

Complete Home Inspections LLC

Property Inspection Report



1001 W 1st St., Muncie, IN 47305

Inspection prepared for: Costas Themis

Date of Inspection: 8/2/2026 Time: 10:00am

Age of Home: 131

Weather: rain/mist

Inspector: Dustin Flynn

HI 02600006

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Table Of Contents

Report Summary	2
Inspection Details	3
Interior Areas	4-6
Bedrooms	7-9
Bathroom	10-17
Kitchen	18-23
Heat/AC	24-25
Water Heater	26-27
Garage	28-32
Electrical	33-35
Roof	36-42
Attic	43-45
Exterior Areas	46-56
Grounds	57-64
Basement/Crawlspace	65-69
Glossary	70



Report Summary

The report below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expense to correct or items I would like to draw your attention to. This summary is not a complete list of all the findings or explain all of the issues in the report. I recommend obtaining a copy of all receipts, warranties and permits for work done. All repairs should be done by licensed, bonded tradesmen or qualified professionals.

The home was furnished at the time of inspection. Personal belongings made some components inaccessible and were not able to be inspected. The crawlspace/basement was also inaccessible and could not be fully observed during the inspection due to standing water. The cause of the water could not be determined but it is suspected that it could be caused from plumbing issues (Clogged Toilet was noted), it could also be caused by water backing up from the sewer line. The cap to the clean out was removed. Another possibility that ground water is penetrating the foundation but no evidence was visible from the observed area. It is possible that there is a foundation issue in an inaccessible area of the basement. Moisture in the basement has also caused serious mortar and brick deterioration on some of the visible portions of the foundation walls. It is highly recommended to have all the systems in these areas evaluated by the proper qualified contractors ie. Electrician, Plumber, HVAC Contractor and Structural Engineer.

The gutters on the house has damaged sections and missing downspouts. Recommend a qualified contractor to install gutters to move water away from the structure's foundation.

The roof, fascia, soffit and siding on the house and garage both have significant deficiencies. Missing/damaged shingles, missing and damaged siding. This can lead to water damage if not remedied. Recommend a qualified roofing/siding contractors for repairs/replacement as needed.

There are several issues with the electrical components in the house including but not limited to some outlets incorrectly wired and the weatherhead and drip loop are too low to the roof. Recommend having the entire electrical system further evaluated by licensed electrician before final closing.

Recommend a qualified contractor to install gutters to move water away from the structure.

It is strongly encouraged to read the entire report. This summary is only a short list of the issues identified. If you have any questions please feel free to call me directly at (765) 273-3060 or email me at Dustin@CompleteHomeInspections.Pro.

Disclaimers:

Per Indiana Law, this report does not address environmental hazards, including: 1. Lead-Based Paint 2. Radon 3. Asbestos 4. cockroaches 5. rodents 6. pesticides 7. treated lumber 8. Mold 9. Mercury 10. Carbon Monoxide 11. Other Similar Environmental Hazards.

Per Indiana Law, this report does not address wood destroying insects and organisms.

Per Indiana Law, this report does not address subterranean systems or systems components (Operational or Nonoperational) , including: 1. Sewage Disposal 2. Water Supply 3. Fuel Storage or Delivery



Inspection Details

1. Attendance

In Attendance: Client not present • Tenants present

2. Home Type

Home Type: Multi Unit Home • Detached Garage/Shed

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.

2. Doors



Observations:

- See other door sections throughout the report

3. Electrical



Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- **GFCI** outlet near the water heater was found to have an open ground/neutral fault when tested. This is an electrical shock hazard. Recommend repair by a licensed electrician.



4. Smoke Detectors



Observations:

• ****SMOKE DETECTORS****

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be tested monthly and replaced every 10 years based on the manufactured date.
- The smoke alarm was beeping, indicating the batteries need to be changed in unit #1

5. Stairs & Handrail



Observations:

- Handrail is not 1.5 inches from wall.
- The riser and tread depth is not the same for each step and low ceiling height present a safety hazard. Recommend further evaluation by a qualified contractor.
- Makeshift handrail installed in unit #2 stairway. Safety hazard. Recommend installing a proper handrail by a qualified contractor.



6. Ceiling Condition



Materials: There are plaster ceilings noted.

Observations:

- There were several areas that were unfinished or had minor deterioration of the plaster ceilings. No active leaks observed at the time of the inspection. Recommend further evaluation by a qualified contractor.



7. Wall Condition



Materials: Plaster walls noted.

Observations:

- Limited review due to storage of personal property and finished walls.
- See other sections regarding any issues with the wall surfaces.

8. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- See other window sections for more info

9. Floor Condition



Observations:

- Vinyl sheeting floor covering and carpet was used in the living areas. Several spots where the installation was not done properly. This could cause the flooring system to wear prematurely. Recommend a qualified flooring contractor for evaluation and repair/replacement as necessary.
- Several places where the sub-floor felt uneven. Recommend further evaluation by a qualified contractor.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Unit #1: North West bedroom #1 • Unit #1 South East bedroom #2 • Unit 1: South West bedroom #3 • Unit #2 South bedroom #1 • Unit #2: North bedroom #2 (kitchen/bedroom)

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



3. Closets

Observations:

- The closet door was missing.

4. Doors

Observations:

- Issues with operating every door in the house. Tight fitting. Difficult to open and close or does not latch properly. Recommend repair by a qualified contractor.



5. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlets that were tested throughout the house indicated wiring faults that present an electrical shock hazard. Recommend further review of all outlets in the house by a licensed electrician.



6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Sub-floor is not level in some areas on the main floor in unit #1. Suggest further evaluation by a licensed contractor within the inspection contingency period.



7. Smoke Detectors



Observations:

• **Smoke Detectors**

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be tested monthly and replaced every 10 years based on the manufactured date.

• **Carbon Monoxide Detectors**

• No CO detector was observed at time of inspection.

8. Wall Condition



Materials: Plaster walls noted. • Walls are clad in paneling in unit #2

Observations:

• Some areas not accessible due to stored personal items.

• There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

• Loose wall paneling is noted.



9. Window-Wall AC or Heat

Observations:

• Did not operate the window air conditioning unit. Operation of this type of unit is beyond the scope of this inspection.

10. Window Condition



Materials: Vinyl framed sliding windows noted.

Observations:

• One or more bedroom window/s shows sign of loss of seal/condensation, recommend repair or replace for energy efficiency.

• Most of the operated windows appeared functional, at time of inspection but due to exterior conditions it is recommended to have the windows further evaluated by a qualified window contractor.



11. Ceiling Condition



Materials: There are plaster ceilings noted.

Observations:

- See kitchen ceiling notes for unit #2



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom Unit 1: located off the kitchen area. • Half bathroom located at rear of the house in Unit #1 • Unit #2 bathroom located upstairs on the south side of the house.

2. Cabinets



Observations:

- The cabinets in unit #1 appeared functional and in satisfactory condition, at time of inspection. Cabinet in unit #2 bathroom is most likely beyond its expected lifespan but operated normally. Recommend considering replacement by a qualified contractor.

3. Ceiling Condition

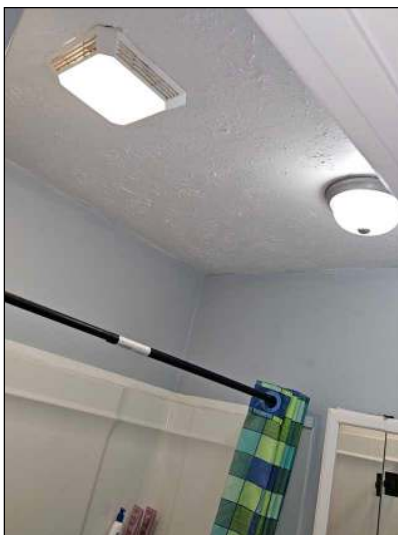


Materials: There are plaster ceilings noted.

Observations:

- No issues were observed on the ceiling in the bathroom at the time of inspection.





4. Counters



Observations:

- Solid Surface tops noted in Unit #1
- Plastic laminate tops noted bathroom of unit #2

5. Doors



Observations:

- Door doesn't latch properly.
- Door binds in jamb or floor.
- Majority of doors in the house do not close or latch properly. Recommend repair/replacement as needed by a qualified contractor.





6. Electrical



Observations:

- See GFCI Section below.
- All fan/light fixtures were functional at the time of inspection.

7. GFCI



Observations:

- GFCI outlet in the bathroom of unit #2 was not functional. No power indicated when tested and would not reset. Recommend replacement by a licensed electrician.
- GFCI outlet in the bathroom for unit #1 was found to have an open ground fault when tested. Recommend a licensed electrician to repair the issue.



8. Exhaust Fan



Observations:

- The bath fans in the bathrooms of unit #1 operated and no issues were found. No fan present in Unit #2 bathroom.

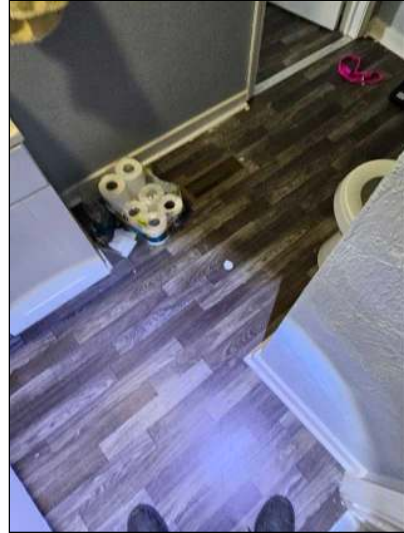
9. Floor Condition



Materials: Sheet vinyl flooring is noted. • Floating laminate type flooring noted.

Observations:

- Laminate floating floor system in unit #2 bathroom was installed with poor workmanship techniques, gaps are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend monitoring for deterioration due to it being in an area with excess moisture.
- Vinyl flooring is rippled in the bathrooms of unit #1. Possible tripping hazard and could cause premature wear of the material. Recommend monitoring and replacing as necessary by a qualified contractor.
- Recommend review for repair or replacement as necessary.





10. Heating



Observations:

- No heating or cooling was observed in the bathroom in unit #2. Recommend further evaluation by a qualified HVAC contractor.

11. Mirrors



Observations:

- No defects were observed at the time of inspection.

12. Plumbing



Observations:

- Recommend review for repair or replacement as necessary.
- No issues observed at the time of inspection.

13. Showers



Observations:

- ****SHOWER BASE****
- The shower is part of the bathtub and was functional at the time of inspection.
- The shower faucet in unit #2 was installed incorrectly with the hot and cold supply lines being switched. (Hot=Cold, Cold=Hot) Recommend further evaluation by a licensed plumber.

14. Shower Walls



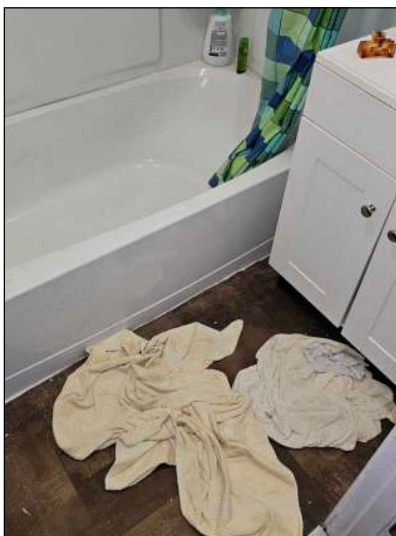
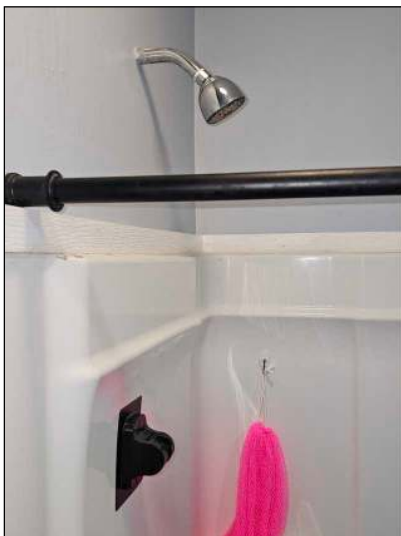
Observations:

- ****MATERIALS****
- Fiberglass surround noted.
- ****OBSERVATIONS****
- Recommend caulking as required.



15. Bath Tubs

Observations:
• Bathtub noted



16. Enclosure

Observations:

- The tub and shower did not have an enclosure at the time of the inspection.

17. Sinks



Observations:

- ****DRAINS****
- No issues were observed with the sink drain at the time of inspection.
- ****SUPPLY****
- Operated normally, at time of inspection.
- Sink in unit #2 bathroom was functional at the time of inspection but is most likely beyond its normal life expectancy. Recommend considering replacement by a qualified contractor and licensed plumber.



18. Toilets



Observations:

- Toilet in Unit #1 bathroom off of the kitchen was clogged and would not drain. Recommend further evaluation by a licensed plumber.



19. Window Condition



Materials: Vinyl framed sliding window noted. • No windows were present in the bathrooms in unit #1

Observations:

- Shower area's are a poor location for a window, recommend removal due to potential moisture issues in the future.
- Operated windows appeared functional, at time of inspection



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets



Observations:

- Cabinets appeared to be beyond the expected lifespan. Consider upgrading
- Some cabinet doors need magnets or hardware to stay shut. Repair as needed.
- Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed.

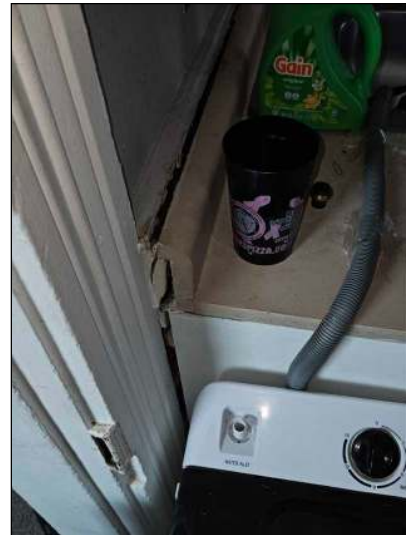


2. Counters



Observations:

- Plastic laminate tops noted.
- Particle wood exposed on edge of the countertop in the kitchen of unit #1. This makes the countertop susceptible to moisture damage. Recommend repair by a qualified contractor.
- Countertop in the kitchen of unit #2 appears to be beyond the expected life span of the material. Recommend considering new cabinets and countertop.



3. Dishwasher

Observations:

- None present.

4. Doors

Observations:

- No doors within the kitchen areas except in unit #1 leading to the bathroom. Does not close properly and binds in the jamb. Recommend further review by a qualified contractor.

5. Garbage Disposal

Observations:

- No garbage disposal present at the time of inspection.

6. Cook top condition

Observations:

- Electric cook top noted.

7. Sinks



Observations:

• **SUPPLY**

- The hot water and water pressure at the kitchen sink in unit #1 did not work properly. Recommend further evaluation by a licensed plumber.
- Water supply lines were improperly connected in unit #2 and may be the same issue with unit #1. Hot=Cold, Cold=Hot. Recommend repair by a licensed plumber.

8. Vent Condition



Materials: No ventilation was installed in the kitchen areas. Recommend further evaluation by a qualified contractor.

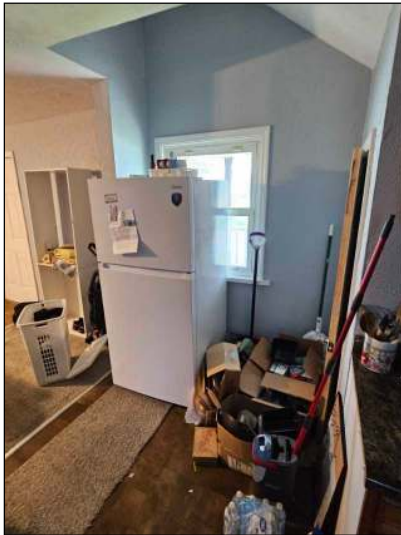
9. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.
- Not all windows were tested due to personal items and furnishing obstructing the windows.



10. Floor Condition



Materials: Sheet vinyl flooring is noted.

Observations:

- Sub-floor is not level in several areas on the main floor in Unit #1. Suggest further evaluation by a licensed contractor within the inspection contingency period.

11. Plumbing



Observations:

- Water supply lines were improperly connected. Hot=Cold, Cold=Hot. Recommend repair by a licensed plumber.
- No drain leaks were observed at the time of inspection.

12. Ceiling Condition



Materials: There are plaster ceilings noted.

Observations:

- Minor damage noted from what appears to be from excess moisture in the kitchen area of unit #2. No active leaks were observed at the time of inspection. This area was also near the chimney in the attic. Water damage may be from poorly installed and missing flashing around the chimney on the roof. Recommend further evaluation by a qualified contractor.



13. Electrical



Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the way.
- GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary.
- Recommend contacting a licensed electrician to evaluate and offer repair options.

14. GFCI



Observations:

- Not all outlets in the kitchen were GFCI protected. While it may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
- GFCI tested and found to be improperly wired. Potential shock hazard in a high moisture area. Recommend review and repair by a licensed electrician.



15. Wall Condition



Materials: Plaster walls noted.

Observations:

- Limited review due to storage of personal property and finished walls.
- There is evidence of moisture entering structure in the kitchen in unit #2. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.
- Paper covering wall above stove is possible obstructing damage to the wall.





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Materials: The furnace is located in the basement • Electric baseboard heaters noted in unit #2 but were not tested due to the external temperature outside and because there was contact with personal furnishings at the time of inspection.

Materials: Gas fired forced hot air.

Observations:

- The furnace could not be inspected due to outside temperature and standing water in the basement. Recommend having the heating system further evaluated by a licensed HVAC contractor when the water issue is resolved.



2. Heater Base



Observations:

- The furnace was supported off the ground on concrete blocks and was not submerged in the water.

3. Enclosure



4. Venting



Observations:

- ****VENTING MATERIALS****
- Masonry chimney noted.
- ****VENTING OBSERVATIONS****
- The chimney liner was not inspected or visible from end to end. Recommend a certified chimney sweep to inspect for your safety.

5. Gas Valves



6. AC Compress Condition

Compressor Type: Window units only. Not covered within the scope of inspection.

7. Air Supply



Observations:

- Blower fan was running at the time of inspection but was not producing airflow at all the registers. Recommend further evaluation by a licensed HVAC contractor.

8. Registers



Observations:

- Air flow weak at the register in unit one. We recommend further evaluation by a licensed HVAC technician.
- No air flow present at the register in unit #2. We recommend further evaluation by a licensed HVAC technician.

9. Filters



10. Thermostats



Observations:

- Digital - programmable type.
- Functional at the time of inspection.



Water Heater

1. Base



Observations:

- The water heater bases appeared functional at the time of inspection.



2. Heater Enclosure



Observations:

- The water heater enclosure is dirty. We recommend cleaning the enclosure.

3. Water Heater Condition



Heater Type: Electric water heaters were noted in both units

Location: The heater in unit #2 is located in the bedroom closet. The information tag was not visible to determine the age but was able to verify 40gal tank.

Observations:

- Water Source: Public
- Limited access to water heater; not all areas visible for inspection due to personal belongings
- No Catch Pan and Drain: Water heater is installed over finished living space. Consider installing pan.
- Based on the serial # of the water heater downstairs, it was installed during or after 2023.

4. TPRV



Observations:

- Appeared to be in functional condition at the time of inspection.

5. Number Of Gallons



Observations:

- 40 gallons (each unit in the house has its own water heater)

6. Gas Valve

Observations:

- none

7. Plumbing



Materials: PEX noted

8. Overflow Condition



Materials: **PVC** • PEX

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe appeared functional at the time of inspection.

9. Strapping



Observations:

- The water heater is not strapped in either unit



Garage

1. Roof Condition



Materials: Visually accessible from ground. Not mounted due to weather conditions making mounting of roof dangerous.

Materials: Asphalt shingles noted.

Observations:

- Some shingles and/or tabs missing.
- Some shingles damaged.
- Roof sheathing has been damaged.
- Indications of past or present water leaks, seeps, or condensation at eaves.
- Recommend further evaluation for repair/replacement by a qualified roofing contractor.
- Deterioration of exposed wood noted at the eaves around the garage. Recommend repair by a qualified siding contractor.





2. Walls



Observations:

- The interior of the detached Garage/Shed could not be inspected due to restricted access. No key was available to unlock the exterior door at the time of inspection.
- Exterior siding is missing and damaged in multiple areas and is in close proximity to the ground. These issues can allow water damage to occur. Recommend repair/replacement by a qualified contractor.





3. Anchor Bolts



4. Floor Condition



5. Rafters & Ceiling



6. Electrical



7. GFCI



8. 240 Volt



9. Exterior Door



Observations:

- Garage exterior door could not be fully inspected because it was locked at the time of inspection.

10. Garage Door Condition



Materials: There is no garage door present. It appeared it had mostlikely been walled off and sided over.

11. Garage Door Parts



12. Garage Opener Status



13. Garage Door's Reverse Status



14. Ventilation



15. Vent Screens**16. Cabinets****17. Counters****18. Wash Basin**



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel



Location: Main Disconnects located in electric panel box for each unit. • Panel box for unit #2 is located in the downstairs entry room. • Panel box for unit #1 is located in the main hallway.

Observations:

- Open breaker panel slot(s) at panel box cover in unit 2. Electrocution hazard. Recommend repair by a licensed electrician.





2. Main Amp Breaker

Observations:

- 200 amp (Both Units)



3. Breakers in off position

Observations:

- 0



4. Cable Feeds

Observations:

- There is an overhead service drop noted.
- The weather head is too low and the driploop is resting on the metal roof, this is a serious safety concern. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.





5. Breakers



Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable in both units with exception of one breaker that had a broken switch in unit 1. Recommend replacement by a licensed electrician.
- Double tapping observed in unit #1. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Recommend further evaluation and repair by a licensed electrician



Roof

1. Roof Condition



Materials: Visually accessible from ground. Not mounted due to weather conditions making mounting of roof dangerous.

Materials: Asphalt shingles noted. • Metal roofing noted over first story at the rear of the house.

Observations:

- Some shingles &/or tabs missing.
- Some shingles curling.
- Some shingles damaged.
- Recommend roofing contractor to evaluate.







2. Flashing



Observations:

- Flashing is missing around the chimney. Recommend a qualified roofing contractor to further evaluate the roof.
- The caulking was deteriorating on the flashing around the metal roof. Recommend resealing to prevent leaks.





3. Chimney



Observations:

- No chimney cap visible from inspection level. Recommend installation to prevent weathering, water intrusion, and nesting of wildlife.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
- Brick and mortar deterioration observed; repair advised.



4. Vent Caps



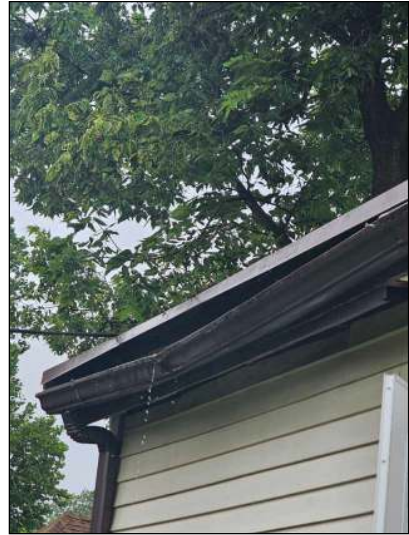
5. Gutter



Observations:

- The gutters were damaged or missing in multiple areas around the house. Recommend further review and repair/replacement as necessary by a qualified gutter company to keep water away from the foundation.
- Missing/fallen downspouts noted.
- Downspout on the south side of the house discharges straight down towards foundation. Suggest adding a splash block or extension.







Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access



Observations:

- **Location of access**
- Scuttle Hole located in the bedroom ceiling.
- Undersized or difficult to reach hatch making inspection limited.



2. Structure



Observations:

- Inspected from access hole only, limited space in attic prevented entry.



3. Ventilation



Observations:

- Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.
- Soffit vents are blocked with insulation.

4. Duct Work



Observations:

- Appeared functional at the time of inspection but due to the air flow issues and limited inspection due to inaccessible areas it is recommended to have the ductwork and furnace evaluated by a licensed HVAC contractor.
- See HVAC page.

5. Electrical



Observations:

- Connections made outside of a Junction Box, which is a potential shock/fire hazard. Recommend repair by a licensed electrician.



6. Attic Plumbing



Observations:

- PVC plumbing vent noted
- Vent pipe does not extend to the exterior of the house. Recommend repair by a licensed plumber.



7. Insulation Condition



Materials: Loose fill insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- Insulation is sparse in some areas.
- Insulation that is settled does not perform to the R-Value that it once did.



8. Chimney



Observations:

- Chimney needs to be rebuilt above the roof line.
- Some mortar deterioration observed; advise repair as needed.
- Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

9. Exhaust Vent



Observations:

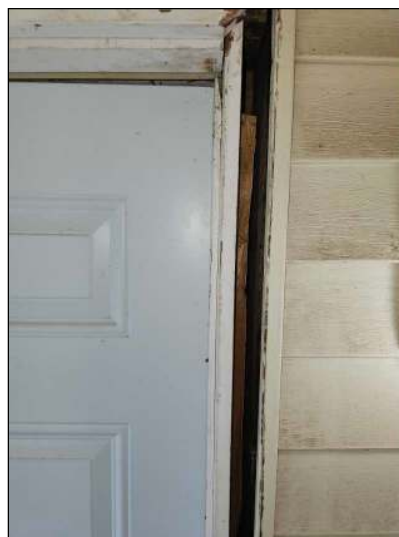
- Plumbing vent pip does not extend to the exterior of the house.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors







2. Window Condition

Observations:

- Some window screens missing or damaged.
- Deteriorated exterior wood trim noted on several windows. Recommend repair/replacement by a qualified contractor.
- There is exposed wood around several of the windows. This can cause moisture damage. Recommend repair by a qualified siding contractor.







3. Siding Condition

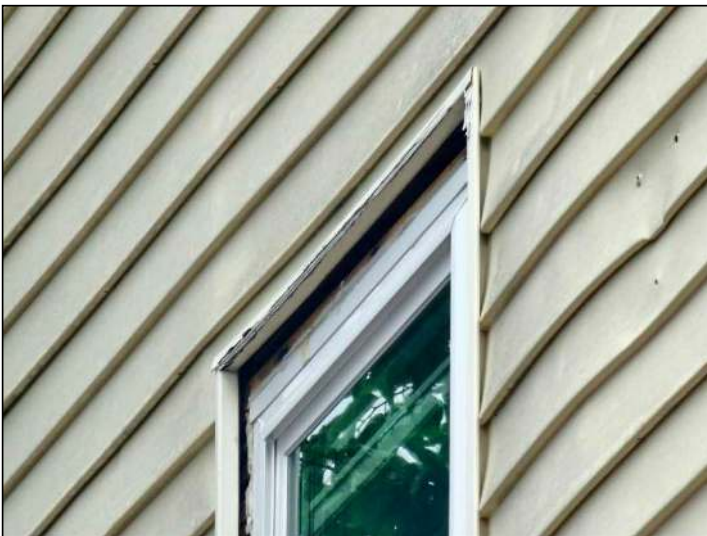
Materials: Vinyl siding noted.

Observations:

- The siding is in close proximity to the soil. This may provide entrance for moisture or insects.
- Vinyl siding missing, damaged or improperly installed in multiple areas exposing the wood sheathing and can cause moisture damage. Recommend further evaluation by a qualified siding contractor.
- Warped siding present in some areas; recommend repair or replacement as necessary.
- Insect damage or activity suspected. Recommend further evaluation by a licensed exterminator.
- Some wood deterioration noted at garage - exterior personnel door frame base. Have repaired and inspected for wood-destroying insect damage.
- Moderate damage to vinyl: The vinyl siding covering exterior walls had areas of moderate damage which should be repaired to prevent moisture intrusion of the wall assembly.











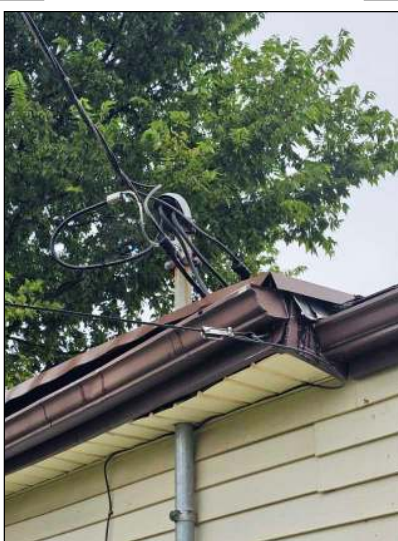
4. Eaves & Facia

Observations:

- In the inspectors opinion the trim is near the end of its useful life
- Moisture damage, wood rot, observed. Recommend review for repair as necessary by a qualified contractor.







5. Exterior Paint

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

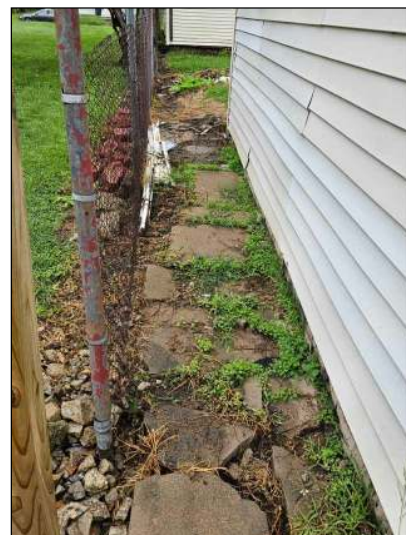
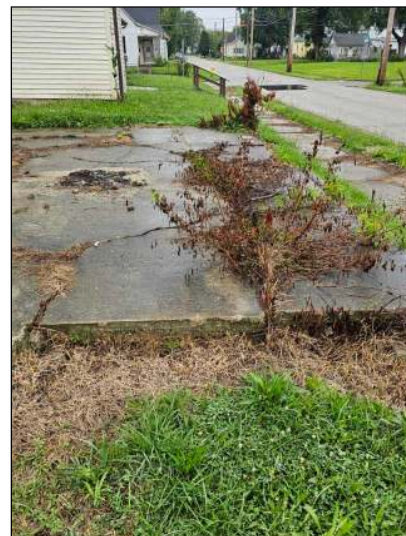
1. Driveway and Walkway Condition



Materials: No driveway observed, On-Street parking noted. • Concrete sidewalk noted.

Observations:

- There are numerous areas of damaged concrete surfaces. Concrete replacement is expensive. Recommend a concrete specialist provide an estimate for repair and or replacing.
- Monitor: Surface deterioration observed at the concrete surface.
- Potential Trip/fall Hazard(s) at the sidewalk steps and old concrete pad located in the backyard; monitor/ repair as necessary.
- Handrail on sidewalk steps is no graspable by today's standards and is a potential fall hazard. Recommend a qualified contractor to replace handrails.
- Sidewalk along the garage/shed is severely deteriorated and is a potential tripping/fall hazard. Recommend repair by a qualified contractor.





2. Grading



Observations:

- The exterior drainage is generally away from foundation except on the west side of the house is flat. Evidence of moisture and organic growth present. Recommend further review by a qualified contractor.
- Low and settled grading was observed at north west corner. Fill as needed.





3. Vegetation Observations



Observations:

- There is a tree on the neighboring property that is within 6 feet of house. Monitor for potential root damage to the foundation and possible damage to the roof from tree limbs.



4. Patio and Porch Deck



Observations:

- Balusters spaced too far apart.
- Non-conforming steps on the front patio, possible safety hazard.
- The steps are slanted on the back door of the downstairs unit and present a possible slipping hazard.
- Front concrete patio has a large settlement crack that caused the surface to be uneven. This is a potential tripping hazard. Recommend repair/replacement by a qualified contractor.





5. Stairs & Handrail



Observations:

- Handrails are not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety. Recommend replacement by a qualified contractor.





6. Grounds Electrical



Observations:

- GFCI trip test failed. SEE GFCI SECTION BELOW
- Exterior lights were functional at the time of inspection.

7. GFCI



Observations:

- Open ground/neutral observed on the GFCI outlet located on the front patio. This is an electrical shock hazard and repair/replacement should be completed by a licensed electrician.
- Both outdoor outlet covers were not secure to the receptacle boxes.
- Open ground fault observed on the outdoor GFCI outlet located near the back door of the property. Potential electric shock hazard. Recommend repair/replacement by a licensed electrician.





8. Main Gas Valve Condition



Materials: Main gas shut off located at the outside meter on the west side of the house.

Observations:

- No issues were observed with the exterior gas shutoff at the time of inspection.



9. Plumbing



Materials: PVC piping noted.

Observations:

- No exterior spigot was present at the time of inspection.
- PVC noted exiting foundation on west side of house. Possible sump pump drain but could not verify due to limited access to the basement.

10. Water Pressure

Observations:

- n/a, no outside water source on the property

11. Pressure Regulator



Observations:

- No Pressure regulator was observed at the time of inspection.

12. Exterior Faucet Condition

Location: None present at the time of inspection.

13. Patio and Porch Condition



Materials: Asphalt shingles noted.

Observations:

- Some shingles damaged.
- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.





Basement/Crawlspace

1. Walls



Materials: Unfinished basement noted.

Observations:

- It had rained heavily the day before and was misting at the time of inspection. Recommend having a licensed plumber
- Visible portions of foundation wall were dry at the time of the inspection.
- Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis.
- The mortar in the brick foundation walls is deteriorating. Recommend further evaluation by a structural engineer.





2. Insulation



Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.
- Full view of foundation insulation was not available due to lack of access.

3. Windows

Materials: No windows were observed in the basement at the time of inspection.

4. Plumbing Materials



Materials: Unable to determine the cause of standing water in the basement. It could be due to possible plumbing issues (Toilet upstairs in unit #1 was clogged) or the water could be backing up from the sewer. Drain pipe was observed in a trench in the basement floor and the cap for the clean-out was removed. Recommend further evaluation by a licensed plumber.

Observations:

- PVC

5. Basement Electric



Observations:

- Due to limited access in the basement it is recommended to have the space further evaluated by a licensed electrical contractor to ensure safe and adequate service.

6. GFCI



Observations:

- No outlets were observed in the limited area that was accessible in the basement.

7. Access



Materials: The basement was accessed by an interior door located in the back bedroom.

Observations:

- Interior door was difficult to open and close. Recommend repair/replacement by a qualified contractor.



8. Stairs



Observations:

- Recommend review by a qualified professional for repair or replacement as necessary.
- Stairs have inadequate headroom, this is a safety concern.
- Unprofessional building practice/materials used, further review by a Qualified Contractor is recommended.



9. Railings



Observations:

- No railing was present on the basement stairs. This is a safety hazard. Recommend installing new hand rail to help prevent falls.

10. Slab Floor



Observations:

- Standing water noted on slab at time on inspection, review and repair needed to prevent possible water damage.
- Majority of the basement was inaccessible. Recommend a foundation specialist further evaluate the basement floor and walls once the standing water issue is resolved.



11. Drainage



Observations:

- Inadequate drainage noted in the basement. Standing water was present at the time of inspection. Recommend further evaluation by a licensed plumber.

12. Sump Pump



Observations:

- No sump pump was observed at the time of inspection due to limited access in the basement because of standing water. There was a pvc drain pipe noted on the exterior of the house. If present, not operating properly. Recommend further evaluation by a licensed plumber.

13. Framing



Observations:

- ****JOISTS****
- Deterioration/ damage of one or more floor joist noted. Recommend review and repair by a Qualified Contractor to evaluate load bearing members.
- Recommend review of floor support system by a qualified contractor for any repair or upgrades needed to structure.
- Not fully visible for inspection due to lack of access to all areas.



14. Subfloor



Observations:

- Not fully visible for inspection due to lack of access to most of the basement space. Some areas in the main floor unit (#1) had uneven sub flooring that was noticeable when walking over. Recommend further review of the floor joists and sub-flooring by a qualified contractor after the standing water problem has been resolved in the basement.

15. Basement/Crawlspace Ductwork



Observations:

- Due to most of the basement being inaccessible the heating and cooling duct system needs reviewed and repaired as necessary by a Qualified Contractor.
- Unconnected ductwork noted in the basement.





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!