Inspection report for the property at

1234 Anywhere Lane , Bedford, IN

This report is prepared exclusively for **Practice Location**
Inspected On: **08-30-2025**

Company Information

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Published Report

Inspected By:

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The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Recommended Contractors

At the bottom of many narrative observations in this report you will find a recommended contractor such as **Plumber**. Whenever work is to be performed, it is recommended that only licensed and insured professional contractors perform work. It is also recommended that a paper trail of receipts for work performed be obtained for your records.

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

> ⚠ **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

> **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

> **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

> **Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

> ***Description:*** *Detailed description of various aspects of the property noted during the inspection.*

Pest Inspection

All items with the bug logo ( ) are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimiter Survey Master Dual Function was used.

Summary

Major Concerns

⚠ **P-1 Plumbing:** A strong sulfur odor was noted when testing the water. This can be a problem with minerals such as manganese in the water, but it can also be related to stagnant pipes and even the sacrificial anodes in water heaters. Water quality testing is beyond the scope of this inspection. Consult with a plumber to further evaluate the water supply and make recommendations for filtration systems that may be able to help with this condition. Further investigation of the water heater may also be needed.

- Attached is an interesting article about this problem.
- Technical bulletin 23 for A.O. Smith unpacks a chlorination procedure for cleaning water heaters.
- It is possible that if this odor is from the sacrificial anode in the water heater, a powered anode may provide a solution.

Plumber

Repairs

RC-2 Roof and Chimney: The roofing system was noted to be in marginal condition and will require repair or replacement in the near term. Examples of observations noted during inspection include:

- A number of exposed fasteners were noted on the roof indicating sloppy fastening
- Several damaged shingles were noted on the lower roof
- Drip edge flashings have been installed on top of the underlayment. This is not correct above gutters.

Roofing Contractor

I-1 Interior: Repairs are needed to the door(s). See the family bedroom.

- The door is not latching when closed

General Contractor

I-2 Interior: Stairs to garage: Repairs are needed to the stairs to ensure safe and reliable performance. Stairs are a common safety issue in buildings. Some older stairs can be difficult to correct. Repairs/improvements are recommended for safety as feasible.

- Stair treads are too narrow - these should be a minimum of 11-inches of these is no nosing present or 10-inches with a tread nosing.

General Contractor

CS-1 Crawl Space: Wood and cellulose debris was noted in the crawl space. This is conducive to wood destroying organisms. Removal of wood debris is recommended.

General Contractor/Crawl Space Clean-up Specialist

CS-4 **Crawl Space:** The sub-floor insulation is not correctly installed and requires repair or updating. See a few spots below the kitchen.
General Contractor/Crawl Space Specialist

P-4 **Plumbing: The waste pipe has inadequate support**. ABS and PVC type plastic pipe should be should be supported every 4 feet. This is an important repair to preform as the sagging pipes could collapse and fail. **Support is incomplete in the crawl space.**
Plumber

HCS-1 **Heating and Cooling Systems:** The cover for the heat pump disconnect is loose. Repair as needed for safety.
Electrician

EBFW-1 **Electric Branch and Finish Wiring:** Repairs are needed to the branch wiring system.

- Places were noted where the NM cable is poorly supported. This should have support every 4-feet.

Electrician

EBFW-2 **Electric Branch and Finish Wiring:** Repairs are recommended to carbon monoxide alarms. Carbon monoxide alarms are recommended on each floor of the building and outside of all sleeping areas.

- One or more sleeping rooms were found that did not have a CO alarm outside the room.

Electrician

Recommended Maintenance Items

P-6 **Plumbing:** The water temperature tested slightly below the recommended 120 degrees F. Adjust the water temperature as needed.

Due Diligences

P-5 **Plumbing:** ***A video camera sewer scope is recommended.*** An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the building and the municipal sewer line. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line. If that has been done recently, I recommend having a sewer scope performed.

Descriptions

G-1 ***Grounds:*** *New grass / sod was noted.*

ES-1 ***Exterior Services:*** *This shows the fuel shutoff for the building.*

ES-2 ***Exterior Services:*** *This shows the water pressure tested.*

GI-1 **Garage Interior:** *Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature.*

RC-1 **Roof and Chimney:** *Please note that the roof was too tall to access by ladder and walk safely. A drone was used to try and get some information about the roof. This is not as good an inspection as walking the roof, but is the best and safest option given limited access. Any and all relevant photos or videos will be included in this report.*

A-1 **Attic:** *Crawling into the attic space can pose risks to the building and the safety of the home inspector when there is no ramp provided for traversing the attic. There is also a risk of damaging thermal barriers in the building.*

KA-1 **Kitchen Appliances:** *Infrared images show the oven operating during inspection.*

LR-1 **Laundry Room:** *It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used.*

LR-2 **Laundry Room:** *This shows the clothes dryer was tested and operating during the inspection.*

LR-3 **Laundry Room:** *A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.*

CS-2 **Crawl Space:** ***Moisture: No representation is made to future moisture that may appear in the crawl space after the home inspection is performed. It is recommended that any cracks be repaired (if present)and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.***

CS-3 **Crawl Space:** *It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.*

P-2 **Plumbing:**
This shows the main water shut off for the building.

P-3 **Plumbing:** *This shows the pressure reducing valve for the building. This indicates the house is a closed piping system, so some type of expansion device is recommended. This is typically provided through an expansion tank by the water heater.*

P-7 **Plumbing:** *This shows the data plate for the water heater.*

P-8 **Plumbing:** *A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced*

immediately by a licensed plumber.
Due to inconsistencies between both UPC and IPC Plumbing codes, and water heater manufacturer's instructions, and TPRV manufacturer instructions, it is not actually possible to install the drain from the Water Heater TPRV "properly." There are conflicts with distance of termination to the floor/ground, types of pipes approved, and diameters of pipes approved. Additional confusion is added when jurisdictional inspectors approve installations/materials specifically not allowed by both codes and manufacturers. My recommendations will vary depending on the installation and will be included in the applicable narratives below.
Most codes defer to manufacturer instructions and I favor those recommendations. The yellow tag on the valve states clearly the termination should be 6" above the floor which is more consistent with the UPC code requirements.

***HCS-2* Heating and Cooling Systems:** *This shows a photo of the heat pump/Air Conditioner data plate.*

***HCS-3* Heating and Cooling Systems:** *This building has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.*

***ESE-1* Electric Service Equipment:** *Attached photos show permit records on the electric panel.*

***ESE-2* Electric Service Equipment:** *During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

***ESE-3* Electric Service Equipment:** *The photos attached here show visible components of the grounding system that could be verified today with a visual inspection.*

***ESE-4* Electric Service Equipment:** *During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building must be "bonded" (connected) to the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth and to provide a pathway to trip a breaker in the event that these bonded metallic components become energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor, and they will be documented as repair items in the observations below if discovered.*

The Full Report

General Comments

- General Comments

Grounds

- Site Conditions
- Grounds Trees and Vegetation
- Window and Stairwells
- Sidewalks
- Driveway
- Porch
- Stoops, Steps and Stairs
- Patio
- Covers - Patio / Deck / Porch
- Fence / Wall
- Retaining Walls
- Carports

Exterior Siding

- Siding
- Foundation (Visible portion of foundation wall on exterior)
- Building(s) Exterior Wall Construction
- Soffits
- Fascia
- Flashings
- Windows (As viewed from the exterior)
- Exterior Doors

Exterior Services

- Service Entry/Exterior Electrical
- Main Fuel Shutoff
- Hose Bibbs
- Water Pressure

Garage Interior

- Overhead Doors
- Automatic Opener
- Door Hardware

- Safety Reverse
- Garage Walls and Ceilings
- Garage Floor
- Frost Walls
- Framing
- Garage Service Door
- Garage Electrical

Decks and Balconies

- Decks and Balconies

Roof and Chimney

- Roof Access
- Style of Roof
- Roof Covering Material and Condition
- Flashing
- Valleys
- Skylights
- Plumbing Vents
- Ventilation System
- Gutters
- Chimneys

Attic

- Attic General
- Roof Structure
- Attic Insulation
- Attic Ventilation and Ductwork
- Attic Chimneys and Plumbing
- Attic Electrical

Kitchen

- Kitchen Photos
- Kitchen Sink
- Kitchen Countertops/ Cabinets
- Kitchen Finishes and Pantries
- Kitchen Electrical
- Kitchen Windows
- Kitchen Heating and Cooling
- Kitchen Doors
- Kitchen Ventilation
- Kitchen Ceiling Fan

Kitchen Appliances

- Sink Disposer
- Ranges, Ovens and Cooktops

Bathrooms

- Bathroom Photos
- Bathroom Sinks and Cabinets
- Toilets and Bidets
- Tubs and Showers
- Bathrooms Finishes and Closets
- Bathroom Windows
- Bathroom Ventilation
- Bathroom Doors
- Bathroom Electrical, Ventilation and Heating and Cooling

Interior

- Walls, Ceilings and Closets
- Floors
- Doors
- Windows
- Stairs/ Steps

Laundry Room

- Clothes Dryer
- Clothes Washer
- Laundry Sinks and Cabinets
- Laundry Ventilation
- Laundry Walls, Ceilings, Closets and Floors
- Laundry Doors
- Laundry Heating and Cooling

Crawl Space

- Crawl Space
- Access
- Foundation Walls
- Floor
- Crawl Space Drainage
- Crawl Space Ventilation
- Beams
- Columns
- Joists
- Subfloor

- Insulation
- Vapor Barrier (Installed on ground)
- Vapor Retarder (Installed on subfloor)

Plumbing

- Water Service
- Waste Piping
- Sanitary/Grinder Pump
- Water Heater

Heating and Cooling Systems

- Heat Pump / Air Conditioning
- Air Handler
- Central Heating System
- Air Filter
- Heating and Cooling Distribution
- Boiler System
- Gas Fireplaces
- Solid Fuel Appliances

Electric Service Equipment

- Main Panel
- Sub Panel
- Grounding and Bonding

Electric Branch and Finish Wiring

- Branch and Finish Wiring
- Electric Receptacles and Switches
- Smoke and Carbon Monoxide Alarms

General Comments

General Comments

For the purpose of this inspection, this house faces: ☑ west

State of Occupancy: ☑ Vacant

Recent Rain/Snow: ☑ No

Ground Cover: ☑ Damp

Approximate Age: ☑ 2022

Weather Conditions: ☑ Partly Cloudy

Temperature: ☑ Below 50 Degrees F

Grounds

Site Conditions

Site Grade: ☑ Satisfactory

Site Characteristics: ☑ Flat

(G-1) Description: *New grass / sod was noted.*

Grounds Trees and Vegetation

Prune Trees and Vegetation: ☑ No

Arborist Recommended: ☑ No

Conditions Conducive to Wood Destroying Organisms: ☑ None noted

Window and Stairwells

Window Wells: ☑ None noted

Stairwells: ☑ None noted

Sidewalks

Condition: ☑ Satisfactory

Material: ☑ Concrete

Driveway

Condition: ☑ Satisfactory

Material: ☑ Concrete

Porch

Condition: ☑ Satisfactory

Support Materials: ☑ Concrete

Floor Materials: ☑ Concrete

Stoops, Steps and Stairs

Condition: ☑ Satisfactory

Material: ☑ Concrete

Patio

Condition: ☑ None noted

Covers - Patio / Deck / Porch

Condition: ☑ Satisfactory

Fence / Wall

Condition: ☑ Satisfactory

Materials: ☑ Wood

Retaining Walls

- [x] None

Carports

- [x] None noted

Exterior Siding

Siding

Material: [x] Fiber cement

Condition: [x] Satisfactory

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: [x] Poured concrete

Condition: [x] Satisfactory

Building(s) Exterior Wall Construction

Type: [x] Not Visible

Condition: [x] Not Visible

Soffits

- [x] Present

Condition: [x] Satisfactory

Fascia

- [x] Present

Material: [x] Wood

Condition: [x] Satisfactory

Flashings

- [x] Present

Material: [x] Metal

Condition: ☑ Satisfactory

Windows (As viewed from the exterior)

Material: ☑ Aluminum/vinyl

Condition: ☑ Satisfactory

Exterior Doors

Main Entrance Door Condition: ☑ Satisfactory

Rear Door Condition: ☑ Satisfactory

Exterior Services

Service Entry/Exterior Electrical

Location: ☑ Underground

Meter and Service Entrance: ☑ Square

Condition: ☑ Satisfactory

Exterior Receptacles: ☑ Present

GFCI Present: ☑ Yes

GFCI Operable: ☑ Yes

Main Fuel Shutoff

Location: ☑ Siding of building

(ES-1) Description:

This shows the fuel shutoff for the building.

Use a wrench to shut off gas in an emergency

Evidence and Buried Oil tank: ☑ None noted

Hose Bibbs

Hose bibs: ☑ Present

Condition: ☑ Satisfactory

Anti-siphon present: ☑ Yes

Water Pressure

Water Pressure Tested: ☑ 40-45 PSI ☑ 📷

(ES-2) Description:

This shows the water pressure tested.

Garage Interior

Overhead Doors

Material: ☑ Metal

Condition: ☑ Satisfactory

Automatic Opener

☑ Present

Operation: ☑ Operable

Door Hardware

Door Tracks: ☑ Satisfactory

Torsion Spring: ☑ Satisfactory

Safety Reverse

☑ Present

> ***(GI-1) Description:*** *Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature.*

Operation: ☑ Operable

Garage Walls and Ceilings

☑ Finished

Walls and Ceilings: ☑ Satisfactory

Garage Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Frost Walls

Material: ☑ Poured concrete

Condition: ☑ Satisfactory

Framing

Framing: ☑ Not visible

Framing Condition: ☑ Satisfactory

Garage Service Door

- [x] Present

Condition: [x] Satisfactory

Garage Electrical

Electrical Switches: [x] Present

Lights: [x] Present and tested

Electrical Receptacles (Outlets): [x] Tested and operable

GFCI protection: [x] Present and tested

Receptacle for Garage Door Opener: [x] Present

Decks and Balconies

Decks and Balconies

- [x] None

Roof and Chimney

Roof Access

Visibility: [x] Partial

Inspection Methods: [x] Drone

> ***(RC-1) Description:*** *Please note that the roof was too tall to access by ladder and walk safely. A drone was used to try and get some information about the roof. This is not as good an inspection as walking the roof, but is the best and safest option given limited access. Any and all relevant photos or videos will be included in this report.*

Style of Roof

Type: [x] Gable [x] Hip

Pitch: [x] Medium

Roof Covering Material and Condition

Roof Covering Material : ☑ Composition shingles

Roof Covering Condition: ☑ Marginal

Issues: ☑ Repairs needed

Layers: ☑ 1

Approximate Age of Roof Covering: ☑ New

(RC-2) Repair: The roofing system was noted to be in marginal condition and will require repair or replacement in the near term. Examples of observations noted during inspection include:

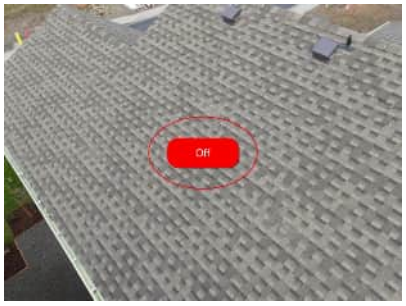
- A number of exposed fasteners were noted on the roof indicating sloppy fastening
- Several damaged shingles were noted on the lower roof
- Drip edge flashings have been installed on top of the underlayment. This is not correct above gutters.

Roofing Contractor

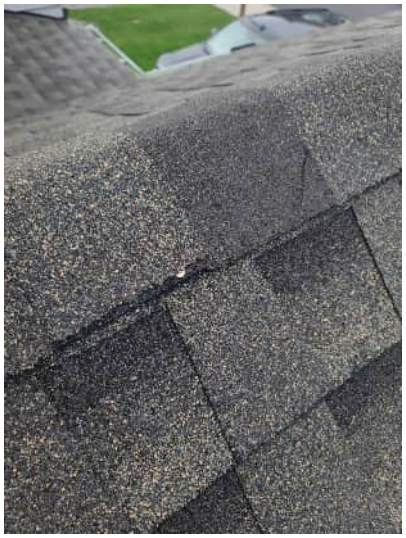




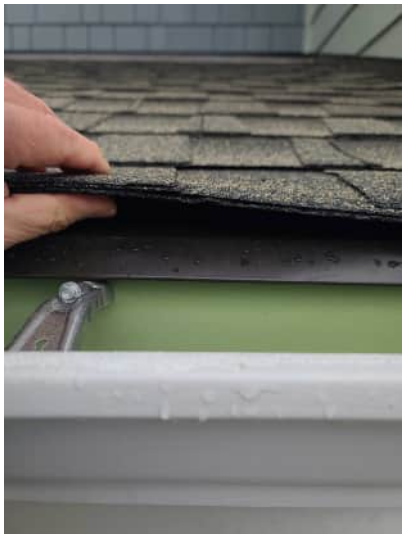




A number of exposed fasteners were noted on the roof indicating sloppy fastening



Several damaged shingles were noted on the lower roof



Drip edge flashings have been installed on top of the underlayment. This is not correct above gutters

Flashing

Roof Flashing Material: ☑ Metal ☑ Rubber

Condition: ☑ Marginal

Valleys

Material: ☑ Woven shingle valley

Condition: ☑ Satisfactory

Skylights

☑ None noted

Condition: ☑ Not applicable

Plumbing Vents

☑ Present

Condition: ☑ Satisfactory

Ventilation System

Type: ☑ Soffit ☑ Roof

Gutters

☑ Present

Material: ☑ Metal

Condition: ☑ Satisfactory

Leaking: ☑ No apparent leaks

Extensions needed: ☑ No

Chimneys

☑ None

Attic

Attic General

Access: ☑ Scuttle hole/ Hatch

Inspection Method: ☑ Viewed from access point ☑ Crawling limitation

> ***(A-1) Description:*** *Crawling into the attic space can pose risks to the building and the safety of the home inspector when there is no ramp provided for traversing the attic. There is also a risk of damaging thermal barriers in the building.*

Location: ☑ Bedroom

Flooring: ☑ None

Moisture Control Problems: ☑ None noted

Fire Separation Between Units: ☑ Not applicable

Window(s): ☑ None

Roof Structure

Roof Structure: ☑ Trusses

Roof Sheathing: ☑ OSB

Ceiling Joists : ☑ Truss ☑ Not visible

Attic Insulation

Insulation Material : ☑ Fiberglass loose

Insulation Locations: ☑ Rafters/ Trusses

Insulation Condition: ☑ Satisfactory

Vapor Barriers: ☑ None noted

Attic Ventilation and Ductwork

Roof Venting: ☑ Ventilation appears adequate

Bath and Kitchen Fan Exhaust: ☑ Venting to the exterior

HVAC Ductwork: ☑ None noted

Attic Chimneys and Plumbing

Chimney: ☑ Not applicable

Plumbing Vents: ☑ Satisfactory

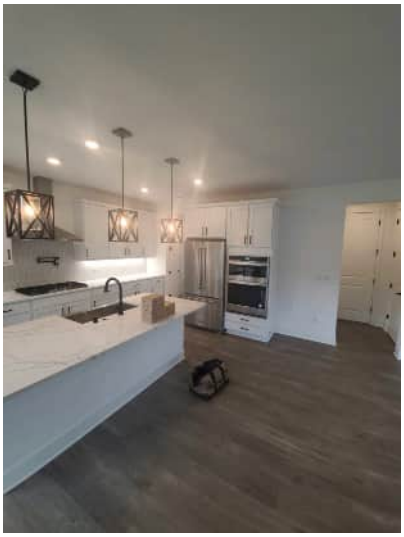
Vents and Flue Pipes: ☑ Satisfactory

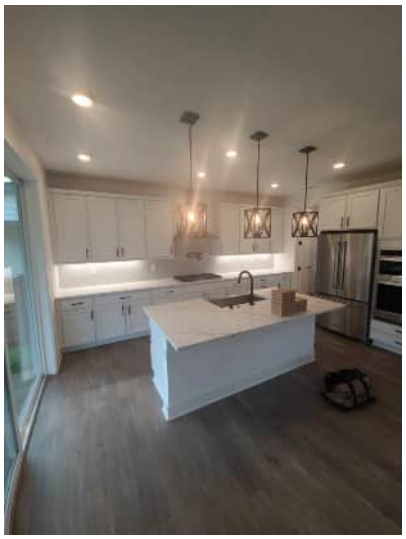
Attic Electrical

Attic Electrical: ☑ Not visible

Kitchen

Kitchen Photos





Kitchen Sink

Sink: ☑ Satisfactory

Faucet: ☑ No leaks found

Functional Flow: ☑ Satisfactory

Hot Water at Faucet: ☑ Yes

Sink Cabinet : ☑ Satisfactory

Waste Piping: ☑ No leaks Noted

Functional Drainage: ☑ Satisfactory

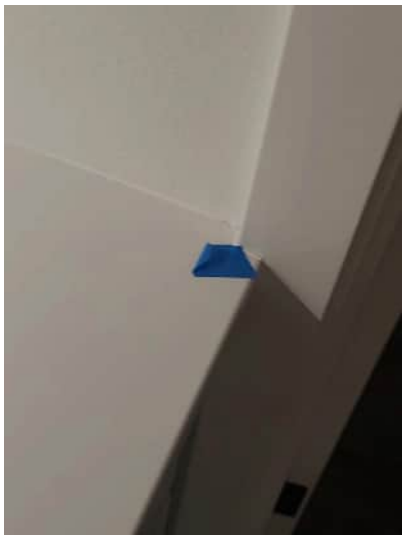
Kitchen Countertops/ Cabinets

Countertops: ☑ Satisfactory

Cabinets: ☑ Satisfactory ☑ New construction tune-up repairs needed

Tune-up repairs are needed to the cabinets. Complete repairs/installation of cabinets as needed.

- Repair caulking where failing on countertops/cabinets



Repair caulking where failing on countertops/cabinets

Kitchen Finishes and Pantries

Floors: ☑ Satisfactory

Walls and Ceilings : ☑ Satisfactory

Closet : ☑ Satisfactory

Kitchen Electrical

Electrical Switches: ☑ Present

Lights: ☑ Present and tested

Electrical Receptacles (Outlets): ☑ Tested and operable

GFCI protection: ☑ Present and tested

Kitchen Windows

Window Material: ☑ Vinyl

Window Style: ☑ Sliders

Window Condition: ☑ Satisfactory

Kitchen Heating and Cooling

Heat Source: ☑ Present

Cooling Source: ☑ Present

Kitchen Doors

Kitchen Doors: ☑ Satisfactory

Kitchen Ventilation

Exhaust Fan: ☑ Operable

Kitchen Ceiling Fan

Ceiling Fan: ☑ None Noted

Kitchen Appliances

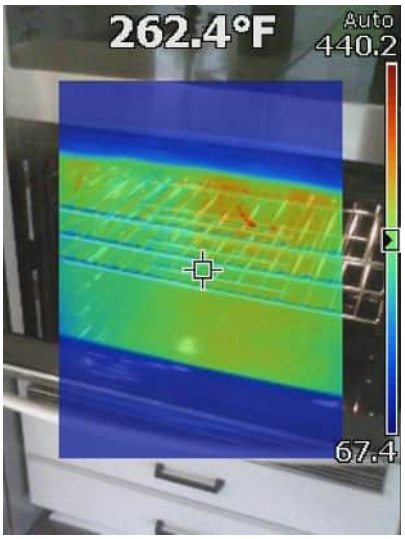
Sink Disposer

Disposal: ☑ Operable

Ranges, Ovens and Cooktops

Oven: ☑ Electric ☑ Operable

(KA-1) Description:
Infrared images show the oven operating during inspection.



Cooktop: ☑ Gas

Bathrooms

Bathroom Photos



Bathroom Sinks and Cabinets

Sink: ☑ Satisfactory

Faucet: ☑ No leaks found

Functional Flow: ☑ Satisfactory

Hot Water at Faucet: ☑ Yes

Sink Cabinet : ☑ Satisfactory

Waste Piping: ☑ No leaks Noted

Functional Drainage: ☑ Satisfactory

Toilets and Bidets

Toilet: ☑ Satisfactory/tested

Bidet: ☑ None

Caulking Needed: ☑ Satisfactory

Tubs and Showers

Bathtub: ☑ Satisfactory/tested

Jetted Tub: ☑ None

Shower: ☑ Satisfactory

Tub and Shower Materials: ☑ Acrylic/fiberglass ☑ Tile

Shower/ Tub Area Condition: ☑ Satisfactory/tested

Water Flow: ☑ Satisfactory

Hot Water at Faucets: ☑ Present

Bathrooms Finishes and Closets

Floors: ☑ Satisfactory

Walls and Ceilings : ☑ Satisfactory

Closet : ☑ Satisfactory

Bathroom Windows

Window Material: ☑ Vinyl

Window Style: ☑ Sliders

Window Condition: ☑ Satisfactory

Bathroom Ventilation

Ventilation Type: ☑ Fan ☑ Window

Bathroom Doors

Bathroom Doors: ☑ Satisfactory

Bathroom Electrical, Ventilation and Heating and Cooling

Electric Receptacles Present: ☑ Present

GFCI Protection: ☑ Present

Heat Source: ☑ Present

Cooling source: ☑ Present

Interior

Walls, Ceilings and Closets

Walls and Ceilings : ☑ Satisfactory

Moisture Stains: ☑ No

Closets: ☑ Satisfactory

Floors

Floor Materials: ☑ Carpet ☑ Sheet goods ☑ Wood

Floor: ☑ Satisfactory

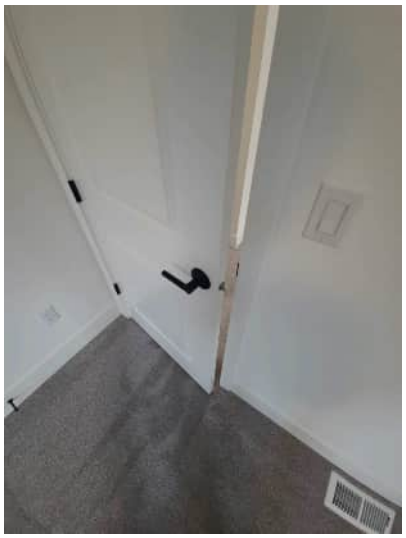
Doors

Bedroom Doors: ☑ Satisfactory ☑ Repairs Needed

(I-1) Repair:
Repairs are needed to the door(s). See the family bedroom.

- The door is not latching when closed

General Contractor



Windows

Window Material: ☑ Vinyl

Window Style: ☑ Single hung ☑ Sliders

Window Condition: ☑ Satisfactory

Escape and Rescue: ☑ Standard

Stairs/ Steps

☑ Present

Handrail: ☑ Satisfactory

Guardrail: ☑ Satisfactory

Risers/ Treads: ☑ Satisfactory ☑ Marginal

(I-2) Repair: Stairs to garage: Repairs are needed to the stairs to ensure safe and reliable performance. Stairs are a common safety issue in buildings. Some older stairs can be difficult to correct. Repairs/improvements are recommended for safety as feasible.

- Stair treads are too narrow - these should be a minimum of 11-inches of these is no nosing present or 10-inches with a tread nosing.

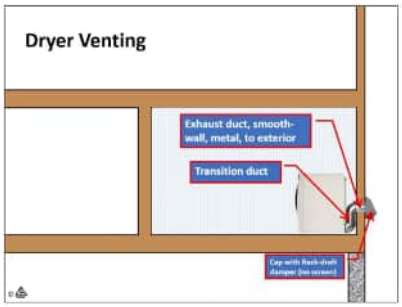
General Contractor

Laundry Room

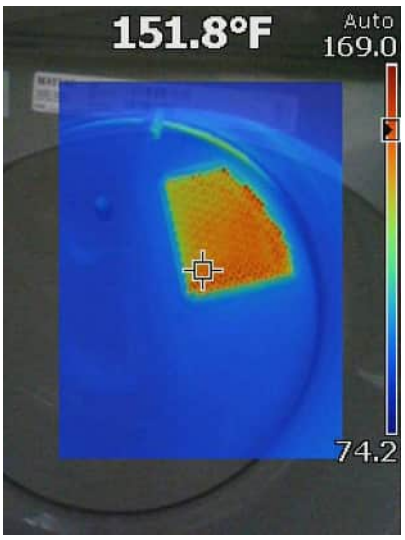
Clothes Dryer

Clothes Dryer: ☑ Present ☑ Tested with IR Image

(LR-1) Description:
It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used.



(LR-2) Description:
This shows the clothes dryer was tested and operating during the inspection.



Clothes Dryer Condition: ☑ Satisfactory

Dryer Exhaust Condition: ☑ Satisfactory ☑ Not visible

Gas Shut-off Valve: ☑ Not applicable

Clothes Washer

Clothes Washer: ☑ Present ☑ Moisture alarm recommended

> ***(LR-3) Description:*** *A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.*
>
> 
>
> 

Clothes Washer Condition: ☑ Satisfactory

Washer Hook-up Lines/ Valves: ☑ Satisfactory

Laundry Sinks and Cabinets

Sink: ☑ Satisfactory

Faucet: ☑ No leaks found

Functional Flow: ☑ Satisfactory

Hot Water at Faucet: ☑ Yes

Sink Cabinet : ☑ Satisfactory

Waste Piping: ☑ No leaks Noted

Functional Drainage: ☑ Satisfactory

Laundry Ventilation

Ventilation Type: ☑ Fan ☑ Window

Laundry Walls, Ceilings, Closets and Floors

Walls and Ceilings : ☑ Satisfactory

Moisture Stains: ☑ No

Closets: ☑ Satisfactory

Floor: ☑ Satisfactory

Laundry Doors

Bedroom Doors: ☑ Satisfactory

Laundry Heating and Cooling

Heat Source: ☑ Present

Cooling Source: ☑ Present

Crawl Space

Crawl Space

☑ Present

Foundation Type: ☑ Full crawl space

Conditioned (Heated/ Cooled): ☑ No

Access

Location: ☑ Interior hatch/ door

Inspection Method: ☑ Crawled

Foundation Walls

Material: ☑ Poured concrete

Condition: ☑ Satisfactory

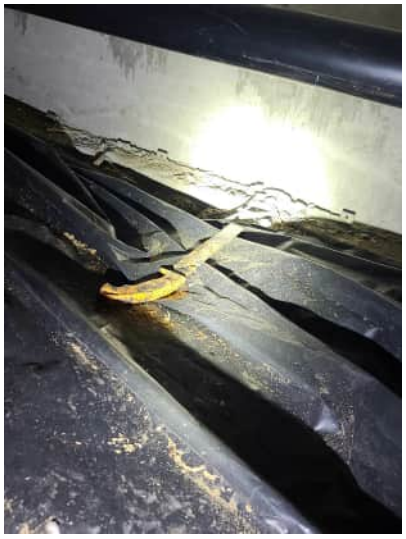
Floor

Material: ☑ Dirt

Condition: ☑ Satisfactory

(CS-1) Repair: Wood and cellulose debris was noted in the crawl space. This is conducive to wood destroying organisms. Removal of wood debris is recommended.

General Contractor/Crawl Space Clean-up Specialist

Crawl Space Drainage

Sump pump: ☑ None noted

Standing Water: ☑ None noted

Evidence of moisture: ☑ No signs noted ☑ Monitor for Moisture

(CS-2) Description:

Moisture: No representation is made to future moisture that may appear in the crawl space after the home inspection is performed. It is recommended that any cracks be repaired (if present)and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure.

Crawl Space Ventilation

- [x] Present

Location: [x] Wall vents

Condition: [x] Satisfactory

Beams

Material: [x] Wood

Condition: [x] Satisfactory

Columns

Material: [x] Wood

Condition: [x] Satisfactory

Joists

Material: [x] Engineered I-Type

Condition: [x] Satisfactory

Subfloor

- [x] OSB

(CS-3) Description: *It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is*

detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.

Condition: ☑ Not visible - concealed by insulation

Insulation

☑ Present

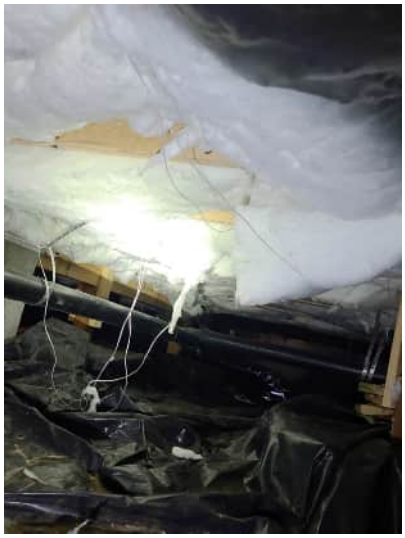
Type: ☑ Fiberglass

Location: ☑ Between floor joists

Insulation Condition: ☑ Marginal ☑ Improperly installed

(CS-4) Repair: The sub-floor insulation is not correctly installed and requires repair or updating. See a few spots below the kitchen.

General Contractor/Crawl Space Specialist



Vapor Barrier (Installed on ground)

Present: ☑ Present

Material: ☑ Plastic

Condition: ☑ Satisfactory

Vapor Retarder (Installed on subfloor)

☑ None noted

Plumbing

Water Service

Main Water Shut-off Location: ☑ Garage ☑

(P-2) Description: This shows the main water shut off for the building.

Main Water Shut-off Condition: ☑ Poor

Pressure Reducing Valve: ☑ Present ☑

(P-3) Description:
This shows the pressure reducing valve for the building. This indicates the house is a closed piping system, so some type of expansion device is recommended. This is typically provided through an expansion tank by the water heater.

Hose Bibb Shut Off(s): ☑ None found

Water Entry Piping: ☑ Not visible ☑ Plastic

Visible Water Distribution Piping: ☑ PEX Plastic ☑ Not visible

Water Distribution Condition: ☑ Satisfactory

Water Pipe Insulation: ☑ Not visible ☑ Satisfactory where visible

⚠ **(P-1) Major Concern:** A strong sulfur odor was noted when testing the water. This can be a problem with minerals such as manganese in the water, but it can also be related to stagnant pipes and even the sacrificial anodes in water heaters. Water quality testing is beyond the scope of this inspection. Consult with a plumber to further evaluate the water supply and make recommendations for filtration systems that may be able to help with this condition. Further investigation of the water heater may also be needed.

- Attached is an interesting article about this problem.
- Technical bulletin 23 for A.O. Smith unpacks a chlorination procedure for cleaning water heaters.
- It is possible that if this odor is from the sacrificial anode in the water heater, a powered anode may provide a solution.

Plumber

Waste Piping

Sewer Type: ☑ Public Sewer System

Additional Inspections Recommended: ☑ Public Sewer - Video Scope recommended

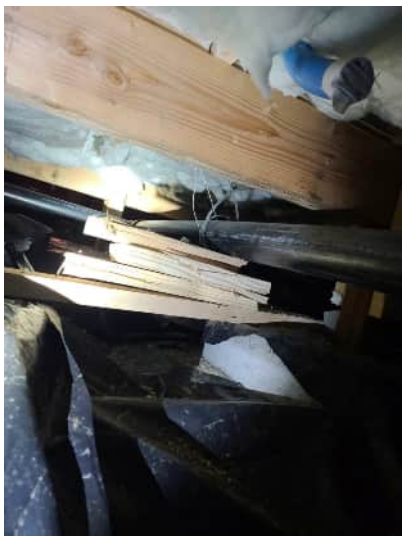
Drain/Waste/Vent Pipe: ☑ ABS

Condition: ☑ Satisfactory

Support: ☑ Metal ☑ Improperly supported - repair

(P-4) Repair: The waste pipe has inadequate support. ABS and PVC type plastic pipe should be should be supported every 4 feet. This is an important repair to preform as the sagging pipes could collapse and fail. **Support is incomplete in the crawl space.**

Plumber



(P-5) Due Diligence: ***A video camera sewer scope is recommended.*** An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the building and the municipal sewer line. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line. If that has been done recently, I recommend having a sewer scope performed.

Sanitary/Grinder Pump

☑ None noted

Water Heater

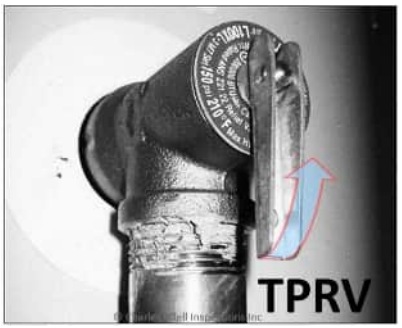
Manufacturer: ☑ American

Data Plate: ☑

(P-7) Description:
This shows the data plate for the water heater.

Approximate Age: New
Capacity: ☑ 65 gallons
Water Heater Condition: ☑ Satisfactory
Fuel Type: ☑ Electric
Water Heater Type: ☑ Hybrid - heat pump
Expansion Tank: ☑ Present
Relief Valve: ☑ Present ☑ TPRV Maintenance Note

(P-8) Description:
A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a licensed plumber.
Due to inconsistencies between both UPC and IPC Plumbing codes, and water heater manufacturer's instructions, and TPRV manufacturer instructions, it is not actually possible to install the drain from the Water Heater TPRV "properly." There are conflicts with distance of termination to the floor/ground, types of pipes approved, and diameters of pipes approved. Additional confusion is added when jurisdictional inspectors approve installations/materials specifically not allowed by both codes and manufacturers. My recommendations will vary depending on the installation and will be included in the applicable narratives below.
Most codes defer to manufacturer instructions and I favor those recommendations. The yellow tag on the valve states clearly the



The arrow shows how a TPRV can be tested

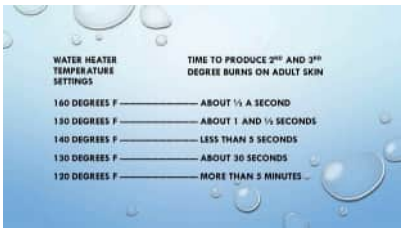
termination should be 6" above the floor which is more consistent with the UPC code requirements.

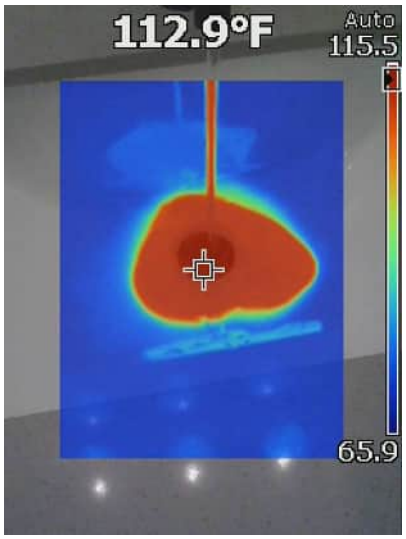
Drain Pan: ☑ Not needed

Foam Pad: ☑ Present

Water Temperature: ☑ Slightly below 120 Degrees

(P-6) Recommended Maintenance: The water temperature tested slightly below the recommended 120 degrees F. Adjust the water temperature as needed.





Heating and Cooling Systems

Heat Pump / Air Conditioning

Air Conditioning/Heat Pump: ☑ Heat Pump

Location: ☑ Back of building

Energy Source: ☑ Electric

Unit Type: ☑ Ducted split system

Outside Disconnect : ☑ Present

Level: ☑ Yes

Proper Clearance (air flow): ☑ Yes

Insulation: ☑ Present

Data Plate: ☑

(HCS-2) Description:
This shows a photo of the heat pump/Air Conditioner data plate.

Approximant Age: New

Listed Size: ☑ 3 tons

(HCS-1) Repair:

The cover for the heat pump disconnect is loose. Repair as needed for safety.

Electrician

Air Handler

☑ None noted

Central Heating System

☑ Present

Central Heating System Location: ☑ Closet ☑ Closet off hallway

Brand Name: Hitachi

Approximate Age : New

Energy Source: ☑ Gas

Service Disconnect: ☑ Present

When Turned on by Thermostat: ☑ Operated

Condition: ☑ Satisfactory

Flue/Exhaust Piping: ☑ Satisfactory

Combustion and Dilution Air: ☑ Present

Heat Exchanger: ☑ Not visible

(HCS-3) Description:

This building has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.

This shows an image of a heat exchanger.

Gas Supply: ☑ Shutoff present

Air Filter

Filtration Type: ☑ Disposable

Filter Condition: ☑ Satisfactory

Heating and Cooling Distribution

Distribution Method: ☑ Ductwork

Distribution System Condition: ☑ Satisfactory

Boiler System

☑ None noted

Gas Fireplaces

☑ Present

Location: ☑ Living room

Type: ☑ Direct Vent

Damper: ☑ Not applicable

Physical Condition: ☑ Satisfactory

Solid Fuel Appliances

☑ None noted

Electric Service Equipment

Main Panel

Location: ☑ Exterior

Adequate Clearance to Panel: ☑ Yes

Voltage: ☑ 120V/240V

Amperage: ☑ 200 amp

Copper Service Conductor Size: ☑ Not Applicable

Stranded Aluminum Service Size: ☑ Aluminum, 4/0, 200 amps

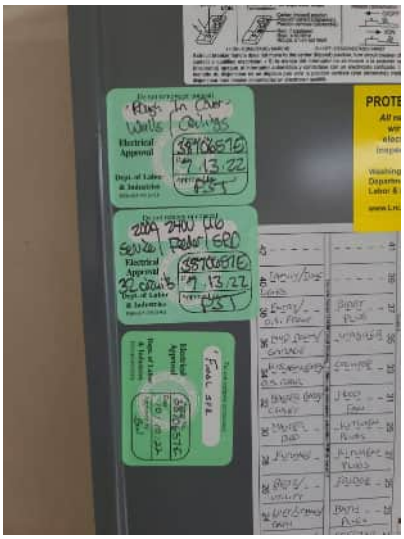
Panel Condition: ☑ Satisfactory

Service Conductor Condition: ☑ Satisfactory

Panel Manufacturer: ☑ Square D

Permits noted: ☑

(ESE-1) Description: *Attached photos show permit records on the electric panel.*



240-Volt Breakers and Multi-Wire Branch Circuits: ☑ Satisfactory

Breakers are Labeled: ☑ Yes

GFCI Breakers: ☑ Present

AFCI Breakers: ☑ Present

Sub Panel

Location: ☑ Garage

Adequate Clearance to Panel: ☑ Yes

Voltage: ☑ 120V/240V

Amperage: ☑ 200 amp

Stranded Aluminum Service Size: ☑ Aluminum, 4/0, 200 amps

Service Conductor Condition: ☑ Satisfactory

Panel Manufacturer: ☑ Square D

Breakers are Labeled: ☑ Yes

240-Volt Breakers and Multi-Wire Branch Circuits: ☑ Satisfactory

GFCI Breakers: ☑ Present

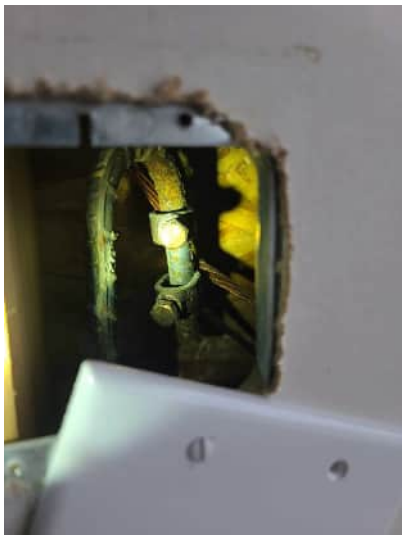
AFCI Breakers: ☑ Present

Grounding and Bonding

Electrical Grounding: ☑ Present - could not confirm ☑

(ESE-2) Description: *During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

(ESE-3) Description: *The photos attached here show visible components of the grounding system that could be verified today with a visual inspection.*



Electrical Bonding: ☑ Present - Could Not Confirm

> *(ESE-4) Description: During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building must be "bonded" (connected) to the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth and to provide a pathway to trip a breaker in the event that these bonded metallic components become energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor, and they will be documented as repair items in the observations below if discovered.*

Electric Branch and Finish Wiring

Branch and Finish Wiring

Branch Wire: ☑ Copper ☑ Stranded aluminum

Branch Wire Methods: ☑ Non-metallic sheathed cable (Romex)

Branch Wire Condition: ☑ Satisfactory ☑ Repairs needed

> **(EBFW-1) Repair:** Repairs are needed to the branch wiring system.
> - Places were noted where the NM cable is poorly supported. This should have support every 4-feet.
>
> **Electrician**

Electric Receptacles and Switches

Electrical Switches: ☑ Present

Lights: ☑ Present and tested

Electrical Receptacles (Outlets): ☑ Tested and operable

GFCI protection: ☑ Present and tested

Smoke and Carbon Monoxide Alarms

Smoke Alarms: ☑ Present

Carbon Monoxide Alarms: ☑ Present ☑ Repairs needed

(EBFW-2) Repair:

Repairs are recommended to carbon monoxide alarms. Carbon monoxide alarms are recommended on each floor of the building and outside of all sleeping areas.

- One or more sleeping rooms were found that did not have a CO alarm outside the room.

Electrician

The smoke alarm outside the main floor bedroom is just a smoke alarm and does not have CO protection.

Invoice -- The Full Report

Report # 221212B
Inspection Date: 2025-08-30

Property inspected for:
Practice Location
1234 Anywhere Lane
Bedford, IN

Home Inspection	$0.00

$0.00
DUE

Thank you for your business!

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