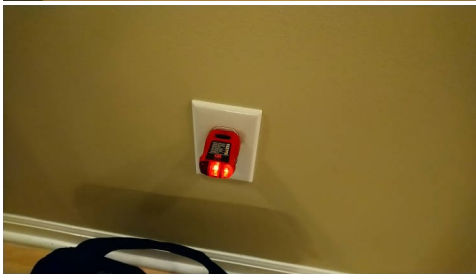
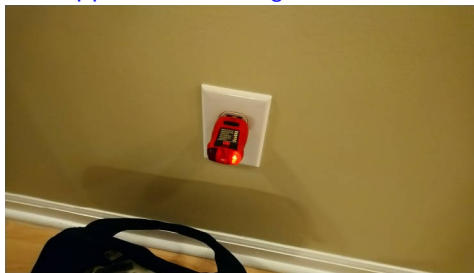
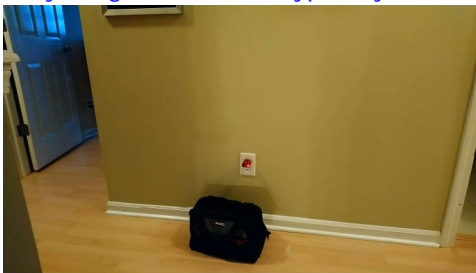
### Bedroom

9. 2nd Floor - Right Bedroom Floor: Carpet - Several rips and imperfections were noticed in carpeting throughout the home. As these rips are permanent the carpet will need to be replaced to be properly fixed.



### Living Space

10. 2nd floor loft Living Space Electrical: 110 VAC - The outlet in the 2nd floor hallway appears to be loose. As we inserted our electrical tester we received an indication of loose wiring. Upon inserting the tester all the way everything tested fine. Typically when this happens the wiring is loose and needs to be tightened.



11. Family Room Living Space Electrical: 110 VAC - The cover attached to the pictured fan is broke and will need to be replaced by a qualified contractor.

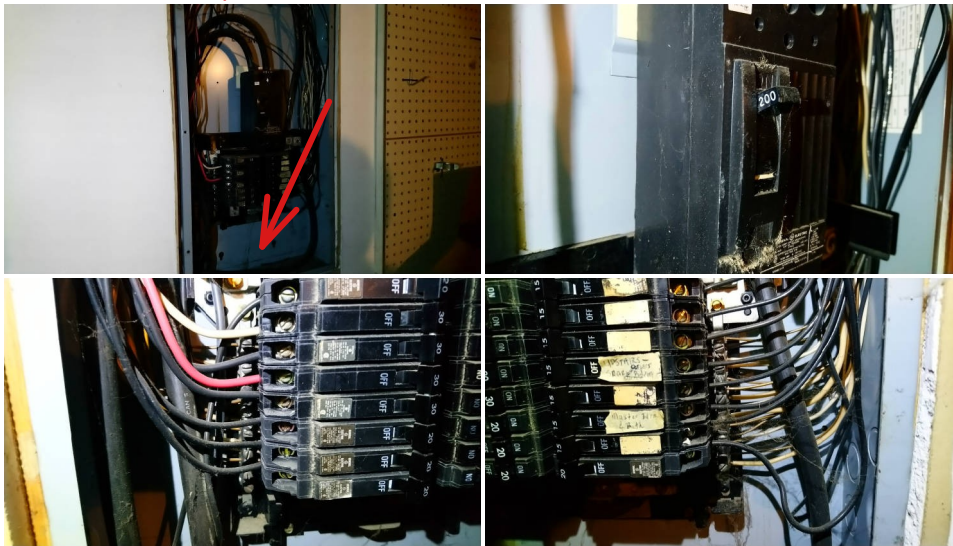


## Defective Summary

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

- Garage 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 found one open knockout 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.



### Heating System

- Garage Heating System Heating System Operation: Inadequate - Immediately as we entered the garage we heard a noise coming from the furnace. We removed the covers and it appears the draft inducer assembly was responsible for the rattling. A qualified contractor will need to maintenance and clean the furnace. The rest of the unit is up to code and operating normally.





## Defective Summary (Continued)

### Plumbing

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

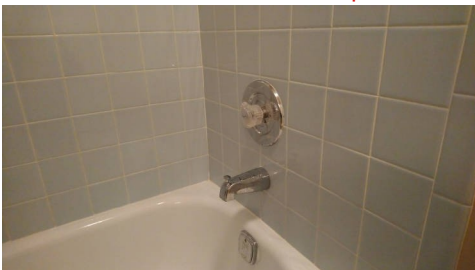


### Bathroom

4. 1st Floor - Main Bathroom Bathroom Sink/Basin: Molded single bowl - We found an active leak where the sink connects to the PVC drainage line. A qualified contractor will need to evaluate for repairs.



5. 1st Floor - Main Bathroom Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround - We turned on the shower handle and water came out slowly for a few minutes. We attempted to turn the water on minutes later and no water came out. A qualified contractor will need to evaluate for the proper repairs.



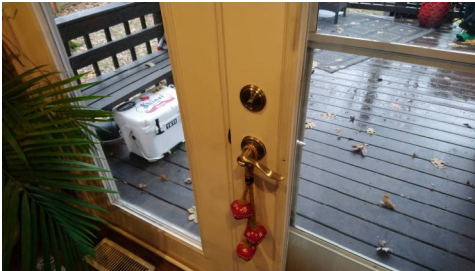
## Defective Summary (Continued)

6. Master Bathroom Shower/Surround: We attempted to test the shower surround however no water came out when the handle was turned. It's possible a shut off valve was engaged at the time of our inspection. A qualified contractor will need to evaluate the shower to determine the correct repair.



## Kitchen

7. 1st Floor Kitchen Doors: Metal - The deadbolt on the back door will need to be replaced by a qualified contractor. The inside lever to open/lock the deadbolt is missing. The rest of the hardware on the back door was functioning as expected. We opened and closed the door without any issues.





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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 fake street  
City Indianapolis State IN Zip 46256  
Contact Name Jane Doe  
Phone 317-555-5555  
Email janedoe@gmail.com

### Client Information

Client Name Jane Doe  
Client Address 123 fake street  
City Indianapolis State IN Zip 46256  
Phone 317-555-5555  
Email janedoe@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 \$340.00

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age 1988 Entrance Faces North  
Inspection Date December 27, 2018  
Start Time 1:00pm End Time 4:00pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 50 degrees  
Weather Rain Soil Conditions Damp  
Space Below Grade Crawl Space  
Building Type Single family Garage Attached  
Water Source City How Verified Visual Inspection

## General Information (Continued)

Sewage Disposal City How Verified Visual Inspection

Additions/Modifications N/A

Permits Obtained N/A

## Lots and Grounds

1. Maintenance Vegetation: Trees - A few tree limbs are hanging over the roof and causing unnecessary debris to build up. We recommend having the limbs trimmed back by a qualified contractor.



## Exterior

### 1st Floor Exterior Surface

1. Marginal Type: Brick veneer - As we walked the perimeter of the property we did not observe any "weeping wells" in the brick veneer. Weeping wells are drainage holes left in the face of a brick veneer wall in order to allow water that has penetrated the wall to escape downwards through the wall cavity and out to the exterior of the wall surface through the weep openings. A qualified contractor will need to drill out these openings around the home.



2. Marginal Drainage Lines: The buried drainage lines connected to the downspouts in the front yard will need to be reviewed by a qualified contractor. The pictured pop-up emitter will need replaced and it appears the drainage line is clogged as well.





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## Exterior (Continued)

3. Marginal

Entry Doors: Wood - The door jamb for the front door will need to be replaced as it is rotten at the bottom. Additional, damage was observed on the left side of the jamb. A qualified contractor will need to replace the jamb on the front door.



4. Acceptable

Hose Bibbs: 60PSI was measured - We tested the exterior hose bibb's water pressure and it met the acceptable limit. A typical homes water pressure usually measures between 40-80PSI. All of the hose bibbs around the home were functioning as expected as well.



5. 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: Ladder at eaves

2. Marginal Material: Asphalt shingle - We were unable to walk the roof as it very steep and wet from the rain. With that said, we were able to review it from our ladder. In pictures 3 & 4 you can the rotting trim in front of and surrounding the dormer. All of the trim will need to be reviewed by a qualified contractor to insure the wood is not compromised. The rest of the shingles appear to be in good condition. No active or previous leaks were noticed.



3. Type: Gable

4. Approximate Age: 5-10 Years Old



## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal - We tested the operation of the garage door and everything functioned properly. The door opened and closed without any issues. Additionally, we tested the auto reverse sensors at the bottom of the track and they reversed properly.



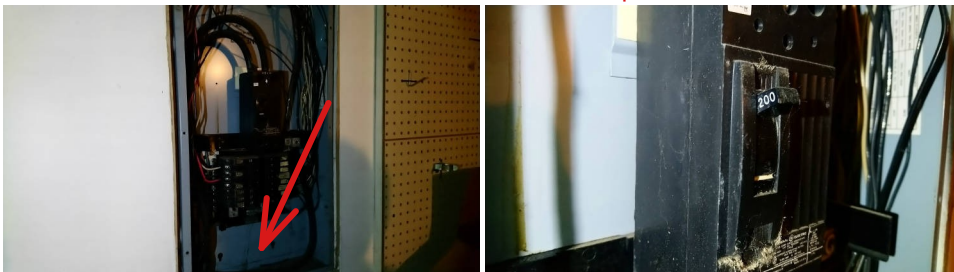
## Electrical

1. Service Size Amps: 200 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.



### Garage 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 found one open knockout 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.





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## Electrical (Continued)

Manufacturer: (continued)



- 4. Maximum Capacity: 200 Amps
- 5. Is the panel bonded? Yes

## Attic

Main Attic

- 1. Method of Inspection: In the attic
- 2. Marginal      Roof Framing: 2x6 Truss - Structurally speaking we do not see any issues with the 2x6 truss system in place. All gusset plates were firmly attached and no "sagging/settling" was observed in any of the trusses. A satisfactory amount of insulation was discovered in the attic as well. No water stains or wood rot were found on any of the webbing. In pictures two and three we found a exhaust vent that has almost separated in two. Furthermore, we observed a 2x4 used a lateral bracing that has come loose and needs reattached. A qualified contractor will need to address these two issues.



## Attic (Continued)

3. Acceptable Ventilation: 51 degrees in the attic - The temperature in the attic was at a typical temperature for the current conditions outside. No ventilation issues were noticed in the attic.



## Crawl Space

### Main Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Access: Metal door - After reviewing the entire crawlspace it was dry and ventilating good with no moisture present. A vapor barrier runs across the entire length of the crawl to help prevent moisture build up. No active leaks or previous leaks were noted as well. The cement block foundation is in good shape as no additional cracking or lateral movement was found.



## Air Conditioning

### Main AC System

1. Marginal A/C System Operation: 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 observe leaves inside of the unit needing cleaned out. With that said, the unit is from 1987 and at end of the typical life expectancy.



2. Manufacturer: Trane
3. Model Number: btb724a100aa Serial Number: b49200237
4. Area Served: Whole building Approximate Age: Dec. 1987
5. Fuel Type: 220-240 VAC Temperature Differential:
6. Type: Central A/C Capacity:

## Fireplace/Wood Stove

### Family Room Fireplace

1. Acceptable Fireplace Construction: Brick - The wood fireplace is in good condition and free of any cracking. We tested the damper and were able to open/close the valve as expected. We recommend having the flue cleaned when moving into a new home.



2. Type: Wood burning



## Heating System

### Garage Heating System

1. Defective Heating System Operation: Inadequate - Immediately as we entered the garage we heard a noise coming from the furnace. We removed the covers and it appears the draft inducer assembly was responsible for the rattling. A qualified contractor will need to maintain and clean the furnace. The rest of the unit is up to code and operating normally.



2. Manufacturer: Payne
3. Model Number: pg8maa036070aaja Serial Number: 3404a30603
4. Type: Forced air Capacity:
5. Area Served: Whole building Approximate Age: Aug 2004
6. Fuel Type: Natural gas
7. Suspected Asbestos: No

## Plumbing

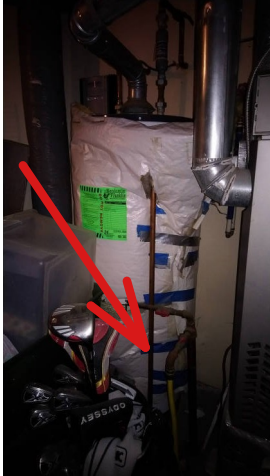
1. Acceptable Main Water Shutoff: Front of house - The water meter is located in the front yard of the home and is equipped with a shut off valve. We did not see any other shut off valves in the crawlspace.

### Garage Water Heater

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

## Plumbing (Continued)

### Water Heater Operation: (continued)



3. Manufacturer: Unknown
4. Model Number: Unknown Serial Number: Unknown
5. Type: Natural gas Capacity: 50 Gal.
6. Approximate Age: 10+ Area Served: Whole building

## Bathroom

### 1st Floor - Main Bathroom Bathroom

1. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.
2. Maintenance Electrical: 110 VAC - The pictured outlet was tested and functioning correctly. We did notice this outlet was loose and will need to be secured to the wall by a qualified contractor.



3. Defective Sink/Basin: Molded single bowl - We found an active leak where the sink connects to the PVC drainage line. A qualified contractor will need to evaluate for repairs.



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Jane Doe  
123 fake street

## Bathroom (Continued)

4. Defective Shower/Surround: Fiberglass pan and ceramic tile surround - We turned on the shower handle and water came out slowly for a few minutes. We attempted to turn the water on minutes later and no water came out. A qualified contractor will need to evaluate for the proper repairs.



5. 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.



### Master Bathroom

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



7. 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.

8. Marginal Sink/Basin: The drainage line in this bathroom will need to be reviewed by a qualified contractor. The P trap on the pictured line is not installed correctly. We did not notice any leaks, however the slip nut was not properly attached to the P trap. A qualified contractor will need to correct this issue.





## Bathroom (Continued)

Sink/Basin: (continued)



9. Defective

Shower/Surround: We attempted to test the shower surround however no water came out when the handle was turned. It's possible a shut off valve was engaged at the time of our inspection. A qualified contractor will need to evaluate the shower to determine the correct repair.



10. Marginal

Toilets: 1 1/2 Gallon Tank - The toilet tank in this particular toilet is loose and needs to be tightened. Typically, the tank of the toilet should be tight when installed correctly. Additionally, the seat is really loose as well. A qualified contractor will need to tightened the toilet and seat properly.



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Jane Doe  
123 fake street

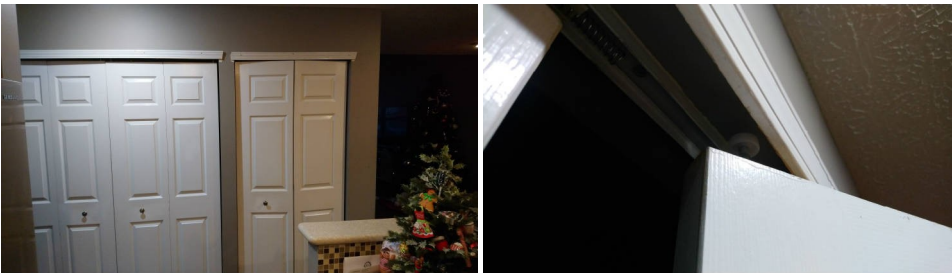
## Kitchen

### 1st Floor Kitchen

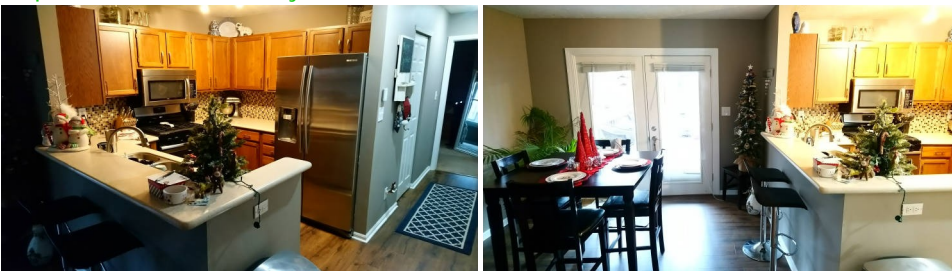
1. Acceptable Cooking Appliances: Range, Fridge, and Dishwasher - All appliances were tested and in working condition during our inspection.



2. Maintenance Pantry Doors: The pantry doors will need to be adjusted as they are not currently sliding on the track. Additionally, we noticed the trim around the top of the pantry was recently replaced and a poor job was done.



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



4. Defective Doors: Metal - The deadbolt on the back door will need to be replaced by a qualified contractor. The inside lever to open/lock the deadbolt is missing. The rest of the hardware on the back door was functioning as expected. We opened and closed the door without any issues.

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## Kitchen (Continued)

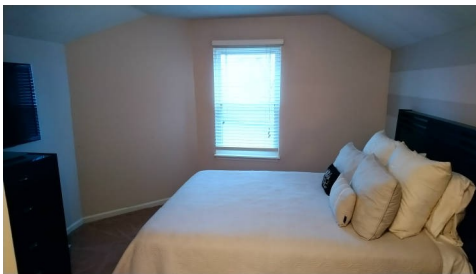
Doors: (continued)



## Bedroom

2nd Floor - Right Bedroom

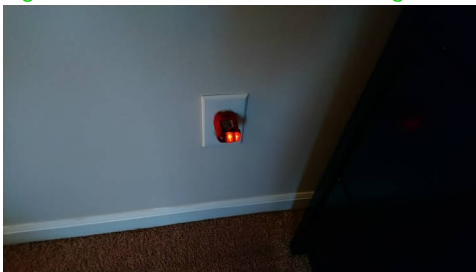
1. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.



2. Marginal Floor: Carpet - Several rips and imperfections were noticed in carpeting throughout the home. As these rips are permanent the carpet will need to be replaced to be properly fixed.



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.



2nd Floor - Left Bedroom



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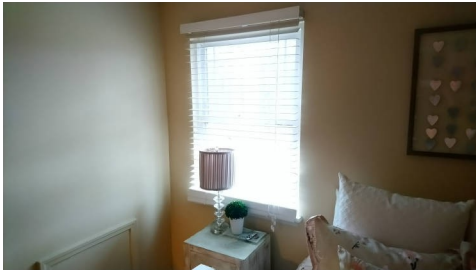
Jane Doe  
123 fake street

## Bedroom (Continued)

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



5. Acceptable Windows: Vinyl single hung - All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.

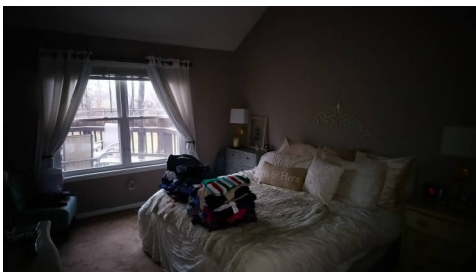


6. Acceptable Electrical: 110 VAC - All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.



## 1st Floor - Master Bedroom

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



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123 fake street

## Bedroom (Continued)

8. Acceptable Windows: Vinyl single hung - All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.



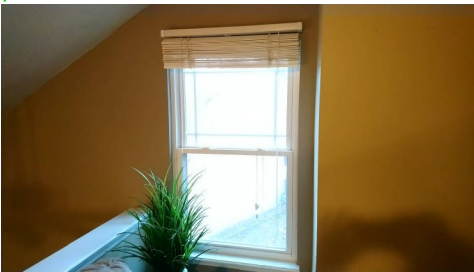
## Living Space

### 2nd floor loft Living Space

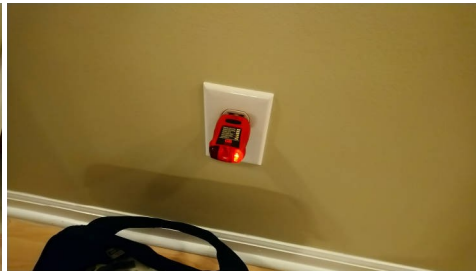
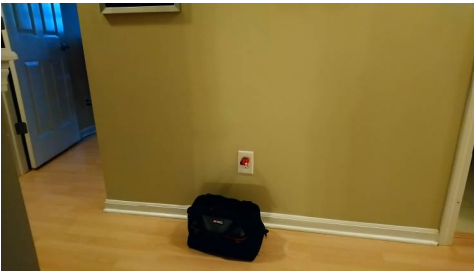
1. Acceptable Walls: Paint - All of the walls are in good condition in this room. No large holes or imperfections were noticed.



2. Acceptable Windows: Vinyl single hung - All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.



3. Marginal Electrical: 110 VAC - The outlet in the 2nd floor hallway appears to be loose. As we inserted our electrical tester we received an indication of loose wiring. Upon inserting the tester all the way everything tested fine. Typically when this happens the wiring is loose and needs to be tightened.



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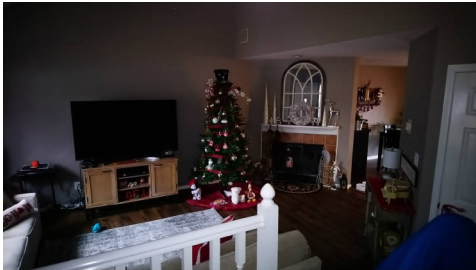
## Living Space (Continued)

Electrical: (continued)



Family Room Living Space

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



5. Marginal

Electrical: 110 VAC - The cover attached to the pictured fan is broke and will need to be replaced by a qualified contractor.



## Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Walls: Paint - In the laundry room we did review the walls for any holes or imperfections. We did not test the laundry machine as you typically need a load of clothes to do so.





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## Laundry Room/Area (Continued)

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.

