

Your Home Inspection



1010 USA Drive
Fort Wayne, IN 01010

NON TRANSFERABLE

Prepared for: Mr. Mrs. John Doe

Prepared by: PTI Home Inspections
407 North Main Street
Churubusco, Indiana 46723
License #HI00500182
License #F212917

Major Defect Summary

When work is performed in response to this report, we recommend that all repairs be done by licensed or certified contractors. This report is an integral and binding instrument of the attached "Agreement and Order"

Plumbing

1. Water Softener: Culligan water softener - **Re generated at the inspection-service as regular maintenance**

The unit started leaking about 45 minutes into the RE generation, PTI contacted the sellers agent to inform of bypassing the unit and unplugging to stop further leaking and or damage, review and repair as needed



Minor Defect Summary

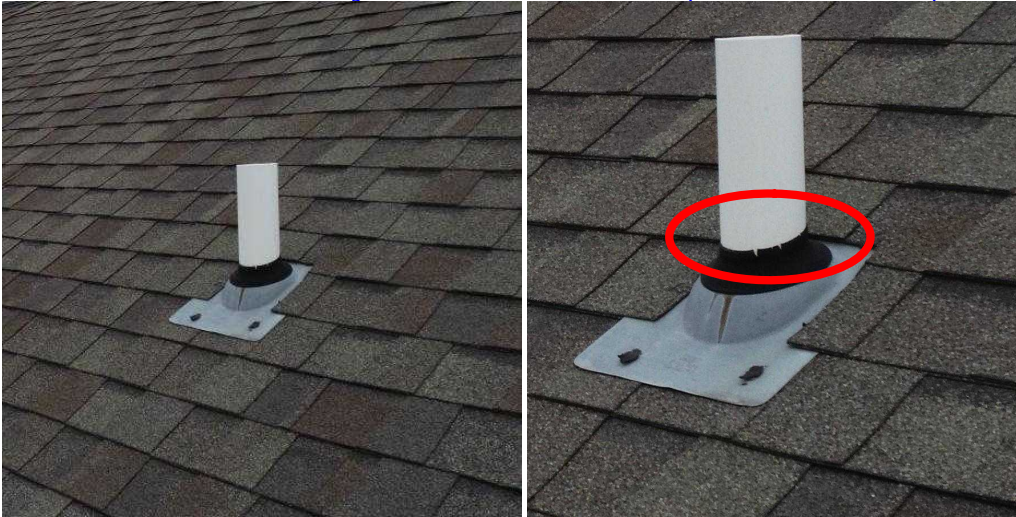
When work is performed in response to this report, we recommend that all repairs be done by licensed or certified contractors. This report is an integral and binding instrument of the attached "Agreement and Order"

Kitchen

1. Kitchen Microwave: Tested operational and no microwave leaks was detected - [Certain control buttons on the unit will not work such as CANCEL and FAN](#)
[Review and repair as needed](#)

Roof

2. Flashing: Aluminum flashing and rubber boots - [The waste vents rubber boot is dry rotted and cracked from the UV Rays from the sun and is prone to leak, replace the boot](#)



Routine Maintenance Summary

When work is performed in response to this report, we recommend that all repairs be done by licensed or certified contractors. This report is an integral and binding instrument of the attached "Agreement and Order"

Air Conditioning

1. AC System Cooling Operations: The AC was not tested due to the temperatures being < than 65 degrees for more than three day and nights and will damage the unit - **Compressor motor ran, the unit could not be operated or brought up to temperature due to the outside temperature being below 65 degrees for more than 3 consecutive days and nights, review by a licensed HAVAC technician in the spring**



Heating System

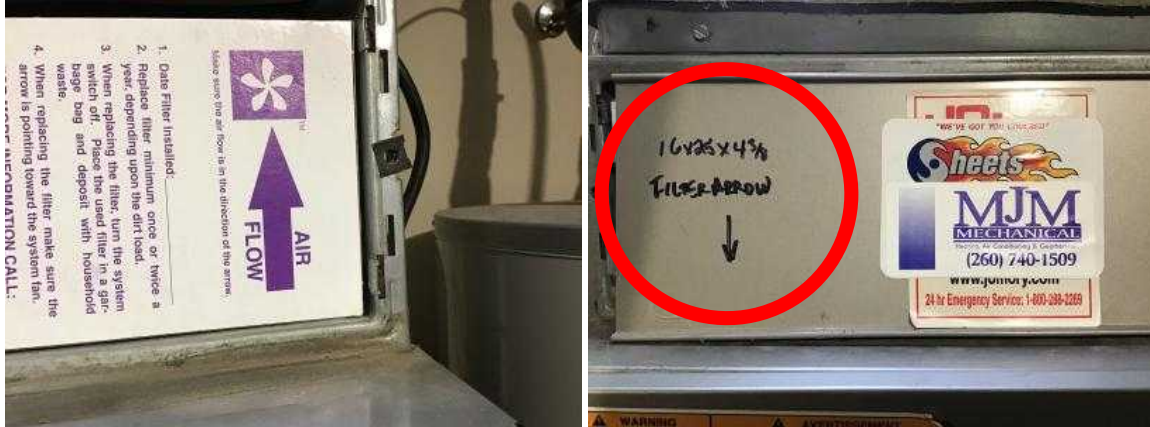
2. Heating System Furnace Condition: No documentation of regular maintenance was found - **Regular service and maintenance is due, Service and maintenance by a licensed HAVAC technician is recommended**



3. Heating System Filter Size/Type: 16x25x4. Note: filters are directional, VISIT <http://www.discountfilters.com> for savings on filters - **The filter was installed backwards, being newly changed it was turned around, PTI marked the cover with the proper direction of the filter and its size**

Heating System (Continued)

Filter Size/Type: (continued)



4. Heating System Humidifier: Totaline - Humidifiers are beyond the scope of our inspections and needs to be serviced annually with the furnace

Attic

5. Attic Wiring/Lighting: 115v outlets and general lighting circuits - Install a j-box cover in the attic



Exterior Surface

6. Window Screens: Vinyl mesh screens - Missing screens, replace or locate for the buyer

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Definitions

Satisfactory	Satisfactory
Major Defect	"Defect" means a condition that would have a significant adverse affect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
Minor Defect	"Defect" means a condition that would have a significant adverse affect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
Routine Maintenance	A list of some items that a homeowner would perform to maintain or up-keep the home properly as time, seasons, or finances permit. See seasonal maintenance checklist provided with the report.
Future Projects	A list of some important items requiring possible repair or replacement in the medium term.

General Information

Property Information

Property Address 1010 USA Drive
City Fort Wayne State Indiana Zip 46818
Contact Name Best Realtors
Phone Fax

Client Information

Client Name Mr & Mrs John Doe
Client Address 2020 Freedom Drive
City Fort Wayne State Indiana Zip 46814
Phone xxx-111-2020 Fax
E-Mail JohnDoe@comcast.net

Inspection Company

Inspector Name Kevin Nichols
Company Name PTI Home Inspections
Address 407 North Main Street
City Churubusco State Indiana Zip 46723
Phone 260) 693-0599 Fax Home Inspector #H100500182 #F212917
E-Mail kevin@ptihomeinspections.com
File Number 032522
Amount Received \$365.00 Paid Check #00000

Conditions

Others Present Buyer's Agent Property Occupied Occupied
Estimated Age 05-2007 Entrance Faces East
Inspection Date 03-25-2022

General Information (Continued)

Start Time 1:45pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 55 degrees
Weather Cloudy conditions, misting rain Soil Conditions Wet

Electrical

1. Service Size Amps: 200amp system Volts: 115v - 230v system
2. Satisfactory Service: Underground service

Main Electric Panel

3. Satisfactory Manufacturer: Seimens electrical panel
4. Maximum Capacity: 200amp rated panel box
5. Satisfactory Main Breaker Size: 200amp main breaker
6. Satisfactory Conductor Type: 200amp #3-0 copper conductors
7. Satisfactory Breakers: 115v and 230v
8. Satisfactory 120 VAC Branch Circuits: Copper Romex wiring, proper wire to breaker size
9. Satisfactory 240 VAC Branch Circuits: Copper Romex wiring, proper wire to breaker size
10. Satisfactory Ground: Proper grounding of the electrical system
11. Satisfactory Panel Bonded: Proper bonding of the electrical system
12. Satisfactory Smoke/CO Detectors: Adequate smoke alarms in the home, Change smoke alarms every 5 years due to the loss of sensitivity, suggest a ABC fire extinguisher for home use

Air Conditioning

AC System

1. Satisfactory Exterior Unit: Pad mounted PVC or concrete
2. Manufacturer: Bryant
3. Area Served: 1st floor of the home Approximate Age: 03-2007
4. Satisfactory Visible Coils: Aluminum coils
5. Satisfactory Refrigerant Lines: Insulated line
6. Satisfactory Electrical Disconnect: Breaker/blade/fuse disconnect is provided on the exterior of the home
7. Supply Temp: The unit was not run up to full temps
8. Return Temp: The unit was not run up to full temps
9. Differential Temp: The unit was not run up to full temps

Air Conditioning (Continued)

10. Routine Maintenance Cooling Operations: The AC was not tested due to the temperatures being < than 65 degrees for more than three day and nights and will damage the unit - Compressor motor ran, the unit could not be operated or brought up to temperature due to the outside temperature being below 65 degrees for more than 3 consecutive days and nights, review by a licensed HAVAC technician in the spring

Plumbing

1. Public Service: Yes
2. Private Well: No
3. Satisfactory Service Line: Pex water line
4. Satisfactory Main Water Shutoff: Located in the garage
5. Satisfactory Water Lines: PEX water lines, Manbloc system
6. Water PSI High: 59 psi
7. Gallons Per Minute: 8-10 gallons per minute
8. Satisfactory Functional Flow: Average water flow
9. Major Defect Water Softener: Culligan water softener - Re generated at the inspection-service as regular maintenance
The unit started leaking about 45 minutes into the RE generation, PTI contacted the sellers agent to inform of bypassing the unit and unplugging to stop further leaking and or damage, review and repair as needed
10. Public Waste System: Yes
11. Private Waste System: No
12. Satisfactory Type of Waste Lines: PVC waste lines
13. Satisfactory Waste Line C/O Cap Located at the side of the home in the landscaping
14. Satisfactory Gas Supply Lines: Black iron gas lines
- Garage Water Heater
15. Satisfactory Water Heater Operation: Functional at time of inspection and is 18 off the garage floor surface
16. Manufacturer: Bradford-White
17. Type: Electric Capacity: 50 Gallon capacity
18. Approximate Age: 04-2018 Area Served: 1st floor of the home
19. Satisfactory TPRV and Drain Tube: TPR valve with 3/4" copper/PVC TPR extension pipe plumbed within 6" of the floor surface

Heating System

Heating System

1. Service the Heating/Air Systems each season
2. Manufacturer: Bryant
3. Manufactures Date: 02-2007
4. Installation Date: 05-2007
5. Type Medium: Forced air system, sealed unit Capacity: 80,000 BTUHR
6. Fuel Type: Natural gas
7. Satisfactory Emergency Shut off Location: Gas and Electric shutoff valve is located at the unit
8. Furnace Fired: Yes
9. Heat Exchanger Access: Note: The heat exchanger is an intrusive inspection and is not a part of this inspection due to the fact that they are contained within the air handler and are not visible to the inspector.
10. Routine Maintenance Furnace Condition: No documentation of regular maintenance was found - **Regular service and maintenance is due, Service and maintenance by a licensed HAVAC technician is recommended**
11. Satisfactory Thermostats: Digital stat
12. Satisfactory Gas/CO Leaks: No gas or carbon monoxide readings were noted at the time of the inspection, test readings were done at the furnace and at the registers in the home
13. Clearance from Combustibles: Yes
14. Combustable Air Source: Yes
15. Routine Maintenance Filter Size/Type: 16x25x4. Note: filters are directional, VISIT <http://www.discountfilters.com> for savings on filters - **The filter was installed backwards, being newly changed it was turned around, PTI marked the cover with the proper direction of the filter and its size**
16. Satisfactory Distribution: Metal duct and or insulated flex duct
17. Suspected Asbestos: No
18. Heat supplies each room: Yes
19. Satisfactory Flue Pipe: PVC vented to the exterior of the home
20. Satisfactory Condensate Removal: PVC drain line to surface drain
21. Routine Maintenance Humidifier: Totaline - **Humidifiers are beyond the scope of our inspections and needs to be serviced annually with the furnace**
22. Underground Fuel Tanks: No underground fuel tanks was noted

Structure

Please note that PTI Home Inspections looks for proper drainage around the home from gutters and downspouts, swale around the home, and negative slope towards the home. We want to see water draining away from the home. PTI Home Inspections can not determine how a home will react through out all the seasons or with unusual Amounts of water or days of consistent heavy rain saturating the soil. PTI Home Inspections can not determine the condition of HAVAC duct in a slab home or in these conditions.

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|-----------------|--|
| 1. Satisfactory | Structure Type: Wood frame 2x4 2x6 construction |
| 2. Satisfactory | Foundation: Poured slab foundation |
| 3. Satisfactory | Differential Movement: No movement or displacement noted |
| 4. Satisfactory | Bearing Walls: Studded 2x4 2x6 materials |

Laundry Room/Area

Laundry Room/Area

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|--|--|
| 1. Gas Available: No | |
| 2. 230V Available: Yes | |
| 3. Units Included: Yes | |
| 4. Units Tested: Yes | |
| 5. Satisfactory | Washer Hose Bib: Gate valves |
| 6. We recommend replacement of the washers water hoses each year to prevent unforeseen water damage. | |
| 7. Satisfactory | Dryer Vent: Aluminum flex |
| 8. Satisfactory | Adequate Waste: Drains to the main lines |

Kitchen

Kitchen

- | | |
|------------------|--|
| 1. Satisfactory | Cook Top/Oven: Electric cook top/oven |
| 2. Satisfactory | Ventilation: Ductless venting |
| 3. Satisfactory | Disposal: In-Sinkerator |
| 4. Satisfactory | Dishwasher: Tested-Operational at the time of the inspection |
| 5. Satisfactory | Refrigerator: Frost free with ice maker |
| 6. Minor Defect | Microwave: Tested operational and no microwave leaks was detected -
Certain control buttons on the unit will not work such as CANCEL and FAN
Review and repair as needed |
| 7. Satisfactory | Sink: PVC/Plastic sink and basin |
| 8. Satisfactory | Electrical: GFCI outlets are available, 115v outlets and general lighting circuits |
| 9. Satisfactory | Plumbing/Fixtures: PVC drain lines and traps, no leaks was noted |
| 10. Satisfactory | Counter Tops: Composit materials counter tops |
| 11. Satisfactory | Cabinets: Oak cabinets |
| 12. Satisfactory | Floor: Ceramic tile floor coverings |

Living Space

Living Space

- | | |
|-----------------|--|
| 1. Satisfactory | Closet: Small walk-in and large walk-in pantry/linen/bedroom closets |
| 2. Satisfactory | Ceiling: Drywall materials with a painted finish |
| 3. Satisfactory | Walls: Drywall materials with a painted finish |
| 4. Satisfactory | Floor: Concrete with no floor coverings, Wood plank flooring |
| 5. Satisfactory | Doors: Hollow wood panel doors |
| 6. Satisfactory | Windows: Vinyl casement and fixed windows |
| 7. Satisfactory | Electrical: 115v outlets and general lighting circuits |

Family Room Fireplace

- | | |
|-------------------------------|----------------------------------|
| 8. Type: Gas log, sealed unit | |
| 9. Satisfactory | Fireplace Construction: Brick |
| 10. Satisfactory | Fireplace Insert: Ceramic hearth |
| 11. Satisfactory | Flue: Direct venting |
| 12. Satisfactory | Hearth: Brick outer hearth |

Bathroom

Master Bathroom

- | | |
|-----------------|--|
| 1. Satisfactory | Floor: Vinyl floor covering |
| 2. Satisfactory | Electrical: GFCI outlets are available, 115v outlets and general lighting circuits |
| 3. Satisfactory | Sink/Basin: Single basin and base cabinet |
| 4. Satisfactory | Faucets/Traps: PVC lines and trap, no leaking was noted |
| 5. Satisfactory | Shower/Surround: Fiberglass pan and fiberglass surround |
| 6. Satisfactory | Toilets: No leaking was noted and toilet is secured to the floor |
| 7. Satisfactory | Ventilation: Electric ventilation fan |

Family Bath Bathroom

- | | |
|------------------|--|
| 8. Satisfactory | Floor: Vinyl floor covering |
| 9. Satisfactory | Electrical: GFCI outlets are available, 115v outlets and general lighting circuits |
| 10. Satisfactory | Sink/Basin: Single basin and base cabinet |
| 11. Satisfactory | Faucets/Traps: PVC lines and trap, no leaking was noted |
| 12. Satisfactory | Tub/Surround: Fiberglass tub and fiberglass surround |
| 13. Satisfactory | Toilets: No leaking was noted and toilet is secured to the floor |
| 14. Satisfactory | Ventilation: Electric ventilation fan |

Attic

- Attic
1. Satisfactory Method of Inspection: Garage pull down ladder & Ceiling hatch access
 2. Satisfactory Roof Framing: 2x10 Rafter system
 3. Satisfactory Sheathing: 16/24 rated 7/16" OSB sheathing
 4. Satisfactory Ventilation: Ridge and continual soffit vents
 5. Satisfactory Insulation: Fiberglass batting, Blown in cellulose materials
 6. Satisfactory Insulation Depth: 11"-12" in depth or R-38-40 in insulation values
 7. Routine Maintenance Wiring/Lighting: 115v outlets and general lighting circuits - [Install a j-box cover in the attic](#)
 8. Satisfactory Moisture Penetration: No water stains or water issues noted at the time of the inspection
 9. Satisfactory Bathroom Fan Venting: Bathroom venting vents to the exterior of the home

Roof

- Roof Surface
1. Method of Inspection: Drone,, Ground level
 2. Satisfactory Material: Composite material shingles-three dimensional shingles
 3. Type: Gable roof system
 4. Minor Defect Flashing: Aluminum flashing and rubber boots - [The waste vents rubber boot is dry rotted and cracked from the UV Rays from the sun and is prone to leak, replace the boot](#)
 5. Satisfactory Valleys: Woven composite three dimensional shingle with a closed cut valley
 6. Satisfactory Plumbing Vents: PVC vents penetrate the roof line
 7. Satisfactory Gutters/Downspouts: Aluminum gutter/downspout system

Garage/Carport

- Attached Garage
1. Type of Structure: 2x4, 2x6 construction Car Spaces: 3 bay garage
 2. Satisfactory Garage Doors: Steel insulated overhead door
 3. Satisfactory Door Opener: Electric overhead door opener with I-beam safety reverse devise, we recommend that the learn button be held down for 10 seconds to change the openers frequency from any other hand held openers or any vehicle that it may be programmed to for your protection and security
 4. Satisfactory Fire Door: Metal fire rated fire door at the home to garage juncture
 5. Satisfactory Electrical: GFCI outlets are available, 115v outlets and general lighting circuits
 6. Satisfactory Fire Wall: 5/8 drywall at the garage to home juncture
 7. Satisfactory Floor/Foundation: Poured concrete slab

Exterior Surface

Exterior Surface

- | | |
|------------------------|--|
| 1. Satisfactory | Type: Vinyl siding, Brick veneer, Vinyl Shake Impressions |
| 2. Satisfactory | Trim: Cedar trim, Aluminum, Vinyl trim |
| 3. Satisfactory | Fascia: Aluminum trim |
| 4. Satisfactory | Soffits: Vinyl trim |
| 5. Satisfactory | Door Bell: Hard wired |
| 6. Satisfactory | Entry Doors: Metal insulated entry doors |
| 7. Satisfactory | Patio Door: Vinyl sliding patio door |
| 8. Routine Maintenance | Window Screens: Vinyl mesh screens - Missing screens, replace or locate for the buyer |
| 9. Satisfactory | Exterior Lighting: Surface mount |
| 10. Satisfactory | Exterior Electric Outlets: GFCI outlets are available, 115v outlets |
| 11. Satisfactory | Hose Bibs: Gate valve type hose bibs |
| 12. Satisfactory | Gas Meter: Located at the side of the home |

Lots and Grounds

- | | |
|-----------------|---|
| 1. Satisfactory | Driveway: Concrete driveway |
| 2. Satisfactory | Walks: Concrete walkways, public walkways |
| 3. Satisfactory | Patio: Poured stepping stone, Brick Pavers |
| 4. Satisfactory | Deck: Treated wood, Treated Wood Pergolas |
| 5. Satisfactory | Grading: Flat lot, Moderate slope |
| 6. Satisfactory | Vegetation: Keep all vegetation trimmed away from the home and foundation to prevent from retaining moisture that is conducive to insect infestation and water damage/rot |
| 7. Satisfactory | Retaining Walls: Block landscaping wall |

Final Comments

Thank you for allowing us to perform your home inspection. It was a pleasure working with you. Please call with any questions.