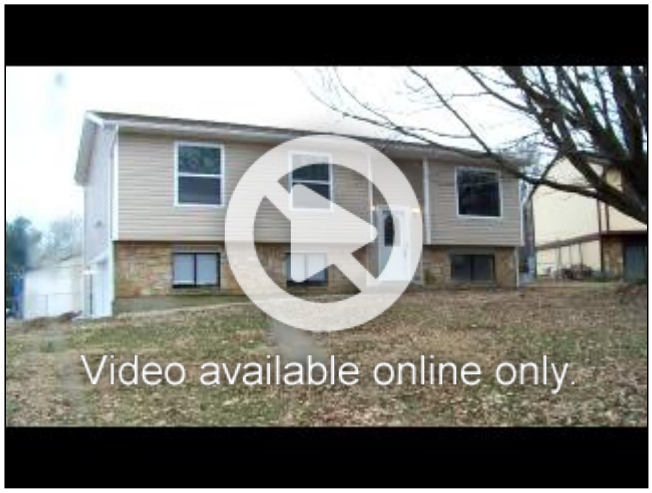
CERTAINTY
HOME INSPECTIONS

Home Inspection Report



Property Address:
3505 Washington Court
Jeffersonville IN 47130

Prepared for Marlena Platt

Prepared by Christopher Floyd

HI1400031 KY4074

SIRA Southern Indiana REALTORS® Association

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Understanding Your Interactive Web Report, Video Review And Active Links

Interactive web report.
This report can be viewed as an interactive web presentation. Follow the links in your report delivery email and enjoy the benefits below!

1. Complete your inspection response form quick and easy.

- **Click through each comment, photo or video provided by your inspector.**
- **Next choose replace, repair or insert a monetary value for each item you request.**
- **Add your own comments to each item to explain and clarify your requests.**
- **Save the finished list as a pdf or click and send to anyone as an email attachment!**

2. Live videos

- **If a picture is worth a thousand words, having embedded videos in your inspection report says it all! Click the play icons in your report to listen and watch as your inspector explains and demonstrates his findings!**

3. Enlarge photos

- **Click on any photo in your inspection report to enlarge and enjoy full screen high definition viewing.**
- **Photos are number matched to each comment for quick and easy reference.**

3. Your private video review

- **Exceeding your expectations, this service is exclusive to Certainty Home Inspection clients only.**
- **Watch and listen as your inspector illustrates and explains your inspection findings. A priceless value provided to you absolutely FREE! Delivered in a seperate email, just click on the image of your home and enjoy your comprehensive video review.**

4. Live links embedded in your report

- **Click on any link provided in the body of your report to visit our information station and learn more about maintaining your home, connect with trusted contractor professionals, receive monthly home maintenance tips and join our social media sites.**

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Date: 1/9/2017 **Property:**3505 Washington Court Jeffersonville IN 47130 **Customer:**Marlena Platt

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction: The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Certainty Home Inspections LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. Home inspectors are likened to your family doctor looking for clues or symptoms that warrant recommending further evaluation by a specialist. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Certainty Home Inspections LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures or videos may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions discovered will be supported with photos. Commentary in video may differ from the written statements within the report. Only the written report may be relied upon as the inspectors final recommendations.

Comment Key or Definitions:
The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended at the time of inspection, allowing for normal wear and tear.

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Not Present = This item, component or unit is not in this home or building.

Repair or Replace = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Maintenance / Improvement Recommended = Item could use improvement, not fully functional and/or requires repair or servicing. These items may not be as critical as the Repair/Replace summary items. You will need to determine which, if any, maintenance items will be placed in your repair request form. If in doubt, you may wish to consult with your inspector

and or your real estate agent. Any and all recommendations should be further evaluated/repaired by professionals in the field.

Positive Attributes = Provided as a courtesy from your inspector and highlighting some positive attributes of this home. This is not a complete list, but a few quick notes from your inspector. More positive attributes may be listed within the body of the report. Please read your complete report for more information.

This report has been produced in accordance with the AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE.

Approximate age of building:	**Temperature:**	**Weather:**
Over 10 Years	Below 60 (F) = 15.5 (C)	Overcast
Ground/Soil surface condition:	**Occupied:**	**In Attendance:**
Damp	No	Customer

Positive Attributes Summary

3505 Washington Court
Jeffersonville IN 47130
Prepared for: Marlena Platt

The following positive attributes are provided as a courtesy and may include materials, construction, upgrades and convenience features. This is not a complete list, but only a few quick notes from your inspector. More positive attributes may be listed within the body of the report.

Data Provided by MLS Service : This is a Single-Family Home located at 3505 Washington Court, Jeffersonville, IN. 3505 Washington Ct has 3 beds, 1 ½ bath, and approximately 1,434 square feet. The property has a lot size of 9,900 sqft and was built in 1978. The average list price for similar homes for sale is $143,211. 3505 Washington Ct is in the 47130 ZIP code in Jeffersonville, IN. The average list price for ZIP code 47130 is $162,962.

3. Roofing

Material

	Positive Attribute
1	Positive (Dimensional) commonly a 30 to 50 year shingle: Two layers of shingle material bonded together rather than a single layer. Due to the thicker layer of material, they offer more protection from wind and hail than asphalt shingles.

14. Structure

Observation:

	Positive Attribute
2	FYI-Though this report may contain deficiencies found during the inspection, please know there is no perfect home and all homes age and will require ongoing maintenance. The overall condition of this home appears to be well maintained and cared for.

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Repair/Replace Summary

3505 Washington Court
Jeffersonville IN 47130
Prepared for: Marlena Platt

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Garage

Garage Windows

Inspected

1 Repair/Replace

One window in garage was unable to opened at the time of the inspection, recommend further evaluation/repairs by a qualified professional.

Item 1 - Item 1(Picture)

12. Electrical System

(Throughout home) Electrical

Inspected

2 (1) Repair/Replace

Receptacle at rear of home has been incorrectly wired (black and white wires reversed) recommend further evaluation/repairs by a qualified professional.

Item 2 - Item 1(Picture)

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Maintenance Improvement Recommended Summary

3505 Washington Court
Jeffersonville IN 47130
Prepared for: Marlena Platt

These items maybe considered FYI deferred maintenance. Although functional at the time of inspection, item could use maintenance or improvement, is not fully functional and/or requires repair or servicing. You will need to determine which, if any, of these items will be placed in your repair request form. If in doubt, you may wish to consult with your inspector and or your real estate agent. Any and all recommendations should be further evaluated/repaired by professionals in the field.

1. Lots and Grounds

Grading and Drainage (With respect to their effect on the condition of the building)

Inspected

1 Maintenance/Improvement

Flat in areas. This may allow water to flow towards foundation. A six inch fall over the first 10 feet from the structure is recommended.

Driveways, Patios, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2 Maintenance/Improvement

Cracking noted at driveway and retaining with missing stone at retaining wall, recommend repair where needed.

Item 2 - Item 1(Picture)

Item 2 - Item 2(Picture)

Decks, Balconies, Stoops, Steps

Inspected

3 Maintenance/Improvement

Damaged decking board, missing graspable handrail and some railing is loose at rear deck. Recommend further evaluation/repairs by a qualified professional.

Item 3 - Item 1(Picture)

Item 3 - Item 2(Picture) loose

2. Exterior

Siding and Trim Condition

Inspected

4 (1) Maintenance/Improvement

Damage noted above garage door, recommend further evaluation/repairs by a qualified professional.

Item 4 - Item 1(Picture)

5 (2) Maintenance/Improvement

Siding in contact with the ground. A six inch gap is recommended to avoid related concerns. Correction is recommended.

Item 5 - Item 1(Picture)

6 (3) Maintenance/Improvement

Some exposed wood at rear left and rear right of home/gaping present, recommend correction/repair.

Item 6 - Item 1(Picture)

Item 6 - Item 2(Picture)

Exterior doors

Inspected

7 (2) Maintenance/Improvement

Difficult to properly lock front entry door handle and unable to open rear double door (bottom locking mechanism appears to be stuck), recommend adjustment/repair.

Item 7 - Item 1(Picture)

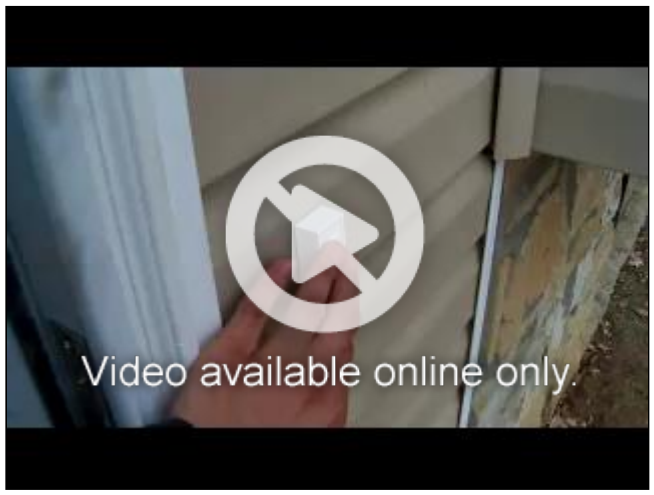
Item 7 - Item 2(Picture)

Door bell

Inspected

8 Maintenance/Improvement

Door bell does not appear to properly respond, recommend repair.



Item 8 - Item 1(Video)

3. Roofing

Roof Drainage Systems

Inspected

9 Maintenance/Improvement

The gutters are full of debris and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Item 9 - Item 1(Picture)

Item 9 - Item 2(Picture)

5. Insulation and Ventilation

Attic Insulation

Inspected

10 Maintenance/Improvement

Re-distributing existing insulation is recommended where needed for greater thermal protection. (10+ inches of blow in fiberglass installed)

Item 10 - Item 1(Picture)

Attic Ventilation

Inspected

11 Maintenance/Improvement

Vents appear to be covered or blocked by insulation. recommend clearing for proper function.

Item 11 - Item 1(Picture)

6. Garage

Overhead doors and operation

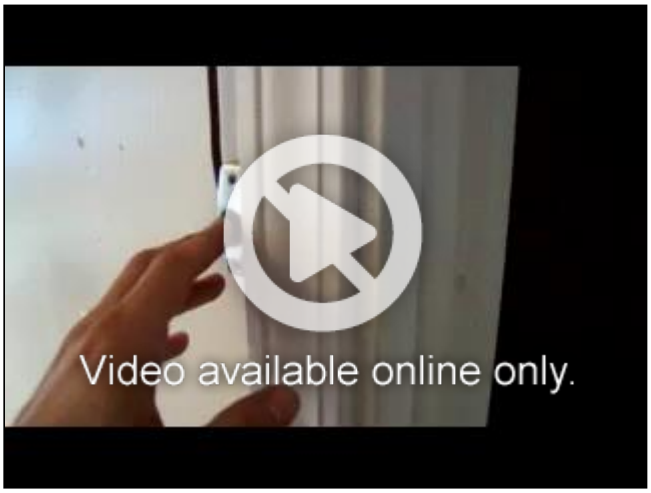
Inspected

12 Maintenance/Improvement

Does not properly lock, day light seen at bottom of door when closed, and garage door button must be held for garage door to properly close, recommend further evaluation/repairs by a qualified professional.

Item 12 - Item 1(Picture)

Item 12 - Item 2(Picture)



Item 12 - Item 3(Video)

7. Central Air Conditioning

Exterior Unit Conditon

Inspected

13 Maintenance/Improvement

The condenser outside (AC unit) is appears aged and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

10. Plumbing System

(Bathroom) Toilet

Inspected

14 Maintenance/Improvement

Loose at floor connection in hallway bathroom, recommend correction/repair.

Item 14 - Item 1(Picture)

11. Electrical Service Panel

Panel Box Condition

Inspected

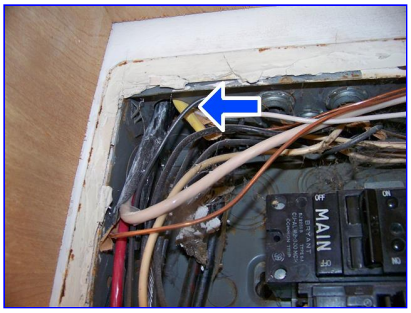
15 (1) Maintenance/Improvement

Proper labeling is recommended for all breakers.

Item 15 - Item 1(Picture)

16 (2) Maintenance/Improvement

Non-slip connectors are recommended at all connections to fixtures and/or junction boxes. Recommend installation by a qualified professional.



Item 16 - Item 1(Picture)

12. Electrical System

(Throughout home) Electrical

Inspected

17 (2) Maintenance/Improvement

Open/missing grounds at some receptacles, (Front of home and living room) recommend further evaluation/repairs by a qualified professional.

18 (3) Maintenance/Improvement

Some non-GFCI receptacles noted, recommended upgrading where needed. (garage and exterior of home)

19 (4) Maintenance/Improvement

More than one GFCI noted on the same circuit. (kitchen) It is recommended that only one GFCI receptacle be installed per circuit. Recommend further evaluation/correction by a qualified professional.

Item 19 - Item 1(Picture)

20 (6) Maintenance/Improvement

Meter base appears to be loose, recommend further evaluation/repair.

Item 20 - Item 1(Picture)

14. Structure

Foundation condition

Inspected

21 (1) Maintenance/Improvement

Cracking noted at rear right of home. It is recommended these areas be sealed and closely monitored for signs of moisture and enlargement.

Item 21 - Item 1(Picture)

Joists/Trusses/Subfloor

Inspected

22 Maintenance/Improvement

Possible mold present under stairs, recommend further sampling and analysis.

Item 22 - Item 1(Picture)

Item 22 - Item 2(Picture)

17. Interiors and bedrooms

Walls

Inspected

23 Maintenance/Improvement

Possible mold present in utility closet at lower level. Removal is recommended.

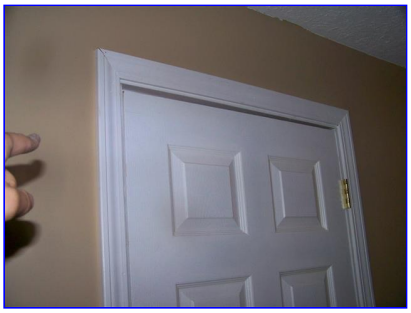
Item 23 - Item 1(Picture)

Doors

Inspected

24 Maintenance/Improvement

Some doors do not properly latch (front center bedroom) and/or are un-level (lower level closet door), recommend adjustment/repair where needed.



Item 24 - Item 1(Picture) un-level

Windows

Inspected

25 Maintenance/Improvement

Difficult to operate master bedroom window and fogging noted at lower level aluminium framed window(s), recommend adjustment/repair.

Item 25 - Item 1(Picture) Fogging at lower level

Item 25 - Item 2(Picture)

This concludes the report summary.

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The following is the itemized report.

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Limitations Summary

3505 Washington Court
Jeffersonville IN 47130
Prepared for: Marlena Platt

Item was unable to be fully inspected due to safety reasons, lack of power/disconnected, utilities not on or inaccessible at time of inspection.

5. Insulation and Ventilation

Bath, Kitchen and Exhausts

Inspected

1 Limitation

Unable to view. Recommend confirming venting to exterior to dissipate moisture and humidity.

7. Central Air Conditioning

Cooling Operation

Inspected

2 Limitation

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

9. Water Heater

Temperature pressure relief valve

Inspected

3 Limitation

Unable to view. (drain tubes should be installed about 6 inches from the floor)

Item 3 - Item 1(Picture)

10. Plumbing System

Sump Pump

Inspected

4 (2) Limitation

Sealed, unable to test/operate. No water present in crock at the time of the inspection.

Item 4 - Item 1(Picture)

12. Electrical System

(Throughout home) Electrical

Inspected

5 (8) Limitation

Pot light in contact or close to insulation. Determining rating for clearance is beyond the scope of this inspection. Further evaluation by a qualified professional is recommended.

Item 5 - Item 1(Picture)

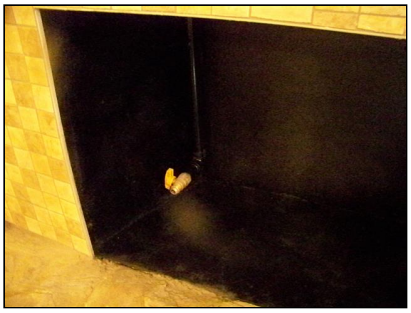
18. Fire Places

Operation and Condition

Inspected

6 Limitation

Gas in "off" position and no insert installed.



Item 6 - Item 1(Picture)

This concludes the report summary.

The video and summary are provided as a courtesy and do not override the written report. Only written statements within the report may be relied upon as the inspectors final recommendations. Please read the report in it's entirety.

The following is the itemized report.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Christopher Floyd

1. Lots and Grounds

This is a visual examination of readily accessible areas and limitations exist, for details click here . Visit our information station to learn more about Lots and grounds

Items

1.0 Grading and Drainage (With respect to their effect on the condition of the building)

Comments: Inspected

Maintenance/Improvement

Flat in areas. This may allow water to flow towards foundation. A six inch fall over the first 10 feet from the structure is recommended.

1.1 Vegetation

Comments: Inspected

FYI

Vegetation close to or in contact with home or roof. Trimming to 18 inch minimum clearance to avoid related concerns is recommended.

1.1 Item 1(Picture)

1.2 Driveways, Patios, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

Maintenance/Improvement

Cracking noted at driveway and retaining with missing stone at retaining wall, recommend repair where needed.

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.3 Decks, Balconies, Stoops, Steps

Comments: Inspected

Maintenance/Improvement

Damaged decking board, missing graspable handrail and some railing is loose at rear deck. Recommend further evaluation/repairs by a qualified professional.

1.3 Item 1(Picture)

1.3 Item 2(Picture) loose

1.4 Gas Meter Valve Location

Comments: Inspected

FYI - Gas shut off is located at meter

2. Exterior

Exterior inspection is based on normal building practices for homes of similar construction and age and is performed from grade level and does not include a board by board inspection. Lighting on timers or sensors, Screens, storm windows/doors/awnings and shutters are beyond the scope of this inspection. This is a visual examination of readily accessible areas and limitations exist for details click here .

Items

2.0 Siding and Trim Condition

Comments: Inspected

(1) Maintenance/Improvement

Damage noted above garage door, recommend further evaluation/repairs by a qualified professional.

2.0 Item 1(Picture)

(2) Maintenance/Improvement

Siding in contact with the ground. A six inch gap is recommended to avoid related concerns. Correction is recommended.

2.0 Item 2(Picture)

(3) Maintenance/Improvement

Some exposed wood at rear left and rear right of home/gaping present, recommend correction/repair.

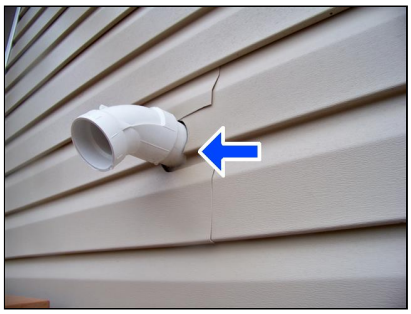
2.0 Item 3(Picture)

2.0 Item 4(Picture)

(4) FYI

Sealing around all service entrances is recommended where needed.

2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 Windows

Comments: Inspected

FYI

Gaps noted, recommend sealing where needed.

2.1 Item 1(Picture)

2.2 Exterior doors

Comments: Inspected

(1) FYI

Weather stripping is missing or damaged. Installation/Replacement is recommend to avoid related concerns.

2.2 Item 1(Picture)

(2) Maintenance/Improvement

Difficult to properly lock front entry door handle and unable to open rear double door (bottom locking mechanism appears to be stuck), recommend adjustment/repair.

2.2 Item 2(Picture)

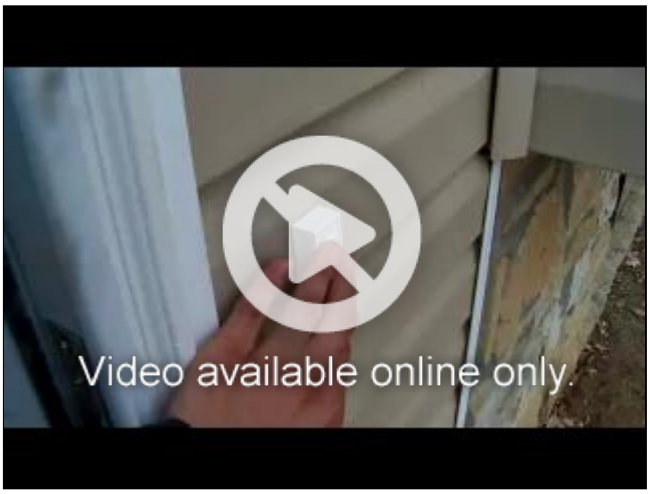
2.2 Item 3(Picture)

2.3 Door bell

Comments: Inspected

Maintenance/Improvement

Door bell does not appear to properly respond, recommend repair.



2.3 Item 1(Video)

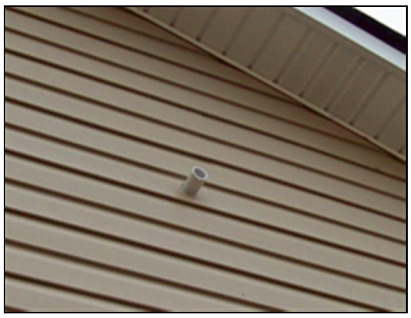
2.4 Other

Comments: Inspected

FYI

A 90 degree elbow is recommended at exterior to avoid wind induced back drafting. (Right of home)

2.4 Item 1(Picture)



2.4 Item 2(Picture)

3. Roofing

The inspector is not required to walk on any roof surface. Life expectancy is not determined by the inspector. Proper shingle installation is beyond the scope of the inspection. The inspector cannot conclusively state whether there is now or has been leakage in the past or that all conditions are such that the roof won't leak in the future. This is a visual examination of readily accessible areas and limitations exist, for details click here.

Visit our information station to learn more about roofing components

Styles & Materials

Viewed roof covering from:
Walked roof

Items

3.0 Aproximate age

Comments: Inspected

FYI-The roof covering appears to be 4 to 7 years old.

3.1 Roof Drainage Systems

Comments: Inspected

Maintenance/Improvement

The gutters are full of debris and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

3.1 Item 1(Picture)

3.1 Item 2(Picture)

3.2 Material

Comments: Positive Attribute

Positive

(Dimensional) commonly a 30 to 50 year shingle:
Two layers of shingle material bonded together rather than a single layer. Due to the thicker layer of material, they offer more protection from wind and hail than asphalt shingles.

4. Attic

The inspector cannot conclusively state whether there is current or has been leakage in the past or that all conditions are such that the roof won't leak in the future. This is a visual examination of readily accessible areas and limitations exist such as the roof line, insulation and footing. We do not enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. move, touch or disturb insulation or any vapor retardant, break or otherwise damage the surface finish or weather seal on or around access panels or covers. for details click here.

Visit our information station to learn more about attic spaces

Styles & Materials

Viewed from:
Walked accessible areas, limited view due to insulation/framing/footing

Items

4.0 Access

Comments: Inspected

FYI

Insulation at hatch is recommended for greater thermal protection.

4.0 Item 1(Picture)

5. Insulation and Ventilation

Items

5.0 Bath, Kitchen and Exhausts

Comments: Inspected

Limitation

Unable to view. Recommend confirming venting to exterior to dissipate moisture and humidity.

5.1 Attic Insulation

Comments: Inspected

Maintenance/Improvement

Re-distributing existing insulation is recommended where needed for greater thermal protection. (10+ inches of blow in fiberglass installed)

5.1 Item 1(Picture)

5.2 Attic Ventilation

Comments: Inspected

Maintenance/Improvement

Vents appear to be covered or blocked by insulation. recommend clearing for proper function.

5.2 Item 1(Picture)

6. Garage

Storage items will not be moved and may limit our view. GFCI receptacles that are in use will not be tested to avoid related concerns. This is a visual examination of readily accessible areas and limitations exist, for details click here.
Visit our information station to learn more about your Garage

Styles & Materials

Car spaces:	Type:
1	Attached
	Tuck under

Items

6.0 Overhead doors and operation

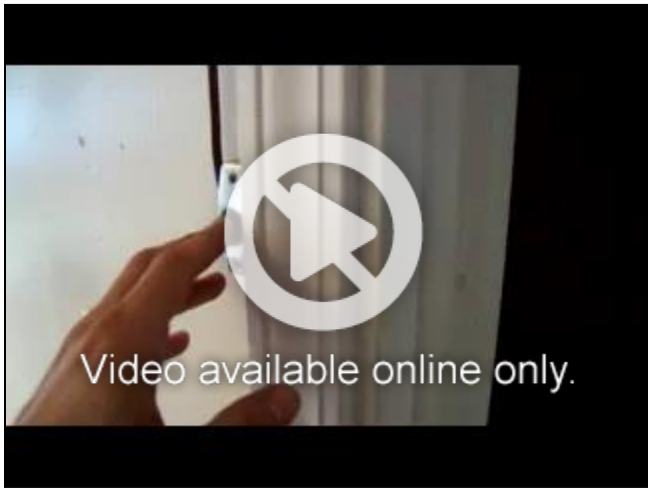
Comments: Inspected

Maintenance/Improvement

Does not properly lock, day light seen at bottom of door when closed, and garage door button must be held for garage door to properly close, recommend further evaluation/repairs by a qualified professional.

6.0 Item 1(Picture)

6.0 Item 2(Picture)



6.0 Item 3(Video)

6.1 Garage Windows

Comments: Inspected

Repair/Replace

One window in garage was unable to opened at the time of the inspection, recommend further evaluation/repairs by a qualified professional.

6.1 Item 1(Picture)

7. Central Air Conditioning

Weather permitting; we will operate either the heating or A/C units in their respective modes. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION. For details click here.

Visit our information station to learn more about air conditioning

Styles & Materials

Central Air Manufacturer:	Cooling Equipment Type:	Approximte age:
RUDD	Air conditioner unit	1988

Items

7.0 Cooling Operation

Comments: Inspected

Limitation

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

7.1 Exterior Unit Conditon

Comments: Inspected

Maintenance/Improvement

The condenser outside (AC unit) is appears aged and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

8. Heating

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. This is a visual examination of readily accessible areas and limitations exist, for details click here.

Visit our information station to learn more about air conditioning

operation

Styles & Materials

Heat System Brand: GOODMAN

Approximte age: Not labeled

Heat Type: Forced Air

Fuel Type: Natural gas

Thermostat Location: Hallway (Digital)

Items

8.0 The Heating System and components were visually inspected

Comments: Inspected

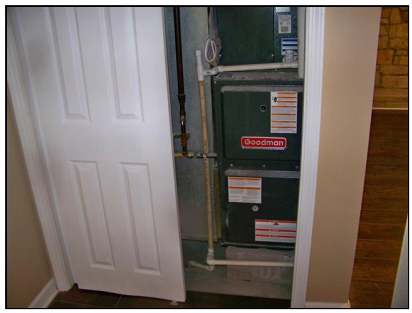
FYI
The accessible and viewable heating system and components were visually inspected. No specific issue(s) having a significant, adverse impact on the value of the property, or that pose an unreasonable risk to people were visually identified, excluding items noted in report.

8.1 Unit Condition

Comments: Inspected

FYI

Questionable clearance noted (Located in lower level closet with limited air flow/no louvers on closet door), recommend further evaluation/ repairs by a qualified professional.



8.1 Item 1(Picture)

9. Water Heater

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Tank less units allow very limited inspections and will require regular service and cleaning for proper function. For details click here .

Visit our information station to learn more about water heaters

Styles & Materials

Water Heater Brand:
RHEEM

Type:
Electric

Approximte age:
2016

Water Heater Capacity:
50 Gallon (2-3 people)

Items

9.0 The Water Heater and components were visually inspected

Comments: Inspected

FYI
The accessible and viewable water heater and components were visually inspected. No specific issue(s) having a significant, adverse impact on the value of the property, or that pose an unreasonable risk to people were visually identified, excluding items noted in report.

9.1 Temperature pressure relief valve

Comments: Inspected

Limitation

Unable to view. (drain tubes should be installed about 6 inches from the floor)

9.1 Item 1(Picture)

10. Plumbing System

Shut-off valves are not tested during a home inspection. This is a visual examination of readily accessible areas and limitations exist, for details click here. Very limited view, mostly concealed throughout home.

Visit our information station to learn more about plumbing

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Not visible

Main Water Shut Off Location:
The main water shut off could not located. Recommend consulting seller for location/access

Items

10.0 (Bathroom) Sink/Plumbing

Comments: Inspected

Maintenance/Improvement

Slow draining noted at hallway bathroom sink, recommend further evaluation/repairs.

10.0 Item 1(Picture)

10.1 (Bathroom) Toilet

Comments: Inspected

Maintenance/Improvement

Loose at floor connection in hallway bathroom, recommend correction/ repair.

10.1 Item 1(Picture)

10.2 Sump Pump

Comments: Inspected

(1) FYI

A battery or water powered back up system is recommended.

10.2 Item 1(Picture)

(2) Limitation

Sealed, unable to test/operate. No water present in crock at the time of the inspection.

10.2 Item 2(Picture)

11. Electrical Service Panel

Limitations exist within the scope this inspection. For details click here.

Visit our information station to learn more about electrical

Styles & Materials

Electric Panel Manufacturer:
BRYANT

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electrical Service Conductors:
Aluminum

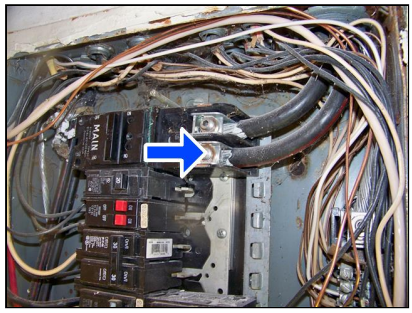
Items

11.0 Service Entrance Conductors

Comments: Inspected

FYI

No anti-oxidizing grease seen. Oxidizing grease helps prevent corrosion, recommend considering further evaluation/correction/ by a qualified electrician



11.0 Item 1(Picture)

11.1 Panel Box Condition

Comments: Inspected

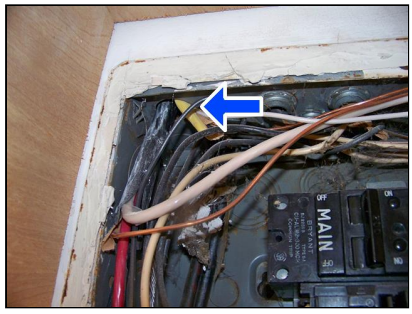
(1) Maintenance/Improvement

Proper labeling is recommended for all breakers.

11.1 Item 1(Picture)

(2) Maintenance/Improvement

Non-slip connectors are recommended at all connections to fixtures and/or junction boxes. Recommend installation by a qualified professional.



11.1 Item 2(Picture)

12. Electrical System

Limitations exist within the scope this inspection. For details click here.

Visit our information station to learn more about electrical

Items

12.0 (Throughout home) Electrical

Comments: Inspected

(1) Repair/Replace

Receptacle at rear of home has been incorrectly wired (black and white wires reversed) recommend further evaluation/repairs by a qualified professional.

12.0 Item 1(Picture)

(2) Maintenance/Improvement

Open/missing grounds at some receptacles, (Front of home and living room) recommend further evaluation/ repairs by a qualified professional.

(3) Maintenance/Improvement

Some non-GFCI receptacles noted, recommended upgrading where needed. (garage and exterior of home)

(4) Maintenance/Improvement

More than one GFCI noted on the same circuit. (kitchen) It is recommended that only one GFCI receptacle be installed per circuit. Recommend further evaluation/ correction by a qualified professional.

12.0 Item 2(Picture)

(5) FYI

GFCI outlets are not recommend for use on appliances, if in use at time of inspection GFCI will not be tested. (kitchen)

12.0 Item 3(Picture)

(6) Maintenance/Improvement

Meter base appears to be loose, recommend further evaluation/repair.

12.0 Item 4(Picture)

(7) FYI

Light does not respond in kitchen, likely blown bulb, recommend testing prior to closing.

12.0 Item 5(Picture)

(8) Limitation

Pot light in contact or close to insulation. Determining rating for clearance is beyond the scope of this inspection. Further evaluation by a qualified professional is recommended.

12.0 Item 6(Picture)

13. Basement

The inspection report only reflects conditions at the time of inspection. This is a visual examination of readily accessible areas and limitations exist, for details click here.

Visit our information station to learn more about strutural components

14. Structure

Inspection is based on normal building practices for homes of similar construction and age. As per the scope of this inspection, we do not determine structural integrity, proper joist span or spacing. Wood rot is beyond the scope of this inspection. For details click here. Very limited view, mostly concealed.

Visit our information station to learn more about strutural components

Styles & Materials

Roof-Type:
Gable

Foundation:
Appears to be Poured concrete

Items

14.0 Foundation condition

Comments: Inspected

(1) Maintenance/Improvement

Cracking noted at rear right of home. It is recommended these areas be sealed and closely monitored for signs of moisture and enlargement.

14.0 Item 1(Picture)

(2) FYI

Concrete patching noted at rear of home, recommend consulting sellers and/or monitoring.

14.0 Item 2(Picture)

14.1 Joists/Trusses/Subfloor

Comments: Inspected

Maintenance/Improvement

Possible mold present under stairs, recommend further sampling and analysis.

14.1 Item 1(Picture)

14.1 Item 2(Picture)

14.2 Observation:

Comments: Positive Attribute

FYI-Though this report may contain deficiencies found during the inspection, please know there is no perfect home and all homes age and will require ongoing maintenance. The overall condition of this home appears to be well maintained and cared for.

15. Laundry

Clothes washing machines and dryers are not inspected. Wash machine drains are not tested. 220 volt dryer receptacles are beyond the scope of this inspection. This is a visual inspection and limitations exist. for details click here.

Visit our information station to learn more about laundry areas

Items

15.0 The laundry areas and components were visually inspected. (excluding washer and dryer)

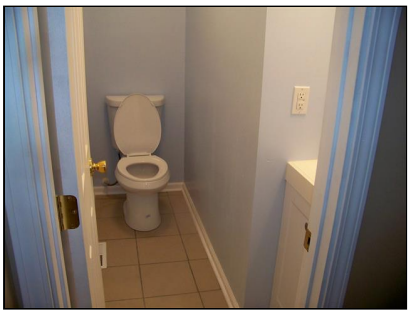
Comments: Inspected

FYI
The accessible and viewable laundry area and components were visually inspected. No specific issue(s) having a significant, adverse impact on the value of the property, or that pose an unreasonable risk to people were visually identified, excluding items noted in report.

16. Bathroom

Plumbing problems may exist or develop that may not be detected during the inspection. For details click here.

Visit our information station to learn more about plumbing



17. Interiors and bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

17.0 Walls

Comments: Inspected

Maintenance/Improvement

Possible mold present in utility closet at lower level. Removal is recommended.

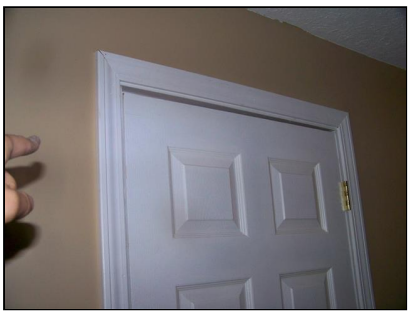
17.0 Item 1(Picture)

17.1 Doors

Comments: Inspected

Maintenance/Improvement

Some doors do not properly latch (front center bedroom) and/or are un-level (lower level closet door), recommend adjustment/repair where needed.



17.1 Item 1(Picture) un-level

17.2 Windows

Comments: Inspected

Maintenance/Improvement

Difficult to operate master bedroom window and fogging noted at lower level aluminium framed window(s), recommend adjustment/repair.

17.2 Item 1(Picture) Fogging at lower level

17.2 Item 2(Picture)

17.3 Other

Comments: Inspected

FYI

Unable to determine the function of what appears to be old flue pipe for previous gas fired water heater, recommend consulting sellers and/or correction as needed.

17.3 Item 1(Picture)

18. Fire Places

Flue interiors are not inspected. Please consult a professional chimney sweep. This is a visual examination only for details click here.

Visit our information station to learn more about chimneys and flues

Styles & Materials

Types of Fireplaces:

Natural Gas

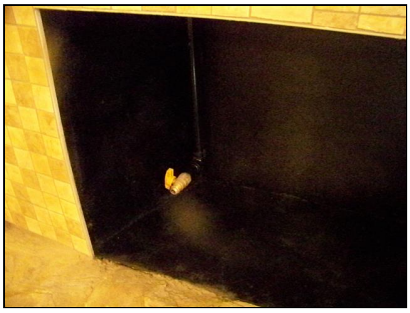
Items

18.0 Operation and Condition

Comments: Inspected

Limitation

Gas in "off" position and no insert installed.



18.0 Item 1(Picture)

19. Kitchen/Wet Bar

Appliances are beyond the scope of this inspection and tested for response only as a courtesy. For details click here. www.nachi.org/sop.htm The purchase of a reputable home warranty is highly recommended as appliances can and do fail during and immediately after an inspection.

Visit our information station to learn more about kitchens

Items

19.0 The visible Kitchen and/or Wet Bar components were visually inspected

Comments: Inspected

FYI
The accessible and viewable kitchen and/or wet bar components were visually inspected. No specific issue(s) having a significant, adverse impact on the value of the property, or that pose an unreasonable risk to people were visually identified, excluding items noted in report.

Certainty Home Inspections

806 S Main
Salem IN 47167
866-417-9591

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

WDI Report*

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Salem IN 47167
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Reasonable Expectations Regarding Your Professional Home Inspection.
1) Intermittent Or Concealed Problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.
2) No Clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.
3) We Always Miss Some Minor Things: Our reports may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect people's decisions.
4) Contractor's Advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with minor repairs.
5) Last Man In Theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce his liability. This is understandable.
6) Most Recent Advice Is Best: There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.
7) Why Didn't We See It? Contractors often say, I can't the inspector didn't find this problem. There are several reasons for these apparent oversights: Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the National Association of Certified Home Inspectors (NACHI). The Standards of Practice specifically state what's included and excluded from the standard home inspection.
Most contractors have no clue this document exists and many have a tendency to "blame the Home

Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.
8) Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
9) The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.
10) A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take days and would cost considerably more. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, etc.
11) An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.
12) Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.