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Bryan Gibbs

PROPERTY INSPECTION REPORT



Property Address:

**123 Main St
Anywhere IN**

Prepared for:

Joe Client

Inspection Date:

Monday, 3/31/2008

Inspector:

Bryan Gibbs #HI00600101

Inspection #:

331200974140

BUYERS REALTOR:



Deb Polise

CENTURY 21 Realty Group McCoun
8402 East 116th St
Fishers IN 46038
Office # 841-6380



SELLERS REALTOR:



Amy Walker

CENTURY 21 Scheetz - 96th St
4929 East 96th Street
Indianapolis IN 46240
Office # 705-2500



SERVICES REQUESTED:

Full Home Inspection

Termite Inspection

Radon Test

Well Water Test - Bacteria

Septic Certification

3 Mold Samples

Multiple Services Bundle Discount

GENERAL INFORMATION

Property Faces: **West**

Estimated Age: **53 - 57 Years**

Unit Type: **Single Family**

Stories: **One**

Space Below Grade: **Basement**

Time of Inspection: **8:00 am**

Weather: **Very Cold / Light Snow**

Temp: **15 ° F**

Soil Condition: **Frozen / Snow Covered**

Unit Occupied: **No**

People Present: **Client**

This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not in need of MAJOR CONCERNS / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging.

Most systems and components in properties wear out over time.

ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".

1 - MAJOR REPAIRS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

MAJOR REPAIRS / SAFETY HAZARDS should be evaluated by qualified contractors before closing.

It is our intention that MAJOR REPAIRS / SAFETY HAZARDS be thoughtfully considered BEFORE CLOSING.

2 - REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.

Items listed as REPAIRS should be evaluated by qualified contractors.

If left unattended REPAIRS can become MAJOR REPAIRS / SAFETY HAZARDS

REPAIRS could be remedied either before or after closing. This will be your decision to make.

3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all. (For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. We can not know for sure, therefore we recommend monitoring the stain.)
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component could need repairs or replacement soon.

4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. In most cases improvements are given on items that are older and now newer and safer methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.

5 - GENERAL COMMENTS / LIMITATIONS

We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to interesting observations to specific limitations about the inspection.

WHAT WE INSPECTED:

	ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1	Main Roof	Gable	Fiberglass Shingle	10 - 15 Years	18 - 22 Years	2	Walked Portion
2							
3							
4							
5							

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Soffit Vents	Chimney Flashing	Heating Sys. Chimney	Aluminum Gutters	None
Roof Vents	Joining Wall Flashing	Fireplace Chimney	Down Spouts	
	Plumbing Vent Flashing		Run Off Drains	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- The electrical service wires are missing a proper "drip loop" at the service mast. A drip loop is required to help prevent water from running into the mast and down into the electrical panels. - (See Photo 6)

2 - REPAIRS

- The masonry cap on the fireplace chimney is cracked / deteriorating. This should be further evaluated and repaired as necessary by a qualified contractor to prevent leaks and / or further deterioration to the chimney. - (See Photo 1) - (See Photo 2) - (See Photo 3)

- The roof shingles couldn't be fully inspected due to ice / snow, however we did notice a few shingles that were cracked / broken during our limited inspection. - (See Photo 10) - (See Photo 12) - (See Photo 13)

- The gutters have debris build up and need to be cleaned. This has contributed to the gutters bowing / bending from the weight of gutters being full of water, and the water has overflowed back toward the house in some areas causing damage (warped boards and wood rot) to the soffits and fascia boards. The seams of the gutters are also leaking at the joints / corners and need to be sealed. The gutters, soffits, and fascia boards should be further evaluated and repaired as necessary. - (See Photo 11) - (See Photo 14) - (See Photo 16) - (See Photo 17) (See Also Exterior Page)

- A rain shield is missing from the heating system chimney - (See Photo 5)

3 - ITEMS TO MONITOR

- The heating system chimney has been heavily tar patched at the masonry cap and the flashing. This should be considered a temporary repair that will need to be monitored and maintained to prevent leaks from re occurring. Past signs of leaking was observed from the attic (See Attic Page). - (See Photo 5)

- The chimney flashing is beginning to rust and the tar patching / caulking that seals the top is cracked / deteriorating. This should be monitored and maintained to prevent leaks. - (See Photo 8)

4 - MAINTENANCE / IMPROVEMENTS

- An antennae wire is improperly run through the fireplace chimney flue. This should be removed prior to using the fireplace. - (See Photo 4)

- Not all of the gutter run off drains are extended away from the house sufficiently. This can contribute to water in the foundation. One of them is discharging onto the driveway and contributing to the icy conditions. We recommend the gutter drains be extended where needed. Since the house is below street level, and the natural slope of the land is from the front towards the back of the house, we recommend the down spouts be buried and extended to the back. - (See Photo 7) - (See Photo 15) - (See Photo 18)

- The wood siding and trim where the garage and house join together has peeling paint that is ready to be scraped and painted. - (See Photo 9)

5 - GENERAL COMMENTS / LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep.



ADDITIONAL PHOTOS



WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Limestone Veneer	Aluminum Trim	Front Door	Wood Windows	Standard Faucets	Main Service
Aluminum Siding	Wood Trim	Patio Doors			Overhead Service
		Rear Door			Exterior Outlets

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- There are a few areas in the veneer where the mortar is cracked / deteriorated. These areas are susceptible to water intrusion which could contribute to further deterioration / water damage. The limestone veneer should be further evaluated and patched as necessary by a qualified mason . - (See Photo 1) - (See Photo 2) - (See Photo 6) - (See Photo 16)

- The wood trim, windows, and doors around the entire house has peeling paint and is ready to be scraped and painted and caulked. We also noticed a few areas in the soffits, fascia boards, door thresholds (front & back), and window framing that had moderate to serious signs of wood rot. These areas should be further evaluated and repaired as necessary as part of the repainting process. - (See Photo 3) - (See Photo 5) - (See Photo 7) - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 13) - (See Photo 15) - (See Photo 17) - (See Photo 18) - (See Photo 19)

- The channel / flashing on the N side of the house (where the siding meets the limestone) has a slope back towards the house which could hold water / leak. Furthermore there is a missing section of this channel / flashing near one of the windows further increasing the risk of leaking (We did observe some water stains in the floor decking in the basement in this area). Due to ice / snow build up in this area, our inspection was limited to the visible portions. We recommend this be further evaluated and repaired / maintained as necessary to prevent leaks / water damage. - (See Photo 12) - (See Photo 14)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Any damaged pieces of siding should be replaced. - (See Photo 4)

5 - GENERAL COMMENTS / LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components.



ADDITIONAL PHOTOS



WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS
Concrete Walks	Concrete Driveway	Grading at Foundation	None	Front Concrete Porch
		Lot Drainage		Rear Concrete Patio
		Vegetation		
		Yard		

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- The patio has cracked and settled and is sloping towards the house. This can contribute to water in the foundation as well as more than normal cracking / settling around the foundation (See Foundation Page). - (See Photo 2)

2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- The plywood decking / ramp should be removed. - (See Photo 1)

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches is typically extremely limited.
- Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.



WHAT WE INSPECTED:

Exterior -	ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE
	Same as House	N/A	N/A	N/A	Same as House	N/A
Interior -	INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING	
	Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None	
	Garage Floor	Door Opener				
	Firewall	Service Door	General Wiring			

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- The concrete slab shows moderate to serious signs of cracking and settling. The floor is sloping in several different directions (the garage door will not properly seal when closed as a result). We recommend that this be further evaluated. - (See Photo 4) - (See Photo 6) - (See Photo 7) - (See Photo 8) - (See Photo 9) - (See Photo 10)
- The concrete step has a serious slope to it which makes it a trip hazard. This should be repaired for safety. - (See Photo 8) - (See Photo 16)
- Improper use of extension cords was noted in the garage at the door opener. Extension cords are intended for supervised and temporary use only and not as a substitute for permanent wiring. Extension cords also are not permitted to pass through walls and ceilings. A hardwired receptacle should be installed by a licensed electrician for the opener to plug into. - (See Photo 11)
- The tension springs for the vehicle door do not have a safety cable installed. This is intended to help reduce the risk of property damage or personal injury in the event a spring should break under tension. These can be installed with little expense or effort. This should be repaired for safety reasons. - (See Photo 12)
- There is exposed / loose electrical wiring in the garage that should be ran inside of protective conduit for safety reasons. - (See Photo 14)
- Electrical cover plates are missing and should be replaced for safety. - (See Photo 15)



2 - REPAIRS

- The door opener did not operate properly. The door stopped / reversed at various locations on the open / close cycles. The door would not close properly and kept reversing to open back up once the door was completely closed. This may be a simple adjustment in the up force / down force and travel limit settings. If you are unsure of how to make these adjustments, please consult with a professional.

3 - ITEMS TO MONITOR

- Past signs of leaking was observed at the fireplace chimney and patching was noted in the drywall ceiling. - (See Photo 12) - (See Photo 13)

4 - MAINTENANCE / IMPROVEMENTS

- The garage vehicle door and service door has peeling paint that is ready to be scraped and painted. - (See Photo 1) - (See Photo 2) - (See Photo 3)
- There is no seal at the bottom of the garage exterior service door. - (See Photo 5)

5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied then the inspection of the garage is typically limited by the owners stored items.

ADDITIONAL PHOTOS



WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Oil Forced Air	Mid Efficiency	14 - 16	15 - 20
	2			
	3			
COOLING UNIT(S):	1 None			
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS
Heating Operation	Clearances	Ductwork	Filter	N/A
Htng. General Cond.	Exhaust Flue Pipe	Registers	Humidifier	
Fuel Lines	Combustion Air	Blower Fan		
Burners	Heating Wiring			
Heat Exchanger	Thermostat			

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- There is an old entry point into the chimney that has been capped, but not sealed. This should be sealed to reduce the risk of carbon monoxide from entering into the house. - (See Photo 1)
- Some of the fittings on the furnace exhaust flue pipe are seriously corroded and a hole was observed in the flue where it enters into the chimney. This is a serious carbon monoxide risk and should be further evaluated and repaired as soon as possible. This is all likely due to their being not rain shield on the chimney (See Roof Page). - (See Photo 2) - (See Photo 3) - (See Photo 5)



2 - REPAIRS



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.
- The filter was dirty at the time of the inspection and should be cleaned or changed as soon as possible. - (See Photo 4)



5 - GENERAL COMMENTS / LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- The humidifier was not operational at the time of our inspection.



WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Basement	Copper Piping	Represented to be:	PVC Waste Pipes	N/A
		Galvanized Piping	Municipal Sewer	Cast Iron Waste Pipes	

	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS
WATER HEATER(S):	1 Basement	40 Gallon	Electric	15 +	10 - 15	WH Relief Valve
	2					WH General Condition WH Electric Elements
	3					WH Plumbing Fittings WH Supply Wiring

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- One of the heating elements for the water heater is disconnected and the wires were left loose and uncapped behind the cover. This is a serious safety hazard and should be repaired immediately. - (See Photo 1)
- The water heater was inoperative at the time of the inspection and could not be inspected.



2 - REPAIRS

- We were unable to get a manufacturers date from the water heater. However, based on visual appearance, we estimate the appliance to be more than 15 yrs. old. Due to the age and condition, we recommend that the water heater be replaced.
- Several of the plumbing fittings in the basement have scaling / corrosion from past leaks. Some active leaks were observed in the supply pipes and a drain line cap near the water softener. We recommend having a licensed plumber further evaluate all accessible areas of the plumbing and make repairs as necessary. - (See Photo 2) - (See Photo 4) - (See Photo 5) - (See Photo 6)



3 - ITEMS TO MONITOR

- This house still has some galvanized plumbing pipes which are known for "choking" off resulting in lowered water pressure. This should be monitored as the house ages. Unless otherwise noted, we did not observe any evidence of reduced water pressure that we believe to be problematic, or requiring immediate action.



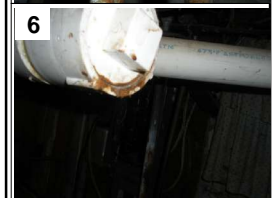
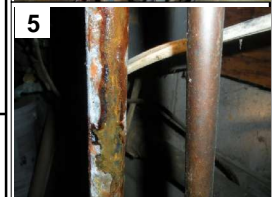
4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.
- The plumbing for the shower in the basement is not properly secured and is susceptible to damage. We recommend removing this plumbing completely. - (See Photo 3)



5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- If the house is unoccupied and the plumbing is not under normal usage, this can greatly limit our ability to find problems in the plumbing system. Leaks and slow / stopped drains may not be evident until the plumbing system is being used regularly



WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE
1 Main Panel	Basement	100 Amp - 240 Volt	Bulldog / Pushmatic
2 Sub Panel	Basement	30 Amp - 110 Volt	Bulldog / Pushmatic
3			

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET
Panel Cabinet	Wire Connections	Copper	Wiring General Cond.
Panel Cover	Grounding/Bonding	Junctions / Splicing	One on Each Floor
Breakers / Fuses	Wiring Workmanship	Electrical Sys. Operation	Smoke Det. Operation

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- The main service wire coming out of the electrical meter and into the breaker panel (on the exterior of the house) is not ran inside of a protective conduit. This should be further evaluated and repaired for safety. - (See Photo 1)
- The old supply wire for the central A/C unit is hanging loose / exposed from the sub panel. This presents a serious safety hazard and should be removed by a licensed electrician as soon as possible. - (See Photo 2)
- Some of the electrical wires running out of the panels are not ran inside of protective conduit. - (See Photo 3)
- The plywood board that the electrical panels are mounted to is not secured very well to the wall. The entire board is loose on the wall. The board appears to only be held by a few nails at the top which were nailed into the sill plate. The board should be secured to the wall with some concrete anchors. We recommend that this be repaired for safety reasons. - (See Photo 3)
- There are several electrical wires in the basement that are ran open / exposed and not properly secured. We also observed several missing cover plates and abandoned wires that should be removed or properly capped off and placed inside of a junction box with cover plate for safety reasons. Due to the numerous safety hazards noted in the electrical wiring, we recommend having a licensed electrician further evaluate the electrical system and components and repairs be made as required for safety. - (See Photo 4) - (See Photo 5) - (See Photo 6) - (See Photo 7) - (See Photo 8) - (See Photo 9)
- There are double tapped circuits in the main box. This should be further evaluated and repaired by a licensed electrician. - (See Photo 10)

2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

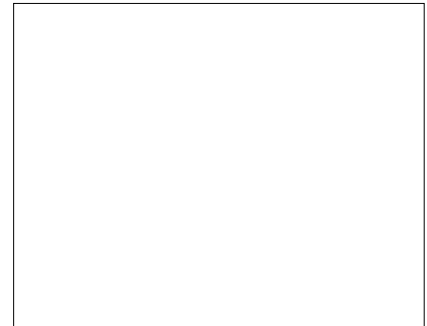
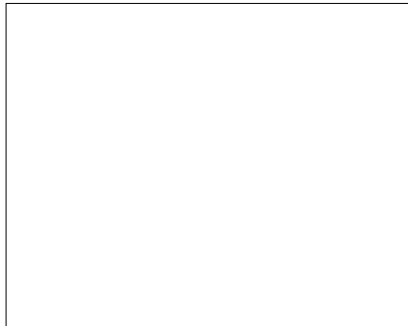
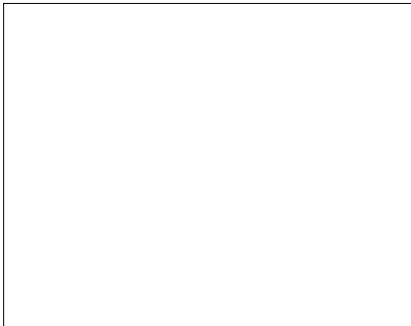
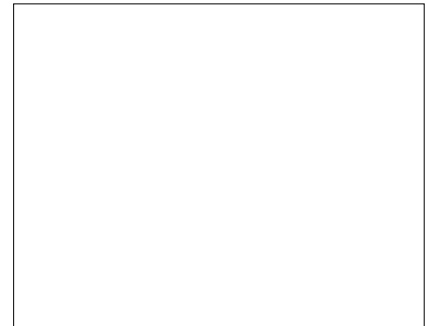
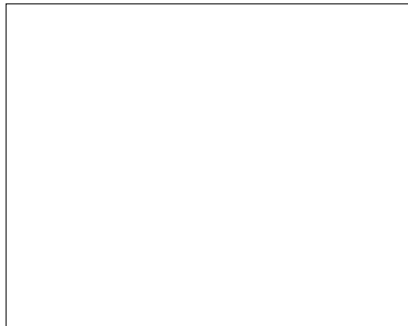
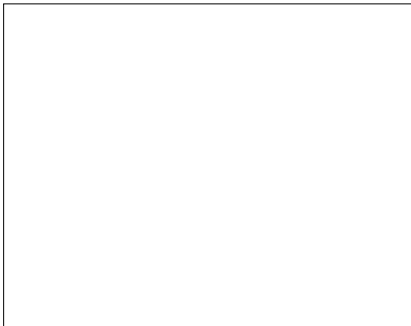
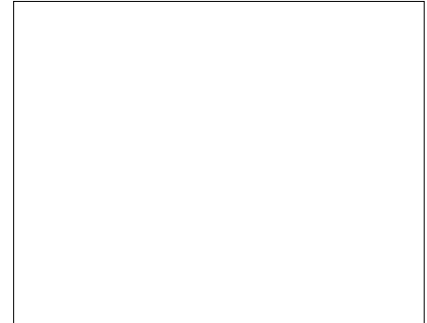
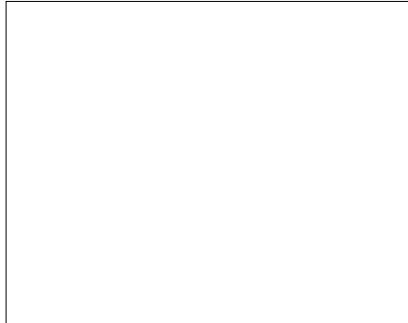
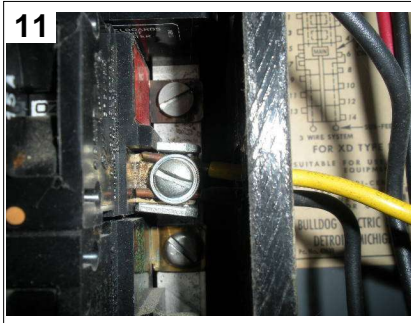
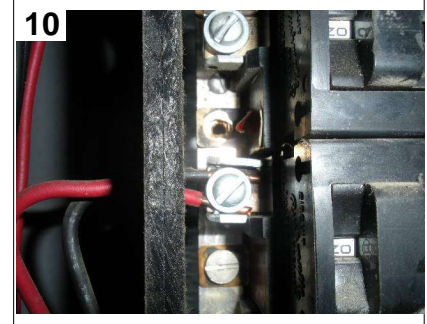
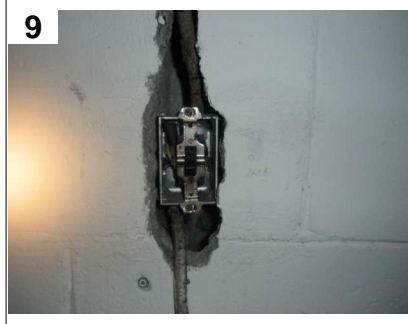
- We recommend updated the electrical system. The house still has the original 2 prong / ungrounded style outlets.

5 - GENERAL COMMENTS / LIMITATIONS

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.
- The main electrical panel is an older style that is no longer used and may be hard / expensive to find replacement parts for. You may want to consider updating the existing panel. The average service life for an electrical service panel is aprox 40 yrs.



ADDITIONAL PHOTOS



WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Exhaust Fan	Walls & Ceiling	Dryer Vent
Floors	Sink Drain	Electric Cooktop	Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Disposal	Doors & Windows	Washer Drain
Lights & Outlets	Heating/Cooling		Lights & Outlets	Dryer 220 Outlet
			Cabinets & Counters	Heating/Cooling
Cabinets & Counters				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- The faucet at the kitchen sink is leaking at the handle. This appears to be the source of leaking noted under the cabinet as well. - (See Photo 1) - (See Photo 2)
- The glass is cracked on the inactive leaf side of the glass slider. - (See Photo 3)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- The garbage disposal is inoperative and needs to be replaced. - (See Photo 1)

5 - GENERAL COMMENTS / LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).
- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.



WHAT WE INSPECTED:

BATHROOMS

1 - Half Bath	1 - Full Bath		

BATHROOM COMPONENTS

Walls & Ceiling		Sink Drains	Tub & Shower Drains
Floors	Exhaust Fan	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets	
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- A small leak was observed under the bathroom sink. - (See Photo 1)
 - The toilets are loose on the floor. The toilet in the full bath has no hold down bolts to secure the toilet in place. The wax seals are very easily compromised if the toilet is allowed to move on the floor, and will likely need to be replaced. The wax seal in the full bathroom will need to be replaced when the toilet is removed to replace the hold down bolts. - (See Photo 2) - (See Photo 3) - (See Photo 4)

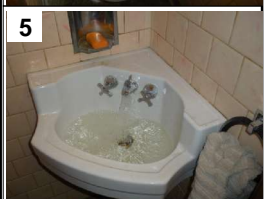
3 - ITEMS TO MONITOR

- The toilet and sink drains in the half bath "gurgled" which may indicate that a proper plumbing vent is missing, or inadequate. These fixtures did function, however the sink was a little slow to drain

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.



WHAT WE INSPECTED:

INTERIOR ROOMS

Dining Room	Hallways	3 - Bedrooms	
Living Room	Stairways		
Family Room			

INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs	Fireplace
Floors	Heating/Cooling	Railings	
Doors & Windows			

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- The firebricks in the fireplace have cracked or missing mortar that should be repaired by a qualified contractor prior to using the fireplace. - (See Photo 1)
- The bedroom closet has an unprotected / exposed wire running up the wall. This should be repaired for safety. - (See Photo 4)



2 - REPAIRS

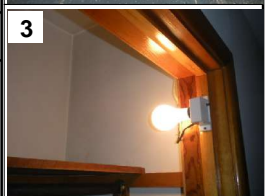
- The fireplace damper could not be closed. This should be serviced or repaired as necessary so that the damper can be closed to keep out cold drafts. - (See Photo 2)
- Wood rot was observed at the window sills in the bedrooms. - (See Photo 5) - (See Photo 6)



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Some of the closets in the house have light fixtures with exposed light bulbs which are no longer allowed by today's standards. We recommend these light fixtures be changed for safety. - (See Photo 3)



5 - GENERAL COMMENTS / LIMITATIONS

- If the home is occupied, the interior inspection is typically limited by the owners stored articles.
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.
- Electrical components concealed behind finished surfaces or furniture could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.



WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED
1 Whole House	Limited	Entered
2		

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Rafters	Loose Fill	Attic Ventilation	Light Fixtures	Fireplace	Bathrooms
Accessibility	Plywood Decking	Av Depth 12-14	Vent Screening	Visible Wiring	Furnace	Kitchen
		R Value 35 - 40				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- There are some open air splices in the electrical wiring and missing cover plates from junctions boxes in the attic that should be repaired for safety. - (See Photo 2) - (See Photo 4)



2 - REPAIRS

3 - ITEMS TO MONITOR

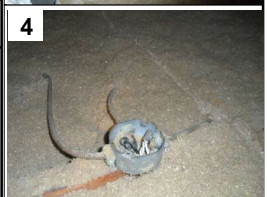
- Leakage stains noted on the framing around the fireplace chimney. These did not appear to be active and should be monitored regularly. - (See Photo 1)
- Leakage stains noted on the framing around the heating system chimney, and a water line (from water dripping from the rafter) was observed in the insulation. These did not appear to be active and should be monitored regularly - (See Photo 3)



4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited.
- Any estimates of insulation R values or depths are rough average values.
- There are still a lot of personal belongings / stored items that should be removed from the attic. Some of these are resting on the drywall which can cause cracks in the ceiling from stress. Our inspection of the attic above the garage (where the stored items are located) was partially obstructed / limited to visible or accessible areas.



WHAT WE INSPECTED:

FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Basement	Limited	Entered
2		
3		

FOUNDATION	FLOOR FRAMING	DRYNESS	INSULATION	VENTILATION	MECHANICALS
Concrete Block	Joists Beams	Basement	Ban Joist	Windows	Visible Wiring
Concrete Floor	Sub Flooring Columns	Floor Drain			Visible Plumbing
	Sill Plates	Sump Pump			Visible Ductwork

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- Some horizontal cracks were observed in at least 3 of the 4 walls. The walls also appear to have been slightly pushed in at the point of the crack. This is more than normal stress / settlement and is an indication of movement from pressure pushing against the wall from the outside. The crack in the W wall (front of house) appears to have been patched in the past, but there is some evidence of cracking since the patch. This should be further evaluated by a structural engineer prior to closing to evaluate the full extent of damage and / or any recommended repairs. - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 12) - (See Photo 13) - (See Photo 16)

2 - REPAIRS

- The sump pump discharge is not extended far enough away from the house. - (See Photo 1)

3 - ITEMS TO MONITOR

- There is evidence that the basement has flooded in the past. Wood rot and water lines were observed on the door frames and framing for the stairs - (See Photo 2) - (See Photo 3) - (See Photo 4) - (See Photo 5)
- Water stains / evidence of past leaking was observed in the ban joist / sill plate under the back door. - (See Photo 6)
- Water stains were observe in the sill plate and on the wall in the corner of the mechanical room near the N wall. This appears to have come from a leak at a nearby plumbing fixture. - (See Photo 7)
- Past signs of leaking was noted at the chimney clean out. - (See Photo 14)

4 - MAINTENANCE / IMPROVEMENTS

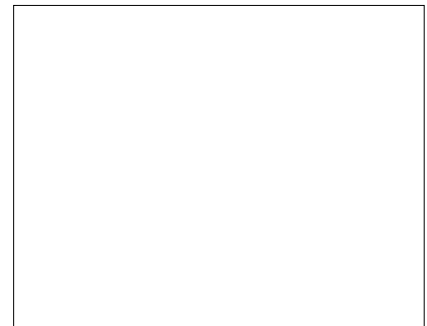
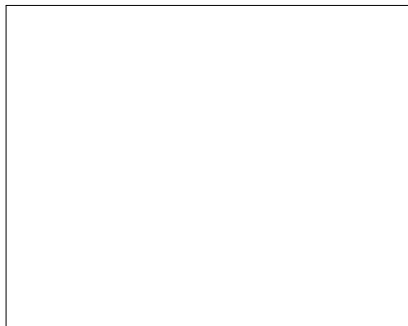
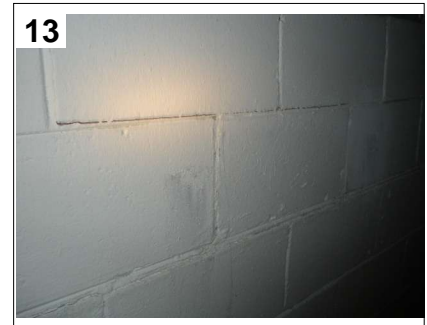
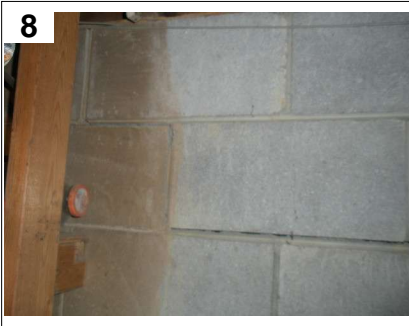
- Several of the basement windows have broken glass. - (See Photo 15)

5 - GENERAL COMMENTS / LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.
- Water seepage and moisture penetration is common in most basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.



ADDITIONAL PHOTOS



Inspector: **Bryan Gibbs** #HI00600101

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

1 - MAJOR CONCERNS / SAFETY HAZARDS

ROOF

- The electrical service wires are missing a proper "drip loop" at the service mast. A drip loop is required to help prevent water from running into the mast and down into the electrical panels. - (See Photo 6)

GROUNDS

- The patio has cracked and settled and is sloping towards the house. This can contribute to water in the foundation as well as more than normal cracking / settling around the foundation (See Foundation Page). - (See Photo 2)

GARAGE

- The concrete slab shows moderate to serious signs of cracking and settling. The floor is sloping in several different directions (the garage door will not properly seal when closed as a result). We recommend that this be further evaluated. - (See Photo 4) - (See Photo 6) - (See Photo 7) - (See Photo 8) - (See Photo 9) - (See Photo 10)
- The concrete step has a serious slope to it which makes it a trip hazard. This should be repaired for safety. - (See Photo 8) - (See Photo 16)
- Improper use of extension cords was noted in the garage at the door opener. Extension cords are intended for supervised and temporary use only and not as a substitute for permanent wiring. Extension cords also are not permitted to pass through walls and ceilings. A hardwired receptacle should be installed by a licensed electrician for the opener to plug into. - (See Photo 11)
- The tension springs for the vehicle door do not have a safety cable installed. This is intended to help reduce the risk of property damage or personal injury in the event a spring should break under tension. These can be installed with little expense or effort. This should be repaired for safety reasons. - (See Photo 12)
- There is exposed / loose electrical wiring in the garage that should be ran inside of protective conduit for safety reasons. - (See Photo 14)
- Electrical cover plates are missing and should be replaced for safety. - (See Photo 15)

HEATING / COOLING

- There is an old entry point into the chimney that has been capped, but not sealed. This should be sealed to reduce the risk of carbon monoxide from entering into the house. - (See Photo 1)
- Some of the fittings on the furnace exhaust flue pipe are seriously corroded and a hole was observed in the flue where it enters into the chimney. This is a serious carbon monoxide risk and should be further evaluated and repaired as soon as possible. This is all likely due to their being not rain shield on the chimney (See Roof Page). - (See Photo 2) - (See Photo 3) - (See Photo 5)

PLUMBING

- One of the heating elements for the water heater is disconnected and the wires were left loose and uncapped behind the cover. This is a serious safety hazard and should be repaired immediately. - (See Photo 1)
- The water heater was inoperative at the time of the inspection and could not be inspected.

ELECTRICAL

- The main service wire coming out of the electrical meter and into the breaker panel (on the exterior of the house) is not ran inside of a protective conduit. This should be further evaluated and repaired for safety. - (See Photo 1)
- The old supply wire for the central A/C unit is hanging loose / exposed from the sub panel. This presents a serious safety hazard and should be removed by a licensed electrician as soon as possible. - (See Photo 2)
- Some of the electrical wires running out of the panels are not ran inside of protective conduit. - (See Photo 3)
- The plywood board that the electrical panels are mounted to is not secured very well to the wall. The entire board is loose on the wall. The board appears to only be held by a few nails at the top which were nailed into the sill plate. The board should be secured to the wall with some concrete anchors. We recommend that this be repaired for safety reasons. - (See Photo 3)
- There are several electrical wires in the basement that are ran open / exposed and not properly secured. We also observed several missing cover plates and abandoned wires that should be removed or properly capped off and placed inside of a junction box with cover plate for safety reasons. Due to the numerous safety hazards noted in the electrical wiring, we recommend having a licensed electrician further evaluate the electrical system and components and repairs be made as required for safety. - (See Photo 4) - (See Photo 5) - (See Photo 6) - (See Photo 7) - (See Photo 8) - (See Photo 9)
- There are double tapped circuits in the main box. This should be further evaluated and repaired by a licensed electrician. - (See Photo 10)

INTERIOR ROOMS

- The firebricks in the fireplace have cracked or missing mortar that should be repaired by a qualified contractor prior to using the fireplace. - (See Photo 1)
- The bedroom closet has an unprotected / exposed wire running up the wall. This should be repaired for safety. - (See Photo 4)

ATTIC

- There are some open air splices in the electrical wiring and missing cover plates from junctions boxes in the attic that should be repaired for safety. - (See Photo 2) - (See Photo 4)

Inspector: **Bryan Gibbs** #HI00600101

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

FOUNDATION

- Some horizontal cracks were observed in at least 3 of the 4 walls. The walls also appear to have been slightly pushed in at the point of the crack. This is more than normal stress / settlement and is an indication of movement from pressure pushing against the wall from the outside. The crack in the W wall (front of house) appears to have been patched in the past, but there is some evidence of cracking since the patch. This should be further evaluated by a structural engineer prior to closing to evaluate the full extent of damage and / or any recommended repairs. - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 12) - (See Photo 13) - (See Photo 16)

2 - REPAIRS

ROOF

- The masonry cap on the fireplace chimney is cracked / deteriorating. This should be further evaluated and repaired as necessary by a qualified contractor to prevent leaks and / or further deterioration to the chimney. - (See Photo 1) - (See Photo 2) - (See Photo 3)

- The roof shingles couldn't be fully inspected due to ice / snow, however we did notice a few shingles that were cracked / broken during our limited inspection. - (See Photo 10) - (See Photo 12) - (See Photo 13)

- The gutters have debris build up and need to be cleaned. This has contributed to the gutters bowing / bending from the weight of gutters being full of water, and the water has overflowed back toward the house in some areas causing damage (warped boards and wood rot) to the soffits and fascia boards. The seams of the gutters are also leaking at the joints / corners and need to be sealed. The gutters, soffits, and fascia boards should be further evaluated and repaired as necessary. - (See Photo 11) - (See Photo 14) - (See Photo 16) - (See Photo 17) (See Also Exterior Page)

- A rain shield is missing from the heating system chimney - (See Photo 5)

EXTERIOR

- There are a few areas in the veneer where the mortar is cracked / deteriorated. These areas are susceptible to water intrusion which could contribute to further deterioration / water damage. The limestone veneer should be further evaluated and patched as necessary by a qualified mason. - (See Photo 1) - (See Photo 2) - (See Photo 6) - (See Photo 16)

- The wood trim, windows, and doors around the entire house has peeling paint and is ready to be scraped and painted and caulked. We also noticed a few areas in the soffits, fascia boards, door thresholds (front & back), and window framing that had moderate to serious signs of wood rot. These areas should be further evaluated and repaired as necessary as part of the repainting process. - (See Photo 3) - (See Photo 5) - (See Photo 7) - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 13) - (See Photo 15) - (See Photo 17) - (See Photo 18) - (See Photo 19)

- The channel / flashing on the N side of the house (where the siding meets the limestone) has a slope back towards the house which could hold water / leak. Furthermore there is a missing section of this channel / flashing near one of the windows further increasing the risk of leaking (We did observe some water stains in the floor decking in the basement in this area). Due to ice / snow build up in this area, our inspection was limited to the visible portions. We recommend this be further evaluated and repaired / maintained as necessary to prevent leaks / water damage. - (See Photo 12) - (See Photo 14)

GARAGE

- The door opener did not operate properly. The door stopped / reversed at various locations on the open / close cycles. The door would not close properly and kept reversing to open back up once the door was completely closed. This may be a simple adjustment in the up force / down force and travel limit settings. If you are unsure of how to make these adjustments, please consult with a professional.

PLUMBING

- We were unable to get a manufacturers date from the water heater. However, based on visual appearance, we estimate the appliance to be more than 15 yrs. old. Due to the age and condition, we recommend that the water heater be replaced.

- Several of the plumbing fittings in the basement have scaling / corrosion from past leaks. Some active leaks were observed in the supply pipes and a drain line cap near the water softener. We recommend having a licensed plumber further evaluate all accessible areas of the plumbing and make repairs as necessary. - (See Photo 2) - (See Photo 4) - (See Photo 5) - (See Photo 6)

KITCHEN / LAUNDRY

- The faucet at the kitchen sink is leaking at the handle. This appears to be the source of leaking noted under the cabinet as well. - (See Photo 1) - (See Photo 2)

- The glass is cracked on the inactive leaf side of the glass slider. - (See Photo 3)

BATHROOMS

- A small leak was observed under the bathroom sink. - (See Photo 1)

- The toilets are loose on the floor. The toilet in the full bath has no hold down bolts to secure the toilet in place. The wax seals are very easily compromised if the toilet is allowed to move on the floor, and will likely need to be replaced. The wax seal in the full bathroom will need to be replaced when the toilet is removed to replace the hold down bolts. - (See Photo 2) - (See Photo 3) - (See Photo 4)

INTERIOR ROOMS

- The fireplace damper could not be closed. This should be serviced or repaired as necessary so that the damper can be closed to keep out cold drafts. - (See Photo 2)

- Wood rot was observed at the window sills in the bedrooms. - (See Photo 5) - (See Photo 6)

FOUNDATION

- The sump pump discharge is not extended far enough away from the house. - (See Photo 1)

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:

Gibbs Surette Inspect

(317)-844-5334

P. O. Box 3093

Carmel, IN 46082

www.gsinspect.com

Company's Business Lic. No:

F18914

Date of Inspection:

3/31/2008

Property Address:

123 Main St

Anywhere

IN

Inspector's Name, Signature & Certification, Registration, or Lic. #

Structures Inspected:

Bryan Gibbs

220955

House and garage.

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed 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:**

- ☒ A. No Visible evidence of a wood destroying insects was observed.
- ☐ B. Visible evidence of a wood destroying insects was observed as follows:
- ☐ 1. Live Insects; (description and location):

- ☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location):

- ☐ 3. Visible damage from wood destroying insects was noted as follows (description and location)

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. 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.

Previous Treatment:

- ☒ No ☐ Yes It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

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.

Section III. Recommendations

- ☒ No treatment recommended: (Explain if Box B in section II is checked)

- ☐ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☒ Basement **3, 4, 5, 6, 7, 8, 13, 24**

- ☐ Crawl Space

- ☒ Main Level **3, 4, 6, 7, 8, 9, 12**

- ☒ Attic **5**

- ☒ Garage **3, 7**

- ☒ Exterior **17**

- ☒ Porch **12**

- ☐ Addition

- ☐ Other

The inspector may write out inaccessible areas or use the following key:

- | | |
|------------------------|--------------------------------------|
| 1 Fixed ceilings | 13 Only visual access |
| 2 Suspended ceiling | 14 Cluttered condition |
| 3 Fixed wall covering | 15 Standing water |
| 4 Floor covering | 16 Dense vegetation |
| 5 Insulation | 17 Exterior siding |
| 6 Cabinets or shelving | 18 Window well covers |
| 7 Stored items | 19 Wood pile |
| 8 Furnishings | 20 Snow |
| 9 Appliances | 21 Unsafe conditions |
| 10 No access or entry | 22 Rigid foam board |
| 11 Limited access | 23 Synthetic stucco |
| 12 No access beneath | 24 Ductwork, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Signature of Seller(s) or Owners if refinancing. Seller acknowledges that all information regarding WDI infestation, damage, repair and treatment history has been disclosed to the buyer.

Signature of Buyer. 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

Important Consumer Information Regarding the Scope and Limitations Of the Inspection.

Read this entire page as it is a part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it of structural integrity report. The inspectors training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. This shall not be construed as a 90-day warranty. There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure(s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

P. O. Box 3093
Carmel, IN 46082
www.gsinspect.com

(317)-844-5334

Well System

WHAT WE INSPECTED:

Location of Well	Location of Pressure Tank	Estimated Pressure	Type of Well Pump
West of House	Garage	10 - 30 psi	Submersible

WHAT WE FOUND:

Component	Condition	Comments
<u>Riser</u>	Acceptable	
<u>Control Switches</u>	Acceptable	
<u>Pressure Tank</u>	Acceptable	
<u>Water Pressure</u>	Unacceptable	The water pressure is too low. The well pump, pressure tank, and plumbing needs to be further evaluated and repaired prior to occupying the home
<u>Functional Flow</u>	Unacceptable	The functional flow was inadequate. See above comments

Additional Comments

This report is limited to an impartial opinion. The opinion is limited to the condition of the well components which are visible to the inspector at the time of the inspection, and does not intend to cover any and all components, items and conditions which by nature of their location are concealed or otherwise difficult to inspect, or latent defects which may exist as of the date of the inspection or which may have existed in the past or may exist in the future, or require the moving of furniture, rugs, fixtures, appliances or anything which is nailed, bolted or screwed.

THE COMPANY DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THAT THE WELL COMPONENTS OF THE PROPERTY ARE FREE FROM DEFECTS OR ARE FIT FOR ANY PARTICULAR USE, OR THE PURITY OF THE WATER.

I hereby certify that neither myself nor my company has any hidden financial interest, present or contemplated, in this property or in any repairs which may have been recommended in this report.

Inspector

ASHI Certification:

P. O. Box 3093

Carmel, IN 46082

www.gsinspect.com

(317)-844-5334

Septic System

Component	Condition	Comments
<u>Functional Waste Drainage</u>	Acceptable	<p>Acceptable indicates that the property has a sewage disposal system that is adequately disposing all domestic sewage waste. No sewage waste was backing up in the property at the time of the inspection.</p>
<u>Septic Tank & Drain Field</u>	Acceptable	<p><u>Believed Location of Septic Tank -</u> East of House</p> <p><u>Does The Tank Have A Riser? -</u> Yes - This allows us to verify the location of the tank.</p> <p><u>Believed Location of Drain Field -</u> East of House</p> <p><u>Written Proof of The Drain Field Exact Location? -</u> No - The location of the drain field is assumed based on visual clues.</p> <p>A stress and dye test was performed where we run approximately 300 gallons of water into the septic system along with a tracer dye. After running the water into the system we walk the area where the septic drain field is believed to be and surrounding areas looking for any evidence of the tracer dye showing up on the surface. Acceptable indicates that no evidence of sewage water or tracer dye was found on the surface.</p>
<u>Separation of Septic & Well</u>	Acceptable	<p>Acceptable indicates that the septic tank and drainage field appear to comply with Indiana state requirements that the minimum horizontal distance from the well to the septic tank and/or the septic drain field be greater than 50 feet apart and a minimum of 10 feet from any property line. If the property has municipal water then Not Applicable is marked.</p> <p><u>Approximate Distance Between The Well And Septic Tank -</u> 60 - 65 feet</p> <p><u>Approximate Distance Between The Well And Drain Field -</u> 70 - 75 feet</p>

Additional Comments:

This report is limited to a visual inspection only. No probing or digging is done to determine the exact location or exact condition of components which are buried. Since most of the septic system is buried we must assume and approximate the location and condition of the septic tank and drain field. The inspection is our good faith opinion of the condition of the septic system based on our stress and dye tests, visual clues and any representations made by the current owners of the property, their agents or representatives at the time of the inspection and is not a code inspection or engineering evaluation.

THE COMPANY DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THAT THE SEPTIC COMPONENTS OF THE PROPERTY ARE FREE FROM DEFECTS OR ARE FIT FOR ANY PARTICULAR USE, OR THAT THE SYSTEM WAS DESIGNED AND/OR INSTALLED IN COMPLIANCE WITH ANY HEALTH OR BUILDING CODE.

I hereby certify that neither myself nor my company has any hidden financial interest, present or contemplated, in this property or in any repairs which may have been recommended in this report.

Bryan Gibbs #HI00600101

ASHI Certification: