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HomeTeam[®]

INSPECTION SERVICE

Thursday, March 28, 2019

RE: 123 Sample Drive
Anytown, IN 46112
Inspection #: XXXX

Dear Bill Sample,

On 3/28/2019 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

Andrew Coy - MI (# HI01800068)
The HomeTeam Inspection Service



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any major visual defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any major visual defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Major Visual Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage of components or determine the operating costs of systems and components. The home inspection is not a 'code inspection'. All homeowners should anticipate normal problems and expenses as a normal part of home ownership. **Things will go wrong in a home, appliances will malfunction, and you will discover additional problems over time; to expect otherwise is not realistic.**

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

SUMMARY

The following is a summary of our findings. **Please read this report, in its entirety, prior to the expiration of the home inspection contingency period in your contract.** Do not rely on this summary report. You must read the entire inspection report containing detailed descriptions of the property, its systems, and its components. This summary report is not intended to be comprehensive or to replace the home inspection report.

Section headings in the summary report are for reference purposes only and do not affect the meaning or the interpretation of the report. The order of presentation of the systems and components of the property do not reflect upon the relative importance of any system or component. You must determine the value of each system and component of the property for yourself.

**** HYPERLINKS are ACTIVE.** Click on a summary item below, and it will take you immediately to the appropriate section in the report.******

Minor Defects

1. There were opening visible at the eaves of the roof.
2. There was rust observed inside the cabinet of the furnace.
3. The condition of many of the visible plumbing pipes and fittings was poor.

Safety Concerns

1. The safety switch under the door of the furnace was defeated.
2. The condensate lines from the furnace or Heat Pump are in contact with the wet drain inlet.

Maintenance Items

1. There were minor cracks in the exterior brick.
2. There were areas of the caulking on the exterior of the home that were missing or cracked and in need of maintenance.
3. There were several areas of the wood trim, windows, soffit and fascia that are in need of painting.
4. There are areas where the landscaping mulch is too high.
5. The opening in the siding where the air conditioning or heat pump lines go through is in need of sealing to prevent water intrusion.
6. There were areas of the roof or flashing that have been coated with roofing tar.
7. The slab in the garage shows signs of settlement and is cracked.
8. A representative number of the window screens were either torn or missing.
9. The furnace filter was dirty and should be cleaned and/or replaced.
10. The cooling system was visually inspected but was not operated due to cold exterior temperatures. It is recommended that the air conditioning system be cleaned and serviced in the spring.

NOTE: It is important for clients to work closely with your real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report. Requests for reinspection of completed repairs should be in writing, accompanied with a legible copies of repair invoices from the appropriate licensed contractors. Upon receipt of this information, the reinspection will be scheduled and the reinspection report submitted.

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

As conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walkthrough shortly prior to closing, turning on all faucets, flushing toilets, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection. Any defects noted in the body of the report should be addressed by a professional in that field prior to closing.

Many of the included photos should be considered as examples of the visible deficiencies that may be present. If any item has a picture or bold text, it is not to be construed as being more or less significant than items with no picture or bold text.

The client should be aware that one of the most common and serious causes of deterioration to a home is water intrusion. HomeTeam looks for evidence of damage, as well as clues that damage may have occurred, or is imminent. However, due to recently painted or obscured areas, those clues may be hidden from us at the time of the inspection. Additionally, some areas may only show signs of leakage during periods of rain. It is imperative that you remain vigilant, looking for any signs of water intrusion, and if any are experienced, that it be repaired as soon as possible. Any concerns on your part should be referred to a qualified, licensed contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as heavy rain or very high winds, for example) is common.

CONDITIONS AND DESCRIPTION:

The approximate temperature at the time of the inspection was 55 to 60 degrees Fahrenheit, and the weather was partly clear. The utilities were on at the time of the inspection.

The inspected property consisted of a one story wood framed structure that was vacant at the time of the inspection. The age of the home, as reported by the MLS sheet, was said to be approximately less than five years old.

VACANT HOME:

Structures that have been vacant for a period of time may present unique problems when the buyer moves in. Issues with some mechanical, plumbing or electrical aspects may not present themselves during the limited time of the home inspection. Some issues only present themselves when a home is lived in for a period of time. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction upon use.

LOT AND GROUNDS:

The home was situated on a level lot. The general grade appeared to be adequate to direct rain water away from the foundation.

There was a concrete driveway located in the front of the home which led to the garage.

There was a concrete walkway leading to a concrete entry way in the front of the home. There were no major visual defects observed in the walkway or the entry way.

Photo 1



Photo 2



LANDSCAPING MULCH ON SIDING: There are areas where the landscaping mulch is too high and in contact with the siding. Even with exterior brick, mulch that is in contact with the siding can retain moisture and cause damage or insect infestation. Recommend removal of the mulch to an acceptable level.

Photo 3



TERMITE BAIT STATIONS:

INFORMATIONAL NOTE:

There were termite bait stations located around the perimeter of the house. Termite bait stations are sometimes installed as a preventative measure and sometimes used as a treatment method. Termite bait stations require regular servicing. It is recommended that you consult with the current home owner to determine if the bait stations are being regularly serviced by a pest control company.

Photo 4



PATIO:

There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

Photo 5



Photo 6



PATIO/DECK COVER:

There was a screened-in enclosure with a shingle roof over the patio. There were no major visual defects observed on the patio cover or its supports.

ROOF COVERING:

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed by walking the roof. The age of the roof covering was approximately less than five years. There was one layer of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. There were no major visual defects detected on the exterior of the roof.

Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofing contractor. Some insurance providers, adjusters or roofers are more particular than others. Our inspection states the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or major damage or wear that indicates failure is imminent. If

we note any moderate to serious curling or surface wear we recommend getting a second opinion or approval from your insurance provider regarding the roof.

Photo 7

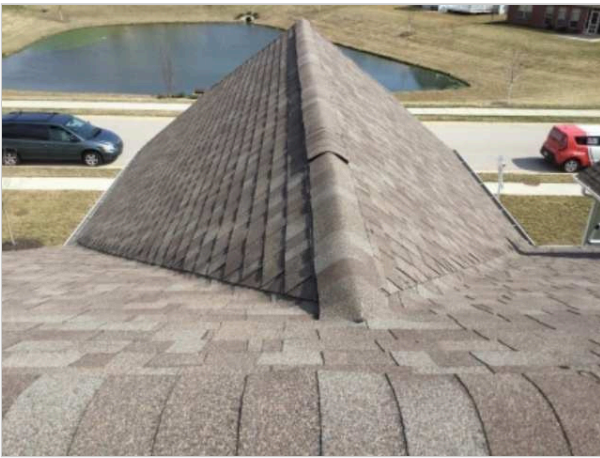


Photo 8



Photo 9

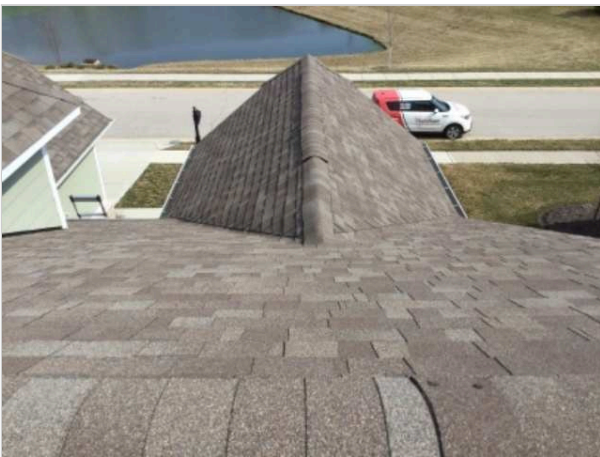


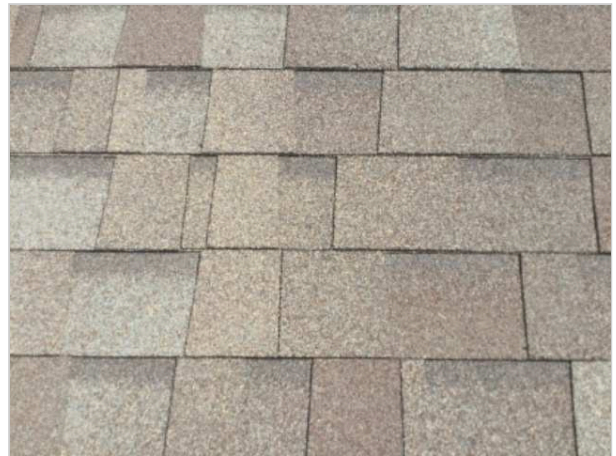
Photo 10



Photo 11



Photo 12



ROOF EAVE OPENINGS: There were opening visible at the eaves of the roof. This is a possible water or pest intrusion area. Recommend installation of drip edge or proper sealing of the areas by a licensed contractor.

Photo 13



ROOFING TAR: There were areas of the roof or flashing that have been coated with roofing tar. Roofing tar is considered a temporary repair because it will eventually dry, crack and require continued maintenance.

Photo 14



Photo 15



GUTTERS AND DOWNSPOUTS:

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

Photo 16



Photo 17



EXTERIOR AND SIDING:

The exterior of the home was covered with stone veneer and cement board siding. There were no major visual defects on the visible portions of the siding.

Photo 18



Front

Photo 19



Right side

Photo 20



Left side

Photo 21



Rear

BRICK CRACKS: There were minor cracks in the exterior brick. The brick work on the exterior of the house is not a supporting part of the structure. The cracks did not appear to be of structural significance at the time of the inspection. Recommend the cracks be monitored to determine if movement has ceased. Also recommend keeping the cracks sealed with caulking or mortar to prevent water intrusion which can cause damage to the structure over time.

Photo 22



Front

EXTERIOR CAULKING: There were areas of the caulking on the exterior of the home around the doors, trim or windows that is cracking or missing and is in need of maintenance. Recommend re-caulking the areas to prevent water intrusion and structural damage.

Photo 23



Front

Photo 24



Front

TRIM PAINTING: There were several areas of the wood trim, windows, soffit and fascia that are in need of painting. Exposed wood can deteriorate quickly if it is not painted or sealed. Painting of the wood surfaces is normal home maintenance. Recommend proper painting or sealing of the wood trim surfaces.

Photo 25



Right side

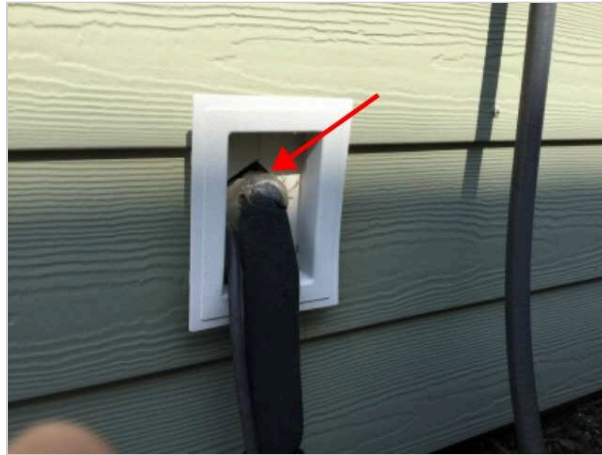
Photo 26



Rear

OPENINGS IN SIDING NEED SEALED: The opening in the siding where the air conditioning or heat pump lines go through is in need of sealing to prevent water intrusion.

Photo 27



Left side

ELECTRIC SERVICE:

The underground electric service wire entered the home on the right front wall. The electric meter was located on the right exterior wall. There were no major visual defects or safety concerns noted with the electric service.

Photo 28



WATER SERVICE

Water was supplied to the home by a municipal water supply. The water meter was located in the front yard. The main water shut off valve was located next to the main water line entry point in the garage.

Photo 29



Photo 30



GAS SERVICE

There was gas service to the home. The natural gas meter was located on the right exterior wall.

NOTE: HomeTeam did not perform leak testing of the gas piping system. Leak testing of gas piping systems is not within the scope of a home inspection. HomeTeam recommends the installation of CO monitors in all homes with gas appliances. Installation of CO monitors will improve the overall safety of your home and it's occupants.

Photo 31



FOUNDATION:

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

Photo 32



SLAB ON GRADE:

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no major visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

GARAGE:

The attached garage was designed for two cars with access provided by one overhead door. The Garage Doors of Indianapolis brand electric garage door opener was functional. The light beam automatic safety reverse feature on the garage door was functional. The concrete garage floor was not fully evaluated due to stored items. There were no major visual defects observed in the garage or the door mechanisms.

Photo 33

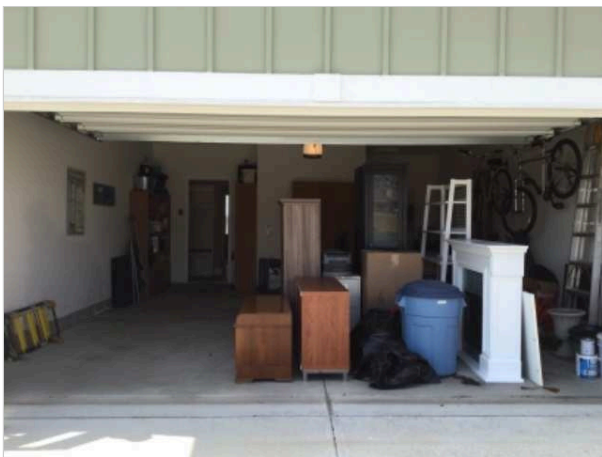


Photo 34



GARAGE STORED ITEMS:

The garage contained many stored items and/or shelves at the time of inspection, therefore, several areas were unable to be inspected.

Photo 35

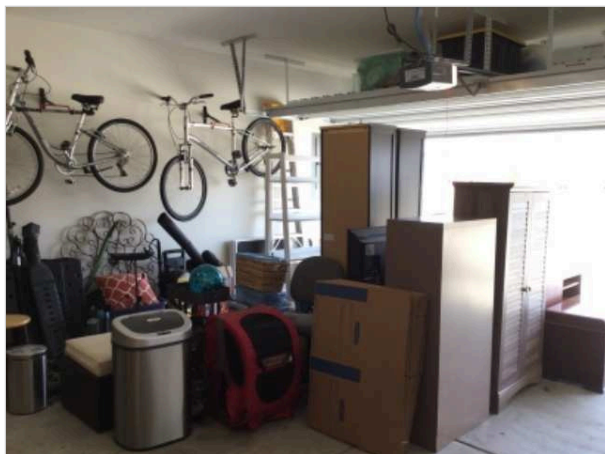
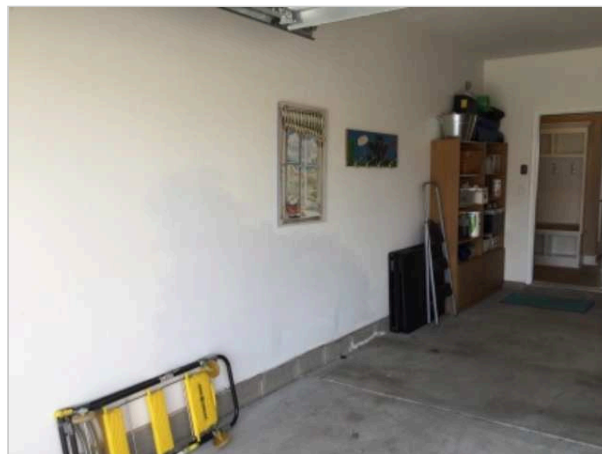


Photo 36



GARAGE SLAB: The slab in the garage shows signs of settlement and is cracked. The slab is not of structural concern to the home, and is serviceable, however repair of the concrete slab would likely fall into the major defect category.

Photo 37



FIRST LEVEL ROOMS:

The first or main level of the home consisted of a kitchen, living room, dining area, three bedrooms and two bathrooms. HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no major visual defects observed on the first level.

PLUMBING:

The visible water supply lines throughout the home were pex tubing pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines was adequate at the time of the inspection. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to an appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at a hose bib and found to be 50 to 60 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

The visible portions of the dryer vent were inspected and appeared to be adequate during the time of the inspection.

The bathroom(s) were ventilated by power ventilation fan(s).

Photo 38

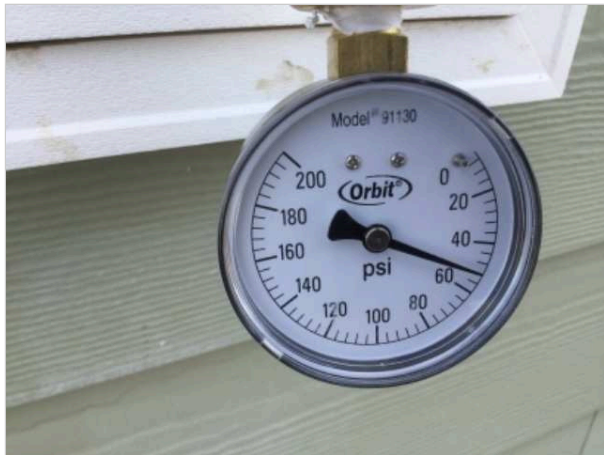


Photo 39



PIPE CONDITION: The condition of many of the visible plumbing pipes and fittings was poor. Recommend a qualified plumber to evaluate and repair to ensure no leaks occur.

Photo 40



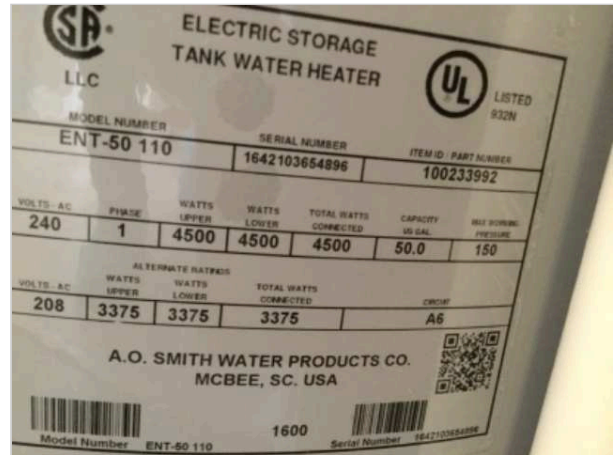
ELECTRIC WATER HEATER:

There was a 50 gallon, electric water heater located in the closet. The water heater was manufactured by A. O. Smith, model number ENT 50 110 and serial number 1642103654896. Information on the water heater indicated that it was manufactured 3 year(s) ago. A temperature and pressure relief valve (T & P valve) was present. Because of the lime build-up typical of T & P valves, we do not test them. Your safety depends on the presence of a T & P valve and a properly sized overflow pipe that terminates close to the floor. The water heater was functional.

Photo 41



Photo 42



ELECTRIC SERVICE PANEL:

The main electric service panel was a Eaton service panel, located on the garage wall with a 200 amp rated capacity. The branch circuits within the panel were copper wire. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in good condition.

NOTE: The main electric disconnect (main breaker) is located in the service panel.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects or safety concerns observed in the electrical system.

Photo 43

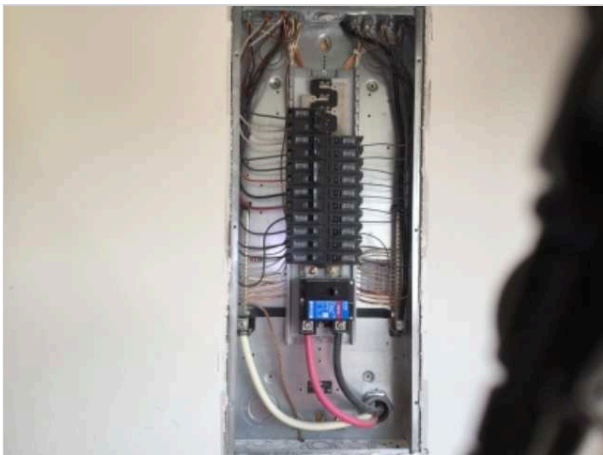


Photo 44



SWITCHES/RECEPTACLES AND FIXTURES:

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional . The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, kitchen, bathrooms and garage.

SMOKE ALARMS: There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon

File Number: **XXXX**

Address of Inspection: **123 Sample Drive**

occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. We recommend that you consult with your insurance carrier and local fire department regarding the requirements for number and placement of smoke detectors.

CARBON MONOXIDE DETECTORS: There were no carbon monoxide detectors found in the house. For safety reasons, the carbon monoxide detectors should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. We recommend that you consult with your insurance carrier and local fire department regarding the requirements for number and placement of carbon monoxide detectors.

Photo 45



INTERIOR WALLS AND CEILINGS:

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

WINDOWS AND DOORS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, single hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

WINDOW SCREENS TORN OR MISSING: A representative number of the window screens were missing. Recommend repair or replacement of the damaged or missing screens.

KITCHEN:

COUNTER TOP:

The stone counter tops in the kitchen were in good condition.

CABINETS:

The kitchen cabinet doors and drawers were inspected and appeared to be functional.

Photo 46



RANGE/OVEN/COOK TOP:

The Frigidaire electric range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Photo 47



MICROWAVE/VENT HOOD:

The Frigidaire range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

Photo 48



REFRIGERATOR:

The Maytag refrigerator was inspected and did appear to be functional. The temperatures in the refrigerator and freezer section were 38 degrees F and 0 degrees F respectively. The temperature setting, water dispenser and ice maker, if present, are not within the scope of the inspection.

Photo 49



DISHWASHER:

The Frigidaire dishwasher was tested and did appear to be functional. Dishwashers are observed through a complete cycle and are only checked to see that they fill and drain. The efficiency of the wash cycle is not within the scope of this inspection.

Photo 50



DISPOSAL:

The Moen disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

ATTIC AND ROOF STRUCTURE:

The attic was accessed through a scuttle in the garage . The attic above the living space was insulated with loose-fill insulation, approximately 14-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four -inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

Because of the configuration of the trusses and the ductwork, and depth of the insulation, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

Photo 51

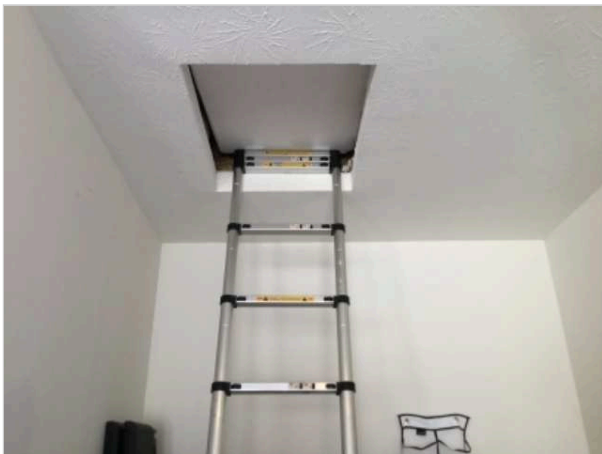


Photo 52

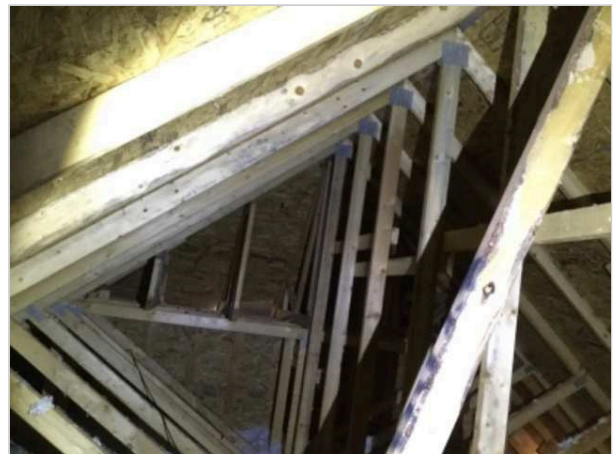


Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



HEATING SYSTEM:

The heating, ventilating and air conditioning systems were inspected by the HomeTeam Master Inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The home was heated by a Bryant natural gas forced air furnace, Serial Number 3516A59800, Model Number 912SC48060S17, which is 3 year(s) old. The unit was located in the closet of the home. The gross input rating is 60,000 BTUH.

NOTE: Disassembly of the furnace is not within the scope of an inspection. The viewing area of heat exchangers is limited and testing for carbon monoxide was not done. This inspection states the general condition, age and operation of the unit. HVAC contractors can perform inspections that are more in depth including inspection and testing of the heat exchanger for corrosion which can cause carbon monoxide to leak into the homes' air stream.

Termination of HVAC condensate lines was not raised above the floor drain or drain inlet. The HVAC condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The heating system was functional.

Photo 59

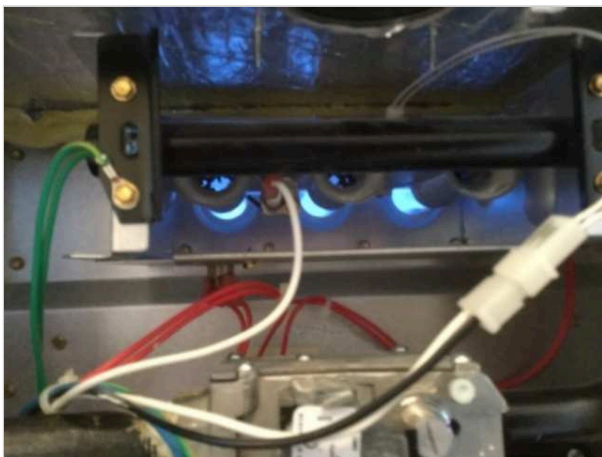


Photo 60



Photo 61



Photo 62



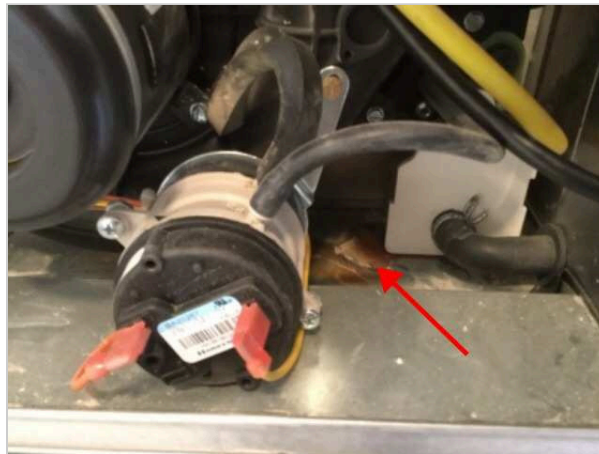
SAFETY SWITCH DEFEATED: The safety switch under the door of the furnace was defeated. It is recommended that the switch be in working order for your safety.

Photo 63



RUST IN FURNACE: There was rust observed inside the cabinet of the furnace. This could indicate a condensation leak or vent pipe issue. The unit should be cleaned and serviced by a licensed HVAC professional.

Photo 64



CONDENSATE LINES: The condensate lines from the furnace or Heat Pump are in contact with the wet drain inlet. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

Photo 65



AIR CONDITIONER:

The electric outdoor air conditioner condensing unit was a Bryant, Model Number BA13NA036-C and Serial Number 4916X60058. The unit is located on the left side of the home. This unit is approximately 3 year(s) old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling system was not tested.

Photo 66



Photo 67



AIR CONDITIONING NOT TESTED: The cooling system was visually inspected but was not operated due to cold outdoor temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, operation of the cooling system could damage the compressor. It is recommended that the system be cleaned and serviced in the spring.

FURNACE FILTERS:

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

Photo 68



DIRTY FURNACE FILTER: The furnace filter was dirty and should be replaced.

ANCILLARY INSPECTIONS:

WOOD DESTROYING INSECT INSPECTION:

An inspection for wood destroying insects was performed at your request. This inspection conforms to the licensing and inspection protocol of the State of Indiana. The report is attached separately.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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