

443 N Rangeline Road  
Carmel, IN 46032

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Inspector: **Cornerstone inspector**  
**#HI00500018**  
 Cell # **317-339-4117**

# PROPERTY INSPECTION REPORT



Property Address:

**1234 Some Place**  
**Anytown IN 46033**

Prepared for:

**John Smith**

Inspection Date:

**Tuesday, 5/14/2013**

Inspection #:

**BUYERS REALTOR:**

**John Realtor**

Office #

**SELLERS REALTOR:**

**Jenny Broker**

Office #

**SERVICES REQUESTED:**

**Full Home Inspection**

**GENERAL INFORMATION**

Property Faces: **East**

Estimated Age: **15 - 16** Year Built - **1998**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Fin Bsmt**

Time of Inspection: **9:00am**

Weather: **Clear**

Temp: **60 ° F**

Soil Condition: **Damp**

Unit Occupied: **Yes**

People Present: **Owner**

**This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for**

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

## ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not in need of MAJOR CONCERNS / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging. Most systems and components in properties wear out over time.

**ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".**

## 1 - MAJOR REPAIRS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

MAJOR REPAIRS / SAFETY HAZARDS should be evaluated by qualified contractors before closing.

***It is our intention that MAJOR REPAIRS / SAFETY HAZARDS be thoughtfully considered BEFORE CLOSING.***

## 2 - GENERAL REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function. Items listed as GENERAL REPAIRS should be evaluated by qualified contractors.

If left unattended GENERAL REPAIRS can become MAJOR REPAIRS / SAFETY HAZARDS

***REPAIRS could be remedied either before or after closing. This will be your decision to make.***

## 3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all. (For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. We can not know for sure, therefore we recommend monitoring the stain.)
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component could need repairs or replacement soon.

## 4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. In most cases improvements are given on items that are older and now newer and safer methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.

## 5 - GENERAL COMMENTS / LIMITATIONS

We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to interesting observations to specific limitations about the inspection.



# SECTION 1 - ROOF

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:


ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1 Main Roof	Hip	Fiberglass Shingle	3 - 5 Years	18 - 22 Years	1	Walked Roof
2						
3						
4						
5						

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Roof Vents Soffit Vents	Chimney Flashing Joining Wall Flashing Plumbing Vent Flashing	Fireplace Chimney	Aluminum Gutters Down Spouts	None


**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 1 - MAJOR REPAIRS

**1** 


- Item: **Brick Chimney**
- Location: **North Side Of Home**
- Condition: **Movement In The Brick Chimney Away From The Home**
- Action: **Evaluate And Repair Chimney Movement By Qualified Contractor As Soon As Possible**

- The Fireplace On The Interior Is Also Showing Signs Of Movement - See Interior Pages

**2** 

- Item: **Brick Chimney**
- Location: **North End Of Roof**
- Condition: **Chimney Is Too Low - Does Not Meet The 3' X 2' X 10' Rule**
- Action: **Evaluate And Repair Height Of Chimney By Qualified Contractor As Soon As Possible**

### CATEGORY 4 - MAINTENANCE

**3** 

- Item: **Fiberglass Shingles**
- Location: **N E Corner Of Roof**
- Condition: **Tree Limbs Improperly Touching The Roofing**
- Action: **Trim Tree Limbs To Prevent Damage**


### CATEGORY 5 - LIMITATIONS

**4**

- Item:

- Roof Inspection Is Limited To The Visible Portions Only. No Certification, Warranty Or Guaranty Is Given As To The Water Tight Integrity Or Remaining Useful Life Of The Roof. Roofing Life Expectancies Can Vary Depending On Several Factors. This Assessment Of The Roof Does Not Preclude The Possibility Of Leakage. Leakage Can Develop At Any Time And May Depend On Rain Intensity, Wind Direction, Ice Build Up, Etc.

- The Inspection Of Any Chimneys Is General And Not Technically Exhaustive. A Detailed Evaluation Of The Interior Components Of The Chimneys Is Beyond The Scope Of This Inspection. For A Detailed





## WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Brick Veneer Wood Siding	Wood Trim	Front Door Rear Door Patio Doors	Wood Windows Double Pane Glass Window Screens	Frost Proof Faucets	Underground Service Exterior Lights Exterior Outlets G F I Protection

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 1 - MAJOR REPAIRS

1



- Item: **Brick Veneer**
- Location: **All Sides**
- Condition: **Missing Weep Holes**
- Action: **Evaluate And Repair Missing Weep Holes By Qualified Contractor To Perform Their Intended Function Properly**

2



- Item: **Windows**
- Location: **Kitchen Window**
- Condition: **Serious Wood Rot**
- Action: **Evaluate And Repair Or Replace Rotted Wood By Qualified Contractor Prior To Closing**

### CATEGORY 2 - GENERAL REPAIRS

3



- Item: **Brick Veneer**
- Location: **Rear Exterior Wall**
- Condition: **Missing Caulking Around Furnace Exhaust Pipes**
- Action: **Evaluate And Repair Or Replace Missing Caulking To Prevent Leakage**

4



- Item: **Doors**
- Location: **Front Entry Door**
- Condition: **Threshold Is Pulled Up North Of The Door (at Side Light Of Door)**
- Action: **Evaluate And Repair Front Door Threshold Soon**

5



- Item: **Windows**
- Location: **Master Bedroom Window**
- Condition: **Evidence Of Deteriorated Finger Jointed Sill Boards**
- Action: **Evaluate And Repair Finger Jointed Wood Sill By Qualified Contractor Soon - This Will Likely Need Further Attention In The Future**

# SECTION 2 - EXTERIOR

Client: John Smith

Property: 1234 Some Place

Anytown IN 46033

Date: 5/14/2013

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

## CATEGORY 4 - MAINTENANCE

6



- Item: Wood Trim
- Location: All Sides
- Condition: Peeling Paint On The Wood Trim And Windows
- Action: Scrape And Paint All Wood Trim To Prevent Deterioration

7



- Item: Windows
- Location: Front Window Over The Entry Door
- Condition: Loose, Missing Or Cracked Caulking
- Action: Evaluate And Repair Or Replace Caulking In The Near Future To Prevent Leakage And Deterioration

## CATEGORY 5 - LIMITATIONS

8



- An Exact Accounting For All Storms And/or Screens Was Not Performed.
- A Representative Sample Of Exterior Components Was Inspected Rather Than Every Occurrence Of The Components



# SECTION 3 - GROUNDS

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS
Concrete Walks	Concrete Driveway	Grading At Foundation Run Off Drains Vegetation Yard	None	Front Concrete Porch Rear Screened Patio

**WHAT WE FOUND:** The items inspected are in **ACCEPTABLE** condition except as noted below:

### CATEGORY 3 - ITEMS TO MONITOR

1



- Item: **Walkways**
- Location: **Front Concrete Walkway**
- Condition: **Cracked And Settled Walkway**
- Action: **Monitor And Maintain As The House Ages**

### CATEGORY 5 - LIMITATIONS

2



- Item:
- Location:
- Condition:
- Action: **- We Are Not Able To Determine The Condition Or Exact Location Of Any Buried Piping Or Wiring.**
- **The Inspection Does Not Include An Assessment Of Geological Conditions And/or Site Stability.**
- **Access Below Decks And/or Porches Is Typically Extremely Limited.**
- **Our Inspection Of The Vegetation And Yard Pertains Only To How They Are Affecting The Building And Does Not Pertain To Their Physical Health**



# SECTION 4 - GARAGE

**Client:** John Smith  
**Property:** 1234 Some Place  
 Anytown IN 46033  
**Date:** 5/14/2013

## WHAT WE INSPECTED:

Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Same As House	N / A	N / A	N / A	Same As House	N / A	


  

Interior -					
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING	
Walls & Ceiling Garage Floor Firewall	Vehicle Door Door Opener Service Door	Lights & Outlets G F I Protection General Wiring	Concrete Slab	None	

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 2 - GENERAL REPAIRS


**1**



- Item: Ceiling
- Location: Garage Ceiling
- Condition: Several Minor Cracks
- Action: Evaluate And Repair Cracks In The Near Future

### CATEGORY 3 - ITEMS TO MONITOR

**2**




- Item: Overhead Door
- Location: East Overhead Door
- Condition: Minor Damage To Door - Small Dent
- Action: Monitor And Maintain As The House Ages - This Does Not Appear To Be A Problem At The Time Of The Inspection

### CATEGORY 5 - LIMITATIONS

**3**

- If The House Is Occupied Then The Inspection Of The Garage Is Typically Limited By The Owners Stored Items





# SECTION 5 - HEATING / COOLING

**Client:** John Smith  
**Property:** 1234 Some Place  
Anytown IN 46033  
**Date:** 5/14/2013


## WHAT WE INSPECTED:


		TYPE	RATING	EST. AGE	EXPECTED LIFE
<b>HEATING UNIT(S):</b>	1	Gas Forced Air	High Efficiency	15- 16	15 - 20
	2				
	3				
<b>COOLING UNIT(S):</b>	1	Electric Central A / C	High Efficiency	15- 16	10 - 15
	2				
	3				

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS	
Heating Operation	Clearances	Ductwork	Filter	A / C Operation	A / C Electric Wiring
Htng. General Cond.	Exhaust Flue Pipe	Registers		A / C General	Thermostat
Fuel Lines	Combustion Air	Blower Fan		A / C Cabinet	A / C Cleanliness
Burners	Heating Wiring			A / C Air Ventilation	Condensate Drain
Heat Exchanger	Thermostat			A / C Cooling Lines	


## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

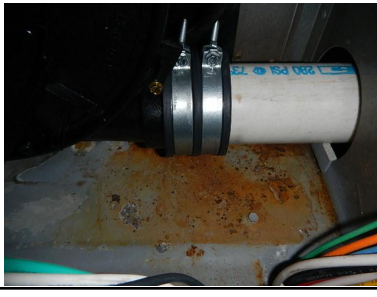
### CATEGORY 2 - GENERAL REPAIRS

<b>1</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Ductwork</li> <li>- <b>Location:</b> Crawl Space</li> <li>- <b>Condition:</b> Loose/ Unsupported Ductwork</li> <li>- <b>Action:</b> Evaluate And Repair Or Replace Loose Ductwork In Crawl Space By Qualified Contractor As Soon As Possible To Prevent Further Damage</li> </ul>
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<b>2</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Humidifier</li> <li>- <b>Location:</b> Basement Furnace</li> <li>- <b>Condition:</b> Inoperative Humidifier - Unit Is Rusted Shut, Unable To Inspect Interior</li> <li>- <b>Action:</b> Evaluate And Repair Or Replace Humidifier By Qualified Contractor As Soon As Possible</li> </ul>
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### CATEGORY 3 - ITEMS TO MONITOR

<b>3</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Heating General Condition</li> <li>- <b>Location:</b> Furnace Plenum</li> <li>- <b>Condition:</b> Minor Rusting On The Plenum</li> <li>- <b>Action:</b> Monitor And Maintain As The House Ages</li> </ul>
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<b>4</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Heating General Condition</li> <li>- <b>Location:</b> Interior Of The Furnace</li> <li>- <b>Condition:</b> Past Leakage At The Inducer Fan Area</li> <li>- <b>Action:</b> Monitor And Maintain As The House Ages</li> </ul>
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# SECTION 5 - HEATING / COOLING

**Client:** John Smith  
**Property:** 1234 Some Place  
Anytown IN 46033  
**Date:** 5/14/2013


**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

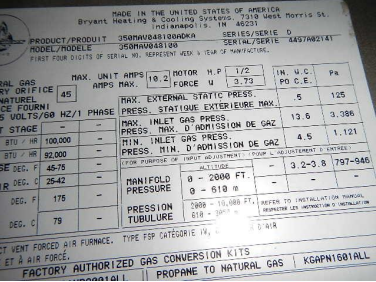
**5**  - **Item:** Ductwork  
- **Location:** Basement Near Crawl Space Access  
- **Condition:** Minor Rusting On The Metal Ductwork  
- **Action:** Monitor And Maintain As The House Ages

**6**  - **Item:** Ductwork  
- **Additional Photo Of:** Minor Rusting On The Metal Ductwork

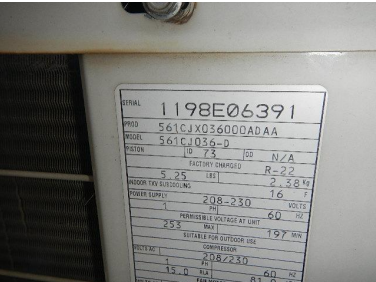
**7**  - **Item:** A / C General Condition  
**The Cooling Equipment Is Existing Beyond Its Expected Useful Life And Should Be Monitored And Maintained Regularly. This Equipment May Need Replacement Soon**

**CATEGORY 5 - GENERAL COMMENTS**

**8**  - **Item:** Heating General Condition  
- **Location:** General View Of Furnace  
- **Condition:** General View Of Furnace

**9**  - **Item:** Heating General Condition  
- **Location:** General View Of Furnace Rating Plate  
- **Condition:** General View Of Furnace Rating Plate

MAX. UNIT AMPS (10-2)	1.72	MIN. U.C. PA	
MAX. FORCE IN	13.73	PO C.E.	
MAX. EXTERNAL STATIC PRESS.	5		125
MAX. INLET GAS PRESS.	13.0		3.986
MAX. INLET GAS PRESS.	4.9		1.121
MAX. INLET GAS PRESS.	0.2-0.8		797-946
MANIFOLD PRESSURE	0 - 2000 FT.		
MANIFOLD PRESSURE	0 - 510 ft.		
MANIFOLD PRESSURE	5000 - 10,000 FT.		
MANIFOLD PRESSURE	0 - 1000 FT.		

**10**  - **Item:** A / C General Condition  
- **Condition:** General View Of The A / C Rating Plate

MODEL	1198E06391
PROD	561CJX036000A0AA
MODEL	561CJ036-0
PHASE	1P 73
FACTORY CHARGED	R-22
REFRIG. CHARGE	5.25 (lb)
POWER SUPPLY	208-230
VOLTS	60
PERMISSIBLE INCREASE AT UNIT	197
PERMISSIBLE INCREASE AT UNIT	197
PERMISSIBLE INCREASE AT UNIT	197
PERMISSIBLE INCREASE AT UNIT	197

# SECTION 5 - HEATING / COOLING

<b>Client:</b> John Smith
<b>Property:</b> 1234 Some Place Anytown IN 46033
<b>Date:</b> 5/14/2013

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

**CATEGORY 5 - LIMITATIONS**

11



- The Adequacy Of Hvac Supply Or Distribution Balance Is Not Inspected.
- The Interior Of Flues Or Chimneys Which Are Not Readily Accessible Are Not Inspected
- Be Advised That Defects Or Failure Can Occur At Any Time, And That The Inspection In No Way Lessens The Risk Or Likelihood Of Repairs Or Replacements Being Needed At Any Time In The Future, Including The Day After The Inspection. Any Mechanical Equipment Can Fail Without Warning At Any Time.
- The Inspection Of The Heating System Is General And Not Technically Exhaustive. A Detailed Evaluation Of The Furnace Heat Exchanger Is Beyond The Scope Of This Inspection



# SECTION 6 - PLUMBING

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:


WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Basement	Copper Piping P E X Piping	Represented To Be: Municipal Sewer	P V C Waste Pipes	Black Steel Pipes

	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
WATER HEATER(S):	1 Basement	80 Gallon	Gas	11 - 12	10 - 15	W H Operation	W H Relief Valve
	2					W H General Condition	Burners
	3					W H Plumbing Fittings	Exhaust Flue Pipe

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 2 - GENERAL REPAIRS


**1**



**WATER SOFTENER DRAIN**

- Item: Water Softener Drain
- Location: Crawl Space
- Condition: Active Leaking Was Observed At The Water Softener Drain Line In The Crawl Space
- Action: Evaluate And Repair Water Softener Discharge Line Drain In The Near Future

**2**

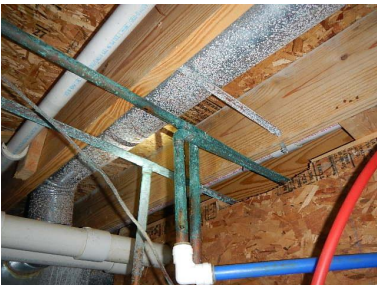


**W H RELIEF VALVE**

- Item: W H Relief Valve
- Location: Side Of The Water Heater
- Condition: Evidence Of Leakage At Relief Valve
- Action: Evaluate And Repair Or Replace Relief Valve By Qualified Contractor As Soon As Possible

### CATEGORY 3 - ITEMS TO MONITOR

**3**




**WATER SUPPLY**

- Item: Water Supply
- Location: Basement Near The Crawl Space Access
- Condition: Minor Corrosion Observed On The Pipes
- Action: Monitor And Maintain As The House Ages

### CATEGORY 5 - GENERAL COMMENTS

**4**

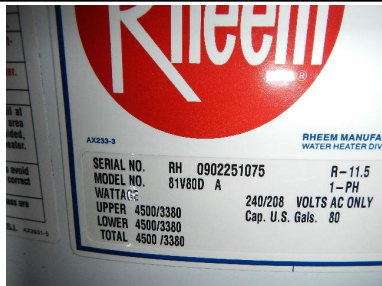


**WATER HEATER**

- Item: Water Heater
- Location: General View Of Water Heater
- Condition: General View Of Water Heater

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

5



**WATER HEATER**

- Item: Water Heater
- Location:
- Condition: General View Of Water Heater Rating Plate

6



**WATER SOFTENER DRAIN**

- Item:
- Location:
- Condition:
- Action: - We Recommend Flushing The Water Heater From The Drain Valve Once Or Twice A Year To Prevent Sediment Build Up And Help The Unit Last Longer

**CATEGORY 5 - LIMITATIONS**

7



- We Are Not Able To Determine The Exact Condition Of Any Buried Or Concealed Piping.
- Please See The Other Pages Of The Report For Additional Comments On The Plumbing Components.
- Portions Of The Plumbing System Concealed By Finishes And/or Storage (below Sinks, Etc.), Below The Structure, And Beneath The Yard Were Not Inspected.
- Water Quality Is Not Tested. The Effect Of Lead Content In Solder And Or Supply Lines Is Beyond The Scope Of The Inspection



# SECTION 7 - ELECTRICAL

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE
1 Main Panel	Basement	200 Amp - 240 Volt	Circuit Breakers
2			
3			

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET
Panel Cabinet	Wire Connections	Copper - Romex	Wiring General Cond.
Panel Cover	Grounding/bonding		Junctions / Splicing
Breakers / Fuses	Wiring Workmanship		Electrical Sys. Operation
			One On Each Floor
			One In Each Bedroom
			Smoke Det. Operation

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 2 - GENERAL REPAIRS

1



- Item: **Lights & Outlets**
- Location: **West Wall Of Finished Basement**
- Condition: **Damaged Outlet Cover Plate**
- Action: **Replace Damaged Cover Plate As Soon As Possible For Safety Reasons**

2



- Item: **Panel Cover**
- Location: **Main Panel Cover**
- Condition: **Improper Screws - Should Not Be Pointed Screws**
- Action: **Evaluate And Repair Or Replace Improper Screws On Cover Of Main Panel As Soon As Possible**

### CATEGORY 5 - GENERAL COMMENTS

3



- Item: **Panel**
- Location:
- Condition: **General View Of The Main Panel**

### CATEGORY 5 - LIMITATIONS

4



- This Page Typically References The Electrical System At The Main Panel(s) And Sub Panel(s). Please Read The Other Pages For Electrical Comments Found Throughout The House.
- Smoke Detectors Are Now Required On Each Floor Of The House And In Each Bedroom.
- Gfi Protected Electrical Outlets Are Now Required At The Exterior, Garage, Kitchen Countertops, Baths And Unfinished Basement Areas



# SECTION 8 KITCHEN / LAUNDRY

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Dishwasher	Walls & Ceiling	
Floors	Sink Drain	Disposal	Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Range	Doors & Windows	Washer Drain
Lights & Outlets	Heating / Cooling	Microwave	Lights & Outlets	Dryer 220 Outlet
G F I Protection		Refrigerator	Heating / Cooling	Dryer Vent
Cabinets & Counters				

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

## CATEGORY 5 - LIMITATIONS

1

- Item:



- It Is Beyond The Scope Of This Inspection To Test The Self Cleaning Capabilities Of The Oven(s).
- Appliances Are Tested By Turning Them On For A Short Period Of Time. It Is Strongly Recommended That A Homeowner's Warranty Or Service Contract Be Purchased To Cover The Operation Of Appliances. It Is Further Recommended That Appliances Be Tested During Any Scheduled Pre-closing Walk Through. Like Any Mechanical Device, Appliances Can Malfunction At Any Time (including The Day After Taking Possession Of The House).
- Appliance Thermostats, Timers And Other Specialized Features And Controls Are Not Tested.

# SECTION 9 - BATHROOMS

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:

### BATHROOMS

	2 - Full Baths	1 - Master Bath	
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### BATHROOM COMPONENTS

Walls & Ceiling	G F I Protection	Sink Drains	Tub & Shower Drains
Floors	Exhaust Fan	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets	
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets	Heating / Cooling

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 1 - MAJOR REPAIRS

1



- Item: **Windows**
- Location: **Master Bathroom Window Above The Tub**
- Condition: **Serious Wood Rot On Frame And Sash**
- Action: **Evaluate And Repair Or Replace Master Bathroom Window By Qualified Contractor As Soon As Possible**

### CATEGORY 2 - GENERAL REPAIRS

2



- Item: **Cabinets & Counters**
- Location: **Master Bathroom**
- Condition: **Missing Cabinet Door Right Of The Master Tub**
- Action: **Evaluate And Repair Or Replace Missing Cabinet Door In The Near Future**

3



- Item: **Tub & Shower Faucets**
- Location: **Master Bath Tub Cold Water Faucet**
- Condition: **Active Leaking At Base Of Cold Faucet Handle**
- Action: **Evaluate And Repair Cold Water Faucet On Tub By Qualified Contractor In The Near Future**

### CATEGORY 3 - ITEMS TO MONITOR

4




- Item: **Toilets**
- Location: **Main Floor Full Bath**
- Condition: **Past Leakage At Base Of Toilet**
- Action: **Monitor And Maintain As The House Ages**


# SECTION 9 - BATHROOMS

**Client:** John Smith  
**Property:** 1234 Some Place  
 Anytown IN 46033  
**Date:** 5/14/2013


**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

**CATEGORY 4 - MAINTENANCE**

<b>5</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Lights &amp; Outlets</li> <li>- <b>Location:</b> Master Bath Light Over Shower</li> <li>- <b>Condition:</b> Inoperative Light Fixtures - Bulb Burned Out?</li> <li>- <b>Action:</b> Service ( Light Bulb? )</li> </ul>
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<b>6</b>		<ul style="list-style-type: none"> <li>- <b>Location:</b> - <b>Condition:</b> - <b>Action:</b> - Tubs And Shower Enclosures Need Annual Maintenance</li> </ul>
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**CATEGORY 5 - GENERAL COMMENTS**

<b>7</b>		<ul style="list-style-type: none"> <li>- <b>Item:</b> Whirlpool Tubs- General View Of The Whirlpool Tub In Operation.</li> </ul>
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# SECTION 10 - INTERIOR

**Client:** John Smith

**Property:** 1234 Some Place  
Anytown IN 46033

**Date:** 5/14/2013

## WHAT WE INSPECTED:

### INTERIOR ROOMS

Living Room Dining Room Family Room	Foyer Hallways Stairways	4 - Bedrooms Finished Basement Den	
---	--------------------------------	--	--

### INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs
Floors	Ceiling Fans	Railings
Doors & Windows	Heating / Cooling	Fireplace With Gas Logs

**WHAT WE FOUND:** The items inspected are in **ACCEPTABLE** condition except as noted below:

### CATEGORY 2 - GENERAL REPAIRS

1



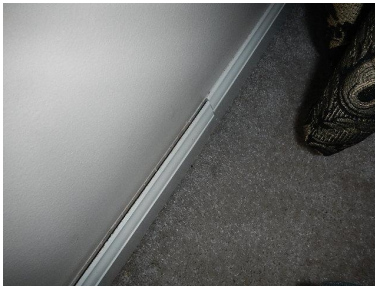
- **Item:** Walls & Ceiling
- **Location:** Family Room Ceiling
- **Condition:** Damaged Drywall - Small Crack In Ceiling
- **Action:** Evaluate And Repair Crack In Ceiling Of Family Room In The Near Future

2



- **Item:** Walls & Ceiling
- **Location:** Basement North Of The T V Screen Area
- **Condition:** Damaged Drywall From Dart Board
- **Action:** Evaluate And Repair Damaged Drywall In The Near Future

3



- **Item:** Walls & Ceiling
- **Location:** Basement East Wall
- **Condition:** Loose Baseboard Trim
- **Action:** Secure Baseboard Trim In The Near Future

4



- **Item:** Floors
- **Location:** Family Room Fireplace
- **Condition:** Missing Trim Along Front Of Hearth
- **Action:** Install Trim If Desired

# SECTION 10 - INTERIOR

**Client:** John Smith

**Property:** 1234 Some Place  
Anytown IN 46033

**Date:** 5/14/2013

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

5



- **Item:** Windows
- **Location:** Most Windows Throughout Home
- **Condition:** Evidence Of Peeling Paint
- **Action:** Scrape And Paint All Wood Windows As Soon As Possible To Prevent Deterioration

6



- **Item:** Windows
- **Additional Photo Of:** Peeling Paint

7



- **Item:** Windows
- **Location:** Throughout House
- **Condition:** Missing/ Non-installed Screens In Windows
- **Action:** Locate & Install Screens If Desired

8



- **Item:** Windows
- **Additional Photo Of:** Evidence Of Peeling Paint

9



- **Item:** Lights & Outlets
- **Location:** Master Bedroom Closet
- **Condition:** Missing Globe On Light Fixture In Closet
- **Action:** Replace Globe In The Near Future

## CATEGORY 3 - ITEMS TO MONITOR

10




- **Item:** Walls & Ceiling
  - **Location:** S W Corner Of Dining Room
  - **Condition:** Minor Settlement Crack
  - **Action:** Monitor And Maintain As The House Ages
- The Crack In This Area Could Be Repaired As Well.

# SECTION 10 - INTERIOR

**Client:** John Smith \_\_\_\_\_  
**Property:** 1234 Some Place \_\_\_\_\_  
 Anytown IN 46033 \_\_\_\_\_  
**Date:** 5/14/2013 \_\_\_\_\_


**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

**11**



- **Item:** Windows
- **Location:** Basement East Window
- **Condition:** Past Signs Of Moisture On The Window Sill
- **Action:** Monitor And Maintain As The House Ages


**12**



- **Item:** Fireplace
- **Location:** Family Room Fireplace Hearth
- **Condition:** Hearth Has Cracked And Settled Slightly Where It Meets The Fireplace
- **Action:** Monitor And Maintain As The House Ages

**CATEGORY 5 - LIMITATIONS**

**13**



- If The House Is Occupied, The Interior Inspection Of The House Is Limited Due To The Owners Stored Articles.
- For Proper Emergency Exit And Ventilation, All Operable Windows Should Open And Close Without Restrictions And Every Bedroom Should Have An Operable Window.
- Electrical Components Concealed Behind Finished Surfaces Or Furniture Could Not Be Inspected

**14**



- Only A Representative Sampling Of Outlets And Light Fixtures Were Tested.
- An Analysis Of Indoor Air Quality Is Beyond The Scope Of This Inspection.
- Issues Such As Cleanliness, Cosmetic Flaws, Quality Of Materials, Architectural Appeal And Color Are Outside The Scope Of This Inspection. Comments Will Be General, Except Where Functional Concerns Exist. No Comment Is Offered On The Extent Of Cosmetic Repairs That May Be Needed After Removal Of Existing Wall Hangings And Furniture

## WHAT WE INSPECTED:



ATTIC AREAS		ACCESSIBILITY	HOW INSPECTED			
1	Main	Full	Entered			
2						



ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch Accessibility Folding Stairs	Wood Rafters	Blown-in Av Depth 12-14 R Value 30 - 35	Attic Ventilation Vent Screening	Visible Wiring Light Fixtures	None	Bathrooms

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 3 - ITEMS TO MONITOR

<b>1</b>		<p><b>ACCESSIBILITY</b></p> <ul style="list-style-type: none"> <li>- Item: Accessibility</li> <li>- Location: Upper Attic</li> <li>- Condition: Evidence Of Past Animal Activity At Northwest Corner Of Attic</li> <li>- Action: Monitor</li> </ul>
<b>2</b>		<p><b>WOOD RAFTERS</b></p> <ul style="list-style-type: none"> <li>- Item: Wood Rafters</li> <li>- Location: Garage Attic</li> <li>- Condition: Several Repaired Rafters In The Garage Attic</li> <li>- Action: Monitor And Maintain As The House Ages</li> </ul>

### CATEGORY 5 - GENERAL COMMENTS

<b>3</b>		<p><b>ACCESSIBILITY</b></p> <ul style="list-style-type: none"> <li>- Item: Accessibility</li> <li>- Condition: Limited Access Due To Stored Items Above The Garage</li> </ul>
<b>4</b>		<p><b>ACCESSIBILITY</b></p> <ul style="list-style-type: none"> <li>- Item: Accessibility</li> <li>- Condition: - General View Of The Attic</li> </ul>



Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

## CATEGORY 5 - LIMITATIONS

5



### FURNACE CHIMNEY

- The Inspection Of Any Chimneys Is General And Not Technically Exhaustive. A Detailed Evaluation Of The Interior Components Of The Chimneys Is Beyond The Scope Of This Inspection. For A Detailed Evaluation Of The Chimney(s) Please Consult With A Certified Chimney Sweep
- The Amount Of Insulation In The Attic Makes An Inspection Of All Wiring Components In The Attic Impossible. The Inspection Of The Wiring Was Limited.
- Any Estimates Of Insulation R Values Or Depths Are Rough Average Values



# SECTION 12 - FOUNDATION

Client: John Smith

Property: 1234 Some Place  
Anytown IN 46033

Date: 5/14/2013

## WHAT WE INSPECTED:



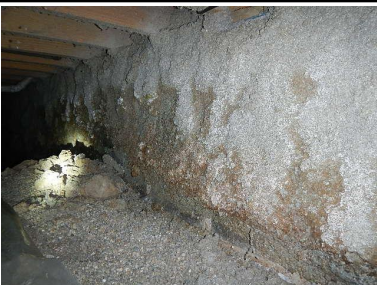
FOUNDATION TYPES		ACCESSIBILITY		HOW INSPECTED	
1	Basement	Limited		Entered	
2					
3					


FOUNDATION	FLOOR FRAMING	DRYNESS	INSULATION	VENTILATION	MECHANICALS	
Poured Concrete	Joists	Beams	Basement	Ban Joist	Windows	Visible Wiring
Concrete Floor	Sub Flooring	Columns	Floor Drain			Visible Plumbing
	Sill Plates		Sump Pump			Visible Ductwork

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

### CATEGORY 1 - MAJOR REPAIRS

<b>1</b>		<ul style="list-style-type: none"> <li>- Item: <i>Floor Framing</i></li> <li>- Location: <i>Throughout Crawl Space Floor Joists</i></li> <li>- Condition: <i>Evidence Of Moderate Mold Growth On Floor Joist</i></li> <li>- Action: <i>Evaluate And Repair/ Treat All Mold Growth By Qualified Contractor Prior To Closing</i></li> </ul>
<b>2</b>		<ul style="list-style-type: none"> <li>- Item: <i>Floor Framing</i></li> <li>- Additional Photo Of: <i>Evidence Of Moderate Mold Growth</i></li> </ul>
<b>3</b>		<ul style="list-style-type: none"> <li>- Item: <i>Insulation</i></li> <li>- Location: <i>Crawl Space</i></li> <li>- Condition: <i>Cellulose Insulation In Crawl Is Deteriorated And Wet</i></li> <li>- Action: <i>Evaluate And Repair Or Replace Crawl Space Foundation Insulation By Qualified Contractor As Soon As Possible</i></li> </ul>

### CATEGORY 3 - ITEMS TO MONITOR

<b>4</b>		<ul style="list-style-type: none"> <li>- Item: <i>Foundation Walls</i></li> <li>- Location: <i>South Basement Foundation Wall</i></li> <li>- Condition: <i>Evidence Of Minor Settlement Crack</i></li> <li>- Action: <i>Monitor As The House Ages - This Does Not Appear To Be A Serious Problem At The Time Of The Inspection - This Could Need Corrective Action If The Problem Continues</i></li> </ul>
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**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below:

5



- Item: **Foundation Walls**
- Location: **East Side Of Crawl Space Foundation Wall Near Garage Floor Area**
- Condition: **Evidence Of Settling**
- Action: **Monitor As The House Ages - This Does Not Appear To Be A Serious Problem At The Time Of The Inspection - This Could Need Corrective Action If The Problem Continues**

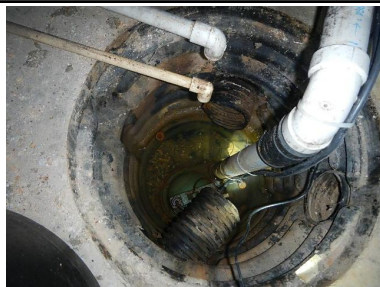
6



- Item: **Municipal Sewer**
- Location: **S E Wall Of The Basement**
- Condition: **Past Leakage Around The Main Sewer Line As It Exits The Foundation Wall**
- Action: **Monitor As The House Ages**

**CATEGORY 5 - GENERAL COMMENTS**

7



- Item: **Sump Pump**
- Location: **Basement Sump Pump**
- Condition: **We Suggest Adding A Backup Sump Pump As An Improvement To The Home Due To The Basement Being Finished.**

8



- Item: **Mechanicals**
  - Location: **S W Corner Of Basement**
  - Condition: **Pre Installed Radon Mitigation Pipe**
- Pipe Is Ready For Mitigation System If It Becomes Or Is Found To Be Necessary.

**CATEGORY 5 - LIMITATIONS**

9



- Please Read The Other Pages Of The Report For Mechanical Deficiencies Found In Other Areas Of The House.
- Assessing The Structural Integrity Of A Building Is Beyond The Scope Of A Typical Home Inspection. A Certified Professional Engineer Is Recommended Where There Are Structural Concerns About The Building.
- Water Seepage And Moisture Penetration Is Common In Most Basements, Usually Resulting From Inadequate Exterior Drainage Control. Many Water Problems Can Be Greatly Improved By Correcting



# SUMMARY

Client: John Smith

Property: 1234 Some Place

Anytown IN 46033

Date: 5/14/2013

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

## CATEGORY 1 - MAJOR REPAIRS

### SECTION 1 - ROOF

- 1 - Item: Brick Chimney
  - Location: North Side Of Home
  - Condition: Movement In The Brick Chimney Away From The Home
  - Action: Evaluate And Repair Chimney Movement By Qualified Contractor As Soon As Possible
- The Fireplace On The Interior Is Also Showing Signs Of Movement - See Interior Pages

- 2 - Item: Brick Chimney
- Location: North End Of Roof
- Condition: Chimney Is Too Low - Does Not Meet The 3' X 2' X 10' Rule
- Action: Evaluate And Repair Height Of Chimney By Qualified Contractor As Soon As Possible

### SECTION 2 - EXTERIOR

- 3 - Item: Brick Veneer
- Location: All Sides
- Condition: Missing Weep Holes
- Action: Evaluate And Repair Missing Weep Holes By Qualified Contractor To Perform Their Intended Function Properly

- 4 - Item: Windows
- Location: Kitchen Window
- Condition: Serious Wood Rot
- Action: Evaluate And Repair Or Replace Rotted Wood By Qualified Contractor Prior To Closing

### SECTION 9 - BATHROOMS

- 5 - Item: Windows
- Location: Master Bathroom Window Above The Tub
- Condition: Serious Wood Rot On Frame And Sash
- Action: Evaluate And Repair Or Replace Master Bathroom Window By Qualified Contractor As Soon As Possible

### SECTION 12 - FOUNDATION

- 6 - Item: Floor Framing
- Location: Throughout Crawl Space Floor Joists
- Condition: Evidence Of Moderate Mold Growth On Floor Joist
- Action: Evaluate And Repair/ Treat All Mold Growth By Qualified Contractor Prior To Closing

- 7 - Item: Insulation
- Location: Crawl Space
- Condition: Cellulose Insulation In Crawl Is Deteriorated And Wet
- Action: Evaluate And Repair Or Replace Crawl Space Foundation Insulation By Qualified Contractor As Soon As Possible

## CATEGORY 2 - GENERAL REPAIRS

### SECTION 2 - EXTERIOR

- 8 - Item: Brick Veneer
- Location: Rear Exterior Wall
- Condition: Missing Caulking Around Furnace Exhaust Pipes
- Action: Evaluate And Repair Or Replace Missing Caulking To Prevent Leakage

- 9 - Item: Doors
- Location: Front Entry Door
- Condition: Threshold Is Pulled Up North Of The Door (at Side Light Of Door)
- Action: Evaluate And Repair Front Door Threshold Soon

- 10 - Item: Windows
- Location: Master Bedroom Window
- Condition: Evidence Of Deteriorated Finger Jointed Sill Boards
- Action: Evaluate And Repair Finger Jointed Wood Sill By Qualified Contractor Soon - This Will Likely Need Further Attention In The Future





# SUMMARY

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Property: 1234 Some Place

Anytown IN 46033

Date: 5/14/2013

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## SECTION 4 - GARAGE

- 11
- Item: Ceiling
  - Location: Garage Ceiling
  - Condition: Several Minor Cracks
  - Action: Evaluate And Repair Cracks In The Near Future

## SECTION 5 - HEATING / COOLING

- 12
- Item: Ductwork
  - Location: Crawl Space
  - Condition: Loose/ Unsupported Ductwork
  - Action: Evaluate And Repair Or Replace Loose Ductwork In Crawl Space By Qualified Contractor As Soon As Possible To Prevent Further Damage

- 13
- Item: Humidifier
  - Location: Basement Furnace
  - Condition: Inoperative Humidifier - Unit Is Rusted Shut, Unable To Inspect Interior
  - Action: Evaluate And Repair Or Replace Humidifier By Qualified Contractor As Soon As Possible

## SECTION 6 - PLUMBING

- 14
- Item: W H Relief Valve
  - Location: Side Of The Water Heater
  - Condition: Evidence Of Leakage At Relief Valve
  - Action: Evaluate And Repair Or Replace Relief Valve By Qualified Contractor As Soon As Possible

- 15
- Item: Water Softener Drain
  - Location: Crawl Space
  - Condition: Active Leaking Was Observed At The Water Softener Drain Line In The Crawl Space
  - Action: Evaluate And Repair Water Softener Discharge Line Drain In The Near Future

## SECTION 7 - ELECTRICAL

- 16
- Item: Lights & Outlets
  - Location: West Wall Of Finished Basement
  - Condition: Damaged Outlet Cover Plate
  - Action: Replace Damaged Cover Plate As Soon As Possible For Safety Reasons

- 17
- Item: Panel Cover
  - Location: Main Panel Cover
  - Condition: Improper Screws - Should Not Be Pointed Screws
  - Action: Evaluate And Repair Or Replace Improper Screws On Cover Of Main Panel As Soon As Possible

## SECTION 9 - BATHROOMS

- 18
- Item: Cabinets & Counters
  - Location: Master Bathroom
  - Condition: Missing Cabinet Door Right Of The Master Tub
  - Action: Evaluate And Repair Or Replace Missing Cabinet Door In The Near Future

- 19
- Item: Tub & Shower Faucets
  - Location: Master Bath Tub Cold Water Faucet
  - Condition: Active Leaking At Base Of Cold Faucet Handle
  - Action: Evaluate And Repair Cold Water Faucet On Tub By Qualified Contractor In The Near Future

## SECTION 10 - INTERIOR

- 20
- Item: Floors
  - Location: Family Room Fireplace
  - Condition: Missing Trim Along Front Of Hearth
  - Action: Install Trim If Desired

- 21
- Item: Lights & Outlets
  - Location: Master Bedroom Closet
  - Condition: Missing Globe On Light Fixture In Closet
  - Action: Replace Globe In The Near Future



# SUMMARY

Client: John Smith

Property: 1234 Some Place

Anytown IN 46033

Date: 5/14/2013

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

22	<ul style="list-style-type: none"><li>- Item: <b>Walls &amp; Ceiling</b></li><li>- Location: <b>Family Room Ceiling</b></li><li>- Condition: <b>Damaged Drywall - Small Crack In Ceiling</b></li><li>- Action: <b>Evaluate And Repair Crack In Ceiling Of Family Room In The Near Future</b></li></ul>
23	<ul style="list-style-type: none"><li>- Item: <b>Walls &amp; Ceiling</b></li><li>- Location: <b>Basement North Of The T V Screen Area</b></li><li>- Condition: <b>Damaged Drywall From Dart Board</b></li><li>- Action: <b>Evaluate And Repair Damaged Drywall In The Near Future</b></li></ul>
24	<ul style="list-style-type: none"><li>- Item: <b>Walls &amp; Ceiling</b></li><li>- Location: <b>Basement East Wall</b></li><li>- Condition: <b>Loose Baseboard Trim</b></li><li>- Action: <b>Secure Baseboard Trim In The Near Future</b></li></ul>
25	<ul style="list-style-type: none"><li>- Item: <b>Windows</b></li><li>- Location: <b>Most Windows Throughout Home</b></li><li>- Condition: <b>Evidence Of Peeling Paint</b></li><li>- Action: <b>Scrape And Paint All Wood Windows As Soon As Possible To Prevent Deterioration</b></li></ul>
26	<ul style="list-style-type: none"><li>- Item: <b>Windows</b></li><li>- Location: <b>Throughout House</b></li><li>- Condition: <b>Missing/ Non-installed Screens In Windows</b></li><li>- Action: <b>Locate &amp; Install Screens If Desired</b></li></ul>

# Wood Destroying Insect Inspection Report

## Section I. General Information

Inspection Company, Address, & Phone:  
**Cornerstone Inspection Services, Inc.** (317) 815-9497  
**443 N Rangeline Road** Fax (317)848-7454  
**Carmel, IN 46032** Toll Free(800)310-8837

Company's Business Lic. No:  
**B36891**

Date of Inspection:  
**5/14/2013**

Property Address:  
**1234 Some Place**  
**Anytown IN 46033**

Inspector's Name, Signature & Certification, Registration, or Lic. #

**Cornerstone inspector** *Randy Smith* **F-20347**

Structures Inspected:

**House and Garage**

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No Visible evidence of a wood destroying insects was observed.  
 B. Visible evidence of a wood destroying insects was observed as follows:  
 1. Live Insects; (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location):

3. Visible damage from wood destroying insects was noted as follows (description and location)

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.**

## Previous Treatment:

- No  Yes It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

*The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.*

## Section III. Recommendations

- No treatment recommended: (Explain if Box B in section II is checked)

- Recommend treatment for the control of:

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement **1, 3, 4, 5, 6, 7, 8, 24**  
 Crawl Space **5, 24**  
 Main Level **3, 4, 6, 9, 11**  
 Attic **5**  
 Garage **3,7**  
 Exterior **17**  
 Porch **12**  
 Addition \_\_\_\_\_  
 Other \_\_\_\_\_

The inspector may write out inaccessible areas or use the following key:

- |                        |                                      |
|------------------------|--------------------------------------|
| 1 Fixed ceilings       | 13 Only visual access                |
| 2 Suspended ceiling    | 14 Cluttered condition               |
| 3 Fixed wall covering  | 15 Standing water                    |
| 4 Floor covering       | 16 Dense vegetation                  |
| 5 Insulation           | 17 Exterior siding                   |
| 6 Cabinets or shelving | 18 Window well covers                |
| 7 Stored items         | 19 Wood pile                         |
| 8 Furnishings          | 20 Snow                              |
| 9 Appliances           | 21 Unsafe conditions                 |
| 10 No access or entry  | 22 Rigid foam board                  |
| 11 Limited access      | 23 Synthetic stucco                  |
| 12 No access beneath   | 24 Ductwork, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Signature of Seller(s) or Owners if refinancing. Seller acknowledges that all information regarding WDI infestation, damage, repair and treatment history has been disclosed to the buyer.

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

X

# Important Consumer Information Regarding the Scope and Limitations Of the Inspection.

Read this entire page as it is a part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it of structural integrity report. The inspectors training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. This shall not be construed as a 90-day warranty. There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure(s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**