



INTENSIVE INSPECTIONS LLC



Confidential Home Inspection Report

75 Doe St.

Anywhere, Indiana, 46131

Inspection ID: 7590S600W

Date: 4-24-2013

By

Jason Meador

INTENSIVE INSPECTIONS

60 14th St.

Franklin, Indiana, 46131

317-512-5708


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Building Description

Inspector: Jason Meador

Attribute	Description / Type	Address / Comments
Age (approx.)	16 years	75 Doe St.
Area (approx.)	4,200	Anywhere, Indiana, 46131
		Date of Inspection: 4-24-2013
Building Type	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> See comments	
Construction	<input checked="" type="checkbox"/> Wood frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Frame, stucco <input type="checkbox"/> See comments	

Additional Building Description/ Comments

Age and area information obtained from: Public records

Client and Real Estate Agents Information

Client Name	Happy Customer
Address	54 Unknown st. Southport IN 46249
Phone(s), e-mail	317-000-0000 happycustomer@email.com
Buyer's agent	Mrs. Agent
Phone(s), e-mail	444-444-4444 agent@agent.com
Seller's agent	
Phone(s), e-mail	

Notes/ Special Instructions

Weather at the Time of the Inspection

Temperature	Start Time	Recent Weather Conditions
64° Fahrenheit	8:12 AM	Rainy, Wet, Damp

Report Identification: 7590S600W

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s): Basement

Comments:

Full length crack back side of house basement wall. It is possible this condition is normal. Indications of prior issue with crack evident by past repair. Monitoring of crack recommended.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle

Viewed from: Up on roof

Comments:

Due to overall condition of roof further evaluation by a qualified roofing contractor is recommended.

Exposed roofing fastener poking through shingle was found most likely due to roof age, which is estimated to be 15-20 years old. This makes water penetration through roof possible causing further damage.

There were cracks on all vent pipe boots do to age. Water penetration through these points are now possible. This could cause further damage.

There was evidence of significant granule loss observed in gutter.



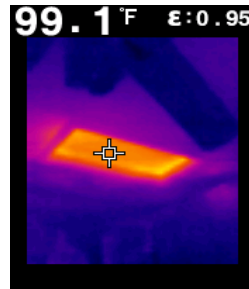
D. Roof Structures and Attics

Viewed from: Inside attic

Approximate Average Depth of Insulation: 8 inches

Comments:

There was adequate insulation on attic entry panel where attic was entered. However an indication of lack of insulation was found by infrared imaging in the kitchen attic access. If left uncorrected this will contribute to considerable energy loss.



E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

H. Windows

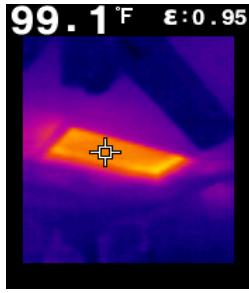
Comments:

Due to overall condition observed by inspector, further evaluation by a qualified window contractor is recommended.

Significant wood rot was found mainly on windows facing driveway. Chances are this was caused by advanced age. If left uncorrected this can cause further water damage to house structure.

Double pane seals on 3 windows were broken. This was evident by conensation in panes.

Evidence of a significant energy leak found by infrared imaging on front side house window. Bad seal at bottom of window is most likely the cause. If left uncorrected, possible significant energy loss will be likely.

 **I. Stairways (Interior and Exterior)**

Comments:

 J. Fireplaces and Chimneys

Comments:

Ventless gas fireplace was noted at property. This in itself is not a major deficiency at this time, but note: this fireplace will rob oxygen from house and can put out carbon monoxide into home. Running this fireplace without added ventilation and nearby carbon monoxide detectors is not recommended based purely off of the opinion of your inspector.

 **K. Porches, Balconies, Decks and Carports**

Comments:

Choking hazzard for children found on upper deck balusters. Balusters should be spaced 4 inches apart or less. Recommended immediate correction by a qualified contractor.

 **L. Other**

Comments:

II. ELECTRICAL SYSTEMS **A. Service Entrance and Panels**

Comments:

 B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper Stranded

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy sources: Natural Gas

Comments:

B. Cooling Equipment

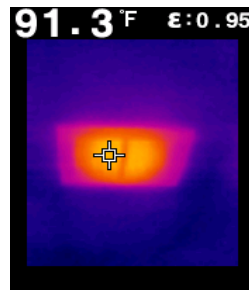
Type of Systems: Air conditioner, forced air

Comments:

C. Duct Systems, Chases, and Vents

Comments:

Evidence of disconnected duct work found by infrared imaging. Photo was taken while air conditioning was running and discharge temp register should be around 52 degrees. Reconnection of ductwork recommended or significant energy loss will result.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

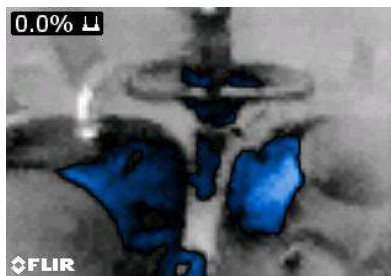
Location of Water Meter: None Present

Location of main water supply valve: In utility room above water softener

Static water pressure reading: 40 psi

Comments:

Evidence of water leak found at kitchen faucet found by infrared moisture imaging. Replacement of faucet is recommended. If not corrected this can cause further water damage.



B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment
Energy sources: Natural Gas
Capacity: 50 gallon
Comments:

D. Hydro-Message Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:

D. Ranges, Cooktops, and Ovens
Comments:

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

I. Other
Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: *Septic drain field*

Location of Drain Field: *Side of house next to woods*

Comments:

F. Other

Comments:

Summary Page

This summary is a list of Items that are in need of repair and or questionable as to performing the function as intended. Repair or correction of these items are not mandatory, however, if item is listed as safety or health concern, it is a great idea to have those items corrected. If you choose to not have all items corrected that are found by inspector before buying property, you are waiving Intensive Inspections from any liability arising from worsening condition of items listed on report and summary. It is strongly recommended to read the rest of report for all other items that may effect property transaction. The report will have pictures of defects and may have additional information. Please click on "Residential" tab at the of bottom page to see detailed report.

Nearly every home has issues, but they are typically correctable. It is perfectly normal to have to make some corrections to a home before, during or after change of ownership. A home is a working system that needs periodic maintenance. Expect a home to have worsening of old issues or new issues that arise. This is part of being a home owner.

Even if the Intensive Inspections agreement has not been signed, relying on, using, or accepting any information in the summary or report means that you are agreeing to the inspection agreement of Intensive Inspections LLC.

STRUCTURAL: Please see report

Full length crack on back side of house basement wall was observed. It is possible this condition is normal. Indications of prior issue with crack evident by past repair. Monitoring of crack recommended.

Due to overall condition of windows observed by inspector, further evaluation by a qualified window contractor is recommended.

Significant wood rot was found mainly on window trim facing driveway. Chances are this was caused by advanced age. If left uncorrected this can cause further water damage to house structure.

Double pane seals on 3 windows were broken. This was evident by conensation in panes.

Evidence of a significant energy leak was found by infrared imaging on windows on front side of house. A bad seal at the bottom of window is most likely the cause. If left uncorrected, possible significant energy loss will be likely.

ELECTRICAL: Satisfactory

HEATING AND COOLING - CLIMATE CONTROL: Please see report

Evidence of disconnected duct work found by infrared imaging. Photo was taken while air conditioning was orunning and discharge temp register should be around 52 degrees. Reconnection of ductwork recommended or significant energy loss will result.

PLUMBING: Please see report

Evidence of water leak found at kitchen faucet found by infrared moisture imaging. Replacement of faucet is recommended. If not corrected this can cause further water damage.

APPLIANCES: Satisfactory

ROOF AND ATTIC SYSTEM: Please see report



Report Identification: 7590S600W

Summary Page

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There were cracks on all vent pipe boots do to age. Water penetration through this point now possible causing further damage.

There was evidence of significant shingle granule loss observed in gutter.

SAFETY / HEALTH: Please see report

Choking hazard for children found on upper deck balusters. Balusters should be spaced 4 inches apart or less apart. Recommended immediate correction by a qualified contractor.

GENERAL: Satisfactory

Respectfully submitted, Jason Meador