

HOME INSPECTION REPORT

OF THE PROPERTY LOCATED:
999 PERFECT PLACE YOURTOWN
INSPECTED ON: 8/15/2005

INSPECTED FOR: ACE CLIENT



A FULL SERVICE, PROFESSIONAL INSPECTION RESOURCE

Gil Hendrickson & Assoc. Inc. PO Box 2521, Kokomo IN 46904-2521

765-868-3150

gilinspex@AOL.com

Fax 765-868-3142

ALWAYS UP TO DATE ON THE WEB: www.gilinspex.com

PHOTO EXHIBIT
999 PERFECT PLACE YOURTOWN



ROOF VIEW (2)



ROOF CLOSE (3)



ATTIC VIEW (4)



UNDER FLOOR SPACE (5)



CHIMNEY (6)



ELECTRICAL PANEL (7)



HEAT PLANT (8)



CONSOLIDATED HOME INSPECTION PACKAGE
 TO GATHER & REPORT HOME & PEST INSPECTIONS
 AND MANAGE BILLING, CONTACTS & INSPECTION AGREEMENTS
JOB# 999PER

INDEX

<u>INDEX</u>	<u>INVOICE</u>	<u>WORK ORDER</u>	<u>INSPECTION AGREEMENT (FILE)</u>	<u>(Inspector) INSPECTION AGREEMENT</u>	<u>PRIVATE WELL SYSTEM AND SEPTIC</u>	<u>WDI FORM</u>		
	<u>W DOC</u>	<u>W & S</u>	<u>WDI</u>	<u>LOT</u>	<u>EXTERIOR</u>	<u>ROOF</u>	<u>STRUCTURE</u>	<u>INSULATION</u>
<u>PLUMBING</u>	<u>ELECTRICAL</u>	<u>HVAC</u>	<u>FP/ VENT</u>	<u>APPLIANCES</u>	<u>INTERIOR</u>	<u>DEFECTS</u>	<u>COMMENTS</u>	

CHECKLIST "START"

- | | | |
|---|--|--|
| <input type="checkbox"/> MEET OCCUPANT, PRESENT I.D. OR CARD | <input type="checkbox"/> EXPLAIN PROCESS & SAFETY | <input checked="" type="checkbox"/> EXPLAIN TIME & THAT CLIENT MAY SHOW UP |
| <input type="checkbox"/> ASK ABOUT PETS, KIDS, OFF-LIMITS, ETC. | <input checked="" type="checkbox"/> SET OUT AGREEMENT & INVOICE FOR CLIENT | <input checked="" type="checkbox"/> SET OUT CARD FOR OCCUPANT |
| <input checked="" type="checkbox"/> LOOK FOR DOORS NOT LOCKED | <input checked="" type="checkbox"/> LOOK FOR DAMAGE ALREADY DONE | <input checked="" type="checkbox"/> SECURE VAN WHILE OUT OF SIGHT |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> MERGE THIS DOCUMENT |

DESCRIPTION	MODIFIER KEY	KEY
Convert merge document to normal document (prevents further merging and loss of data in fill in fields)	ALT	Z
Print pre-inspection documents (Invoice, agreement 1&2, work order)	ALT	X
Print finish report (Check list, Defect Summary, Comment Summary)	ALT+SHIFT	F1
Print file documents only (Defect Summary, Comment Summary)	ALT+SHIFT	F2
Print WDI report only (2 copies of report, 1 copy of consumer information)	ALT+SHIFT	F3
Print W&S report only (2 copies of Well & Septic report)	ALT+SHIFT	F6
Print Invoice only	ALT+SHIFT	F7
Print PAID invoice only	ALT+SHIFT	F8
Clean up COMMENT table		F4
Select & Bold		F5
Organize table & unify fonts		F6
Number table		F7
Delete Row		F8
Insert Photos in cover and exhibit		F12
Print summaries on "Preliminary Release" format	ALT+SHIFT	F9
Create "Protected" client document to email	ALT+SHIFT	F11



PO Box 2521
Kokomo IN 46904-2521

SOLD TO:

Ace Client
999 Old House Drive
Yourtown IN 46999

10/27/2005 Service Address: 999 Perfect Place Yourtown IN

INVOICE

Date	Service description	Amount
8/15/2005	Full Home Inspection	225.00
	Septic Stress Test	0
	Well Function Test	0
	Wood Destroying Insect Inspection (WDI)	40.00
	Wood Destroying Organism Inspection (WDO)	0
	Water sample, bacteria	0
	Water sample, nitrate / nitrite	0
	Water sample, sulfate	0
	Water sample, lead	0
	Radon in air measurement	0
	None	0
	Total Amount Due	265.00

PAYMENT DUE AT TIME OF SERVICE

TERMS: NET DUE AT TIME SERVICE IS RENDERED. \$25.00 LATE FEE APPLIES AFTER TEN DAYS. 1.5% PER MONTH (18% APR) ACCRUES FROM 1ST DAY. PLEASE REMIT TO LETTERHEAD ADDRESS. ANY AND ALL COLLECTION COSTS WILL BE CHARGED TO ACE CLIENT GARNISHMENT AND LIEN RIGHTS RESERVED.

CREDIT CARD / DEBIT CARD PAYMENT

CARD #:
EXPIRATION DATE: __/__/__ \$
CARD HOLDER SIGNATURE:



is a trade name belonging to Gil Hendrickson & Assoc. Inc., an Indiana corporation.
Gil Hendrickson & Assoc. Inc. PO Box 2521, Kokomo IN 46904-2521
765-868-3150 www.gilinspex.com e-mail: gilinspex@AOL.com

WORK ORDER

JOB #	DATE:	TIME:	INSPECTOR:
999PER	8/15/2005	10:00:00 AM	GGH

SUBJECT PROPERTY INFORMATION

ADDRESS **999 PERFECT PLACE** COUNTY: HOWARD
YOURTOWN

SIZE: 1-1300 CONFIGURATION: BASEMENT
CONDITION: GOOD AGE: 51-100
LEVELS: 1 1/2 VACANT / OCCUPIED: VACANT

CONTACT INFORMATION

LISTING AGENT: JOYCE LISTING	LISTING GROUP: ACE REALTORS
BUYERS AGENT: MAX PRICE	BUYERS GROUP: ACE PROPERTIES
CLIENT F. NAME: ACE	CLIENT L. NAME: CLIENT
CLIENT ADD: 999 OLD HOUSE DRIVE	ADD 2:
CITY: YOURTOWN	ST: IN ZIP: 46999
WK PH #: (555) 555-5555	HM PH#: (555) 555-5554
CELL PH#: (555) 555-5553	E-MAIL: aceclient@gilinspex.com
FSBO NAME:	FSBO PHONE:
CLIENT TO ATTEND: True	ATTEND TIME: 11:00:00 AM

SERVICES ORDERED

FULL INSPECTION	225.00
SEPTIC STRESS TEST	0
WELL FUNCTION TEST	0
WDI	40.00
WDO	0
SAMPLE: BACTERIAL	0
SAMPLE: NITRATES	0
SAMPLE: SULFATE	0
SAMPLE: LEAD	0
RADON IN AIR MEASUREMENT	0
OTHER DESCRIPTION None	0
TOTAL INVOICE AMOUNT	265.00

ACCESS

ACCESS DEVICE: ELB OURS COMBO:
DRIVING DIRECTIONS:

PAYMENT

TYPE: CREDIT CARD
MISC NOTE:
CLIENT NOTE:
PROPERTY NOTE:
SERVICE NOTE:

(Inspector) INSPECTION AGREEMENT

Offer and Acceptance: Gil Hendrickson and Associates, Incorporated, DBA as *gil inspex* herein known as Inspector, offers to perform a Home Inspection for ACE CLIENT, herein known as Client, and both Inspector and Client agree to the terms and conditions as listed in this agreement including those incorporated by reference.

Scheduled Date: 8/15/2005 **Subject Address:** 999 PERFECT PLACE YOURTOWN Indiana

Services Provided: For a full home inspection and any and all services associated with and provided by inspector, as listed on the INVOICE for services provided.

Purpose: The agreed purpose of this inspection is to identify and inform client of major deficiencies in the condition of the property known as:

999 PERFECT PLACE YOURTOWN as observed 8/15/2005, subject to the terms, limitations, conditions, and definitions of this agreement together with those incorporated by reference.

Authorization; Presence of Client: The presence of the client has been requested and encouraged during the inspection. The client(s) are required to provide the inspector with all available disclosure documentation and information at the time of, or prior to, the inspection. The clients participation is at their own risk of falls, injures, property damage, etc.

Scope of Inspection: This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.

Company (Inspector) is neither a guarantor or insurer.

This inspection is to identify and disclose major deficiencies of the subject property, as defined and limited by the *Standards of Practice of the American Society of Home Inspectors* effective Jan. 01, 2000, herein after known as *ASHI Standards*.

This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the *ASHI Standards* unless otherwise noted and where conditions permit. A copy of the *ASHI Standards* are in the report binder and available by request from this Inspector or from *The American Society of Home Inspectors*, 932 Lee Street, Suite 101, Des Plains IL 60016.

Inspector cannot be held responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and not detectable during the inspection. Excluded, unless otherwise stated, is any inspection of any systems or items not included in the Home Inspection Report including, but not limited to the following: Any information pertaining to manufacturers' recalls of any components or equipment, saunas, whirlpool and hot tub systems, electrostatic precipitators or electronic air cleaners, filters, humidifiers, de-humidifiers, septic systems, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, microwaves, audio and video systems, central vacuum systems, fencing, landscaping, irrigation systems, active and passive solar systems, TV cable, telephone and security systems. Detached garages, pool houses, swimming pools, spas, cottages or other structures are not included in a standard inspection but will be inspected upon request, in advance, for an additional fee.

Inspection is not a code inspection or an environmental inspection: The inspection and report do not address and are not intended to address code and regulation compliance, possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, mold, fungus,, wood destroying insects, cockroaches, rodents, pesticides, treated lumber, mercury, carbon monoxide, mildew, soil contamination and other indoor and outdoor substances. The Client is advised to contact a competent specialist if information, identification, or testing of the above is sought. This is not an engineering inspection. Thus, no engineering tests will be made.

Claims and Notice of Claims: Any party that believes there is a dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this agreement or arising out of, from or related to the inspection or inspection report shall be required to notify Inspector as follows: in writing by certified mail to P O Box 2521, Kokomo IN 46904-2521, and such notice shall be delivered within one year of 8/15/2005 and shall state specifically the nature of the complaint and provide all information needed to contact the Client regarding such complaint. Failure of Client's duty of notice voids claim

Limitation of Liability: Any liability which is assigned to Inspector arising out of, from or related to, this agreement or arising out of, from or related to the inspection or inspection report shall be limited, and shall not exceed one thousand five hundred dollars (\$1,500.00).

Guarantee of payment: Payment is due at time service is delivered. In the event that payment is not made at time of service, client agrees to pay for all services and fees according to invoice terms, conditions, penalties, recourse, assignment, and any and all cost of collection efforts after 8/15/2005

Exclusive use: Inspector agrees to prepare documentation of agreed inspection. The Home Inspection Report and its contents are intended for the exclusive use of, and are the non-transferable property of, the client. The Home Inspection Report is not to be considered as implied or expressed warranty on the Subject Property or its components concerning future use, operability, habitability or suitability.

Confidentiality: Client waives the duty of confidentiality of the inspector, and expressly authorizes inspector to distribute, discuss, and amend the inspection and it's associated parts with other parties in the transaction as understood by inspector. This includes the buyers and sellers, their realtors and representatives, any contractors or trades persons responding to the inspection, and any appraiser, inspector, lender, or council which would reasonably appear to have an interest in the inspection or sale agreement.

Signatures and Images: All parties agree that electronic images of signatures and authorizations are to be deemed as originals.

Entire agreement: This agreement, including those documents incorporated by reference, represent the entire agreement between the parties. In the event any provision is held to be unenforceable, it shall be severed from the contract document and the remaining provisions shall be fully enforced

Acceptance: The undersigned parties acknowledge that they have read and understand, and agree to be bound, by this agreement complete with terms and limitations herein.



8/15/2005

By signing this agreement, signer represents that he / she has authority to sign for and bind Client.

Gil Hendrickson, as President
Gil Hendrickson & Assoc. Inc.

PLEASE
SIGN
& RETURN

PRIVATE WELL SYSTEM AND SEPTIC SYSTEM INSPECTION REPORT

This is not an engineer's or government official report

Section I. General Information

Inspection Company, Address & Phone Gil Hendrickson & Assoc. Inc. PO Box 2521 Kokomo IN 46904-2521	Subject Property Address 999 PERFECT PLACE YOURTOWN Indiana
---	---

Phone 765 868 3150 Fax 765 868 3142 ASHI # 6188

Section II. Inspection findings—This report is indicative of the condition of the subject system(s) on the date of the inspection only and is Not to be construed as an express or implied warranty or guarantee against latent, concealed, or future failure or defects. This inspection does not measure capacity, field or component size, and is not a prediction of future function, and is not a statement of compliance with any law or code.

- WELL WATER SYSTEM SATISFACTORY
- WELL SYSTEM PERFORMANCE DEFECTIVE REQUIRES REPAIR
- WELL WATER CONTAMINATION REQUIRES REPAIR
- SEPTIC SYSTEM SATISFACTORY
- SEPTIC SYSTEM REQUIRES REPAIR, SEE BELOW
- SEPTIC SYSTEM COULD NOT BE VERIFIED

Section III. Repairs required

Well System: NONE
Contamination Requires treatment / repair: NONE
Septic System: NONE

Section IV. Attachments Any water test checked below is required as part of this report

- | | |
|---|--|
| <input type="checkbox"/> Bacteria; Coliform & E. Coli | <input type="checkbox"/> Nitrate & Nitrite |
| <input type="checkbox"/> Sulfates | <input type="checkbox"/> Lead |
| <input type="checkbox"/> Other | <input type="checkbox"/> None ordered |

Section V. System Description

Potable Water System

Well type: OTHER Well location: NONE Pump type: NOT KNOWN
Pump location: Pressure tank & controls location:
Flow: OK, defective Pressure: OK, defective Cycle time: OK, defective
Well head: OK, defective Amp draw & electrical: OK, defective

Septic System

System type: TYPE NOT CONFIRMED Location of tank: NONE
Location of field: NONE Notes:
Separation between well & septic tank: UNKNOWN
Stress test input: NONE flow rate: NONE g.p.m. duration: minutes dye added: OTHER

Section VI. Additional Comments:

Section VII. Signature of Inspector

Date of Inspection: 8/15/2005

Wood Destroying Insect Inspection Report		Notice: Please read important consumer information on page 2.	
Section 1. General Information Inspection Company, Address & Phone Gil Inspex PO Box 2521 Kokomo IN 46904-2521 (765) 868-3150		Company's Business Lic. No. B-38990	Date of Inspection 8/15/2005
		Address of Property Inspected 999 PERFECT PLACE YOURTOWN Indiana	
Inspector's Name, Signature & Certification, Registration, or Lic. # GIL HENDRICKSON F-38876	Void, sample only		Structure(s) Inspected Dwelling only
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:			
<input checked="" type="checkbox"/> A. No visible evidence of wood destroying insects was observed. <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed as follows: <input type="checkbox"/> 1. Live insects (description and location): <input type="checkbox"/> 2. Dead insects, insect part, frass, shelter tubes, exit holes, or staining (description and location): <input type="checkbox"/> 3. Visible damage from wood destroying insects was noted as follows (description and location):			
<p><i>NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.</i> If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:</p> <p>The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.</p>			
Section III. Recommendations			
<input checked="" type="checkbox"/> No treatment recommended: (Explain if Box B in Section II is checked) <input type="checkbox"/> Recommend treatment for the control of:			
Section IV. Observation and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:	
<input checked="" type="checkbox"/> Basement 6, 7, 9 <input type="checkbox"/> Crawlspace -- <input checked="" type="checkbox"/> Main Level 1,3,4,6,9 <input checked="" type="checkbox"/> Attic 5,10 (partial), 11 <input type="checkbox"/> Garage -- <input checked="" type="checkbox"/> Exterior 17 <input checked="" type="checkbox"/> Porch 13,17 <input checked="" type="checkbox"/> Addition as above <input type="checkbox"/> Other	1. Fixed ceiling 2. Suspended ceiling 3. Fixed wall covering 4. Floor covering 5. Insulation 6. Cabinets or shelving 7. Stored items 8. Furnishings 9. Appliances 10. No access or entry 11. Limited access 12. No access beneath 13. Only visual access 14. Cluttered condition 15. Standing water 16. Dense vegetation 17. Exterior siding 18. Window well covers 19. Wood pile 20. Snow 21. Unsafe conditions 22. Rigid foam board 23. Synthetic stucco 24. Duct work, plumbing, and or wiring		
Section V. Additional Comments and Attachments (these are an integral part of the report)			
Attachments			
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.		Signature of Seller(s) The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.	
X		X	



EXTERIOR DOORS, WINDOWS, SURFACES & COMPONENTS

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the exterior wall covering, flashing and trim, all exterior doors, and the eaves, soffits, and fascias where accessible from the ground level. The inspector shall describe the exterior wall coverings.

- | | | | | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|----------------------------|---|----------------------------|---|
| 33. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior siding, #1 type | vinyl | - | | |
| 34. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior siding, #2 type | n/a | - | | |
| 35. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior masonry #1 type | n/a | - | | |
| 36. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior masonry #1 type | n/a | - | | |
| 37. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 38. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trims #1 type | wood | #2 type | aluminum | #3 type vinyl |
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia #1 type | wood | #2 type | n/a | #3 type n/a |
| 40. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits #1 type | n/a | #2 type | n/a | #3 type n/a |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry doors #1 type | wood | #2 type | n/a | #3 type n/a |
| 43. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio door #1 type | n/a | #2 type | n/a | #3 type n/a |
| 44. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage doors #1 type | n/a | #2 type | n/a | |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage door operators #1 type: | n/a | #2 type: | n/a | Active safety: none Note: -- |
| 46. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 47. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Prime windows, type #1 style | double hung, construction | wood | | |
| 48. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Prime windows, type #2 style | n/a, construction | n/a | | |
| 49. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Screens; most screens in place? | | <input checked="" type="checkbox"/> yes | -- | |
| 50. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storms; most units have storms or insulating glass | | <input checked="" type="checkbox"/> yes | -- | |
| 51. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior electrical outlets: | <input type="checkbox"/> N | <input type="checkbox"/> S | <input type="checkbox"/> W | <input type="checkbox"/> E comment: chk only where accessible |
| 52. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 53. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior hose bibs, faucets: | <input type="checkbox"/> N | <input checked="" type="checkbox"/> S | <input type="checkbox"/> W | <input type="checkbox"/> E comment: not frost proof |
| 54. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 55. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| 56. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected



ROOF AND ROOF DRAINAGE

The inspector shall inspect the roof covering, the roof drainage systems, the flashings, the skylights, chimneys, and report the method used to inspect the roof. The inspector is not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, or other installed accessories.

Roofing described by area							
Area	Style	Method of Inspection	Material # 1	Material # 2	Decking	Decking (alt)	Shingle layers, Generally (visual)
1	gable	from eave w/ ladder	seal down asphaltic	---	board slats, tight	unknown	single
2	n/a	n/a	---	---	n/a	n/a	--
3	n/a	n/a	---	---	n/a	n/a	--
other	n/a	n/a	---	---	n/a	n/a	--

Area	Area Name	Approximate age	Estimated remaining life
1	Main Roof	5+-	15+-
2	--	--	--
3	--	--	--
other		--	--

- 57. Roof area # 1; exceptions : n/a ---
- 58. Roof area # 2 ; exceptions: n/a ---
- 59. Roof area # 3; exceptions: n/a ---
- 60. Roof other exceptions: n/a ---
- 61. Roof flashings; material metal flashing exceptions: n/a
- 62.
- 63.

Penetrations observed: roof vents, vented ridge, turbine vents, mechanical vents, cupolas / dormers, flue(s), chimney, plumbing vent(s), elec. riser, skylight(s), ventilation inlets, curbs, communication gear

- 64.
- 65.
- 66. Chimney #1 exterior construction: brick, flue type: ceramic flashing metal step
- 67. Chimney #2 exterior construction: n/a, flue type: n/a flashing n/a
- 68.

Rain guttering: Type: pre-formed metal Construction: alum / steel
 Guttering present where required? yes no, needs cleaned out
 Downspouts present where required? yes no, ---

- 69.
- 70.
- 71.
- 72.
- 73.

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

STRUCTURE

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the structural components including foundation and framing, by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible. The inspector shall describe the foundation and report the methods used to inspect the under-floor crawl space, the floor structure, the wall structure, the ceiling structure, the roof structure, the roof structure and report the methods used to inspect the attic. The inspector is NOT required to provide any engineering service or architectural service or offer an opinion as to the adequacy of any structural system or component.

- 74.
- 75.
- 76.
- 77.
- 78.
- 79.
- 80.
- 81.

Foundation type CMU on spread footer --- Accessible to inspect partial
 Configuration basement Piers or bearing walls post beam
 Beam / girder dimensional lumber --
Floor type lumber joist Secondary area floor type n/a
Wall structure studwall Wall construction wood
Roof structure.....cut rafters Secondary area n/a Construction wood

Attic Inspection: # of large attic areas 1 1/2 story (multiple) Access: Hatch, --, Method of inspection: entered attic
 % of attic travel across 10 % of attic viewed 80 view blocked by: insulation, low clearance

- 82.
- 83.
- 84.

Attic decking and internal condition: serviceable
 Attic water-tightness (visual inspection): no leak indicated
Note: ventilation & insulation in following section

Under floor crawl space: # of large areas n/a Access: n/a -- Method of inspection: n/a
 % of crawl traveled across n/a % of crawl viewed n/a view blocked by: n/a, n/a

- 85.
- 86.
- 87.
- 88.
- 89.

Floor decking and crawl space internal condition: n/a
 Crawl space water-tightness, drainage: n/a comment: n/a
 Crawl Space: Rot, decay, wood fungus, vermin, etc; exceptions: ----

Basement: # of spaces 1 Method of inspection: entered

- 90.
- 91.
- 92.

Basement water-tightness, drainage moisture stains observed comment: n/a
 Basement: Rot, decay, wood fungus, vermin, etc; exceptions: ----

Other Structural

- 93.
- 94.

Support columns exceptions: n/a

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	



INSULATION & VENTILATION

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the insulation and vapor retarders in the unfinished spaces, the ventilation of attics and foundations area, the mechanical ventilation systems. The inspector shall describe the insulation and vapor retarders in unfinished spaces, and the absence of insulation in unfinished spaces at conditioned surfaces. The inspector is not required to disturb insulation or vapor retarders, or determine indoor air quality.

Thermal insulation by area:					
Area	Material #1	Material #2	Inches	R+-	comment
Foundation	unknown	n/a	--	--	n/a
Floors	none	n/a	--	--	n/a
Walls #1	unknown	n/a	n/a	--	not confirmed (guess)
Walls #2	fiberglass	n/a	3.5"	10-14	small % viewed
Ceiling #1	cellulose	n/a	4-6"	14-18	sub-standard
Ceiling #2	n/a	n/a	--	--	n/a

- 95. Insulation condition, foundation Comment: n/a Current std: 8-10
- 96. Insulation condition, floor Comment: n/a Current std: --
- 97. Insulation condition, walls Comment: n/a Current std: 10-14
- 98. Insulation condition, ceiling Comment: n/a Current std: 38+
- 99. Vapor barrier, unconditioned space Comment: n/a Current std: 6 mil plastic

Ventilation of unconditioned spaces						
Area	Inlet vent	Other inlet	Exhaust vent	Other exhaust	Mechanical Vent	Note
Crawl 1	n/a	n/a	n/a	n/a	n/a	
Crawl 2	n/a	n/a	n/a	n/a	n/a	
Attic 1	n/a	n/a	n/a	n/a	n/a	
Attic 2	--	n/a	n/a	n/a	n/a	

- 100. Under floor ventilation; appears to meet std: n/a
- 101. Attic (main area) vents: ok to std? n/a
- 102. Mechanical ventilation, type: ok to std? n/a exceptions: ---
- 103.
- 104.

INDEX	W.DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

PLUMBING

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the interior water supply and distribution systems including all fixtures and faucets, the drain, waste and vent systems including all fixtures, the water heating equipment, the vent systems, the flues and chimneys. And any fuel storage and fuel distribution piping. The inspector shall describe the water supply, drain, waste and vent piping materials, the water heating equipment including the energy source, the location of main water and main fuel shut off valves. The inspector is not required to inspect the clothes washing machine connections, the interiors of flues or chimneys which are not readily accessible. Nor wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinklers, private waste disposal systems. The inspector is not required to determine whether water supply and waste disposal systems are public or private, the quantity or quality of the water supply, and is not required to operate safety valves or shut off valves.

Water service, apparent source: water utility Main pipe into building, location: basement
 material: steel Shut off location: basement

- 105.
- 106.
- 107.
- 108.
- 109.
- 110.
- 111.
- 112.
- 113.

Main water service line & shut off valve: n/a
 Water piping copper CPVC galv. PB PEX PVC other: n/a
 Drain piping PVC copper steel CIP ABS other: n/a
 Vent piping PVC copper steel CIP ABS other: n/a
 Fixtures: sinks, tubs, shower enclosure, shower bases, etc.
 Fixtures: faucets, spray heads, shower heads, hose bibs, etc.
 Fixtures: interior drains, drain connections etc.

Fixtures: jet tubs, special equipment: location: --

Gas service, apparent source: gas utility Main pipe into building, location: basement
 material: steel Gas main shut off valve location: at meter

- 114.
- 115.
- 116.
- 117.
- 118.

Gas piping steel s/s w/ jacket copper other: n/a
 Gas connections, local shut off valves, incinerators, flex connectors, etc.
 Fuel tanks observed: n/a type: n/a status: n/a

Water heating equipment, location: basement type: tank type fuel: nat. gas vent: metal single wall

- 119.
- 120.
- 121.
- 122.
- 123.

Water heater mfg: other approx. age: 1 - 5 general condition: serviceable
 Water heater connections, safety valves & discharges, flues, attachments, mounting, etc.
 Water heater fuel or electrical connections, shut off valves, etc.
 Second water heater info:

Other plumbing related equipment

- 124.
- 125.
- 126.
- 127.
- 128.

Water treatment found: n/a n/a equipment inspected: no
 Storm water pumps observed, location: n/a condition: n/a
 Sewage pumps observed, location: n/a condition: n/a

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

HEATING & COOLING

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the installed heating equipment and the vent systems, flues, and chimneys. The inspector shall describe the energy source and the heating method by its distinguishing characteristics. The inspector is not required to inspect the interiors of flues or chimneys which are not readily accessible, the heat exchanger, the humidifier or de-humidifier, the electronic air filter, the solar space heating system, and is not required to determine cooling or heat supply adequacy or distribution balance. The inspector shall inspect the installed central and through-wall cooling equipment. The inspector shall describe the energy source and the method by its distinguishing characteristics

Main heating system: (Note, if solid fuel, see in Fireplace / Stove section)

Type of system: gas fired forced air fuel type: natural gas ID found:
 Manufacturer: Bryant Heat capacity: 60-70 x1000 Btu input Approx. age: 5-10

- 147.
- 148.
- 149.
- 150.
- 151.
- 152.
- 153.
- 154.

General condition and serviceability: serviceable
 Service area: entire dwelling
 If combustion type; heat exchanger type: 3 vane Unable to inspect: 10%
 If combustion type; flue type: plastic pipe
 If resistance; # of heat banks: n/a
 If geothermal, drain type: n/a

Additional heat source observed? no Operational? n/a Service area: n/a
 Type of heat: n/a General condition and serviceability: n/a

Auxiliary heating components:

- 155.
- 156.
- 157.
- 158.

Filter type: media, disposable Fresh air intake observed: none
 Humidifier type: n/a humidifier condition: not inspected
 Thermostat type: mercury switch / spring

Air handler, boiler piping, or hydronic piping (distribution)

- 159.
- 160.
- 161.
- 162.

Location of air handler / pump: at furnace
 Location of ductwork / piping; supply: mixed locations n/a
 Location " " return: mixed locations n/a

Cooling, Air conditioning system

Type of system: split conventional ID found: energy: electric
 Manufacturer: Bryant cooling capacity: 1.5 tons Approx. age: 5-10

- 163.
- 164.
- 165.
- 166.
- 167.

Condensing unit; location: exterior S condition: defective, repair Coil / box / drain n/a
 Performance; Unit evaluated: yes, operated condition: defective, repair cool spread: less than 12 amps: 6-9
 Distribution: same as heat
 Notes about aux. A/C: n/a Unit evaluated: n/a condition: n/a cooling spread: n/a

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	



WOOD & SOLID FUEL STOVES & FIREPLACE /

EXHAUST VENTILATION

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

The inspector shall inspect the installed system components, the vent systems, flues, and chimneys. The inspector shall describe the fireplaces and solid fuel burning appliances and chimneys. The inspector is not required to inspect the interiors of flues or chimneys, the firescreens and doors, seals, gaskets, automatic fuel feed devices, mantles and fireplace surround, the combustion make-up air devices, the heat distribution assists whether gravity or fan. The inspector is not required to ignite or extinguish fires or determine draft characteristics.

Fireplaces & Wood Stoves & Solid Fuel Appliances

Unit	Type	Fuel In use	Firebox Type	Flue type	Damper	% not insp.	Note
1	n/a	n/a	n/a	n/a	n/a	--	
2	n/a	n/a	n/a	n/a	n/a	--	
3	n/a	n/a	n/a	n/a	n/a	--	

168. Unit #1 Location: n/a exceptions: --- ---
 169. Unit #2 Location: n/a exceptions: --- ---
 170. Unit #3 Location : n/a exceptions: --- ---
 171.

Exhaust ventilation in Conditioned spaces

172. Whole house fan; location: n/a condition: n/a
 173. Kitchen fan (other than range hood) condition: defective, replace
 174. Bath fans, installed where req. none, exception notes: n/a n/a
 175.
 176. Clothes dryer vent, type: thru wall exception notes: n/a

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

APPLIANCES

		Observed?	Type	Comment				
177.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	yes	automatic	operated
178.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven #1	yes	electric	heated
179.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven #2	no	n/a	n/a
180.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cook-top #1	yes	electric	heated
181.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cook-top #2	no	n/a	n/a
182.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	no	n/a	n/a
183.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	yes		ran
184.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fan Hood	yes	un-vented	ran
185.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	no	n/a	n/a
186.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vac	no	n/a	
187.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compactor	no	n/a	n/a
188.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

COMMENTS, APPLIANCES (ONLY BASIC FUNCTION CHECKED)

Line #	Comment
Note	Laundry equipment, and other household appliances are not inspected

Defective
 Comment
 Ask seller for info.
 Not accessible
 Not inspected

INTERIORS

The inspector shall inspect the wall, ceilings, and floors, steps, stairways, and railings. Shall inspect the garage doors & operators, countertops and a representative number of installed cabinets, interior doors, & windows. The inspector is not required to inspect the paint, wallpaper, and other finish treatments. Nor the carpeting, window treatments, central vacuum, household appliances, or recreational facilities.

#		TYPES PRIMARY	TYPES OTHER	GENERAL CONDITION	DEFECTS (HABITABILITY & SERVICEABILITY)
WALLS					
189	<input type="checkbox"/>	gypsum	plaster	some wear and marks	--
	<input type="checkbox"/>	gypsum	--	--	--
CEILINGS					
190	<input type="checkbox"/>	gypsum	plaster	some wear and marks	--
	<input type="checkbox"/>	gypsum	--	--	--
FLOORS					
191	<input type="checkbox"/>	wood	--	some wear and marks	--
	<input type="checkbox"/>	vinyl	--	--	--
STEPS & RAILINGS					
192	<input type="checkbox"/>	stairs up	--	--	--
	<input type="checkbox"/>	stairs, bsmt	--	--	--
CABINETS					
193	<input type="checkbox"/>	wood faced	--	show wear marks	--
	<input type="checkbox"/>			--	--
COUNTERS & TOPS					
194	<input type="checkbox"/>	laminate	--	show wear marks	--
	<input type="checkbox"/>			--	--
INTERIOR DOORS					
195	<input type="checkbox"/>	wood panel	--	--	--
	<input type="checkbox"/>			--	--
SEPARATION WALLS					
196	<input type="checkbox"/>	n/a	--	--	--
	<input type="checkbox"/>			--	--
WINDOWS (INTERIOR)					
197	<input type="checkbox"/>	See line 47 Page #2		--	--
	<input type="checkbox"/>				
Note	Inspection comments (interior) limited to items requiring repair for serviceability or habitability				

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

SUMMARY OF HOME INSPECTION DEFECTS

SUBJECT PROPERTY	999 PERFECT PLACE YOURTOWN IN	DATE	8/15/2005	JOB #	999PER
Provided by: Gil Hendrickson Assc. Inc. PO Box 2521 Kokomo IN 800-755-5092 www.gilinspex.com					

This list is provided as a guideline to help the client better understand the property conditions as they were observed at the time of the inspection. In the event that a condition is major, and requires immediate repair, or presents a safety hazard, it is **shown in bold**. When code is cited as a reference, it is for the purpose of providing a known standard of comparison, and is not a statement of compliance with or violation of any law or code.

THERE IS NO WARRANTY expressed or implied. This is the report of a limited home inspection performed to the ASHI Standards of Practice, 01/01/2000, and expressly limited to the requirements of those standards, and the inspection agreement.

<i>INDEX OF INSPECTION REPORT</i>	
LOTS & GROUNDS	8
EXTERIOR	9
ROOF	10
STRUCTURE	11
INSULATION & VENTING	12
PLUMBING	13
ELECTRICAL	14
HEAT / COOLING	15
FIREPLACE & STOVE	16
INTERIORS	17
APPLIANCES	18

*

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

*

ITEM	LINE	DESCRIPTION
------	------	-------------

*


1.	--	WOOD DESTROYING INSECT INSPECTION was performed and can be viewed on NPMA form -- --
2.	--	RADON MEASUREMENT, IN THE AIR OF THE HOME not ordered, not provided. We RECOMMEND testing --
3.	28	TREES WERE GROWING AND HANGING OVER THE ROOF OF HOUSE. THIS PUTS THE ROOF AND STRUCTURE AT SOME RISK IN THE EVENT OF STORMS AND OTHER LOSS OF LIMBS; >>TRIM AWAY ANY BRANCH OR SECTION OF TREES THAT THREATEN HOUSE IN THE EVENT OF LIMB LOSS<<
4.	47	WEST BASEMENT WINDOW GLASS IS BROKEN; >>REPLACE WINDOW GLASS AND / OR WINDOW UNITS<<
5.	66	CHIMNEY VENEER MASONRY (FACING) IS DAMAGED / DETERIORATING. THIS WILL ALLOW MOISTURE IN AND DAMAGE WILL ACCELERATE IF NOT REPAIRED; >>TUCK-POINT OR REPAIR AS NEEDED<<
6.	74	FOUNDATION DISPLAY OPEN / OFFSET CRACKS WHICH INDICATE MOVEMENT AT SOME TIME. DOES NOT SHOW SIGNS OF RECENT MOVEMENT, BUT SHOULD BE MADE WATER-TIGHT TO PREVENT FURTHER DETERIORATION OF FOUNDATION; >>MONITOR CRACKS FOR ANY FUTURE MOVEMENT, SEAL TO PREVENT MOISTURE PENETRATION<<
7.	101	VENTS SHOULD BE ADDED, ATTIC VENTILATION IS SHORT. THIS DECREASES ROOF LIFE AND INCREASES A/C COSTS; >>INSTALL ROOF VENTS TO PROVIDE ONE SQUARE FOOT OF FREE AIR FOR EVERY 150 SQUARE FEET OF ATTIC FLOOR AREA<< NOTE: KNEE WALL ATTIC ALSO REQUIRE VENTILATION, AND SMALL LOUVER VENTS SHOULD BE ADDED TO THE GABLE ENDWALLS TO ACCOMPLISH THIS VENTILATION
8.	116	<u>BASEMENT FUEL PIPING, GAS FLEX CONNECTOR IS AN ANTIQUATED TYPE THAT IS NOW REGARDED AS HAZARDOUS, THEY TEND TO BREAK AND RELEASE GAS, POSSIBLE EXPLOSION HAZARD;</u> <u>>>REMOVE AND REPLACE OLD FLEX CONNECTOR. REPLACE WITH RIGID PIPING OR WITH MODERN STAINLESS STEEL FLEX CONNECTOR AND APPROVED FITTINGS<<</u>

9.	116	<u>BASEMENT (2) AND KITCHEN, PLUMBING, GAS PIPING HAS AN OPEN FITTING. IF VALVE IS OPENED GAS WILL BE RELEASED. THIS IS AN EXPLOSION HAZARD THAT CAN EASILY BE REPAIRED;</u> <u>>>INSTALL TREADED PLUG OR CAP IN OPEN FITTING<<</u>
10.	137	<u>ELEC, FROM THE MAIN PANEL TO THE SUB-PANEL IN THE BASEMENT, WIRE SIZE MISMATCH TO BREAKER SIZE, THIS IS A MISMATCH WHICH LEAVES THE WIRE WITHOUT PROPER OVERLOAD PROTECTION. IT IS A POTENTIAL FIRE HAZARD;</u> <u>>>REPAIR BY REPLACING CONDUCTOR WITH 50 AMP RATED WIRE<<</u>
11.	138	<u>ELEC, [KITCHEN COUNTER, BATHROOM COUNTER, LAUNDRY, AND REFRIGERATOR] OUTLETS ARE IN WET LOCATION BUT NOT GROUNDED (3 PRONG PLUGS THAT ARE DEFECTIVE). GROUNDING IS PRIMARILY A SAFETY FEATURE, AND SHOULD BE REPAIRED;</u> <u>>>IF PLUGS ARE ON 2 WIRE SYSTEM OUTLETS CAN BE REPLACED WITH GFCI OUTLET (AND REMAIN UNGROUNDED). IF PLUGS ARE ON 3 WIRE SYSTEM THEY MUST BE REPLACED WITH WORKING GROUNDED OUTLET (3 PRONG)<<</u>
12.	138	THROUGHOUT THE HOUSE MULTIPLE OUTLETS IN DRY LOCATIONS ARE THREE PRONG (LOOK GROUNDED) BUT ARE NOT GROUNDED (3 PRONG PLUG THAT IS DEFECTIVE). THIS HOME WAS BUILT WITH GROUNDED WIRING, IT IS A DEFECT THAT SHOULD BE REPAIRED; <u>>>REPAIR BY CONNECTING GROUNDING CONDUCTOR, OR AS NEEDED TO COMPLETE GROUND<<</u>
13.	143	<u>SAFETY, NO SMOKE ALARM(S) WERE FOUND IN REQUIRED LOCATIONS;</u> <u>>>INSTALL WORKING SMOKE ALARMS IN AREAS DIRECTLY OUTSIDE OF SLEEPING ROOMS AND ON EACH LEVEL OF HOUSE, OR AS REQUIRED BY LOCAL CODE<<</u>
14.	161	HEATING / COOLING DUCT-WORK UPSTAIRS AREA APPEARS TO LACK ANY ACTIVE RETURN AIR DUCTING. THIS WILL PREVENT SATISFACTORY COOLING OF THE UPSTAIRS AREA; <u>>>INSTALL RETURN AIR FROM UPSTAIRS TO BALANCE RE-CIRCULATING AIR<<</u>
15.	164	A/C PERFORMANCE WAS INADEQUATE. THE COOLING SPREAD INDICATED NEED FOR PROFESSIONAL SERVICE. SEE LINE #164 IN REPORT FOR DETAILS; <u>>>PROFESSIONAL A/C SERVICE AND REPAIR REQUIRED<<</u>
16.	173	KITCHEN EXHAUST FAN DOES NOT APPEAR TO BE RATED FOR KITCHEN USE; <u>>>REPLACE WITH RANGE HOOD OR OTHER SUITABLE FAN<<</u>

END OF DEFECT LIST

INDEX	W.DOC	W & S	W.DI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/ VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

OTHER COMMENTS REGARDING HOME INSPECTION

SUBJECT PROPERTY	999 PERFECT PLACE YOURTOWN IN	DATE	8/15/2005	JOB #	999PER
					
Provided by: Gil Hendrickson Assc. Inc. PO Box 2521 Kokomo IN 800-755-5092 www.gilinspex.com					

*

INDEX	W DOC	W & S	WDI	LOT	EXTERIOR	ROOF	STRUCTURE	INSULATION
PLUMBING	ELECTRICAL	HVAC	FP/VENT	APPLIANCES	INTERIOR	DEFECTS	COMMENTS	

*

LINE	DESCRIPTION	REFERENCE
28	TREES, PLANTS, GROWING INTO UTILITY SERVICE LINES; >>TRIM OR REMOVE TREE(S)<<	
28	TREES AND SHRUBS ARE TOO CLOSE TO THE HOUSE. ROOTS CAN GROW INTO FOUNDATIONS, AND BRANCHES CAN RUB HOUSE AND DAMAGE THE BUILDING MATERIAL; >>TRIM SHRUBS AND TREES AWAY FROM HOUSE SO THEY CANNOT DAMAGE HOUSE<<	
69	RAIN GUTTERING HAS DEBRIS THAT WILL INTERFER WITH FUNCTION, RAIN GUTTERING NEEDS TO BE CLEANED OUT AND KEPT CLEAN	
74	FOUNDATION APPEARS TO BE CONSTRUCTED OF CINDER BLOCK, RATHER THAN THE MORE COMMON AND STURDIER CONCRETE BLOCK	
90	MOISTURE STAINS CAN BE SEEN ON FOUNDATION WALLS. THIS INDICATES SOME LEAKAGE THROUGH THE WALLS AT SOME TIME; >>MONITOR FOR LEAKAGE, REPAIR IF NEEDED<<	
98	INSULATION THAT IS BETWEEN THE RAFTERS IN THE KNEE WALL ATTICS SHOULD BE REMOVED AND RE-USED IN A MORE SUITABLE LOCATION	
98	ATTIC INSULATION OVER THE CEILING JOISTS SHOULD BE IMPROVED TO ABOUT R-38, NOW ABOUT HALF OF THAT	
105	PLUMBING, THE MAIN WATER SERVICE PIPE FROM THE STREET IS STEEL, BEYOND IT'S USEFUL LIFE COULD FAIL, SHOULD BE REPLACED PRIOR TO FAILURE	
110	PLUMBING, SHOWER FAUCET LEAKS AT STEM SOME	
136	ELEC, THIS HOUSE HAS OLDER WIRING WHICH IS MOSTLY TWO WIRE, UN-GROUNDED WIRING. THIS MEANS THAT DEVICES IN THE HOUSE ARE NOT GROUNDED WHEN THEY ARE PLUGGED IN. THIS IS NOT CONSIDERED A DEFECT BECAUSE IT WAS AN APPROVED METHOD OF WIRING AT THE TIME OF CONSTRUCTION. HOWEVER IT WOULD BE SAFER TO ADD GROUNDED WIRING AND OUTLETS, AND ANY NEW WIRING MUST COMPLY TO CURRENT CODE; >>BE ADVISED OF WIRING LIMITATIONS<<	

8/15/2005

INSPECTOR SIGNATURE:




ASHI Member #6188

This report is prepared to ASHI standards, which are available upon request from ASHI at ASHI.COM or from the inspector at www.gilinspex.com. The inspection, report and all other inspection product are produced by Gil Hendrickson Assc. Inc. (an Indiana corporation) The inspector is an employee of Gil Hendrickson Assc. Inc. and is acting on behalf of said corporation. Any claim from the inspection process is controlled by the inspection agreement.

HOME INSPECTION REPORT BY GILINSPEX DATE«service_date»

JOB#«job»

Indiana License # HI00500160

This report is prepared to ASHI standards, which are available upon request from ASHI at ASHI.COM or from the inspector at www.gilinspex.com.
The inspection, report and all other inspection product are produced by Gil Hendrickson Assc. Inc. (an Indiana corporation) The inspector is an employee of Gil Hendrickson Assc. Inc. and is acting on behalf of said corporation. Any claim from the inspection process is controlled by the inspection agreement.