

Inspection Report

*This inspection report
prepared specifically for:*

Jane Doe
123 Main Street
Anytown, IN 40000



Inspected by: **Mike Germain**

GERMAIN
PROPERTY INSPECTION SERVICES

Office: (317) 823-3677 Cell: (317) 979-9192

9801 Fall Creek Road #515
Indianapolis, IN 46256

GermainInspections.com

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PROPERTY / CLIENT INFORMATION

Report Date: 6/4/2009

Customer File

Agent : **John Doe**

Buyer : **Jane Doe**

Address: **123 Main**

Indianapolis , IN 46236

Phone:

Fax:

Email: megermain@att.net

Inspection location: **123 Main Street**

Send report to:

Anytown , IN 40000

Phone:

County: **Marion**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **South**

Bedrooms: **4**

Full Baths: **2**

Estimated Age: **15-20**

Vehicle Garages: **1**

Half Baths: **1**

Type Structure: **Single Family Home**

Approx. Sq Footage: **2100**

3/4 Baths:

Stories: **2**

Type Foundation: **Crawl**

Soil condition: **Wet**

Weather: **Overcast**

Temp: **70**

Date: **6/4/2009**

Time: **2:00 pm**

Unit occupied: **yes**

Client present: **yes**

Attendees: **Buyer**

General Overview

Inspector: _____

H100500117

Mike Germain

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

COMPONENT CONDITION ACTION RECOMMENDED PERSPECTIVE

1	Roof coverings:	Acceptable		
2	Ventilation:	Acceptable		
3	Flashings:	Acceptable		
4	Skylights:	Not Present		
5	Chimneys:	Acceptable		
6	Gutter system:	Acceptable		
7	Antenna :			
8	:			

INFORMATION

9	Main roof age:	<u>1-5</u>	14	Ventilation:	<u>Combination Roof & Soffitt</u>
10	Other roof age:		15	Chimney:	<u>Wood</u>
11	Inspection method:	<u>Walked entire roof</u>	16	Chimney flue:	<u>Metal</u>
12	Roof covering:	<u>Fiberglass Shingle</u>	17	Gutters:	<u>Aluminum</u>
13	Roofing layers:	<u>1st</u>	18	Roof Style:	<u>Gable</u>

ROOF COMMENTS

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Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding: Defective	See note below	Maintenance Item
2	Trim/fascias/soffits: Acceptable		
3	Veneer: Acceptable		
4	Doors: Acceptable		
5	Windows: Acceptable		
6	Hose faucets: Acceptable		
7	Electrical cable: Acceptable		
8	Exterior electrical: Acceptable		

INFORMATION

<p>9 Siding type: <u>Cement board</u></p> <p>10 Veneer type: <u>Brick</u></p> <p>11 Trim/fascias type: <u>Wood</u></p> <p>12 Door type: <u>Insulated Metal</u></p>	<p>13 Window Type: <u>Double Hung</u></p> <p>14 Window material: <u>Wood</u></p> <p>15 Electric service cable: <u>Buried</u></p>
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EXTERIOR COMMENTS

16 1. Recaulking is needed at most siding joints. (see photo 1).



Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Defective see comment below	Minor Concern
2	Trees & shrubs:	Not Inspected	
3	Walks & Steps:	Defective see comment 2 below	
4	Porch/Deck:	Acceptable	
5	Driveway:	Acceptable	
6	Retaining walls:	Not Present	
7	Lot Drainage:	Acceptable	
8	Sprinkler System:	Not Present	

INFORMATION

9	Walks & Steps: <u>Concrete</u>	13	Porch: <u>Concrete</u>
10	Patio: <u>Concrete/ wood</u>	14	Location: <u>Front</u>
11	Location: <u>Rear</u>	15	Retaining walls: _____
12	Driveway: <u>Concrete</u>	16	: _____

GROUNDS & DRAINAGE COMMENTS

- 17 1. Drainage needs improving from the downspout at the patio area. (see photo 1).
2. Front step has settled and should be monitored for additional movement.



Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	Acceptable	
2	Heating operation:	Acceptable	
3	System back-up:	Not Present	
4	Exhaust system:	Acceptable	
5	Distribution:	Acceptable	
6	Thermostat:	Acceptable	
7	Gas Piping:	Acceptable	
8	Heat Exchanger:	Acceptable	
9	Humidifier:	Acceptable	
10	Filter:	Acceptable	

INFORMATION

11	# Heating Units: <u>1</u>	18	# Cooling Units: <u>1</u>
12	Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13	Heating Ages: <u>16</u> years	20	A/C age: <u>16</u>
14	Heating Fuels: <u>Gas</u>	21	Filter: <u>Disposable Media</u>
15	Distribution: <u>Ductwork</u>	22	Heat Source Mfg. <u>Heil</u>
16	Duct Insulation Type: <u>Fiberglass / Metal</u>	23	A/C Source Mfg. <u>Heil</u>
17	Gas Shutoff Location: <u>At Meter</u>		

HEATING & COOLING COMMENTS

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* Furnace is 16 years old. average life expectancy is 15-20 years.

* A/C is 16 years old average life expectancy is 12-15 years.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Present	
6	Septic system:	Not Inspected	
7	Water heater:	Acceptable	
8	TPR Valve:	Acceptable	

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	
11	Pipe insulation type:	None	16	Waste/Vent pipes:	Plastic
12	Water Shutoff Location:	Crawlspace	17	Water Heater Manf.:	Bradford White
13	Well location:		18	Water Heater Gallons:	50
			19	Age:	1-5 years
				Water Heater Fuel:	Gas

PLUMBING COMMENTS

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Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Acceptable	
4	Amperage:	Acceptable	
5	Wiring:	Acceptable	
6	:		
7	:		
8	:		

INFORMATION

9	Amps: <u>200</u>	14	Branch circuit wiring: <u>Aluminum Copper</u>
10	Volts: <u>120/240</u>	15	Grounding: <u>Water Pipes & Ground</u>
11	Main box location: <u>Garage</u>	16	Ground fault protection at: <u>Baths, Kitchen, Exterior & Garage</u>
12	Main Disconnect: <u>Garage</u>		
13	Main service conductor: <u>Aluminum</u>	17	Main box type: <u>Breakers</u>
		18	Wiring type: <u>Romex</u>

ELECTRICAL SYSTEM COMMENTS

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Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
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KITCHEN

1	Walls/ceiling/floor:	Acceptable	See comments below	Minor Concern
2	Doors & windows:	Acceptable		
3	Heating & cooling:	Acceptable		
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Acceptable		

APPLIANCES

6	Disposal:	Acceptable		
7	Dishwasher:	Acceptable		
8	Refrigerator:	Acceptable		
9	Exhaust fan:	Acceptable		
10	Microwave:	Acceptable		
11	Ice-Maker:	Not Present		
12	:			
13	Range/oven:	Acceptable		
14	Gas or electric?	Electric		

LAUNDRY

15	Walls/ceiling/floor:	Acceptable		
16	Doors & windows:	Acceptable		
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Not Present		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:	Not Present		
21	Dryer vent:	Acceptable		
22	:			
23	:			
24	Dryer service:	Not Inspected		
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 1. A previous repair was noted in the kitchen ceiling. This is below the hall bathroom and may be from a previous leak. (see photo 1).



Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 Jacuzzi:	Not Present		

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths:

BATHROOM COMMENTS

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Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	See comments below	Minor Concern
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 :			
6 Fireplc/woodstove:	Acceptable		
7 Smoke detectors:	Acceptable		
8 CO detectors:	Not Inspected		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:	
Bedrooms #: 4	12 Walls & ceilings: Sheet Rock
Dining Room	
Entranceway	13 Floors: Carpet, vinyl & hardwood
Family Room	
Living Room	14 Number of wet bars: 0
	15 Number of fireplaces/woodstoves: 1 With Gas Log
	16 Fuel source: Natural Gas / Wood

INTERIOR ROOM COMMENTS

- 17 1. Water stains are present in master bedroom ceiling. This was dry at time of inspection and appears to be from snow blowing in the roof vents. (see photo 1).



Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: Acceptable		
2	Walls: Acceptable		
3	Eaves: Acceptable		
4	Electrical: Acceptable		
5	Gutters: Acceptable		

INTERIOR

6	Walls/ceiling/floor: Acceptable		
7	Firewall/firedoor: Acceptable		
8	Doors & windows: Acceptable		
9	Garage doors: Acceptable		
10	Door openers: Acceptable		
11	Electrical: Acceptable		
12	Heating & cooling: Acceptable		

INFORMATION

EXTERIOR

13	Location: Attached garage - same as house
14	Roof covering: Shingle
15	Roof age: 1-5
16	Gutters: Aluminum

INTERIOR

17	Walls & ceilings: Sheet rock
18	Floors: Concrete
19	Garage door: Double Overhead

GARAGE & CARPORT COMMENTS

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Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	Acceptable	
2	Framing:	Acceptable	
3	Sheathing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Exposed wiring:	Acceptable	
7	Plumbing vents:	Acceptable	
8	Chimney & flues:	Acceptable	
9	Vapor Retarder:	Not Present	
10	:		

INFORMATION

11	# of Attic areas: <u>2</u>	14	Framing: <u>Framing</u>
12	Access locations: <u>Closet</u>	15	Sheathing: <u>OSB</u>
13	Access by: <u>Door / Ladder</u>	16	Insulation: <u>Fiberglass 10 inches Average</u>

ATTIC COMMENTS

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Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type Crawl			
1	Access:	Acceptable	
2	Foundation walls:	Acceptable	
3	Floor framing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Sump pump:	Not Present	
7	Dryness/drainage:	Acceptable	
8	Floor/Slab:	Acceptable	
9	Vapor Retarder:	Acceptable	
10	:		

INFORMATION

11	Foundation walls:	Poured Concrete	14	Beams: wood
12	Floors:	Visqueen and Gravel	15	Piers: Wood
13	Joist/Truss Detail:	2x10's	16	Sub Floor: OSB
			17	Insulation: Perimeter Walls and Box Sills

FOUNDATION COMMENTS

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*** crawl space visibility is limited by the insulation.