



SUMMARY

8211 Yorkridge Dr, Newburgh, IN
47630

JoAnn Hendrickson
11/24/2025

(All notes "per seller")

Repair Notes
in Summary
only

Von Lamey
InterNACHI Certified Professional
Inspector, IAC2 Certified Mold Inspector,
NRSB Certified Radon Measurement
Specialist
Precision Home Inspections



812-480-5126
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2.2.1 Siding, Flashing & Trim CRACKING - MINOR

BACK LEFT

Siding had cracks in one or more places. This may be a result of an impact or temperature changes. Recommend a qualified professional evaluate and repair as necessary.

Recommendation
Contact a qualified professional.

Seller addressing

(Contractor says needs
to be above 50°)



Maintenance Item



2.3.1 Exterior Doors CAULKING NEEDED

One or more areas around exterior doors was missing caulking. This can lead to moisture intrusion around the door frame. Recommend a qualified handyman apply caulk or sealant.

Recommendation
Contact a handyman or DIY project

Seller addressing

(needs above 50°)



Maintenance Item



2.4.1 Decks, Balconies, Porches & Steps NO BALLUSTERS

Balusters were not present on handrails. This can create a fall hazard. Recommend a qualified carpentry contractor install balusters for safety.

Recommendation
Contact a qualified carpenter.



Safety Hazard



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

BACK

Grading was sloped toward the structure in areas. This could lead to water intrusion and foundation issues. Recommend a qualified landscaper regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Recommendation



French Drain installed yrs. ago. No water intrusion since, Drain does not require leaves to be kept clear.

2.6.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to help prevent damage.

Recommendation

Contact a qualified tree service company.



Recommendation



Seller addressing

2.6.3 Vegetation, Grading, Drainage & Retaining Walls

RETAING WALL LEANING

Retaining wall was leaning at the time of the inspection. This may indicate the wall was not supported properly when built. This may cause the wall to further deteriorate. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



Recommendation



Seller reports wall made of 3 parts per piece and not likely to move.

2.7.1 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

Walkway had areas of elevation that may create a trip/fall hazard. Recommend a qualified concrete contractor repair.

Recommendation

Contact a qualified concrete contractor.



Safety Hazard



3.1.1 Coverings
ORGANIC GROWTH
FRONT & BACK

 Recommendation

Organic growth present on roof covering at the time of the inspection. This can cause moisture to become trapped on the asphalt shingle and reduce the life expectancy of the roof covering. Recommend a qualified roof cleaning company clean the roof surface.

Recommendation
Contact a qualified professional.



3.1.2 Coverings
TREE DEBRIS
ALL ROOF SURFACES

*Seller addressed
(debris removed)*

 Maintenance Item

Roof had tree debris on the surface. Debris can trap moisture on the asphalt shingle and reduce life expectancy. Recommend having debris removed from roof surface.

Recommendation
Contact a handyman or DIY project



3.2.1 Roof Drainage Systems

DEBRIS



Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



When the leaves start falling outside your home, it affects what's happening in your basement or crawl space.



Recommendation

Contact a handyman or DIY project

4.1.1 Foundation

WATER INTRUSION



FRONT LEFT BASEMENT

Evidence of moisture intrusion on the surface of the wall in the basement. This can compromise the soil's ability to stabilize the structure. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.

Former leak; remedied w/ French Drains.



4.2.1 Basements & Crawlspaces

EFFLORESCENCE



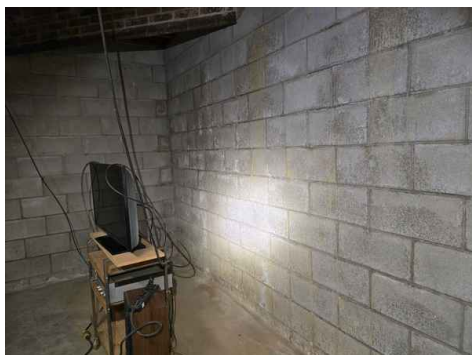
BASEMENT

Efflorescence noted on the basement surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct.

Recommendation

Contact a qualified professional.

Treated w/ mold Killer by contractor



4.2.2 Basements & Crawlspaces

FLOOR JOISTS DAMAGED

BACK LEFT BASEMENT

Floor joists were damaged at the time of the inspection. This can cause floors to sag and become unlevel. Recommend a qualified carpentry contractor repair.

Recommendation

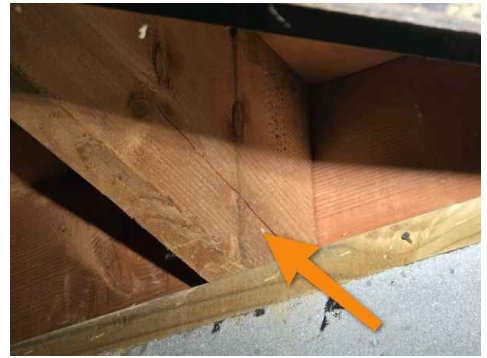
Contact a qualified carpenter.

*Seller
Addressed*

*Have been
sistered / repaired*



Recommendation



4.2.3 Basements & Crawlspaces

UNSUPPORTED FOUNDATION

BACK RIGHT

Areas in crawlspace had area of unsupported masonry block or concrete. Recommend a qualified structural engineer evaluate to determine structural stability.

Recommendation

Contact a qualified structural engineer.

*Seller
Addressed*

*Seller reports area
approx. 7'x11'*

*Contractor installed vapor
barrier + believes support is adequate*



Safety Hazard



4.4.1 Floor Structure

EVIDENCE OF WATER INTRUSION

BASEMENT

There were signs of water intrusion at the floor structure. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation

Contact a qualified professional.

*Former leak;
Remedied w/ French
Drain*



Safety Hazard



4.4.2 Floor Structure

CRACKING - MINOR

Minor cracking was observed on the basement floor structure. Recommend sealing cracks to help prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project

*Seller
Addressed
w/ Contractor*



Maintenance Item



4.5.1 Wall Structure

ORGANIC GROWTH

BEHIND WATER HEATER

Observed signs of organic growth on one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



Safety Hazard



Seller Addressed

**Contractor treated*

4.6.1 Ceiling Structure

ORGANIC GROWTH

THROUGHOUT BASEMENT

Observed signs of organic growth on one or more areas of the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



Safety Hazard

Seller addressed

**contractor treated*



4.6.2 Ceiling Structure

MISSING JOIST SUPPORTS

BASEMENT ABOVE STAIRS

Joist supports or hangers were missing at the time of the inspection. This may cause weakness in the structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



Recommendation

Seller addressed.

Contractor added hangers



5.3.1 Distribution Systems

INSULATION DAMAGED

Insulation damaged on supply duct. Recommend repairing loose insulation.

Recommendation

Contact a handyman or DIY project



Recommendation

Seller addressed.

loose insulation secured



6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Maintenance Item

RIGHT AC UNIT

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a handyman or DIY project

*Seller addressed.
Replaced/Repaired*



6.1.2 Cooling Equipment

NEEDS SERVICE/CLEANING



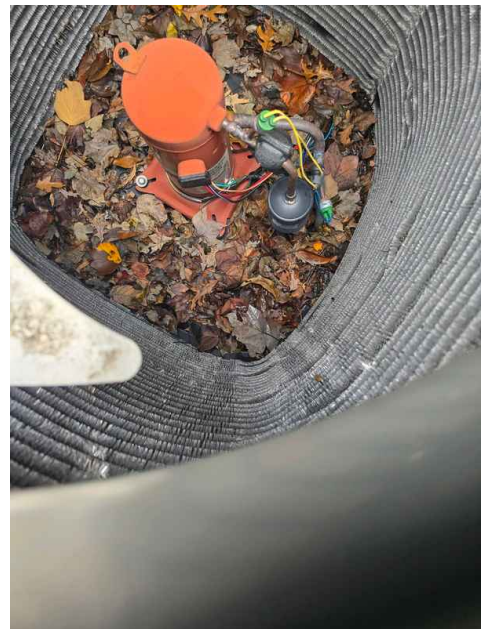
Maintenance Item

Exterior air conditioning unit was in need of service/cleaning. Recommend a qualified HVAC professional service.

Recommendation

Contact a qualified HVAC professional.

*Seller addressed.
Cleaned*



7.3.1 Water Supply, Distribution Systems & Fixtures

PLUMBING HARDWARE NOT WORKING



Maintenance Item

2ND FLOOR RIGHT BATHROOM

One or more plumbing hardware devices were not working at the time of the inspection. Recommend a qualified plumber replace or repair.

*Seller addressed.
Charged to rubber stopper*

Recommendation
Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

PLUMBING HARDWARE MISSING OR DAMAGED

2ND FLOOR RIGHT BATHROOM

Plumbing hardware was missing at the time of the inspection. Recommend a qualified plumbing contractor install new plumbing hardware.

Recommendation
Contact a qualified plumbing contractor.



*seller addressed.
Screw replaced*

7.4.1 Hot Water Systems, Controls, Flues & Vents

TPR VALVE TOO SHORT



The TPR (Temperature Pressure Release) Valve pipe was too short. The TPR valve pipe should be no more than 6 inches from the floor surface. This will help prevent a burn hazard from very hot water. Recommend a qualified plumbing contractor install TPR valve pipe with proper floor clearance.

Recommendation
Contact a qualified plumbing contractor.



*seller addressed.
Longer TPR valve
installed*

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

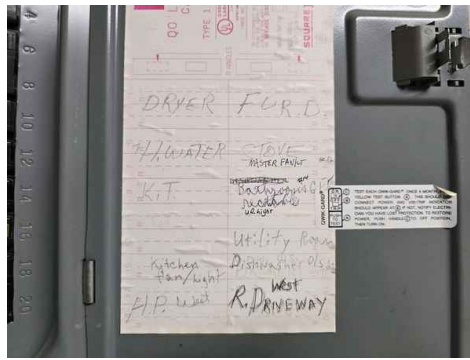
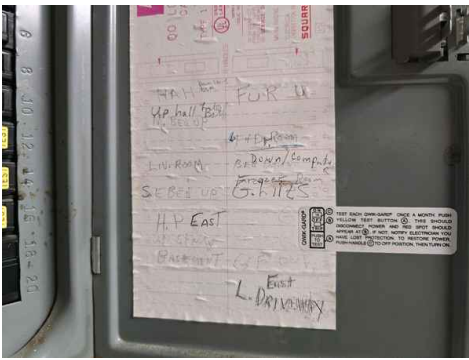
MISSING LABELS ON PANEL



At the time of inspection, panel was missing labeling. Recommend a qualified electrical contractor identify and map out locations.

Recommendation
Contact a qualified electrical contractor.

*seller
addressing*



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

IMPROPERLY BONDED

Improper or no bonding at the time of the inspection. Inspector was unable to identify proper bonding. Recommend a qualified electrical contractor evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



seller addressing

8.3.1 Branch Wiring Circuits, Breakers & Fuses

NEUTRAL AND GROUND UNDER SAME LUG

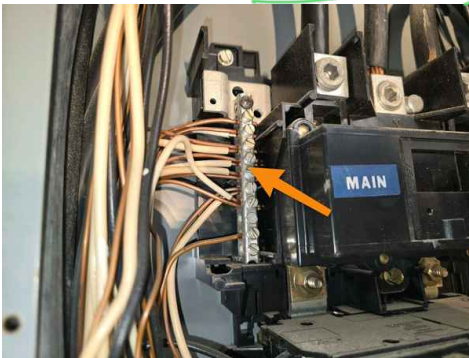
Neutral wires and ground wires were secured under the same lug at the time of the inspection. Neutral wires and ground wires should have their own lug. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



Recommendation



seller addressing

8.3.2 Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRES INSIDE ELECTRICAL PANEL

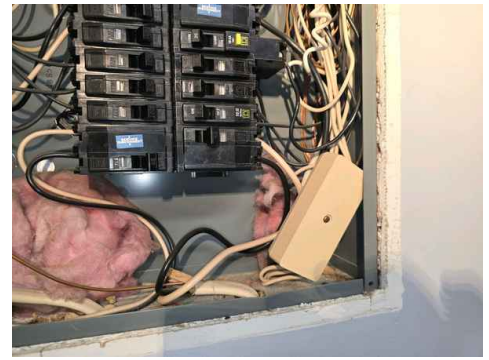
Low voltage wires located inside electrical panel. Class 2 conductors should not be mixed with service conductors inside the panel. Recommend a qualified electrical contractor evaluate and remedy.



Safety Hazard

seller addressing

Recommendation
Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

BASEMENT

One or more receptacles, boxes or fixtures were missing a cover plate. This may create a short and shock risk. Recommend a qualified electrical contractor install cover plates.

Recommendation
Contact a qualified electrical contractor.

Seller addressed.

Corrected



8.4.2 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

FRONT ENTRY HALLWAY

One or more outlets indicated "Open Ground". Outlets that are not grounded can create a shock hazard. Recommend a qualified electrical contractor outlets and remedy.

Here is a link with more information about ungrounded outlets:

[Information About Ungrounded Receptacles and Ways to Repair](#)

Recommendation
Contact a qualified electrical contractor.

Seller Addressing



Safety Hazard



8.4.3 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

MASTER BATHROOM BACK WALL

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation
Contact a qualified electrical contractor.

Seller Addressing



Safety Hazard



8.4.4 Lighting Fixtures, Switches & Receptacles

MISSING JUNCTION BOX

NEAR UPPER ATTIC ENTRANCE

Junction box was missing at the time of the inspection. Recommend a qualified electrical contractor house wires in a new junction box.

Recommendation

Contact a qualified electrical contractor.

*Seller
Addressed.
Corrected*



Safety Hazard



8.4.5 Lighting Fixtures, Switches & Receptacles

FAN INOPERABLE

FIREPLACE ROOM

Ceiling fan was not working at the time of the inspection.

Recommend a qualified handyman repair.

Recommendation

Contact a qualified handyman.

Seller Addressing



Maintenance Item



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

UNDER KITCHEN SINK, LAUNDRY ROOM

No GFCI protection present. Recommend a licensed electrician upgrade by installing ground fault receptacles in proper locations to help prevent shock hazard.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

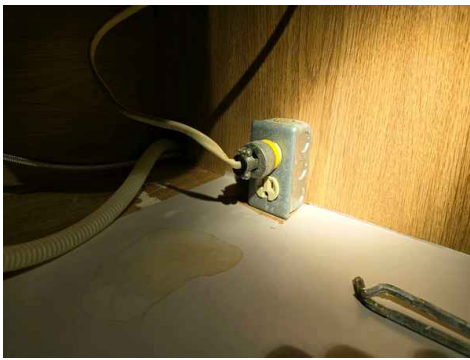
Recommendation

Contact a qualified electrical contractor.

Seller Addressing



Safety Hazard



8.6.1 Smoke Detectors

INADEQUATE COVERAGE

 Recommendation

There was an inadequate number of smoke detectors. Recommend a qualified handyman install additional smoke detectors. Smoke detectors are recommended in the main living area, hallways, and bedrooms.

Recommendation

Contact a handyman or DIY project

*Seller adding
smoke detectors in 6 rooms*

10.3.1 Exhaust Systems

DRYER VENT DETACHED

 Recommendation

BACK RIGHT

Dryer vent was detached at the time of the inspection. Recommend a qualified handyman re-attach and seal dryer vent.

Recommendation

Contact a qualified handyman.

*Seller Addressed.
Corrected*



10.4.1 Roof Decking

MOISTURE / STAINING

 Recommendation

BACK LEFT & RIGHT ATTIC

Areas of the roof decking showed signs of water intrusion. There was no active moisture at the time of the inspection. Recommend a qualified roofing contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



11.1.1 Doors

DOORS DID NOT LATCH

 Maintenance Item

1ST FLOOR CENTER ROOM

Doors did not latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project

*Seller
Addressed.
Corrected*



11.2.1 Windows

WINDOW TRIM STAINS

FRONT LEFT ROOM

Water staining observed around window trim areas. Recommend a qualified window contractor evaluate for moisture and repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

*From ice dam yrs. ago. No current
leakage*



Recommendation



11.4.1 Walls

MINOR CORNER CRACKS

2ND FLOOR LEFT ROOM

Minor cracks at the corners of doors and windows in walls. This may be the result of long-term settling. Some settling is not unusual but should be evaluated by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.

*House evaluated
after 2005 tornado + seller
told normal settling.*



Maintenance Item



11.4.2 Walls

ORGANIC GROWTH

CLOSET NEAR 1ST FLOOR BATHROOM

Evidence of organic growth on wall structure. Recommend a qualified mold inspector sample and send to lab for testing.

Recommendation

Contact a qualified mold inspection professional.

*Seller
addressed.
Treated*



Recommendation



11.4.3 Walls

PAINT CRACKING

2ND FLOOR FRONT BATHROOM

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



11.6.1 Steps, Stairways & Railings

NO BALUSTERS

There were no balusters present on the stairwell. Recommend carpentry contractor install balusters to prevent fall hazard.

Recommendation

Contact a qualified carpenter.



12.1.1 Dishwasher

NO HIGH LOOP

KITCHEN

There was no high loop present from the dishwasher. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.



*Seller addressed.
Corrected.*



13.1.1 Ceiling

PEELING/CRACKING

GARAGE

Garage ceiling showed signs of peeling and/or cracking. This may be due to moisture. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.



13.2.1 Floor

CRACKING - MINOR



Minor cracking was evident on the garage floor at the time of the inspection. Recommend monitoring or sealing any open cracks.

Recommendation
Recommended DIY Project

Seller
addressed.

Sealed.





No repairs noted
on Main Report.

* See Summary for all repair notes.

PRECISION HOME INSPECTIONS

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RESIDENTIAL REPORT

8211 Yorkridge Dr
Newburgh, IN 47630

JoAnn Hendrickson

11/24/2025



Inspector

Von Lamey

InterNACHI Certified Professional
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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- 🔧 2.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- 🔧 2.3.1 Exterior - Exterior Doors: Caulking Needed
- ⚠️ 2.4.1 Exterior - Decks, Balconies, Porches & Steps: No Ballusters
- ⚠️ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⚠️ 2.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⚠️ 2.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Leaning
- ⚠️ 2.7.1 Exterior - Walkways, Patios & Driveways: Walkway Trip Hazard
- ⚠️ 3.1.1 Roof - Coverings: Organic Growth
- 🔧 3.1.2 Roof - Coverings: Tree Debris
- 🔧 3.2.1 Roof - Roof Drainage Systems: Debris
- ⚠️ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- ⚠️ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- ⚠️ 4.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Floor Joists Damaged
- ⚠️ 4.2.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Unsupported Foundation
- ⚠️ 4.4.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
- 🔧 4.4.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Cracking - Minor
- ⚠️ 4.5.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Organic Growth
- ⚠️ 4.6.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Organic Growth
- ⚠️ 4.6.2 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Missing Joist Supports
- ⚠️ 5.3.1 Heating - Distribution Systems: Insulation Damaged
- 🔧 6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
- 🔧 6.1.2 Cooling - Cooling Equipment: Needs Service/Cleaning
- 🔧 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Plumbing Hardware Not Working
- 🔧 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Plumbing Hardware Missing or Damaged
- ⚠️ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve Too Short



8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel



8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improperly Bonded



8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Neutral and Ground Under Same Lug



8.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Low Voltage Wires Inside Electrical Panel



8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing



8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground



8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity



8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Missing Junction Box



8.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Fan Inoperable



8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed



8.6.1 Electrical - Smoke Detectors: Inadequate Coverage



10.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Vent Detached



10.4.1 Attic, Insulation & Ventilation - Roof Decking: Moisture / Staining



11.1.1 Doors, Windows & Interior - Doors: Doors Did Not Latch



11.2.1 Doors, Windows & Interior - Windows: Window Trim Stains



11.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks



11.4.2 Doors, Windows & Interior - Walls: Organic Growth



11.4.3 Doors, Windows & Interior - Walls: Paint Cracking



11.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Balusters



12.1.1 Built-in Appliances - Dishwasher: No High Loop



13.1.1 Garage - Ceiling: Peeling/Cracking



13.2.1 Garage - Floor: Cracking - Minor

1: INSPECTION DETAILS

Information

Inspection Overview: Type of Building

Single Family



Inspection Overview: Style

Multi-level



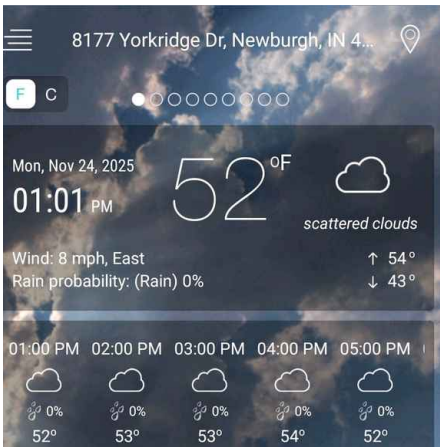
Inspection Overview: In Attendance

Home Owner



Inspection Overview: Temperature (approximate)

52 Fahrenheit (F)



Inspection Overview: Weather Conditions

Cloudy, Cool

Important Inspection Reminders: Important Inspection Reminder

This is a reminder that your home inspection is a non-invasive, visual inspection of the accessible systems of the property. Inspectors make every effort to see all accessible, visible systems of the home. Keep in mind, there are areas where access is restricted based on the construction of the home. For example, attic areas near eaves and soffit vents can only be viewed from a distance. Inspectors provide picture(s) of their findings in your report. A picture of a finding may be in one area but is intended to be representative of the overall condition of the space inspected. An example would be a picture of standing water in a crawlspace. A single picture can represent the condition that exists within the area of the crawlspace. A picture indicates the inspectors finding(s) for that particular defect. It is not reasonable to insert a picture of every section of the space affected.

Important Inspection Reminders: Items Not Inspected And Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected in a standard Indiana home inspection, such as, but not limited to: fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, sprinkler systems, alarm and/or intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on for the sake of evaluation. I do not know why a component may be shut down and cannot be liable for damages that may result from activating said components/appliances.

Also not reported are the causes of the need for a repair; the methods, materials, and costs of corrections; recalled appliances, items, and/or components; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; the insurability of the structure or any of its items or components, any component or system that was not observed; calculate the strength, adequacy, design, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or can be dangerous to the home inspector or other persons; operate any system or component that is shutdown or otherwise inoperable; operate any system that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.) cockroaches, rodents, bats, pesticides, fungus, treated lumber, Chinese drywall, mercury, or Carbon Monoxide (CO).

Important Inspection Reminders: Important Notes

Note: Southwest Indiana can get a lot of rain at times, this was true in 2025 as we experienced historic rainfall amounts early in the year. Although we do enjoy many sunny days, when it rains, it pours and occasionally the daily rainfall is exceptionally high. During dry periods, many conditions visible following rains were not apparent at the time of the inspection. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: This inspection is not an official code compliance inspection as only a local municipality Building Inspections Department can perform an official code compliance inspection.

Note: Read the [Indiana Standards of Practice](#) for an insight into the scope of the inspection. In other words, a list of what is included in a standard home inspection and what is not included, as required by the State of Indiana for all licensed home inspectors.

Note: This inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended.

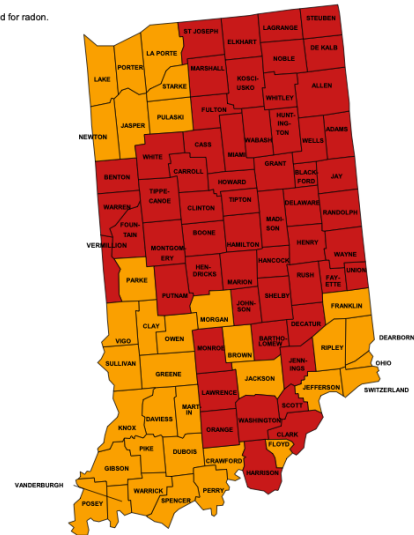
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Note: For purposes of this report, all directional references (left, right, back, front) are based on when facing the front of the structure as depicted in the cover image.

The U.S. Environmental Protection Agency, the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that all homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels mitigated if elevated radon concentrations are found. Every buyer of any interest in residential property is hereby notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. All homes should be tested regardless of geographic location or foundation type. Radon, a Class-A Human Carcinogen, is the leading cause of lung cancer among non-smokers and the second leading cause overall. Here is a link from the American Lung Association with information about [Radon in Indiana](#).

<http://www.epa.gov/radon/zonemap.html>

All homes should be tested, regardless of zone designation.



Zone 1 Zone 2 Zone 3

Inspection Overview: Inspection Overview

Precision Home Inspections strives to perform all inspections in substantial compliance with the Indiana Standards of Practice. As such, I inspected the structures' readily accessible, visually observable, installed systems and components as designated in these Standards of Practice. When systems or components designated in the Indiana Standards were present but not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive, nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the Standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **The inspector always recommends all items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period before finalizing the purchase** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" inspection.

Unless the buyer or building owner is a qualified professional, all investigation, evaluation and repairs should be done by another qualified party. It is not the recommendation of the inspector or it's associates for the buyer or building owner to make the repairs themselves.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of the inspection. **This inspection cannot predict future conditions or determine if latent or concealed defects exist.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. I would not identify a possible deficiency based on an assumption of existing conditions, but based on visual observation only on the day of the inspection. The limit of liability of the inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time, differing weather conditions, and possible occupancy may create or reveal deficiencies that were not present at the time of the inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath of behind sinks, tubs, and toilets, the walls, doors, and flooring, may be damaged during moving etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Seller's Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty was is not provided by the seller(s), your Realtor can advise you of companies that offer them.

IMPORTANT NOTE: Many other ideas or opinions exist as to what or how something should be done, installed or operated. The buyer or client is free to consult whomever they choose after the inspection. But, the inspector is in no way bound to the opinions or advice of others. **The client agrees the inspector cannot and will not be held responsible by the client or any other party for the opinions of others or codes applied in in a municipality when they differ from the opinion of the home inspector.**

Reasonable Expectations: This report and inspection are not intended to discover or comment on every item that is in need of repair or is defective, or could lead to defects. This inspection and report are not intended to report on the presence or possible presence of rodents, bats, wild animals or other types of pests not associated with wood-destroying insects.

If a specialist is brought in and estimates are sought to bring a component or system up to current code, safety regulation(s), or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a "visual only" inspection under our Standards of Practice.

Inspection Overview: Occupancy

Vacant



2: EXTERIOR

Information

General: Inspection Method
Visual



Decks, Balconies, Porches & Steps: Appurtenance
Front Porch



Decks, Balconies, Porches & Steps: Material
Concrete



Eaves, Soffits & Fascia: Eaves, Soffit & Fascia

Eaves, Soffit and Fascia condition at the time of the inspection.



Vegetation, Grading, Drainage & Retaining Walls: Downspout Drainage

Downspouts diverting water away from the foundation/structure.



Walkways, Patios & Driveways: Patio Material
Concrete



Siding, Flashing & Trim: Siding Material
Brick, Wood



Exterior Doors: Exterior Entry Doors

Aluminum, Sliding, Glass, Steel



Walkways, Patios & Driveways: Driveway Material

Concrete, Stone



Walkways, Patios & Driveways: Walkway Material

Wood, Stone



Limitations

Walkways, Patios & Driveways

NOT OBSERVABLE

Portions of exterior driveway, walkway and/or patio were not viewable.



Deficiencies

2.2.1 Siding, Flashing & Trim

CRACKING - MINOR

BACK LEFT

Siding had cracks in one or more places. This may be a result of an impact or temperature changes. Recommend a qualified professional evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



Maintenance Item



2.3.1 Exterior Doors

CAULKING NEEDED

One or more areas around exterior doors was missing caulking. This can lead to moisture intrusion around the door frame. Recommend a qualified handyman apply caulk or sealant.

Recommendation

Contact a handyman or DIY project



Maintenance Item



2.4.1 Decks, Balconies, Porches & Steps

NO BALLUSTERS

Balusters were not present on handrails. This can create a fall hazard. Recommend a qualified carpentry contractor install balusters for safety.

Recommendation

Contact a qualified carpenter.



Safety Hazard



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

BACK

Grading was sloped toward the structure in areas. This could lead to water intrusion and foundation issues. Recommend a qualified landscaper regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Recommendation





TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to help prevent damage.

Recommendation

Contact a qualified tree service company.



RETAINING WALL LEANING

Retaining wall was leaning at the time of the inspection. This may indicate the wall was not supported properly when built. This may cause the wall to further deteriorate. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



WALKWAY TRIP HAZARD

Walkway had areas of elevation that may create a trip/fall hazard. Recommend a qualified concrete contractor repair.

Recommendation

Contact a qualified concrete contractor.



3: ROOF

Information

Inspection Method

Roof Edge, Ladder, Ground,
Binoculars

Roof Type/Style

Gable

Roof Drainage Systems: Gutter

Material

Aluminum



Flashings: Material

Aluminum

Coverings: Material

Asphalt



Skylights, Chimneys & Other Roof Penetrations: Roof Vents & Penetrations



Limitations

UNSAFE CONDITIONS

Inspector unable to walk certain areas of roof structure. Variables that impact the ability of inspectors to walk roof surfaces include: 1. Weather conditions (high or gusty winds, rain, ice, snow,...); 2. Steep roof slope; 3. Roof decking condition; 4. Roof surface condition (especially metal roofs); 5. Loose/weak gutters; 6. Unstable ground surface that does not allow safe placement of a ladder.

Inspectors strive to walk all roof surfaces because first-eye view is always the best inspection method. However, safety is always the determining factor when deciding whether or not to walk a roof surface.



Deficiencies

3.1.1 Coverings

ORGANIC GROWTH

FRONT & BACK

Organic growth present on roof covering at the time of the inspection. This can cause moisture to become trapped on the asphalt shingle and reduce the life expectancy of the roof covering. Recommend a qualified roof cleaning company clean the roof surface.

Recommendation

Contact a qualified professional.



Recommendation



3.1.2 Coverings

TREE DEBRIS

ALL ROOF SURFACES

Roof had tree debris on the surface. Debris can trap moisture on the asphalt shingle and reduce life expectancy. Recommend having debris removed from roof surface.

Recommendation

Contact a handyman or DIY project



Maintenance Item



3.2.1 Roof Drainage Systems

DEBRIS

 Maintenance Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



Recommendation

Contact a handyman or DIY project

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material
Masonry Block



Vapor Retarders: Vapor Retarder
None



Floor Structure:
Basement/Crawlspace Floor
Concrete



Wall Structure: Wall Structure
OSB



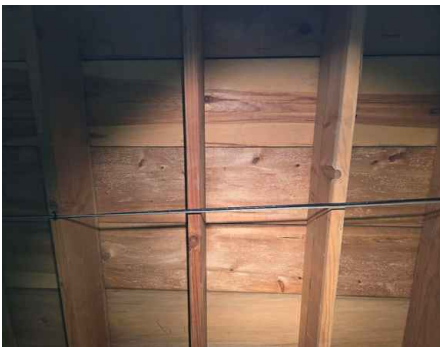
Ceiling Structure: Material
Wood Joists



Ceiling Structure: Flooring
Insulation
None



Ceiling Structure: Sub-floor
Plank



Inspection Method

Visual, Basement



Basements & Crawlspaces: Keeping Moisture Out of Your Basement or Crawl Space

Getting groundwater under control is the best way to keep water out of a crawl space or basement. Here are some methods for doing that:

1. Your yard should slope away from the foundation. If it doesn't, water may pool around the foundation and get into the crawl space. If you're not up to doing this job yourself, a landscaper may be able to help.
2. Clean your gutters regularly – If your home's gutters are clogged, water will spill over the side of the house and into the soil around the foundation. This is where you don't want it.
3. Install downspout extensions – Sometimes, downspouts are too short and release water next to the foundation where it sinks into the soil. Downspout extensions are inexpensive, easy to install, and will channel water away from the foundation before releasing it.
4. Install a drain tile system – When it comes to waterproofing, a drain tile system is a gold standard. Unlike other waterproofing solutions, a drain tile system doesn't simply create a barrier to prevent water from entering the crawl space. Instead, it removes excess moisture in the soil.
5. A crawl space vapor barrier can go a long way toward making your home healthier and more comfortable, provided you don't have any unaddressed drainage issues.

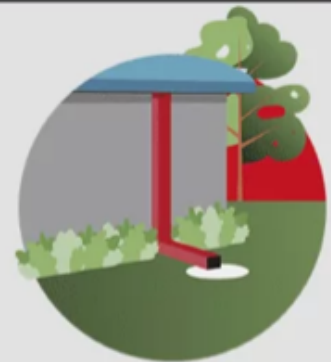
OTHER WAYS TO KEEP MOISTURE OUT OF YOUR CRAWL SPACE



DOWNSPOUT AND
BUBBLER POT



DRAIN TILE SYSTEM



DOWNSPOUT EXTENSION



PROPERLY GRADED YARD



CLEAN GUTTER

Limitations

General

CRAWLSPACE - INACCESSIBLE

Crawlspace opening was not sufficient to safely access the crawlspace.



Deficiencies

4.1.1 Foundation

WATER INTRUSION

FRONT LEFT BASEMENT

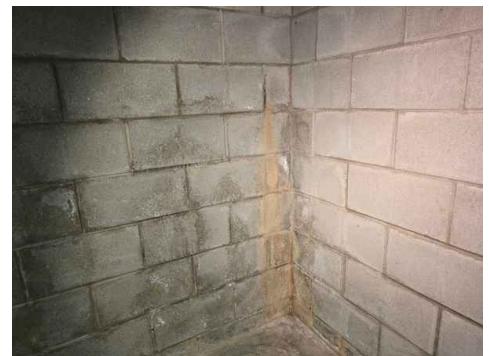
Evidence of moisture intrusion on the surface of the wall in the basement. This can compromise the soil's ability to stabilize the structure. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.



Safety Hazard



4.2.1 Basements & Crawlspaces

EFFLORESCENCE

BASEMENT

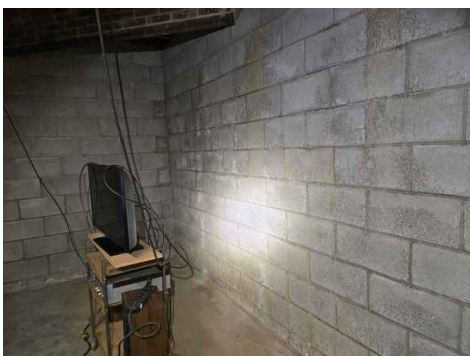
Efflorescence noted on the basement surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct.

Recommendation

Contact a qualified professional.



Recommendation



4.2.2 Basements & Crawlspaces

FLOOR JOISTS DAMAGED

BACK LEFT BASEMENT

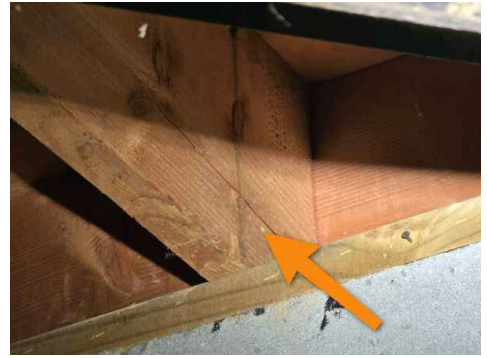
Floor joists were damaged at the time of the inspection. This can cause floors to sag and become unlevel. Recommend a qualified carpentry contractor repair.

Recommendation

Contact a qualified carpenter.



Recommendation



4.2.3 Basements & Crawlspaces

UNSUPPORTED FOUNDATION

BACK RIGHT

Areas in crawlspace had area of unsupported masonry block or concrete. Recommend a qualified structural engineer evaluate to determine structural stability.

Recommendation

Contact a qualified structural engineer.



Safety Hazard



4.4.1 Floor Structure

EVIDENCE OF WATER INTRUSION

BASEMENT

There were signs of water intrusion at the floor structure. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation

Contact a qualified professional.



Safety Hazard



4.4.2 Floor Structure

CRACKING - MINOR

Minor cracking was observed on the basement floor structure. Recommend sealing cracks to help prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project.



Maintenance Item



4.5.1 Wall Structure

ORGANIC GROWTH

BEHIND WATER HEATER

Observed signs of organic growth on one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



Safety Hazard



4.6.1 Ceiling Structure

ORGANIC GROWTH

THROUGHOUT BASEMENT

Observed signs of organic growth on one or more areas of the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



Safety Hazard



4.6.2 Ceiling Structure

MISSING JOIST SUPPORTS

BASEMENT ABOVE STAIRS

Joist supports or hangers were missing at the time of the inspection. This may cause weakness in the structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



Recommendation



5: HEATING

Information

Equipment: Energy Source

Electric

**Equipment: Heat Type**

Electric, Forced Air

Equipment: Furnace Age

2nd floor furnace manufactured 2007

Basement furnace manufactured 2014

**Normal Operating Controls:
Operating Controls**

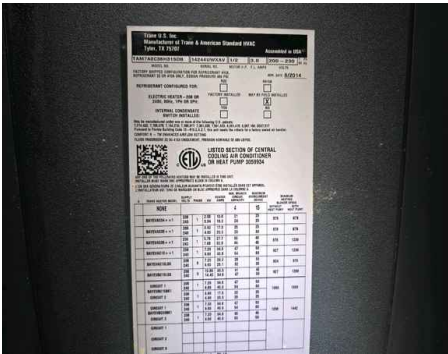
Heat operating control functioned normally at the time of the inspection.

**AFUE Rating**

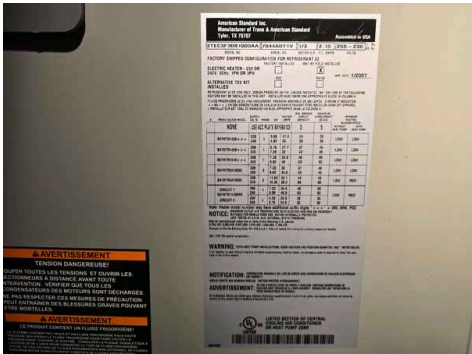
100

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand
Trane



Basement



2nd Floor

Distribution Systems: Ductwork
Insulated, Non-insulated



Presence of Installed Heat Source: Output Readings

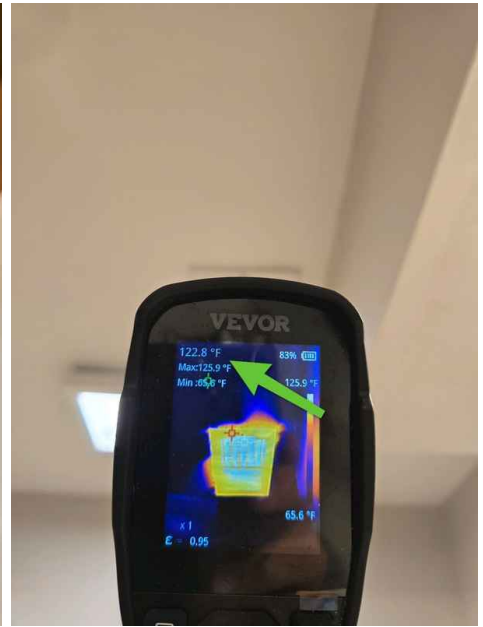
Output temperature vent readings testing heat function. Furnace functioned at the time of the inspection.



1st Floor



1st Floor



2nd Floor



2nd Floor

Deficiencies

5.3.1 Distribution Systems

INSULATION DAMAGED

Insulation damaged on supply duct. Recommend repairing loose insulation.

Recommendation

Contact a handyman or DIY project



6: COOLING

Information

Cooling Equipment: Energy Source/Type

Heat Pump, Electric



Cooling Equipment: Location

Exterior South



Cooling Equipment: Air Condition Age

Left AC unit manufactured 2014

Right AC unit manufactured 2007

Distribution System: Configuration

Heat Pump, Central

Thermostat Location



1st Floor



2nd Floor

Cooling Equipment: Brand

Trane



Right



Left

Cooling Equipment: SEER Rating

17, 14

Modern standards call for at least 13 SEER rating for new installs.



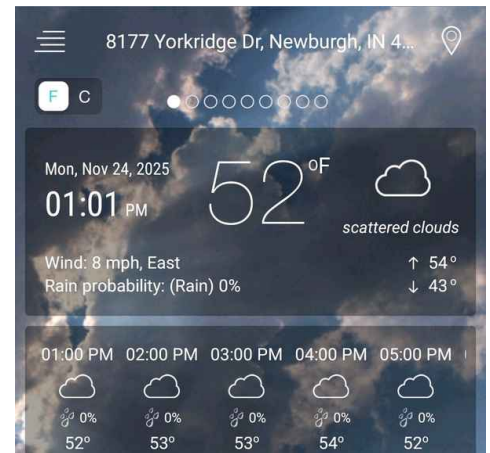
Limitations

Normal Operating Controls

AIR CONDITIONER NOT TESTED

Air conditioning was not tested. Air temperature at the time of the inspection was below 65 degrees. There is a safety and equipment protection protocol.

[Why You Should Not Run Your Air Conditioned When It's Cold](#)



Presence of Installed Cooling Source

AC NOT TESTED

Air conditioning system function was not tested at the time of the inspection due to low air temperature. This is an equipment protection and safety protocol. Systems should not be tested at temperatures at 65 degrees or below.



Deficiencies

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

RIGHT AC UNIT



Maintenance Item

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a handyman or DIY project



6.1.2 Cooling Equipment

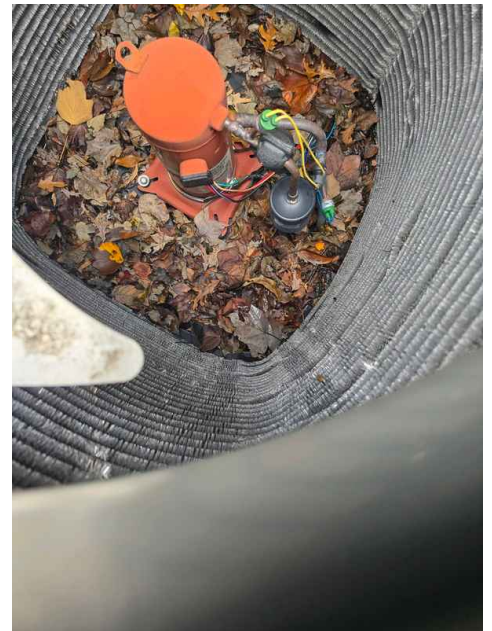
NEEDS SERVICE/CLEANING



Exterior air conditioning unit was in need of service/cleaning. Recommend a qualified HVAC professional service.

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

Information

Filters

Whole house conditioner



Water Source

Public

Main Water Shut-off Device:

Location

Basement

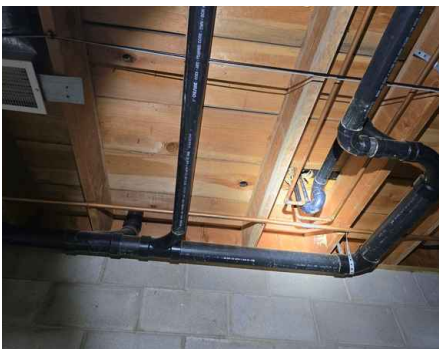


Main Water Shut-off

Drain, Waste, & Vent Systems:

Drain Size

2", 1", 3", 1 1/2"



Drain, Waste, & Vent Systems:

Material

ABS



Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Copper



Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement



Hot Water Systems, Controls, Flues & Vents: Age of Water Heater

Water heater manufactured 2013

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

No Gas Supply All Electric

Sump Pump: Location

Not Visible, None present



Plumbing System Statement

Plumbing systems were tested at the time of the inspection. All functioning tubs, faucets and showers were filled and additional water ran through the system for several minutes. Inspectors run several gallons of water through all plumbing systems to help identify leaking distribution and drain pipes. While this practice often helps identify plumbing leaks, there may be times when leaks are hidden behinds walls, floors or other obstructions. The inspection of the plumbing system was visual, and non-invasive. Therefore, there may be leaks that occur after the inspection that were not readily visible at the time of the inspection.

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

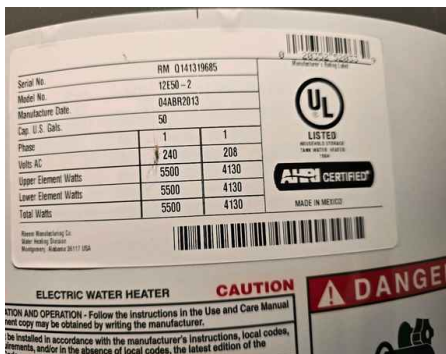


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Richmond

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric



Water Heater Functioned

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures



Maintenance Item

PLUMBING HARDWARE NOT WORKING

2ND FLOOR RIGHT BATHROOM

One or more plumbing hardware devices were not working at the time of the inspection. Recommend a qualified plumber replace or repair.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures



Maintenance Item

PLUMBING HARDWARE MISSING OR DAMAGED

2ND FLOOR RIGHT BATHROOM

Plumbing hardware was missing at the time of the inspection. Recommend a qualified plumbing contractor install new plumbing hardware.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents



Safety Hazard

TPR VALVE TOO SHORT

The TPR (Temperature Pressure Release) Valve pipe was too short. The TPR valve pipe should be no more than 6 inches from the floor surface. This will help prevent a burn hazard from very hot water. Recommend a qualified plumbing contractor install TPR valve pipe with proper floor clearance.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Laundry Closet



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



Main Power Shut-off

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

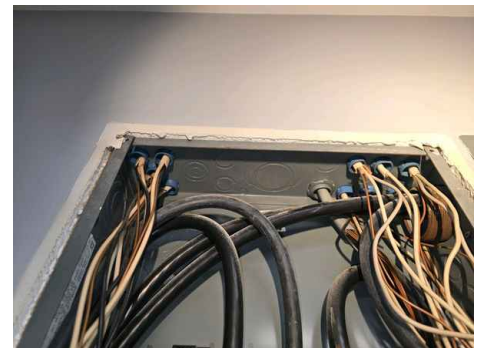


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No sub panel

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Surface Mounted Distribution

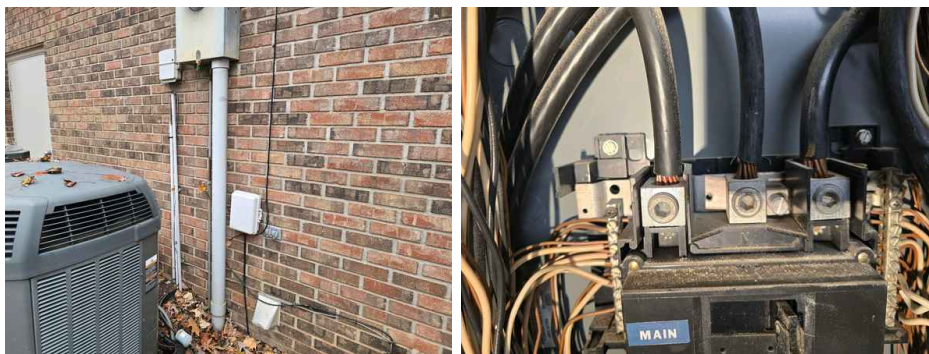


Carbon Monoxide Detectors:
Carbon Monoxide Detectors
Present



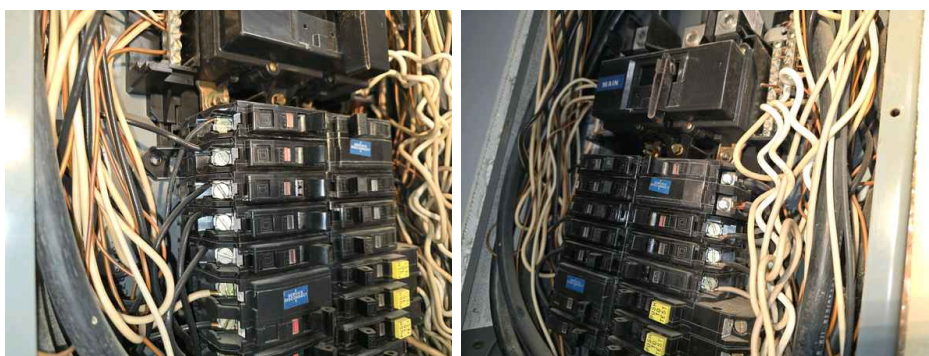
Service Entrance Conductors: Electrical Service Conductors

Below Ground, Copper



Branch Wiring Circuits, Breakers & Fuses: Branch Wires

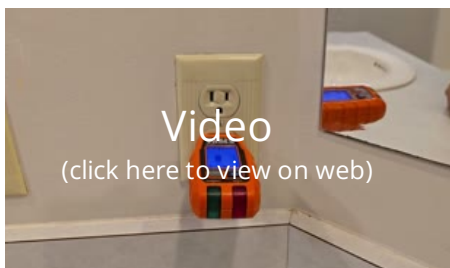
Copper



GFCI & AFCI: GFCI/AFCI Function

Bathrooms All Function

Accessible AFCI/GFCI Outlets were tested. The outlets that were tested were operating as designed.



Smoke Detectors: Smoke Detectors

Your home inspection identifies locations of smoke detectors. Smoke detectors were not tested during the inspection. Some smoke detectors are hard-wired and may be connected to an alarm system notifying local emergency personnel.

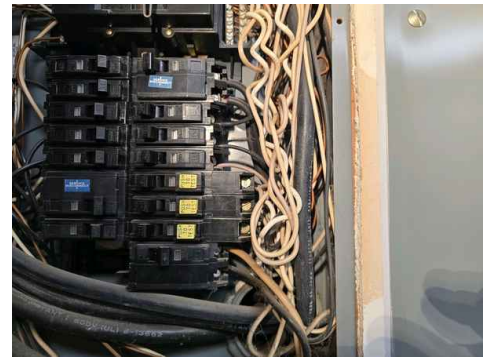
We recommend changing smoke detectors at change of ownership. Detectors should be replaced every 10 years.



Limitations

PANEL OVERCROWDED

Panel was overcrowded. This made it difficult to view components of the system that may be hidden.



Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

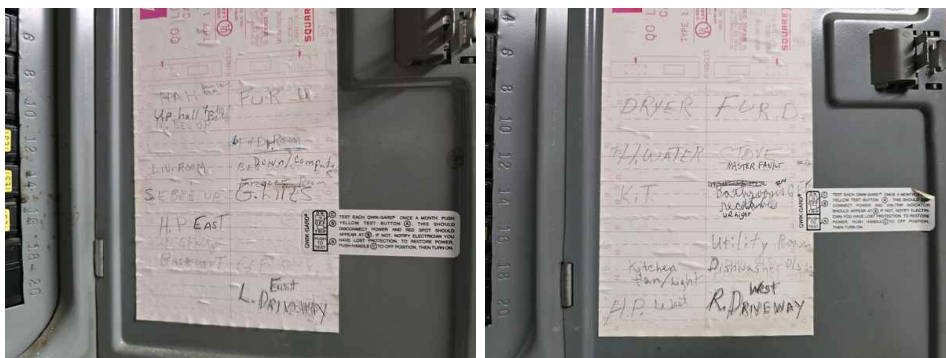


MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrical contractor identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

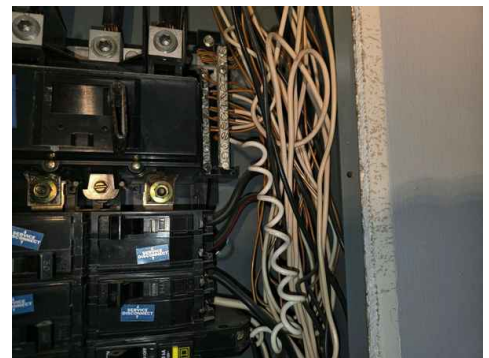


IMPROPERLY BONDED

Improper or no bonding at the time of the inspection. Inspector was unable to identify proper bonding. Recommend a qualified electrical contractor evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Branch Wiring Circuits, Breakers & Fuses

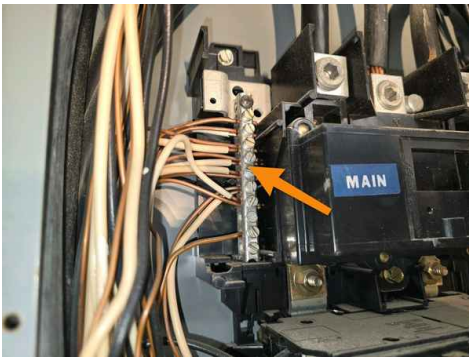


NEUTRAL AND GROUND UNDER SAME LUG

Neutral wires and ground wires were secured under the same lug at the time of the inspection. Neutral wires and ground wires should have their own lug. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRES INSIDE ELECTRICAL PANEL

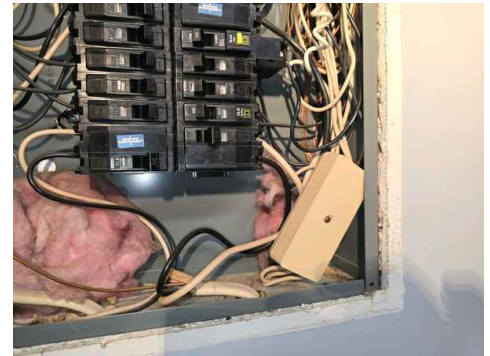
Low voltage wires located inside electrical panel. Class 2 conductors should not be mixed with service conductors inside the panel. Recommend a qualified electrical contractor evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

BASEMENT

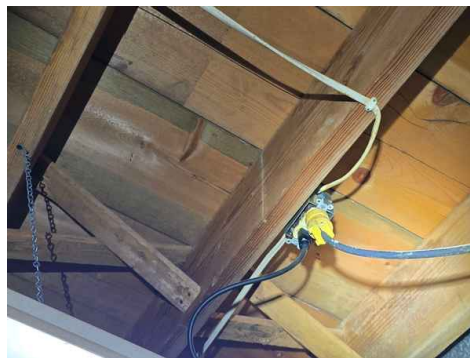
One or more receptacles, boxes or fixtures were missing a cover plate. This may create a short and shock risk. Recommend a qualified electrical contractor install cover plates.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.4.2 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

FRONT ENTRY HALLWAY



Safety Hazard

One or more outlets indicated "Open Ground". Outlets that are not grounded can create a shock hazard. Recommend a qualified electrical contractor outlets and remedy.

Here is a link with more information about ungrounded outlets:

[Information About Ungrounded Receptacles and Ways to Repair](#)

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

MASTER BATHROOM BACK WALL

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.4.4 Lighting Fixtures, Switches & Receptacles

MISSING JUNCTION BOX

NEAR UPPER ATTIC ENTRANCE

Junction box was missing at the time of the inspection. Recommend a qualified electrical contractor house wires in a new junction box.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.4.5 Lighting Fixtures, Switches & Receptacles

FAN INOPERABLE

FIREPLACE ROOM

Ceiling fan was not working at the time of the inspection. Recommend a qualified handyman repair.

Recommendation

Contact a qualified handyman.



Maintenance Item



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

UNDER KITCHEN SINK, LAUNDRY ROOM

No GFCI protection present. Recommend a licensed electrician upgrade by installing ground fault receptacles in proper locations to help prevent shock hazard.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.6.1 Smoke Detectors

INADEQUATE COVERAGE

There was an inadequate number of smoke detectors. Recommend a qualified handyman install additional smoke detectors. Smoke detectors are recommended in the main living area, hallways, and bedrooms.

Recommendation

Contact a handyman or DIY project



Recommendation

9: FIREPLACE

Information

Type

Wood



Lintels: Lintel Condition

Lintel was in good shape at the time of the inspection.



Damper Doors: Damper Door Operation

Damper door functioned at the time of the inspection.



Cleanout Doors & Frames: Door & Frame

Fireplace door and frame functioned at the time of the inspection.



Limitations

Vents, Flues & Chimneys

LIMITED VISUAL

Chimney flue was visual inspection. Inspection was not a complete evaluation of the internal chimney structure.



10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric



Dryer Vent

None Found



Attic Insulation: R-value

38



Roof Decking: Roof Decking

OSB



Attic Entry Point



Attic Insulation: Insulation Type

Batt, Loose-fill, Fiberglass



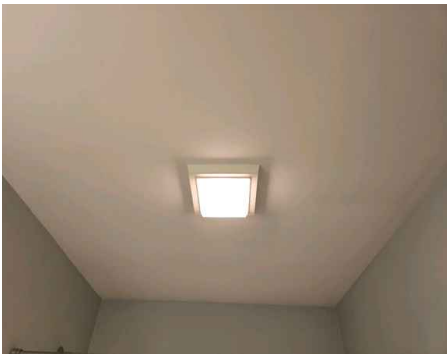
Ventilation: Ventilation Type

Soffit Vents, Ridge Vents



Exhaust Systems: Exhaust Fans

Fan with Light



Limitations

General

RESTRICTED ACCESS

Access to areas of the attic was restricted. Inadequate clearance in areas of framing.



General

NO WALK PATH

There was no walk path for the inspector to safely walk the attic. The attic was viewed from the entry point. Attics should have a walk path, also called a catwalk, because it provides a safe and accessible area to walk on, preventing potential injuries from falling through the floorboards, allowing for easier maintenance and inspection of the attic space without having to navigate uneven or precarious surfaces. Without a designated path, walking in an attic is risky and can lead to serious injuries.



General

COVERED BY INSULATION

Attic was covered with insulation. Visibility of joist and other components/systems were not visible.



Deficiencies

10.3.1 Exhaust Systems

DRYER VENT DETACHED

BACK RIGHT

Dryer vent was detached at the time of the inspection. Recommend a qualified handyman re-attach and seal dryer vent.

Recommendation

Contact a qualified handyman.



Recommendation



10.4.1 Roof Decking

MOISTURE / STAINING

BACK LEFT & RIGHT ATTIC

Areas of the roof decking showed signs of water intrusion. There was no active moisture at the time of the inspection. Recommend a qualified roofing contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



Recommendation



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer

Andersen



Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Drywall



Countertops & Cabinets:

Cabinetry

Wood



Countertops & Cabinets:

Countertop Material

Laminate



Windows: Window Type

Casement, Double Pane

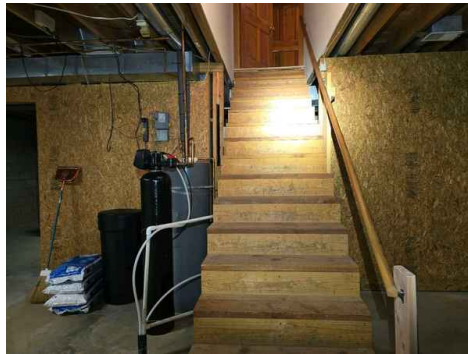


Floors: Floor Coverings

Carpet, Hardwood



Steps, Stairways & Railings: Stair Locations



Deficiencies

11.1.1 Doors

DOORS DID NOT LATCH

1ST FLOOR CENTER ROOM

Doors did not latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project



Maintenance Item



11.2.1 Windows

WINDOW TRIM STAINS

FRONT LEFT ROOM

Water staining observed around window trim areas. Recommend a qualified window contractor evaluate for moisture and repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



11.4.1 Walls



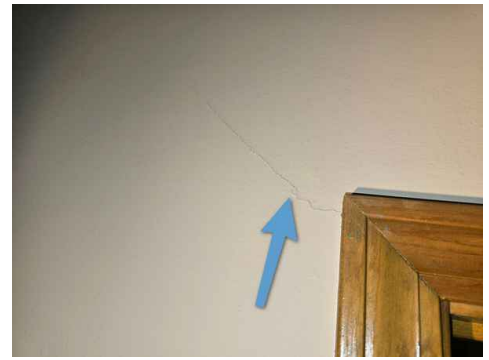
MINOR CORNER CRACKS

2ND FLOOR LEFT ROOM

Minor cracks at the corners of doors and windows in walls. This may be the result of long-term settling. Some settling is not unusual but should be evaluated by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



11.4.2 Walls



ORGANIC GROWTH

CLOSET NEAR 1ST FLOOR BATHROOM

Evidence of organic growth on wall structure. Recommend a qualified mold inspector sample and send to lab for testing.

Recommendation

Contact a qualified mold inspection professional.



11.4.3 Walls



PAINT CRACKING

2ND FLOOR FRONT BATHROOM

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



11.6.1 Steps, Stairways & Railings



NO BALUSTERS

There were no balusters present on the stairwell. Recommend carpentry contractor install balusters to prevent fall hazard.

Recommendation

Contact a qualified carpenter.



12: BUILT-IN APPLIANCES

Information

Dishwasher: Manufacturer
Whirlpool



Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate



Range/Oven/Cooktop: Range/Oven Manufacturer
GE



Range/Oven/Cooktop: Range/Oven Energy Source
Electric



Garbage Disposal: Garbage Disposal

Garbage Disposal operated normally at the time of the inspection.

Refrigerator: Manufacturer
GE



Limitations

Range/Oven/Cooktop

BRAND NEW

Range/Oven still contained packaging materials. Not tested.



Deficiencies

12.1.1 Dishwasher

NO HIGH LOOP

KITCHEN

There was no high loop present from the dishwasher. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.



13: GARAGE

Information

Ceiling: Material

Drywall



Floor: Garage Surface

Concrete



Walls: Walls

Drywall



Garage Door: Material

Insulated, Aluminum



Garage Door: Type

Up-and-Over, Automatic



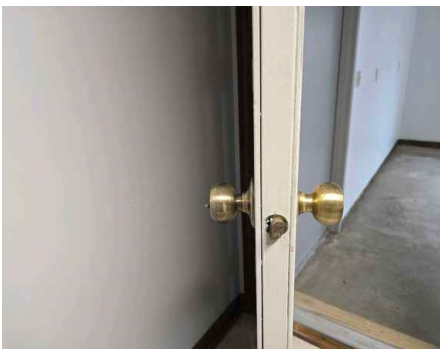
Garage Door Opener: Garage

Opener Location



Occupant Door (From garage to inside of home): Material

Door at least 1-3/8 inch thickness meets fire delay standard.



Deficiencies

13.1.1 Ceiling



PEELING/CRACKING

GARAGE

Garage ceiling showed signs of peeling and/or cracking. This may be due to moisture. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.



13.2.1 Floor



CRACKING - MINOR

Minor cracking was evident on the garage floor at the time of the inspection. Recommend monitoring or sealing any open cracks.

Recommendation

Recommended DIY Project

