



Access Home Inspections  
7301 E. 11th Street, Indianapolis, IN 46219  
317-879-5509 AccessHI.com

# Home Inspection Report

*Prepared For: John and Jane Doe*



55 Sample Street  
Sample, IN 46219

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

General:	General comments about the property that can range from interesting observations to helpful suggestions to basic instructions.
Major Repairs:	<ol style="list-style-type: none"><li>1. The system or component is not performing its intended function and/or</li><li>2. The system or component is a safety hazard to the occupants of the house and/or</li><li>3. The system or component has a high probably of incurring substantial expense to repair or replace either now or in the future.</li></ol> Major Repairs should be evaluated by a qualified technician before closing. It is our intention that these items be thoughtfully considered before closing.
Safety Hazards:	The system or component is a safety hazard to the occupants of the house. Safety Hazards should be evaluated by a qualified technician before closing. Safety hazards can be a major or minor expense. It is our intention that these items be thoughtfully considered before closing.
Repairs Needed:	Item is not fully functional at the time of inspection and requires repair or servicing by a qualified contractor. If not attended to, "Repairs Needed" could become "Major Repairs/Safety Hazards". These items can be corrected either before or after closing. This decision is yours to make.
Items to Monitor:	<ol style="list-style-type: none"><li>1. Items or components that show some signs of past or present defect that may or may not be active. Therefore the item or component may or may not need replacement or repair now, in the future or possibly never at all and should be monitored. and/or</li><li>2. The item or component is nearing the end of its expected useful life and/or show signs of aging that indicate replacement or repairs could be needed in the near future.</li></ol>
Maintenance/Improvements:	Maintenance: Items or components that typically require routine maintenance or repair, in order to insure continued proper operation. Improvements: Typically items or components that are older, and newer or safer methods and standards exist. Improvements are not required but are recommended.
Not Inspected/Not Present:	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, disconnection at time of inspection, or not present or observable. It is recommended that these items have further evaluation prior to closing.

## General Information:

### Property Information

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Property Address: 55 Sample Street  
City: Sample , State IN , Zip: 46219

### Client Information

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Client Name John and Jane Doe

### Inspection Company

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Inspector Name James Porter  
Company Name Access Home Inspections  
Inspection Company: Access Home Inspections  
Address: 7301 E. 11th Street  
City: Indianapolis , State: IN , Zip: 46219  
License Numbers: Indiana State License Inspector License Number: HI01400111  
Wood Destroying Insect Inspector License Number: 252319

### Conditions

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Inspection Date: 06/06/2019

## General Information: (Continued)

Inspection Time: 1:00  
Inspection Type: General WDI Radon  
Others Present: Buyer and Buyer's Agent  
Property Occupied?: Yes  
Year Built: 1998 , Entrance Faces: West  
Building Type: Single family , Garage: Attached  
Square Footage: 2544  
Space Below Grade: Basement & Crawl Space  
Water Source: City , How Verified: Multiple Listing Service  
Sewage Disposal: City , How Verified: Multiple Listing Service  
Electric On: Yes  
Gas/Oil On: Yes  
Water On: Yes  
Temperature: 74  
Weather: Partly Cloudy , Soil Conditions: Dry

Be Advised: **Photos throughout the report are examples only and may not include all of the areas affected by the report notes.**

**Please read the entire report and contact us if you have questions or concerns.**

Not Inspected/Not Present: General Conditions: Many areas throughout the home and garage could not be fully accessed or inspected due to home owner furnishings, belongings and stored items. We recommend additional evaluation when entire property is accessible.



## Roof:

Main Roof Surface \_\_\_\_\_  
Method of Inspection: On roof, Camera Pole  
Not Inspected/Not Present: Unable to Inspect: 10% - Height of roof  
Type: Gable  
Approximate Age: 5-10 years  
General: Material: Asphalt shingle - Dimensional

# Access Home Inspections

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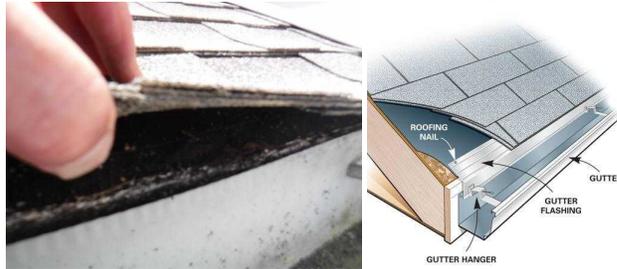
John and Jane Doe  
55 Sample Street

## Roof: (Continued)

Material: (continued)



Maintenance/Improvements: **Flashing:** No flashing (edge/snow guard) installed from roof to gutters, prone to possible leaks and fascia damage due to ice damming. Recommend install flashing. (see graphics for example of proper flashing.)



General:

Vents: Ridge and Soffit



## Lots and Grounds:

Safety Hazards:

Driveway: A displacement of more than 1" in height. This represents a trip hazard, recommend estimate for repair or replacement by a qualified contractor.



# Access Home Inspections

## Lots and Grounds: (Continued)

Safety Hazards:

Steps/Stoops: **Non conforming step risers. Trip hazard. Recommend repair/replace by a qualified contractor.**



Maintenance/Improvements: Deck: **Recommend cleaning and resealing.**



## Exterior:

Main Exterior Surface

General:

Type: Brick Veneer and Vinyl



Maintenance/Improvements: Type: Vinyl siding - **Moss like substance on siding should be removed periodically.**



Repairs Needed:

Trim: **Some rot or near rot has been found on trim. Rot found on fascia and soffits in multiple places. Recommend wood trim, soffit and fascia evaluation and repair by a qualified contractor.**

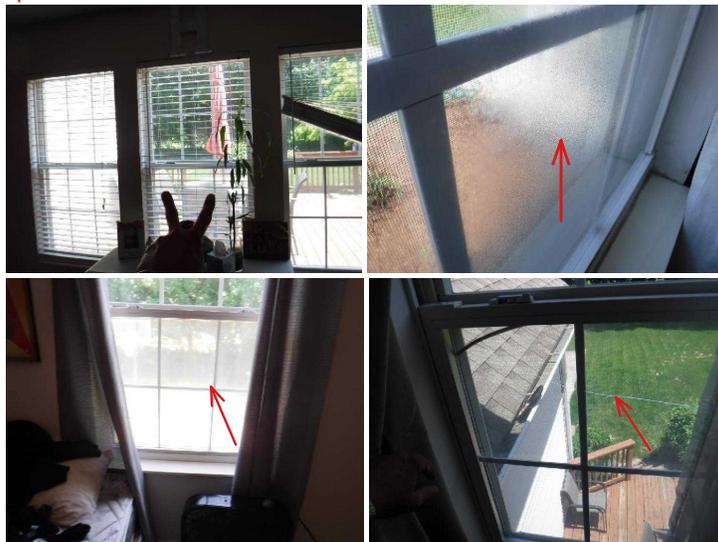
## Exterior: (Continued)

Trim: (continued)



Major Repairs:

Windows: Broken Thermo-seals on multiple windows. Eight noted and one with broken glass. Recommend evaluation of all windows and repair or replace as necessary by a qualified window contractor.



## Exterior: (Continued)

### Safety Hazards:

Exterior Electric Outlets: Loose outlet at deck. Recommend repair by a qualified electrician.



### Repairs Needed:

Hose Bibs: All hose bibs were inoperative at time of inspection. Recommend evaluation and repair by a qualified contractor.



Maintenance/Improvements: Vents: Dryer vent extends out excessively. Recommend repair.



## Air Conditioning:

Outside AC System

Manufacturer: Trane

Area Served: Entire Home , Approx. Age: 21 Years

Fuel Type: Electric , Temp. Differential: 15

Type: Heat pump , Capacity: 3 Ton

Major Repairs:

A/C System Operation: Minimally Functional at the time of inspection - **The unit is currently in service beyond the average design life. Recommend evaluation and estimate for replacement by a qualified HVAC contractor.**

**Minimum differential temperature of 15 degrees. A qualified air conditioning contractor is recommended to evaluate and estimate replacement.**



Repairs Needed:

Exterior Unit: **Unit not level. Recommend leveling for optimum performance.**



Repairs Needed:

Refrigerant Lines: **Torn and/or missing insulation. Replace by a qualified HVAC professional.**



## Garage/Carport:

Attached Garage

Car Spaces: 2

Repairs Needed:

Garage Doors: **Damage door seal. Recommend replace.**



General:

Door Opener: Electric - **Light beam safety was functional at the time of inspection.**



## Electrical:

Service Size Amps: 200 Volts: 110-240 VAC



General:

Conductor Type: Romex



## Electrical: (Continued)

General:

Smoke Detectors: Present



Maintenance/Improvements: CO2 Detector: None found at time of inspection. **Recommend installation.**

Maintenance/Improvements: Fire Extinguishers: **It is recommended that a fire extinguisher be installed on every floor, in kitchens, garages and near every entry door.**

Garage Electric Panel

Maximum Capacity: 200 Amps

General:

Main Breaker Size: 200 Amps



## Plumbing:

General:

Main Water Shutoff: Basement



General:

Water Lines: Copper



## Plumbing: (Continued)

General:

Drain Pipes: PVC



Not Inspected/Not Present:

Service Caps: Not visible - Recommend consultation with home owner to determine location service/clean out cap.

General:

Vent Pipes: PVC



Basement Water Heater

Manufacturer: A.O. Smith

Type: Electric , Capacity: 50 Gal.

Approximate Age: 21 Years , Area Served: Entire Home

Major Repairs:

Water Heater Operation: Functional at time of inspection - **Water heater has exceeded design life. Missing heating rod doors (safety hazard). Recommend replacement by a qualified plumber.**



## Heating System:

Basement Heating System

Manufacturer: Trane

Type: Forced air Capacity: n/a

Area Served: Entire Home Approximate Age: 21 Years

Fuel Type: Electric

Major Repairs:

Heating System Operation: Functional at the time of inspection - **Furnace existing beyond design life. Recommend evaluation and estimate for replacement by a HVAC professional.**



General:

Blower Fan/Filter: Disposable filter



## Bathroom:

2nd floor main Bathroom

Repairs Needed:

Tub/Surround: **Drain plug inoperative. Recommend replace.**



Master Bathroom

Repairs Needed:

Toilets: **The toilet is loose at the floor and may require replacement of the wax seal and/or tightening by a qualified contractor.**

## Bathroom: (Continued)

Toilets: (continued)



## Laundry Room/Area:

1st Floor Laundry Room/Area

Repairs Needed:

Closet: Door guides are missing on closet sliding doors. Recommend replace floor door guides.



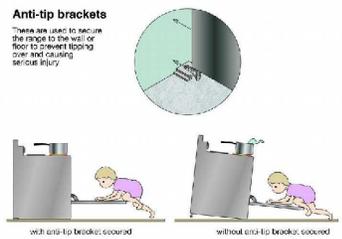
Maintenance/Improvements: Dryer Vent: It is recommended that the dryer vent be professionally cleaned prior to the first use and a minimum of annually thereafter.

## Kitchen:

1st Floor Kitchen

Safety Hazards:

Cooking Appliances: Stove/oven does not have tilt safety harness installed at floor. Recommend installing safety harness by a qualified contractor.



Repairs Needed:

Cabinets: Broken hinge on lazy susan door. Malfunctioning hinges on cabinets on each side of sink. Recommend repair by a qualified contractor.

## Kitchen: (Continued)

Cabinets: (continued)



## Living Space:

General Comments all Living Spaces Living Space

Repairs Needed:

Closet: Second floor hallway. [Missing closing hardware.](#) [Recommend replace.](#)



Maintenance/Improvements: Ceiling: Basement Bonus Room. [Missing light cover.](#) [Recommend replace.](#)

[Noted:](#) This room had no HVAC vent installed.



## Basement:

### Main Basement

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Maintenance/Improvements: Sump Pump: Submerged - Functional at the time of inspection - Recommend installation of water-powered or battery powered back-up sump pump to protect basement finishes.

Recommend installation of sealed cap and low float pump to prevent moisture/smell entry into basement.



Maintenance/Improvements: Radon Unit: The radon unit was not functional at the time of inspection. The radon discharge was too low and should discharge 8 feet above ground level. Recommend repair by a qualified contractor.



## Attic:

Above second floor Attic

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Method of Inspection: In the attic

Not Inspected/Not Present: Unable to Inspect: 20% - Limited Access due to Insulation, duct work and roof line.

General: Sheathing: Strand board



General: Insulation Depth: 10"+ inches Loosefill



## Crawl Space:

North Crawl Space

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Method of Inspection: From the access

Not Inspected/Not Present: Unable to Inspect: 10% - Limited Access due to plumbing and duct work.

Maintenance/Improvements: Moisture Barrier: Plastic moisture or vapor barrier not covering entire crawl space.  
Recommend adjust or add to barrier as needed.



# Access Home Inspections

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John and Jane Doe  
55 Sample Street

## Structure:

General:  
General:

Structure Type: Wood frame  
Foundation: Poured, Block



General:

Joists: 2 x 8



General:

Trusses: 2 x 4



# Access Home Inspections

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John and Jane Doe  
55 Sample Street

## Agreement:

Inspector Name: James Porter  
Company Name: Access Home Inspections  
Address: Access Home Inspections  
City State Zip: Indianapolis, IN 46219

Client Name: John and Jane Doe  
Address:  
City, State Zip:

Property Address: 55 Sample Street  
City State Zip: Sample, IN 46219

Access Home Inspections  
7301 E. 11th. St.  
Indianapolis, IN 46219  
317-879-5509  
(A division of Access Consulting Services, Inc.)

\*See hard copy for date, location, other testing, pricing, client information and signatures.

## INSPECTION AGREEMENT

The signature below indicates that the Client has read and understands this Inspection Agreement and understands it is a contract for inspection services.

This Agreement is by and between the Client (referenced above),  
and Access Consulting Services, LLC d/b/a Access Home Inspections and all of its agents, representatives, employees,  
and owners (collectively Access Home Inspections).

1.INSPECTION: Access Home Inspections shall perform an inspection of the designated home or property. The term inspection, as used in this Agreement, shall mean a LIMITED and VISUAL inspection of the readily accessible areas of the property. We will not move personal property or disassemble any equipment. The standards of conduct of the inspection are governed by the Minimum Standards of Competent Practice and Code of Ethics for Home Inspectors licensed by the State of Indiana. A copy of these standards will be made available upon request. Client understands and agrees that the inspection is a good faith opinion of the condition of the major systems of the property at the time of the inspection and is not a code inspection or engineering evaluation.

Unless otherwise contracted for, the term inspection DOES NOT include items which are not part of the inspection, including but not limited to: wood destroying insects, non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks or flies, etc., mold, lead paint, asbestos, radon, toxic or flammable materials, refrigerator, freezers, remote overhead transmitters/receivers, floor coverings, laundry appliances, water conditioners, septic systems, swimming pools, spas, tennis courts, playground equipment, or other recreational and leisure appliances, and automatic garage doors and opening equipment.

2.WRITTEN INSPECTION REPORT: An inspection report shall be furnished via e-mail or paper copy to the Client by

## Agreement: (Continued)

Access Home Inspections within a reasonable time after completion of the inspection. The Clients signature below indicates that the Client will read the report in its entirety. Initial this section or electronic signature line 2 if you would like a copy of the Inspection Report to be provided to the buyers agent and/or initial here or electronic signature line 3 if you would like a copy of the Inspection Report to be provided to the listing agent .

3.DISCLAIMER OF WARRANTY: It is understood and agreed by the parties that Access Home Inspections is not an insurer of the home property it inspects and does not insure against defects in the property inspected. Access Home Inspections makes no guaranty or warranty, express or implied, including A WARRANTY OF MERCHANTABILITY OR FITNESS OF A PARTICULAR PURPOSE as to the condition of the property inspected.

4.LIMITATION AND LIQUIDATED DAMAGES: It is understood and agreed by the parties that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure on the part of Access Home Inspections to perform any of its obligations hereunder. The Client does not desire this contract to provide for full liability of Access Home Inspections and agrees that Access Home Inspections shall be exempt from liability for loss, damage or injury due directly or indirectly from any defects in the property inspected or for the services performed hereunder, but that if Access Home Inspections should be found and held liable for any such loss, damage or injury, Access Home Inspections liability shall be limited to a sum equal to the amount of fee paid for the inspections, as stated above, as the agreed-upon liquidated damages. Such damages shall be Clients exclusive remedy in the event of an alleged breach of this Agreement or wrongdoing of any kind by Access Home Inspections.

5.STATUTE OF LIMITATIONS: No suit or action shall be brought against Access Home Inspections by Client for a breach of this Agreement or wrongdoing of any kind at any time beyond one hundred eighty (180) days after the date of the inspection. Any suits or actions brought after that time are barred by this contractual statute of limitations.

6.INDEMNITY: In the event any third party person or entity, not a party to this Agreement, shall make any claim or file any lawsuit against Access Home Inspections for failure of its services hereunder or related to this Agreement in any respect, Client agrees to fully indemnify, defend, and hold Access Home Inspections harmless for and all such claims and lawsuits including the payment of all damages, expenses, costs and attorneys fees.

7.ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between the Client and Access Home Inspections. Any amendments or modifications of this Agreement shall be in writing and shall be signed by all of the parties hereto. No verbal representations or statements shall modify this Agreement. Any additional inspections shall be performed subject to the terms and conditions of this Agreement except fees for additional inspections.

8.INDIANA LAW: This Agreement shall be governed by Indiana Law.

9.LITIGATION EXPENSES: Should either party to this Agreement file a lawsuit against the other arising out of this Agreement and Access Home Inspections prevails in that litigation, Client shall pay all expenses, costs and attorneys fees incurred by Access Home Inspections in that litigation.

10.RIGHT OF RE-INSPECTION: If a component of the home or property inspected and reported by Access Home Inspections is discovered by Client as requiring repairs or replacement which differ from that stated in Access Home Inspections report, the Client will inform Access Home Inspections and allow Access Home Inspections to re-inspect the item before the Client takes any other action with respect to that component. If the Client repairs or replaces the

## Agreement: (Continued)

item before Access Home Inspections has had the opportunity to re-inspect it, Client waives any and all claims or actions against Access Home Inspections for failure to adequately inspect such item.

11.HOME WARRANTY OPTION: If the Client desires greater liability protection than can be provided by Access Home Inspections limited visual inspections, one-year home warranty policies may be available from third party warranty companies. Additional fees for these policies shall be the sole responsibility of the Client. Please contact your Realtor or the third-party warranty company directly for further information.

12.MUTUAL AGREEMENT: Access Home Inspections and Client have both had the opportunity to review this Agreement, with legal counsel if Client chooses. This Agreement shall not be construed for or against either party, but shall be construed in a neutral fashion not favoring either party.

13.RELEASE OF INSPECTION REPORT: The Inspection Report will not be released until payment has been made in full by Client. This Inspection Agreement must be signed by the Client before the inspection begins.

## Final Comments

Photos throughout the report are examples only and may not include photos of all the areas affected by the report notes.

Mold, asbestos, or lead paint like substances mentioned in this report are not confirmed and only suspect unless sampling and lab testing has been performed. We recommend lead testing for all suspected substances.

This inspection was performed as a primarily visual inspection and followed the standards of practices as set by the State of Indiana.

Please review these standards at:

[WWW.IN.GOV/LEGISLATIVE/IAC/T08780/A00010.PDF](http://WWW.IN.GOV/LEGISLATIVE/IAC/T08780/A00010.PDF)INDIANA

Access Home Inspections offers other inspection services such as:

Radon Testing

Mold Testing

Water/Well Testing

WDI (termite) Inspections

Asbestos Testing

New Home Construction Inspections

Pre Sale Inspections

Call for more information: 317-879-5509

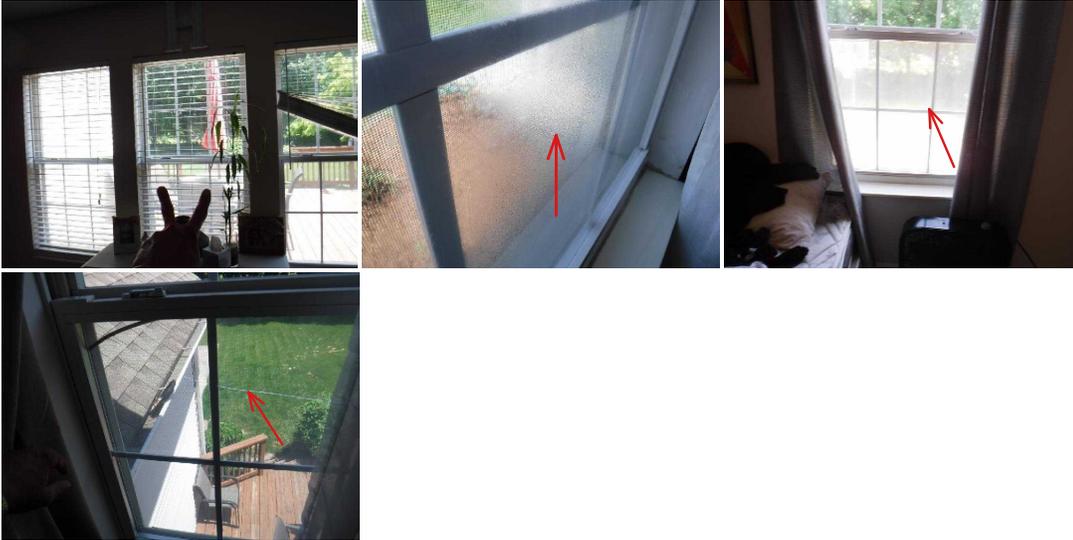
## Major Repairs: Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior:

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1. Windows: Broken Thermo-seals on multiple windows. Eight noted and one with broken glass. Recommend evaluation of all windows and repair or replace as necessary by a qualified window contractor.



### Air Conditioning:

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2. Outside AC System A/C System Operation: Minimally Functional at the time of inspection - The unit is currently in service beyond the average design life. Recommend evaluation and estimate for replacement by a qualified HVAC contractor.

Minimum differential temperature of 15 degrees. A qualified air conditioning contractor is recommended to evaluate and estimate replacement.



### Plumbing:

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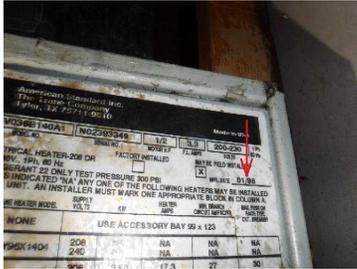
3. Basement Water Heater Water Heater Operation: Functional at time of inspection - Water heater has exceeded design life. Missing heating rod doors (safety hazard). Recommend replacement by a qualified plumber.

## Plumbing: (Continued)



## Heating System:

4. Basement Heating System Heating System Operation: Functional at the time of inspection - **Furnace existing beyond design life. Recommend evaluation and estimate for replacement by a HVAC professional.**



## Safety Hazards: Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds:

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1. Driveway: A displacement of more than 1" in height. This represents a trip hazard, recommend estimate for repair or replacement by a qualified contractor.



2. Steps/Stoops: Non conforming step risers. Trip hazard. Recommend repair/replace by a qualified contractor.



### Exterior:

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3. Exterior Electric Outlets: Loose outlet at deck. Recommend repair by a qualified electrician.



### Kitchen:

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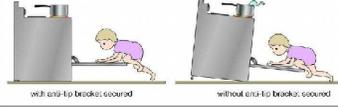
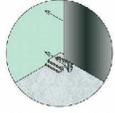
4. 1st Floor Kitchen Cooking Appliances: Stove/oven does not have tilt safety harness installed at floor. Recommend installing safety harness by a qualified contractor.

## Kitchen: (Continued)



### Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury.



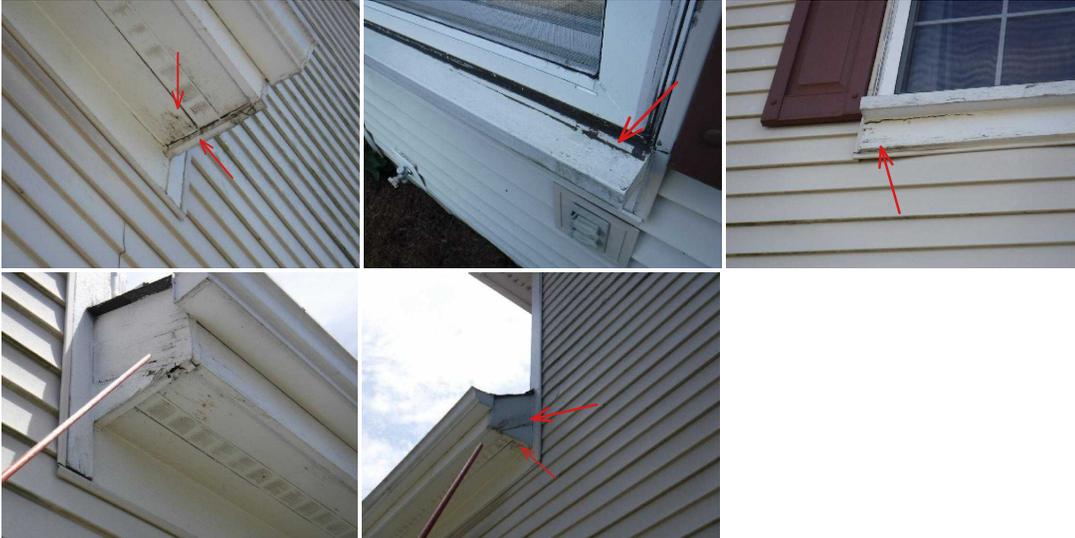
## Repairs Needed: Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior:

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1. Trim: Some rot or near rot has been found on trim. Rot found on fascia and soffits in multiple places. Recommend wood trim, soffit and fascia evaluation and repair by a qualified contractor.



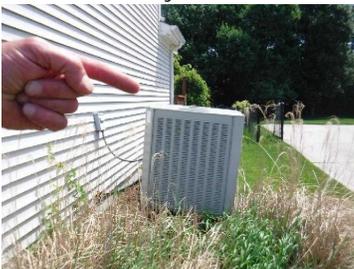
2. Hose Bibs: All hose bibs were inoperative at time of inspection. Recommend evaluation and repair by a qualified contractor.



### Air Conditioning:

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3. Outside AC System Exterior Unit: Unit not level. Recommend leveling for optimum performance.



## Repairs Needed: Summary (Continued)

4. Outside AC System Refrigerant Lines: [Torn and/or missing insulation](#). [Replace by a qualified HVAC professional](#).



### Garage/Carport:

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5. Attached Garage Garage Doors: [Damage door seal](#). [Recommend replace](#).



### Bathroom:

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6. 2nd floor main Bathroom Tub/Surround: [Drain plug inoperative](#). [Recommend replace](#).



7. Master Bathroom Toilets: [The toilet is loose at the floor and may require replacement of the wax seal and/or tightening by a qualified contractor](#).



## Repairs Needed: Summary (Continued)

### Laundry Room/Area:

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8. 1st Floor Laundry Room/Area Closet: [Door guides](#) are missing on closet sliding doors. Recommend [replace floor door guides](#).



### Kitchen:

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9. 1st Floor Kitchen Cabinets: [Broken hinge](#) on lazy susan door. [Malfunctioning hinges](#) on cabinets on each side of sink. Recommend [repair by a qualified contractor](#).



### Living Space:

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10. General Comments all Living Spaces Living Space Closet: Second floor hallway. [Missing closing hardware](#). Recommend [replace](#).

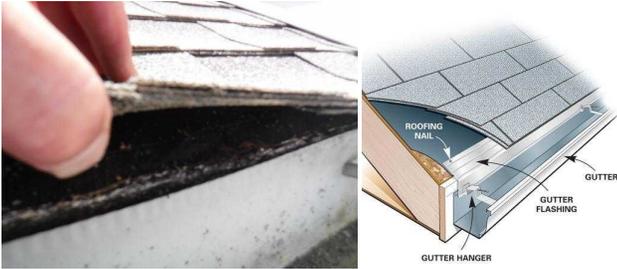


## Maintenance/Improvements: Summary

### Roof:

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1. Flashing: No flashing (edge/snow guard) installed from roof to gutters, prone to possible leaks and fascia damage due to ice damming. Recommend install flashing. (see graphics for example of proper flashing.)



### Lots and Grounds:

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2. Deck: Recommend cleaning and resealing.



### Exterior:

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3. Main Exterior Surface Type: Vinyl siding - Moss like substance on siding should be removed periodically.



4. Vents: Dryer vent extends out excessively. Recommend repair.



## Maintenance/Improvements: Summary (Continued)

### Electrical:

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5. CO2 Detector: None found at time of inspection. Recommend installation.
6. Fire Extinguishers: It is recommended that a fire extinguisher be installed on every floor, in kitchens, garages and near every entry door.

### Laundry Room/Area:

---

7. 1st Floor Laundry Room/Area Dryer Vent: It is recommended that the dryer vent be professionally cleaned prior to the first use and a minimum of annually thereafter.

### Living Space:

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8. General Comments all Living Spaces Living Space Ceiling: Basement Bonus Room. Missing light cover. Recommend replace.

Noted: This room had no HVAC vent installed.



### Basement:

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9. Main Basement Sump Pump: Submerged - Functional at the time of inspection - Recommend installation of water-powered or battery powered back-up sump pump to protect basement finishes.

Recommend installation of sealed cap and low float pump to prevent moisture/smell entry into basement.



10. Main Basement Radon Unit: The radon unit was not functional at the time of inspection. The radon discharge was too low and should discharge 8 feet above ground level. Recommend repair by a qualified contractor.

## Basement: (Continued)



## Crawl Space:

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11. North Crawl Space Moisture Barrier: Plastic moisture or vapor barrier not covering entire crawl space. Recommend adjust or add to barrier as needed.



## Not Inspected/Not Present: Summary

### General Information:

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1. General Conditions: Many areas throughout the home and garage could not be fully accessed or inspected due to home owner furnishings, belongings and stored items. We recommend additional evaluation when entire property is accessible.



### Roof:

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2. Main Roof Surface Unable to Inspect: 10% - Height of roof

### Plumbing:

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3. Service Caps: Not visible - Recommend consultation with home owner to determine location service/clean out cap.

### Attic:

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4. Above second floor Attic Unable to Inspect: 20% - Limited Access due to Insulation, duct work and roof line.

### Crawl Space:

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5. North Crawl Space Unable to Inspect: 10% - Limited Access due to plumbing and duct work.