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Note:

We recommend sharing the document code (located on our business card) with your Realtor.

Inspection Date:
09/08/2001

Prepared For:
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Inspector:
Frank Wilson

Indiana Home Inspection License #
HI00500046

Definitions

The following definitions are used in this report.

- **Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense. These items (depending on the contract agreed by both seller and buyer) may fall under the definition of “**MAJOR DEFECT**”.
- **Safety Issue:** denotes a condition that is unsafe and in need of prompt attention. These items (depending on the contract agreed by both seller and buyer) may fall under the definition of “**MAJOR DEFECT**”.
- **Further Evaluation:** denotes examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.
- **Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- **Improve:** denotes improvements which are recommended but not required.
- **Monitor:** denotes a system or component needing monitoring in order to determine if repairs are necessary.
- **Note:** denotes general information.

Items noted in the Observation sections of this report should be corrected by a licensed/qualified contractor. If a licensed/qualified contractor is not used, repairs should be made as noted by the manufacturer and/or current standards/codes.

Additional information may be located at the back of the report.

If additional information is included at the back of this report, it is intended to help our client/client's Realtor to get a better understanding of the problems which are noted in the main part of the report.

Please note: Information that may be included at the back of this report could be from different sources and will not have the page numbers as seen in the main part of the report or be included in the Table of Contents.

Quality Home Inspections, LLC reserves the right not to include any additional information if the company chooses not to.

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Summary

This page is provided as a summary only to what is written within the inspection report.

Further information with pictures are included in the main part of this report.

The Summary Page is not intended as a substitute for reading the whole inspection report.

Please note that the numbers next to each comment corresponds to the numbers next to each comment in the main part of the report.

Major Concern

16 Major Concern: Copper water plumbing pipes have been removed from house, which prevents anyone from properly living in the house.

Safety Issue:

8 Safety Issue: A burnt wire was seen at breaker #2.

9 Safety Issue: Romex wiring is improperly terminated under kitchen sink, which can lead to electrocution.

17 Safety Issue: The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is undersized.

20 Safety Issue: Drywall is not installed under stairs.

21 Safety Issue: Improper type of dryer vent pipe installed.

23 Safety Issue: Garage door opener pressure reverse safety control did not test properly at time of inspection.

24 Safety Issue: Garage door leading from the interior to garage will not close properly.

Further Evaluation:

1 Further Evaluation: Bowing of vinyl siding was noticed at back side of house, which seems to have resulted in movement of wall or floor structure.

14 Further Evaluation: No air flow was present at foyer register.

Repair:

2 Repair: Damaged vinyl siding noticed at left side of house and back side of house over deck.

3 Repair: Both exterior metal doors (front door and garage service door) do not secure properly to the house.

4 Repair: Railings at front door is poorly secured, with broken spindles.

7 Repair: Transformer and low voltage wiring are improperly installed in the main electrical panel.

10 Repair: A receptacle at front of house is inoperative.

12 Repair: Light switches did not turn light on in dining room or in master bathroom light over sink.

15 Repair: Missing insulation was noticed at back right bedroom in back right corner of room.

22 Repair: Exposed drywall joint is present at small area on garage ceiling.

Improve:

5 Improve: The walkway right of driveway slopes towards the house.

6 Improve: Grounding rod is installed too high out of ground.

11 Improve: The installation of a ground fault circuit interrupter (GFCI) is recommended at exterior of house.

13 Improve: Smoke detectors are not installed in bedrooms.

18 Improve: Check valve is recommended at sump pump pipe to prevent water from siphoning back.

19 Improve: Handrail at stairs to upper and lower levels does not return to the wall.

Monitor:

None

Note:

None

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	<input checked="" type="checkbox"/> Fiberglass:8 Inches	<input checked="" type="checkbox"/> Blown in:18 Inches	<input type="checkbox"/> Not Visible	
Crawl Space Wall Insulation:	<input type="checkbox"/> Installed	<input type="checkbox"/> Not Installed	<input checked="" type="checkbox"/> N/A	
Floor Cavity Insulation:	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Not Installed	<input checked="" type="checkbox"/> N/A	
Vapor Retarders:	<input type="checkbox"/> Plastic	<input type="checkbox"/> Concrete	<input type="checkbox"/> Not Installed	<input checked="" type="checkbox"/> N/A
Roof Ventilation:	<input checked="" type="checkbox"/> Roof Vents	<input checked="" type="checkbox"/> Ridge Vents	<input type="checkbox"/> Gable Vents	<input checked="" type="checkbox"/> Soffit Vents
	<input type="checkbox"/> Fascia Vents	<input type="checkbox"/> Power Ventilator	<input type="checkbox"/> N/A	
Crawl Space Ventilation:	<input type="checkbox"/> Exterior Wall Vents	<input type="checkbox"/> Heating & Cooling Vents	<input type="checkbox"/> None Installed	<input checked="" type="checkbox"/> N/A
Exhaust Fan/Vent Locations:	<input type="checkbox"/> Bathroom	<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Dryer	<input type="checkbox"/> Cooktop Down Draft

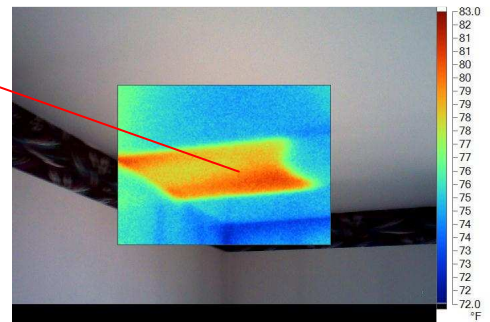
INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Attic Insulation

15 Repair: Missing insulation was noticed at back right bedroom in back right corner of room. Common correction is re-installing insulation to prevent the chance of moisture issues and improve the efficiency of the house. Area is approximately 2 by 4 foot and can also be seen by the dark stain that is present.

Area of missing insulation.



Refer to comment #15

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Determine indoor air quality.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	<input checked="" type="checkbox"/> Public Water Supply	<input type="checkbox"/> Private Water Supply	<input type="checkbox"/> Unknown
Service Pipe to House:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Plastic	<input type="checkbox"/> Steel <input type="checkbox"/> Lead <input type="checkbox"/> Not Visible
Main Water Valve Location:	<input type="checkbox"/> Basement	<input type="checkbox"/> Furnace Room	<input type="checkbox"/> Laundry Room
	<input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Beside Water Heater	<input type="checkbox"/> Not Found
Interior Supply Piping:	<input type="checkbox"/> Copper	<input type="checkbox"/> Steel	<input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Not Present
Waste System:	<input checked="" type="checkbox"/> Public Sewer System	<input type="checkbox"/> Private Sewage System	<input type="checkbox"/> Unknown
Interior Drain, Waste, Vent Piping:	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Copper	<input type="checkbox"/> Cast Iron <input type="checkbox"/> Steel
	<input type="checkbox"/> Lead	<input type="checkbox"/> Not Visible	
Water Heater:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil Fired
	<input type="checkbox"/> Tankless System Combined With Boiler	<input type="checkbox"/> Heat Recovery Unit	
	<input type="checkbox"/> Furnace Combination Unit	<input type="checkbox"/> Rental Unit	
	<input checked="" type="checkbox"/> Approximate Capacity (in gallons): 40		
Fuel Storage & Distribution:	<input type="checkbox"/> Heating Oil Tank Location:		<input type="checkbox"/> Liquid Petroleum "LP" Gas Tank Located At:
	<input checked="" type="checkbox"/> Gas Meter & Shut Off Valve Location: Back of House		
Other Components:	<input checked="" type="checkbox"/> Sump Pump	<input type="checkbox"/> Solid Waste Pump	<input type="checkbox"/> None

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Interior Supply Plumbing

16 Major Concern: Copper water plumbing pipes have been removed from house, which prevents anyone from properly living in the house. Installation of plumbing water pipes is needed.

Location where water pipes used to be installed.



Refer to comment #16

Water Heater

17 Safety Issue: The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is undersized. TPR valve needs to have a 3/4 inch pipe terminated 6 inches from floor with no threads installed at the bottom of the pipe. Correction is needed to provide proper safety for homeowner.

Location where TPR valve pipe needs to be installed.



Refer to comment #17

Sump Pump(s)

18 Improve: Check valve is recommended at sump pump pipe to prevent water from siphoning back. Correction normally requires two cuts in the PVC and installation of a check valve with two rubber couplings.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Inspection of plumbing fixtures and drain pipes was limited due to no water pipes installed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior/Bathroom/Kitchen

DESCRIPTION OF INTERIOR/BATHROOM/KITCHEN

Wall and Ceiling Materials:	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Plaster	<input type="checkbox"/> Paneling	<input type="checkbox"/> Wood
	<input type="checkbox"/> Masonry/Stone	<input type="checkbox"/> Tile	<input type="checkbox"/> Suspended Tile	<input type="checkbox"/> Stucco
Floor Surfaces:	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Vinyl/Resilient	<input type="checkbox"/> Wood
	<input type="checkbox"/> Concrete	<input type="checkbox"/> Slate	<input type="checkbox"/> Marble	<input type="checkbox"/> Stone
Windows Type:	<input checked="" type="checkbox"/> Double Hung	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input checked="" type="checkbox"/> Sliders
	<input type="checkbox"/> Awning	<input type="checkbox"/> Jalousie	<input type="checkbox"/> Fixed Pane	
Doors:	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal		

INTERIOR/BATHROOM/KITCHEN OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Stairways

19 Improve: Handrail at stairs to upper and lower levels does not return to the wall. Handrail returning to the wall prevents items from getting caught on the railing, such as a shoulder bag or a jacket, which can result in loss of balance and falling down the stairs. Even though handrails returning back to wall were not required when the house was built, having the handrail return back to the wall is recommended as noted in the International Residential Code (IRC) Book R311.5.6.2, to prevent possible injury.

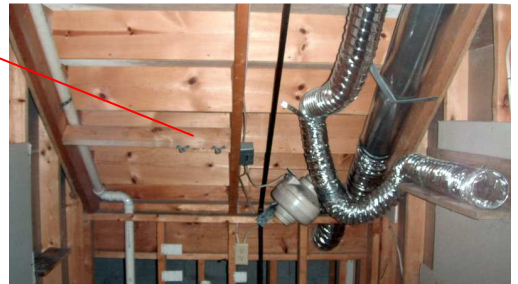


Refer to comment #19

Wall and Ceiling Finishes

20 Safety Issue: Drywall is not installed under stairs. Fire rated drywall (1/2-inch Gypsum Board) is needed to provide proper time for home occupants to exit house safely if a fire occurs. Correction is needed as noted in the International Residential Code (IRC) Book R311.2.2.

Drywall should be installed, especially since the washer and dryer are going to be located here.



Refer to comment #20

LIMITATIONS OF INTERIOR/BATHROOM/KITCHEN INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

GENERAL INFORMATION

FINAL WALK-THROUGH CHECKLIST

Although we try our best to discover as much about the house as possible during a home inspection, sometimes: 1) there was not enough information for the home inspector to determine that a problem exists; 2) a problem was concealed on purpose/accidentally by homeowner's personal items; and/or 3) the problem did not exist at the time of the home inspection. Because the potential for problems to present themselves after the home inspection but before the final walkthrough may exist, a final walk-through needs to be performed and is a standard practice in the home purchasing process. During this final walk-through, if any problems or concerns do arise, the buyer should contact his/her Realtor and/or the home inspection company to address these concerns before the purchase of the house.

A list of things to be aware of during the final walk-through of the property:

- Get all operational manuals, records of sale, warranties and repair receipts for all the appliances and systems and keep them in a file.
- Check the exterior, paying particular attention to the roof, especially if there has been a storm since the home inspection.
- Check all interior rooms, looking for moving damage if homeowners moved out between the inspection and the closing. Operate all windows and doors. Check ceilings for water stains.
- Check countertops and interiors of all drawers, cabinets and closets.
- Check any area that might have been inaccessible during the inspection because of personal storage, furniture, etc.
- Check alarms, intercoms and other cosmetic items typically not covered in a home inspection
- Operate all systems, appliances and garage door opener. Check lights, Run all faucets and toilets; fill tubs and sinks, checking for leaks;
- Check basement, looking for stains and leaks at walls, floors and under and near plumbing;
- Check for signs of pests.
- Check inside the attic (if possible).
- Verify that seller has properly completed any promised repairs.
- Verify that seller has notified you of any change in condition of property since the inspection.