

Your Inspection Report

6736 West Stonegate Drive
Zionsville, IN 46077

PREPARED FOR:

THOMAS GODBY

INSPECTION DATE:

Tuesday, September 22, 2026

PREPARED BY:

Dan Cronin - License No. HI00500112



Security Home Inspections
13277 Illinois St, Suite 120
Carmel, IN 46032

317-848-1744

Fax: 317-573-2089

www.securityhomeinspection.com

concierge@securityhomeinspection.com



September 23, 2026

Dear Thomas Godby,

RE: Report No. 59345
6736 West Stonegate Drive
Zionsville, IN
46077

Thank you for choosing Security Home Inspections to perform your Home Inspection.

We trust the experience was both useful and informative.

Please feel free to contact us with questions about the report or the home itself. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.securityhomeinspection.com.

Thanks again for allowing us to work with you.

Sincerely,

Dan Cronin - License No. HI00500112
on behalf of
Security Home Inspections

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INVOICE

September 23, 2026

Client: Thomas Godby

Report No. 59345

For inspection at:

6736 West Stonegate Drive

Zionsville, IN

46077

on: Tuesday, September 22, 2026

Home Inspection

\$540.00

Total

\$540.00

PAID IN FULL - THANK YOU!

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SUMMARY

6736 West Stonegate Drive, Zionsville, IN September 22, 2026

Report No. 59345

www.securityhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

RADON

SITE INFO

This Summary outlines potentially significant issues from a cost or safety standpoint and is provided as a quick reference to some of the information in the report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Damaged shingles are present at the following locations.

Location: Front edge of garage roof

Task: Repair or replace as determined by qualified roofing contractor

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • -Handrail is missing from the following location. (4+risers)

Task: Install

Location: Front porch and patio

Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • The light(s) at the following location(s) did not turn on when checked. Replace bulb(s) and retest.

Location: Above the refrigerator, above the fireplace

Plumbing

WATER HEATER \ Life expectancy

Condition: • -Due to age, life expectancy of water heater is limited.

Interior

WINDOWS \ General notes

Condition: • Window did not lock or latch in the following locations.

Location: East dining area

Condition: • -Broken or disconnected springs are present on the following windows.

Location: North and south in the office

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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Description

General:

- General view of roof



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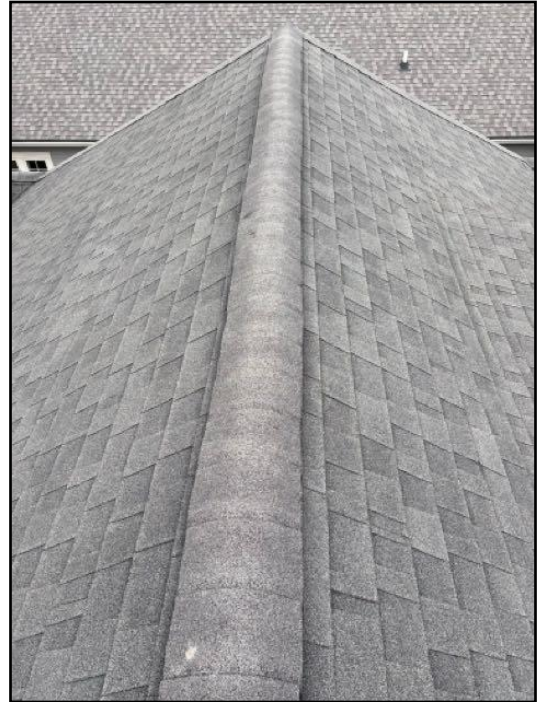
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Sloped roofing material: • [Asphalt shingles](#) • Aluminum Flashing • Galvanized Flashings • Rubber Flashings

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Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • By walking on roof

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Damaged shingles are present at the following locations.

Location: Front edge of garage roof

Task: Repair or replace as determined by qualified roofing contractor



2. Condition: • Mild age-related granule loss was observed on portions of the asphalt shingles. This is typical of normal aging process and reduces the shingle's ability to protect the asphalt from UV exposure over time. No immediate action needed but inspector recommends periodic inspections and maintenance to extend the life of the roof.

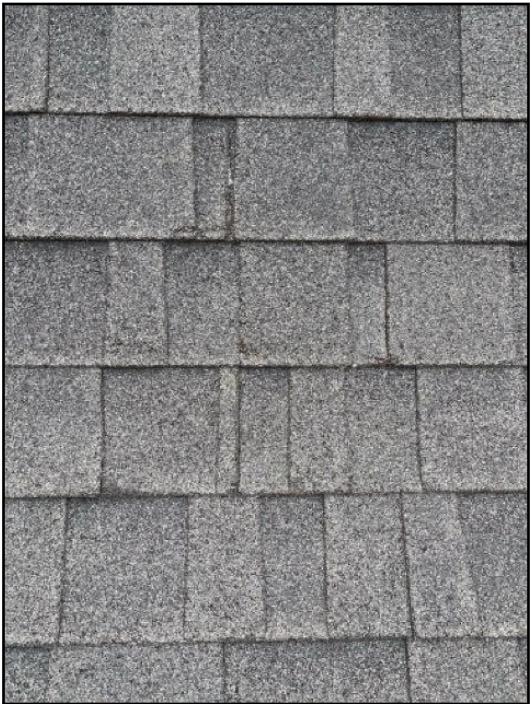
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	RADON	SITE INFO							



EXTERIOR

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Description

General:

- General view of exterior



Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood composition

Wall surfaces and trim: • Composite siding

Wall surfaces - masonry: • [Brick](#) • [Stone](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Composite

EXTERIOR

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Porch: • Concrete

Exterior steps: • Concrete

Patio: • Concrete

Inspection Methods and Limitations

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls

Observations and Recommendations

WALLS \ General notes

3. Condition: • Paint is starting to peel on exterior trim.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

4. Condition: • -Handrail is missing from the following location. (4+risers)

Task: Install

Location: Front porch and patio



LANDSCAPING \ General notes

5. Condition: • Standing water was noted in back yard in multiple areas.

Task: Adjusting irrigation system is recommended.

Description

General:

- General view of basement structure.



- General view of attic structure.

STRUCTURE

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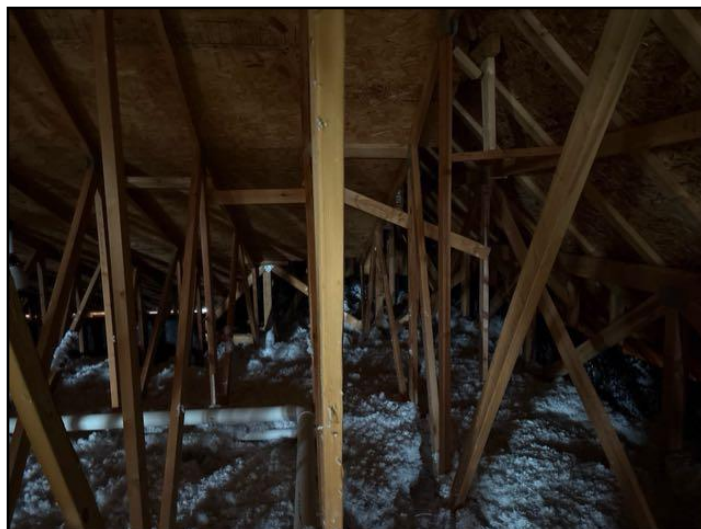
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Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#)

Exterior wall construction: • [Wood frame](#) • Wood frame / Masonry veneer

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Inspection Methods and Limitations

General: • A majority of the basement space was finished living area.

Inspection limited/prevented by: • Insulation

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 90 %

Not included as part of a building inspection: • No visual mold assessment was performed at time of inspection.

Observations and Recommendations

RECOMMENDATIONS \ General

6. Condition: • Typical cracks were noted on the basement walls and floor.



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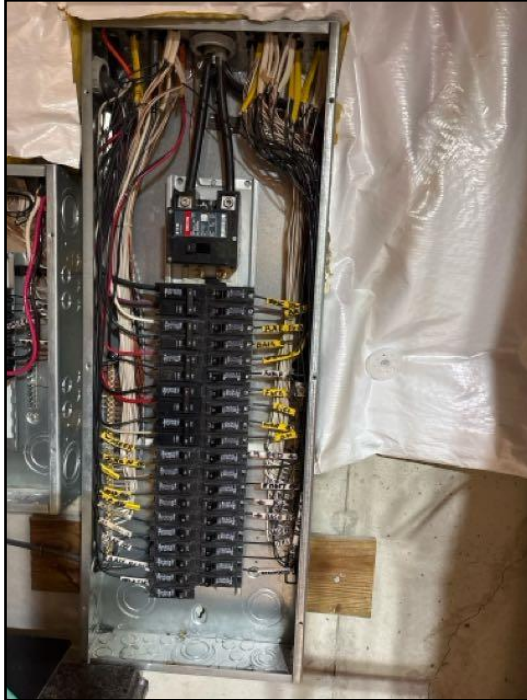
SITE INFO



Description

General:

- General view of electrical panel(s).



Service entrance cable and location: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#) • Gas pipe bonding is present.

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

Number of circuits installed: • 50

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • Three prong grounded receptacles are installed.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - basement](#) •
GFCI - garage • [GFCI - kitchen](#) • GFCI-Wet Bar

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods and Limitations

Inspection limited/prevented by: • Not all receptacles were accessible due to usage or furniture location.

Panel covers: • The electrical panel covers were removed to inspect internal components.

System ground: • Components for copper ground rod(s) are inspected at the panel and visually accessible areas only. No excavation is performed to visually confirm ground rods.

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

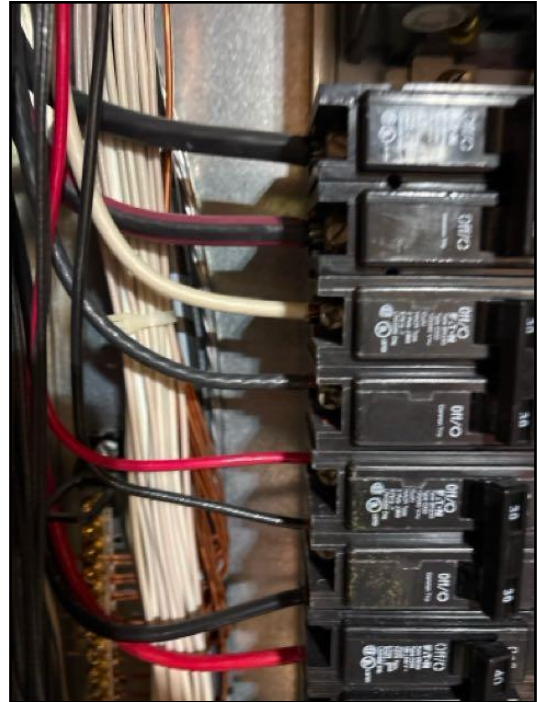
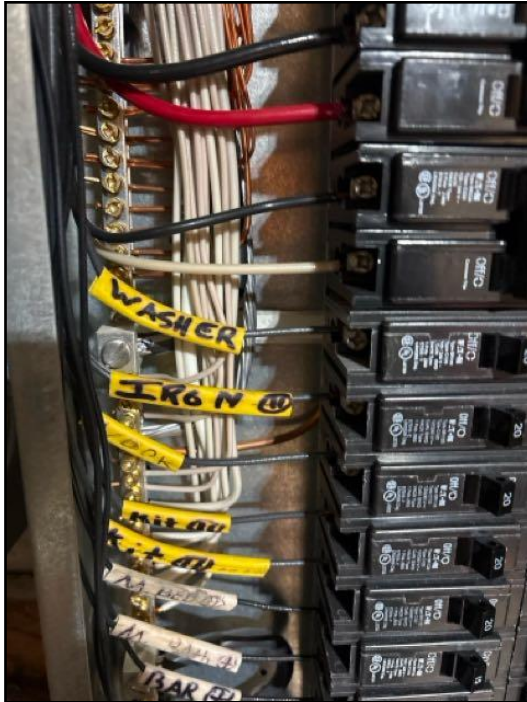
Not included as part of a building inspection: • Low voltage wiring systems and components

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

7. Condition: • White wires in panel are connected to breakers.

Task: Color code as "Hot"



DISTRIBUTION SYSTEM \ Lights

8. Condition: • The light(s) at the following location(s) did not turn on when checked. Replace bulb(s) and retest.

Location: Above the refrigerator, above the fireplace

ELECTRICAL

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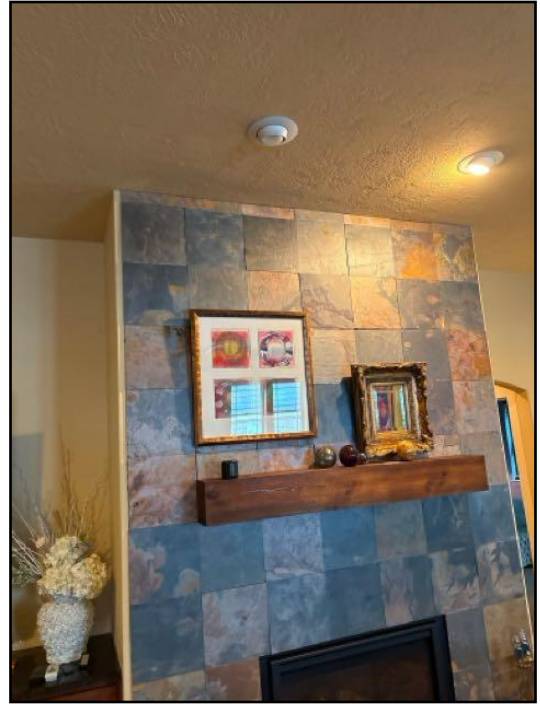
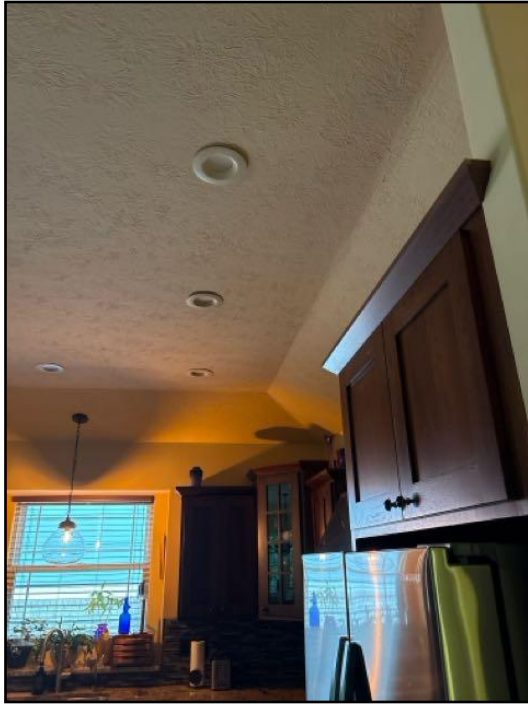
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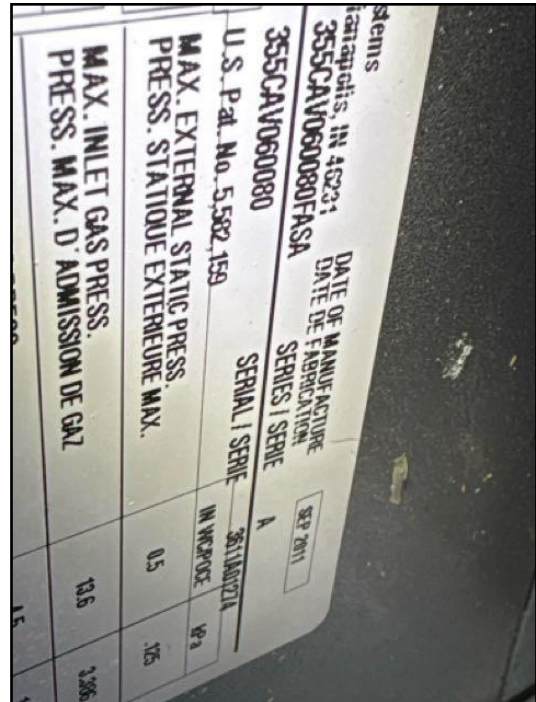
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SITE INFO

Description

General:

- General view of heating system.



Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#) • The thermostat is located on the main floor level.

Furnace manufacturer: • Bryant

Heat distribution: • Direct drive blower • Galvanized ductwork • Flexible ductwork • Heat source in each room.

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • Induced draft - PVC

Combustion air source: • Outside - sealed combustion

Approximate age: • [15 years](#)

Typical life expectancy: • Gas furnace life expectancy is approximately 15 to 20 years depending on level of maintenance.

Main fuel shut off at: • Gas meter

Air filter: • Cartridge

Fireplace/stove:

- [Gas fireplace](#)

HEATING

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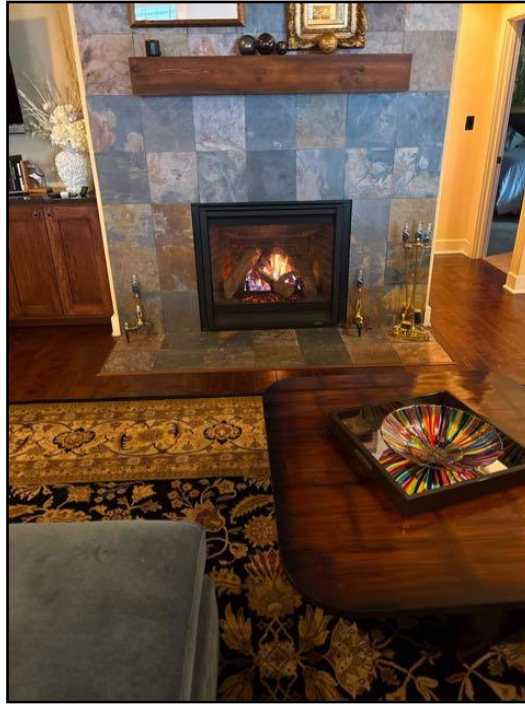
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Chimney/vent: • [Metal](#)

Humidifier:

- Duct mounted bypass humidifier



HEATING

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Inspection Methods and Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • The interior of the ductwork was not inspected.

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No heating recommendations are offered as a result of this inspection.

COOLING & HEAT PUMP

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Description

General:

- General view of cooling system condenser unit.



Air conditioning type: • Electric compressor

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Temperature difference across cooling coil: • 18° • Acceptable temperature difference: 14° to 22°

Inspection Methods and Limitations

Heat gain calculations: • Not done as part of a building inspection

Observations and Recommendations

RECOMMENDATIONS | Overview

10. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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SITE INFO

Description

General:

- General view of attic insulation



Attic/roof insulation material: • [Glass fiber](#)

INSULATION AND VENTILATION

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SITE INFO

Attic/roof insulation amount/value: • Approximate insulation coverage of 12-14 inches

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Foundation wall insulation material: • [Glass fiber](#)

Inspection Methods and Limitations

Attic inspection performed:

- -Entered attic(s)
- Total number of attic accesses located
One garage
- Attic access with ladder

Observations and Recommendations

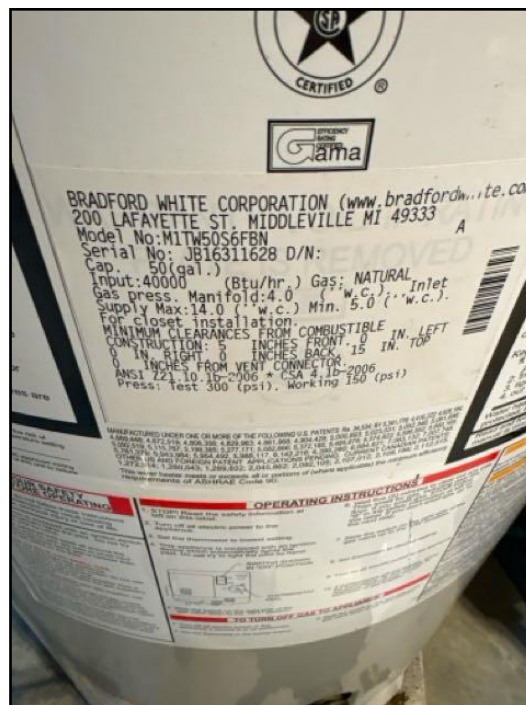
RECOMMENDATIONS \ Overview

11. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

General:

- General view of water heater



- View of interior water shut off location



PLUMBING

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- View of gas manifold



Water supply source (based on observed evidence): • Public

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



PLUMBING

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Water flow and pressure: • Water pressure of 70-80 psi was noted at time of inspection.

Water heater type: • [Induced draft](#) • The water heater is located in the basement. • Gas

Water heater manufacturer: • Bradford White

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Sewer cleanout location: • Not located

Pumps:

- [Solid waste pump \(ejector pump\)](#)



- [Sump pump](#)

- A back up pump system is installed in addition to the primary sump pump.

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Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location: • Gas meter

Inspection Methods and Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains • Landscape irrigation system • Underground waste or sanitary sewer pipes outside of the foundation of the building. • Washing machine supply faucets and drain are not tested.

Observations and Recommendations

WATER HEATER \ Life expectancy

12. Condition: • -Due to age, life expectancy of water heater is limited.

WASTE PLUMBING \ Sump pump

13. Condition: • -A sealed lid prevented access to the sump pump(s) and complete testing/evaluation was not possible.

PLUMBING

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FIXTURES AND FAUCETS \ Shower stall

14. Condition: • Loose and broken tile was noted around the drain in the primary bathroom shower.

Task: Repair



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Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#) • Vinyl • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • Garage door - metal • Garage door opener(s) installed.

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • The interior component inspection is visual only and is non-intrusive. • Shelving or storage in garage prevented complete access to all components.

Not included as part of a building inspection: • No visual mold assessment was performed at time of inspection. • Safety beam on garage door openers are checked. Pressure setting is not.

Observations and Recommendations

OPTIONAL \ Interior

15. Condition: • Typical cracks are present in walls and ceilings.



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WINDOWS \ General notes

16. Condition: • -Broken or disconnected springs are present on the following windows.

Location: North and south in the office

17. Condition: • Several window screens are not installed.

18. Condition: • Window did not lock or latch in the following locations.

Location: East dining area



APPLIANCES

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Description

- Cooktop:** • General Electric
- Exhaust fan:** • GE
- Oven:**
- General Electric



- Refrigerator:**
- Samsung



APPLIANCES

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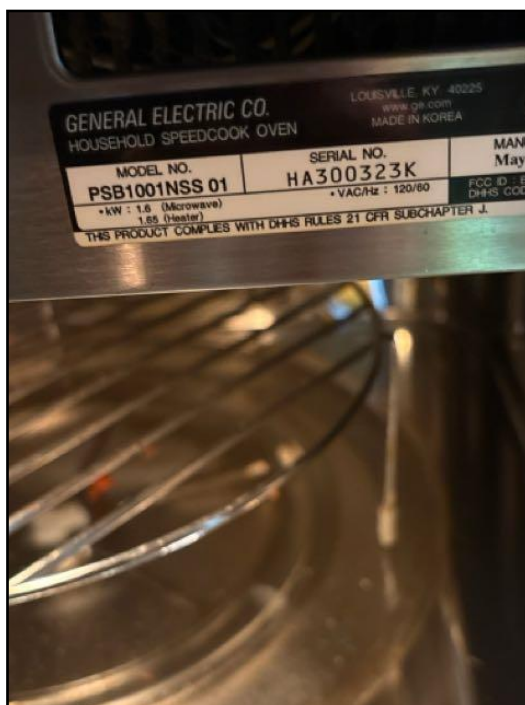
Dishwasher:

- General Electric



Microwave oven:

- General Electric



Waste disposal: • In-Sink-Erator

Doorbell: • A video doorbell is installed.

APPLIANCES

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Inspection Methods and Limitations

General: • Appliances are tested for basic operation only. • Self-cleaning features of oven not tested.

Not Tested/Not In Service: • The laundry appliances are not tested and are not covered by this report. • The dryer vent installation and performance is not included in the inspection process.

Observations and Recommendations

EXHAUST FAN \ General

19. Condition: • Kitchen exhaust fan sounds like it rubs on something when turning on or off.

Task: Repair

DOORBELL \ General

20. Condition: • Video door bell was not inspected

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Observations and Recommendations

GENERAL \ Note(s)

21. Condition: • A radon mitigation system is installed. No testing was performed.



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APPLIANCES

RADON

SITE INFO

Description

General: • The property faces a generally east direction.

Number of GFIs: • 11

GFIs Reset?: • Yes

Oven Range Left: • Off

Lights Left: • Lights found on when arriving were left on when leaving

Number of Exterior Doors: • 3

Weather: • Cloudy

Approximate temperature: • 60°

Access to home provided by: • Owner

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m.

Approximate date of construction: • 2013

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • One

Garage, carport and outbuildings: • Attached two-car garage

Inspection Methods and Limitations

General: • Conditions which are not included in a home inspection unless specifically contracted include but are not limited to the following; laundry equipment, fuel storage tanks, lead based paint, asbestos, toxic materials, hazardous waste, Radon, mold, and wood destroying insects. Also, water softeners and water treatment systems, swimming pools, spas, septic and well systems are not inspected unless specifically contracted.

END OF REPORT