



Inspection Report

**Mr. John Customer
Mrs. Jane Customer**

Property Address:
1234 Main Street
Indianapolis IN 46999



Crawford Home Inspections

**Crawford HI01400056
2230 Stafford Rd
Ste 115
Plainfield, IN 46168**

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Date: 1/1/2016	Time: 02:00 PM	Report ID: 99-9999
Property: 1234 Main Street Indianapolis IN 46999	Customer: Mr. John Customer Mrs. Jane Customer	Real Estate Professional: Betty Agent ABC Realtors

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Function (OK) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Marginal (M) = I visually observed the item, component or unit and found it to be performing only some of its intended functions. Repairs are required to make functional.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Contemporary

Approximate age of building:

Over 10 Years

Home Faces:

South

Temperature:

Below 32

Weather:

Clear

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Foundation: Block	Window Wells: None	Siding Style: Bevel
Siding Material: Vinyl	Exterior Entry Doors: Steel Insulated glass	Storm Windows: No
Screens: Yes	Appurtenance (attached structures): Patio	Driveway: Concrete
Faucets: Frostproof	Outlets: GFI - Yes	

		OK	M	RR	NI	NP
1.0	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
1.1	Foundation	•				
1.2	Window Wells					•
1.3	Wall Cladding, Flashing and Trim		•			
1.4	Eaves, Soffits and Fascias	•				
1.5	Doors (Exterior)	•				
1.6	Windows (Also see Interior Rooms)	•				
1.7	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
1.8	Plumbing Water Faucets (hose bibs)				•	
1.9	Outlets (Exterior)	•				

OK= Functional, M= Marginal, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

OK M RR NI NP

Comments:

1.3 (1) Dryer vent has a missing cover fin. This requires repair to prevent water and other outside elements from entering the home.



1.3 Item 1(Picture)

1.3 (2) Siding on the rear exposure of the home has slipped out of place. This requires repair to prevent water and other elements from getting behind the siding and causing damage.



1.3 Item 2(Picture)

1.8 I was unable to inspect the exterior faucets due to the below freezing temperatures.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing / Chimneys / Roof Structure

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ladder

Roof-Type:

Gable

Roof Covering:

3-Tab fiberglass

Roof Info:

1 Layer

15-20 years

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Ventilation:

Soffit Vents

Passive (Box Vent)

Gutters/Downspouts:

Aluminum

Splashblocks:

Some

Underground Waterways

		OK	M	RR	NI	NP
2.0	Roof Coverings	•				
2.1	Flashings	•				
2.2	Skylights, Chimneys and Roof Penetrations	•				
2.3	Roof Ventilation	•				
2.4	Roof Drainage Systems (gutters and downspouts)	•				

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OK M RR NI NP

Comments:

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Attic

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Attic Access Location:

Other
Other : Master Closet

Method used to observe attic::

From entry

Roof Structure::

engineered wood trusses
Sheathing

Ceiling Structure::

4" or better

Attic Info::

Scuttle hole
Light in attic

Attic Insulation::

Blown
Cellulose
R-19 or better

		OK	M	RR	NI	NP
3.0	Roof Structure and Attic (Report leak signs or condensation)	•				
3.1	Ventilatin Fans and Thermostatic Controls (Attic)					•
3.2	Insulation in Attic	•				
3.3	Visible electric Wiring in Attic	•				

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OK M RR NI NP

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Insulated
Metal

Auto-opener Manufacturer:
UNKNOWN

		OK	M	RR	NI	NP
4.0	Garage Ceiling	•				
4.1	Garage Walls (Including Firewall Separation)	•				
4.2	Garage Floor	•				
4.3	Garage Door (s)	•				
4.4	Occupant Door from Garage to inside home	•				
4.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)		•			

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OK M RR NI NP

Comments:

4.5 I had trouble getting the door to reverse when resistance was applied. I recommend having the garage door sensor adjusted prior to use.



4.5 Item 1(Picture)

5. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Ceiling Materials:

Drywall

Wall Materials:

Drywall

Floor Coverings:

Tile

Interior Doors:

Wood

Window Types:

Single-hung
Thermal/Insulated

Window Manufacturer:

Unknown

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

RE-CIRCULATE
GENERAL ELECTRIC

Range/Oven:

FRIGIDAIRE

Built in Microwave:

GENERAL ELECTRIC

Trash Compactors:

NONE

Cabinetry:

Wood

Countertop:

Laminate

Clothes Dryer Vent Material:

Metal

Dryer Power Source:

220 Electric

		OK	M	RR	NI	NP
5.0	Ceiling	•				
5.1	Walls	•				
5.2	Floor	•				
5.3	Pantry/Closet Doors	•				
5.4	Windows	•				
5.5	Counters and a representative number of Cabinets	•				
5.6	Plumbing Drain and Vent Systems	•				
5.7	Plumbing Water Supply Faucets and Fixtures	•				
5.8	Outlets Wall Switches and Fixtures		•			
5.9	Dishwasher	•				
5.10	Ranges/Ovens/Cooktops	•				
5.11	Range Hood	•				
5.12	Trash Compactor					•
5.13	Food Waste Disposer	•				
5.14	Microwave Cooking Equipment			•		

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OK M RR NI NP

		OK	M	RR	NI	NP
5.15	Clothes Dryer Vent Piping	•				
OK= Functional, M= Marginal, RR= Repair or Replace, NI= Not Inspected, NP= Not Present		OK	M	RR	NI	NP

Comments:

5.7 The water filtration system under the kitchen sink has been dismantled. I recommend either repairing the unit or removing it totally.



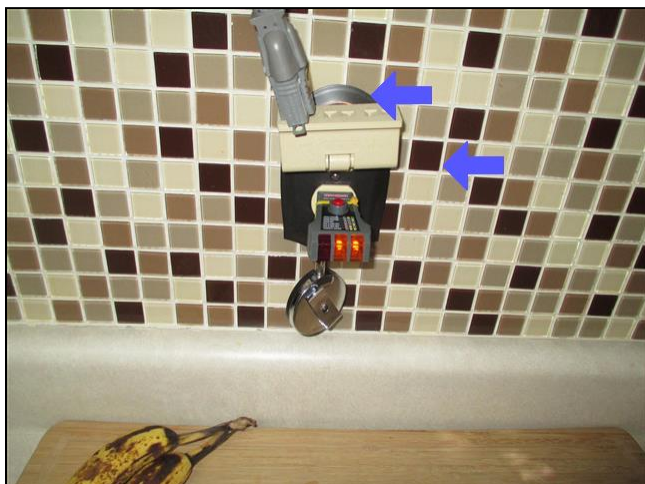
5.7 Item 1(Picture)

5.8 The ceiling fixture in the kitchen is not permanently wired into the home. To turn the fixture on and off you have to plug and unplug the fixture into an extension cord located by the fridge. While this is not a violation I do recommend caution when plugging and unplugging a light fixture to turn it on and off.



5.8 Item 1(Picture)

5.14 The microwave is plugged into the GFI circuit of the kitchen through a grounding adaptor. The microwave requires it's own dedicated outlet with proper grounding. I recommend that this be inspected and corrected by a qualified electrician.



5.14 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Ceilings:

Drywall

Walls:

Drywall

Floor:

Vinyl

Cabinetry:

Wood

Countertop:

Composiite

Exhaust Fans:

Fan with light

		OK	M	RR	NI	NP
6.0	Ceiling	•				
6.1	Walls	•				
6.2	Floor	•				
6.3	Counters and Cabinets	•				
6.4	Doors (Representative number)	•				
6.5	Windows					•
6.6	Plumbing Drain, Waste and Vent Systems	•				
6.7	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.8	Outlets Switches and Fixtures	•				
6.9	Exhaust fan	•				

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OK M RR NI NP

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Vinyl

Interior Doors:

Wood

Window Types:

Single-hung
Thermal/Insulated
Tilt feature

Window Manufacturer:

UNKNOWN

		OK	M	RR	NI	NP
7.0	Ceilings	•				
7.1	Walls	•				
7.2	Floors	•				
7.3	Steps, Stairways, Balconies and Railings	•				
7.4	Doors (Representative number)	•				
7.5	Windows (Representative number)	•				
7.6	Outlets, Switches Ceiling Fans and Fixtures	•				

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OK M RR NI NP

Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Foundation and Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: Wood	Floor System Insulation: NONE	

		OK	M	RR	NI	NP
8.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
8.1	Walls (Structural)	•				
8.2	Columns or Piers	•				
8.3	Floors (Structural)	•				
8.4	Ceilings (Structural)	•				
8.5	Insulation under Floor System					•
8.6	Vapor Retarders (On ground in crawlspace or basement)				•	
8.7	Ventilation of Foundation Area (crawlspace or basement)					•

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OK M RR NI NP

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<p>Water Source: Public</p>	<p>Water Filters: None (We do not inspect filtration systems)</p>	<p>Plumbing Water Supply (into home): Copper</p>
<p>Plumbing Water Distribution (inside home): Copper</p>	<p>Washer Drain Size: Not visible</p>	<p>Plumbing Waste Line: PVC</p>
<p>Water Heater Power Source: Gas (quick recovery)</p>	<p>Water Heater Capacity: 50 Gallon (2-3 people)</p>	<p>Water Heater Manufacturer: BRADFORD-WHITE</p>
<p>Water Heater Location: Upper level</p>		

		OK	M	RR	NI	NP
9.0	Plumbing Drain, Waste and Vent Systems	•				
9.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				
9.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
9.3	Main Water Shut-off Device (Describe location)	•				
9.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				
9.5	Main Fuel Shut-off (Describe Location)	•				
9.6	Sump Pump					•

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OK M RR NI NP

Comments:

9.3 The main water shut off is located in the pantry area by the washer and dryer.

9.5 The main gas shut off is located upstairs in the furnace area.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		OK	M	RR	NI	NP
10.0	Service Entrance Conductors	•				
10.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
10.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
10.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
10.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
10.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
10.6	Location of Main and Distribution Panels	•				
10.7	Smoke Detectors	•				
10.8	Carbon Monoxide Detectors	•				

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OK M RR NI NP

Comments:

10.6 The main electrical panel is located in the garage.

10.7 I recommend checking all smoke detectors every 6 months for proper operation.

10.8 I recommend checking all carbon monoxide detectors every 6 months for proper operation.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: BRYANT	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 15x20	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: BRYANT	Number of AC Only Units: None	

		OK	M	RR	NI	NP
11.0	Heating Equipment	•				
11.1	Normal Operating Controls	•				
11.2	Automatic Safety Controls	•				
11.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
11.4	Presence of installed heat source in each room	•				
11.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
11.6	Solid Fuel heating Devices (Fireplaces, Woodstove)					•
11.7	Gas/LP Firelogs and Fireplaces				•	
11.8	Cooling and Air Handler Equipment	•				
11.9	Presence of installed cooling source in each room	•				

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OK M RR NI NP

Comments:

11.7 I was unable to light the gas log. It looks recently used and in good condition. I recommend having the owner go over the lighting procedure prior to purchase.



11.7 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Crawford Home Inspections

2230 Stafford Rd
Ste 115
Plainfield, IN 46168

Customer

Mr. John Customer
Mrs. Jane Customer

Address

1234 Main Street
Indianapolis IN 46999

1. Exterior

1.3 Wall Cladding, Flashing and Trim

Marginal

- (1) Dryer vent has a missing cover fin. This requires repair to prevent water and other outside elements from entering the home.
- (2) Siding on the rear exposure of the home has slipped out of place. This requires repair to prevent water and other elements from getting behind the siding and causing damage.

4. Garage

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Marginal

I had trouble getting the door to reverse when resistance was applied. I recommend having the garage door sensor adjusted prior to use.

5. Kitchen Components and Appliances

5.8 Outlets Wall Switches and Fixtures

5. Kitchen Components and Appliances

Marginal

The ceiling fixture in the kitchen is not permanently wired into the home. To turn the fixture on and off you have to plug and unplug the fixture into an extension cord located by the fridge. While this is not a violation I do recommend caution when plugging and unplugging a light fixture to turn it on and off.

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Repair Summary



Crawford Home Inspections

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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5. Kitchen Components and Appliances

5.14 Microwave Cooking Equipment

Repair or Replace

The microwave is plugged into the GFI circuit of the kitchen through a grounding adaptor. The microwave requires it's own dedicated outlet with proper grounding. I recommend that this be inspected and corrected by a qualified electrician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; 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 purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or

perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 Pest Form](#)