



Property Inspection Report

2468 Appreciate way, Small town, IN, 46444

INSPECTION PREPARED FOR: Educated Homeowner

INSPECTOR: Jamie Miller

LICENSE:

AGENT: -
7/8/2024

Mold Inspections

Radon Testing

Termite Inspections

"Setting the Standard in Home Inspections"

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Conclusion

REPORT CONCLUSION AND WALK-THROUGH

CONCLUSION:

We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. **However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because the inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard the inspection as a guarantee or warranty.** It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for the client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Purchasing the property with a known defect or problem releases Gold Key Inspection Services, Inc. of all responsibility. Client assumes responsibility for all known defects after settlement.

Report Explanation

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue – An item with this rating may be a safety hazard or an item that could be improved to improve the safety of the occupants. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Maintenance - Items with this rating need maintenance. It could be an immediate need or an item to monitor and maintain.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off, covered, or otherwise not able to be inspected.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 13 Item: 1	Window Observations	<p>1.2. Broken glass observed in one window in the living room. Repair/replace as needed. It's the arched window.</p> <p>1.3. Moisture damage noted to a window frame in the rear left bedroom . The wood integrity is compromised and service is needed. It is marked with a blue dot.</p>
Heating System		
Page 17 Item: 2	Forced Air Furnace	2.3. Furnace has no evidence of service and cleaning within the past year per manufacturer's recommendation. Recommend service and cleaning by a qualified HVAC professional prior to the end of your inspection contingency period.
Page 18 Item: 4	Ductwork	4.1. The ductwork is rusted. This could indicate rust inside as well. Recommend having the ductwork cleaned and examined to determine if areas need to be replaced.
Well		
Page 30 Item: 2	Pump Observations	2.1. The pump still had power when the breaker was off. This did not allow the tank to be emptied to check the draw down pressure. A well specialist should evaluate the shut off pathway and correct as needed.
Page 31 Item: 6	Pressure Switch	6.1. The well pressure switch cut in / cut out is designed to be 30-50 and is at 40-65. Recommend service by a qualified professional.



Site Details

1. Time and Attendance

In Attendance:

- Inspection started at: 12:30 pm
- Client present at the beginning of the inspection
- Buyer's Agent

2. Residence Style

Occupancy:

- Single family home
- with attached garage

3. Weather Conditions

Conditions:

- Approximate temperature: 85
- Clear

4. Inspection Limitations

Conditions/Limitations:

- House was relatively clean and there was normal access
- Garage was cluttered and movement was difficult; much of the garage floor and/or walls were obscured



Grounds

1. Driveway and Walkway Condition

Materials: Concrete • Asphalt



2. Grading and Drainage



3. Vegetation Observations

Observations:



3.1. Vegetation noted against the siding. Trim back 12" to help eliminate the potential for moisture entry and damage.

4. Porches



5. Patio Condition





Exterior Areas

1. Type of Covering

Materials: Vinyl • Brick

2. Vinyl Siding Observations

Observations:



2.1. Chips, nicks, cracks, and/or other cosmetic damage noted to the house and/or garage. This is typical wear and not usually a cause for concern. Repair/replace damaged sections as needed.

3. Masonry Siding Observations



4. Eaves, Soffit, & Fascia Conditions



5. Exterior Door(s) & Door Bell Conditions



6. Exterior Trim





Roof

1. Roofing Materials

Type and Material

- Metal

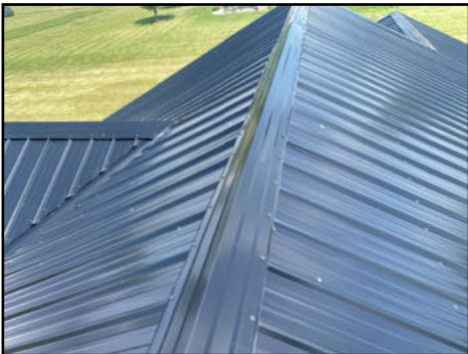
Method of inspection / # of layers

- Walked
- 1

2. Roof Observations



View of the roof covering



3. Flashing

Observations:



3.1. Kick out flashing is not installed to deflect water away from the wall/roof intersection at the back of the home. Evidence of run off noted by staining on the wall surface.



Missing kick out flashing

4. Metal Flue



View of the furnace flue

5. Chimney



The chimney cap is slightly rusted but appears to slope properly

6. Gutters



7. Downspouts

Observations:



7.1. The condition of the underground drain pipe(s) was not determined and is outside the scope of the inspection. We suggest regular cleaning and inspection as they can clog and back up.



Maintain underground drains



Garage

1. Garage Door



2. Door Opener & Keypad

Observations:



2.1. Note: The garage door(s) are not tested for the reversing function with a "stress test". This is a test that will determine the pressure needed to reverse the door(s) in the event they close on someone or something. While this is important, we don't use this method due to the risk of damaging the door(s) if the settings are not proper. We suggest having this test completed by a qualified garage door installer. Our inspection DOES include a test of the reversing sensors if they are installed.

3. Reversing Sensors



4. Door Tracks & Springs



5. Garage Floor Condition

Observations:



5.1. Due to homeowner belongings, the garage floor and/or walls were not fully accessible and/or visible.

6. Health and Safety



7. Structural Observations





Attic

1. Attic Access Observations



Access / Location:

- Pull-down Ladder
- Attached Garage

Method of inspection: Entered
Observations:

1.1. Due to the style of attic access we suggest a proper guard rail around the opening to enhance the safety of the occupants.



Consider adding guard rails

2. Attic Framing Condition

Framing Materials: Stick built



View of the structure



3. Insulation Condition



Materials: Blown Cellulose

Approximate R-value: R-24 or Better



View of the attic insulation

4. Attic Ventilation Conditions

Materials: Ridge Vent • Soffit Vents



5. Pest Observations



6. Environmental Observations



7. Moisture Observations





Interior Areas

1. Window Observations

Observations:



1.1. The casement style windows in the living room are functional but have a gap on the hinge side of the hardware. This indicates improper closure and the need for service.

1.2. Broken glass observed in one window in the living room. Repair/replace as needed. It's the arched window.

1.3. Moisture damage noted to a window frame in the rear left bedroom . The wood integrity is compromised and service is needed. It is marked with a blue dot.



Cracked window



Moisture stains/damage



Window doesn't shut properly

2. Interior Wall Conditions



3. Interior Ceiling Conditions



4. Floor Conditions



5. Cabinets & Countertops



6. Interior Door Conditions



7. Pest Observations



8. Stairs



9. Rails



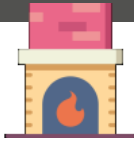
10. Smoke Detectors

Observations:



10.1. Periodic testing, at least every 6 months, is recommended to help ensure proper smoke and carbon monoxide alarm operation. We suggest changing out batteries with new ones on a regular schedule.

10.2. Smoke and carbon monoxide detectors are not tested as part of a home inspection. There should be functional carbon monoxide detectors at each level and smoke detectors at each level and each bedroom. This home, depending on age, may have had different requirements that need to be enhanced for the safety of the occupants. The detectors should be installed in a manner consistent with manufacturer recommendations. You should do this before moving in to any home that has one or more gas burning appliances such as: furnace, boiler, water heater, range, dryer, fireplace, etc.



Fireplace

1. Style

Type:

- Vented

Fuel:

- Natural gas

2. Safety and Function



3. Flue

Observations:



3.1. The chimney liner/flue pipe was not fully visible and the condition of this component could not be determined.

4. Damper

Observations:



4.1. Missing damper clamp noted at the gas fireplace. This is a small device, available at hardware stores, that clamps to the damper and doesn't allow it to close completely. It will enhance the safety of the occupants.



Missing damper clamp

5. Firebox / Ceramic Logs





Foundation

1. Basement Observations



2. Structure Observations



3. Ventilation Observations

Type: Mechanical (HVAC)



4. Environmental Observations



5. Moisture Observations



6. Exterior Observations





Heating System

1. Heating System Type

Type and Fuel:

- Natural gas fired forced air

Approximate age:

- 25

2. Forced Air Furnace

Observations:



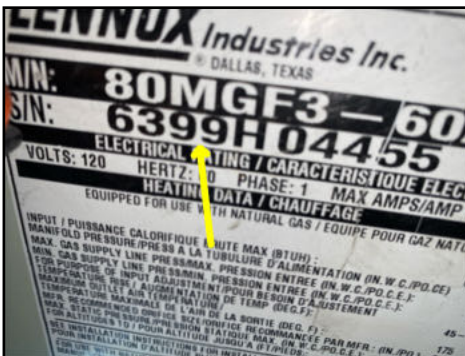
2.1. The furnace was working at the time of inspection. It is approaching, or at, the end of its expected design life (15-20 years). The system will need maintenance and repairs in the future. The following are recommended:

1. Place the system under a maintenance service contract.
2. Have the heat exchanger checked at the start of each heating season.
3. Install carbon monoxide detectors at the primary sleeping areas.
4. Consider purchasing a home warranty.

For more information on purchasing a warranty, go to: <https://guardhomewarranty.com/> and enter GOLDKEY50 for a \$50 discount on a 1-year warranty.

2.2. The temperature difference between the return and supply air is 38. This falls outside the acceptable range of 45-75. Service and/or a repair is needed.

2.3. Furnace has no evidence of service and cleaning within the past year per manufacturer's recommendation. Recommend service and cleaning by a qualified HVAC professional prior to the end of your inspection contingency period.



Manufacturer plate



Burner operation



3. Condensation Line/Tray Condition



4. Ductwork

Location of ductwork: Basement

Observations:



4.1. The ductwork is rusted. This could indicate rust inside as well. Recommend having the ductwork cleaned and examined to determine if areas need to be replaced.



Ductwork is disconnected

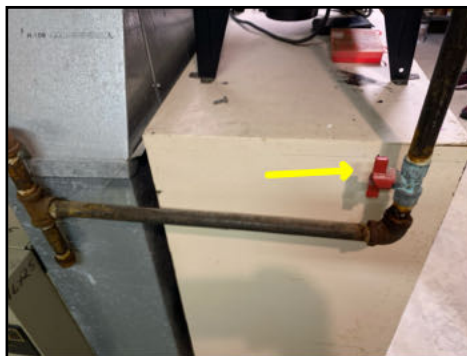
5. Registers



6. Flue



7. Fuel Supply



Location of the shut off valve

8. Filter Condition

Type: Disposable Cartridge

Size: 16x25x4

Observations:



8.1. Furnace filter is dirty and should be replaced.



Filter is dirty

9. Humidifier Condition



10. Thermostat(s)





AC System

1. AC System Brand

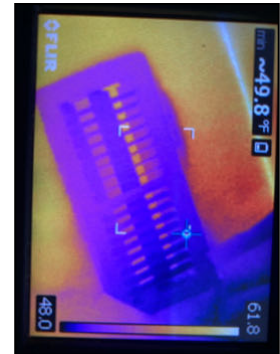
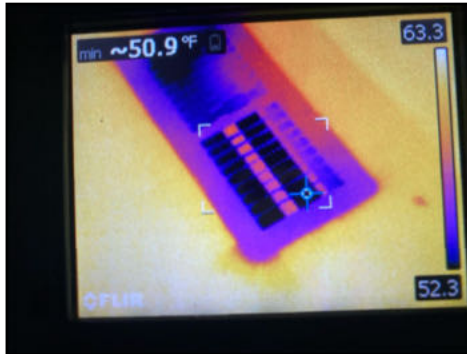
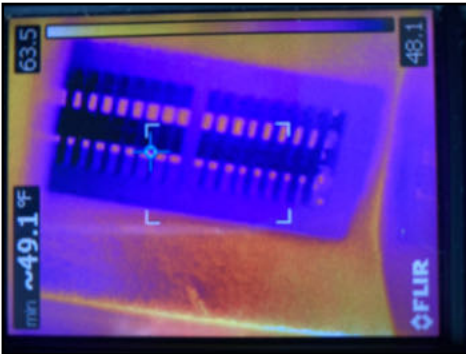
- Brand:**
- Lennox
- Approximate age:**
- 25

2. AC System Conditions

Observations:



2.1. The air conditioning unit is nearing or past the typical life span (15-20 years). We cannot predict the future performance of the unit, but recommend regular service and cleaning.

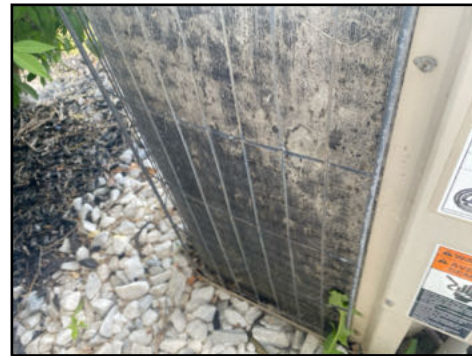


View of the cooling temperatures at various registers

3. AC Condenser Condition



Data tag



AC unit should be cleaned

4. Suction Lines & Electrical Disconnect Condition

Observations:



4.1. The insulation is deteriorated/missing at the A/C suction line between the house wall and the outside AC system compressor. This can impact the efficiency of the unit and a small repair is needed.



Deteriorated/missing insulation



Location of the air conditioner disconnect

5. Condensation Line/Tray Condition





Electrical

1. Electrical Service Conditions



Type: Underground Service - Condition of the underground conduit and service wire was not determined • 120/240 Volts

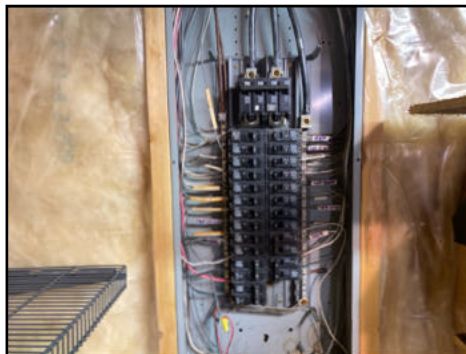


Location of the main electrical ground wire

2. Electrical Panel Conditions



**Location: Basement
Amperage: 200 AMP**



Main electrical shut off breaker

3. Breaker/Fuse Conditions



Types of disconnect: Electrical Breakers

4. Branch Wiring Observations



**Wire Type: Copper
Wire Covering: Romex**
Observations:

4.1. There is extension cord type wiring used for permanent wiring at the attic. Recommend repairs by an electrician.



Extension cords should not be used for permanent wiring

5. Switch Observations



6. Fixture Observations



7. Receptacle Observations



8. GFCI Observations





Plumbing

1. Plumbing Materials

Supply Materials:

- Copper

Drain/Vent Materials:

- PVC

2. Supply Lines

Observations:



2.1. The main water shut off valve is located in the basement.

2.2. Water lines are corroded and various areas under the sinks. This indicates intermittent leaking and should be monitored and replaced as necessary.



Corroded water line



Location of the main water shut off valve

3. Hose Bibbs



4. Toilets

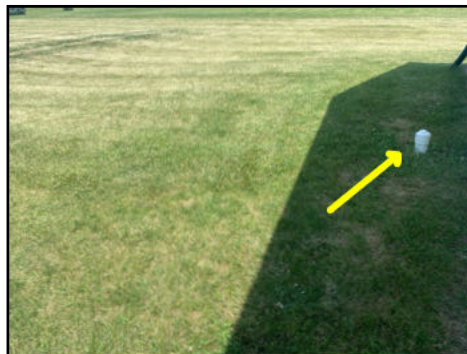


5. Drains, Waste, and Vents

Observations:



5.1. The main drain clean out is located at the exterior rear.



Access to the main waste line leading to the septic

6. Sink Faucets



7. Shower and Tub Faucets



8. Fixtures



9. Fuel Supply Condition

Materials: Copper
Observations:



9.1. The main propane shutoff valve is located at the tank at the right side.



Location of the main propane shut off valve

10. Sump Pump

Observations:



10.1. NOTE: A sump pump is a mechanical item that may fail at any time. We suggest having a backup on hand in the event of failure.





Water Heater

1. Type / Size

Fuel and Size:

- Natural Gas
- 40

Approximate age:

- 4

2. Flue



3. TPRV



4. Water Supply Lines



Location of the cold water shut off valve

5. Tank



6. Fuel Supply Line



Location of the shut off valve

7. Operation / Combustion

Observations:



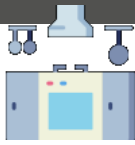
7.1. The hot water temperature at the fixtures is approximately 120-125. This is in line with what the water heater thermostat(s) are set to.



Hot water temperature at the hallway bathroom sink



Hallway shower



Appliances

1. Dishwasher



2. Range Hood Observations

Type of venting: Recirculating



3. Oven/Range

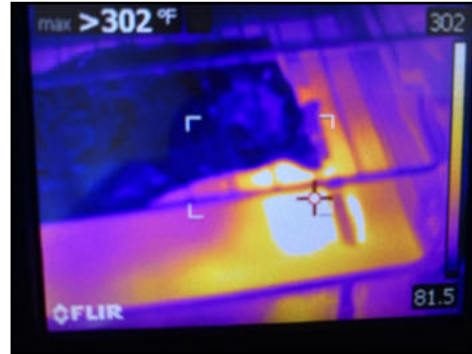
Observations:



3.1. An anti-tip safety device was not installed or visible on the freestanding range located in the kitchen. Recommend installing the anti-tip device. This is considered a safety issue until corrected. This can generally be purchased from a home improvement store.

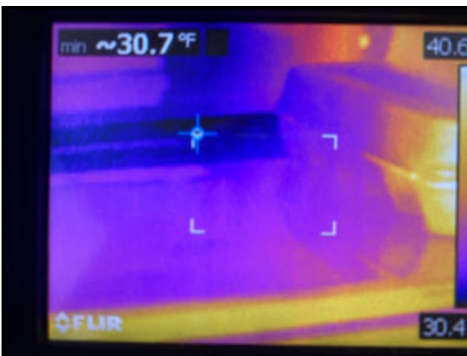


Burner operation

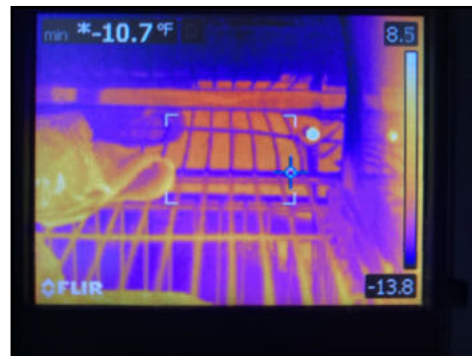


Oven operation

4. Refrigerator



Refrigerator temperature



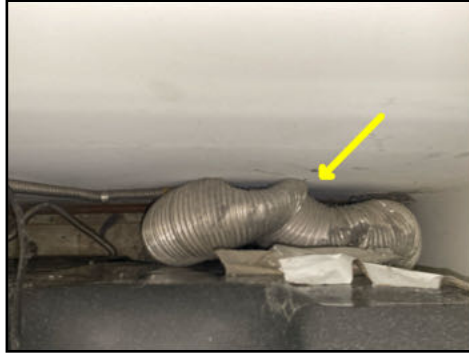
Freezer temperature

5. Dryer Vent

Observations:



5.1. The dryer vent is kinked behind the dryer and should be repaired before use.



Dryer vent is kinked

6. Bathroom Exhaust Fan(s)





Well

1. Well Head



Size:
• 5"

Location: Front yard



Location of the wellhead



2. Pump Observations



Type and Brand: Submersible • Undetermined
Observations:

2.1. The pump still had power when the breaker was off. This did not allow the tank to be emptied to check the draw down pressure. A well specialist should evaluate the shut off pathway and correct as needed.

3. Flow Rate Observations



Approximate gallons per minute:
• 7-8

Test location:
• Exterior faucet

4. Tank Observations



Pressure in tank: Tank draw-down pressure: 28
Observations:

4.1. The tank is rusted and shows signs of wear. Monitor and replace as necessary.



5. Pressure Gauge



6. Pressure Switch

Observations:

6.1. The well pressure switch cut in / cut out is designed to be 30-50 and is at 40-65. Recommend service by a qualified professional.

Trusted VENDORS

Heating & Cooling:



Mold Remediation:

