



Home Inspection Report



Prepared exclusively for:

Joe and Amy Anyperson

123 Anyplace St. Anywhere, IN. 46555-5555

12/18/2009



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Office: 317-605-3432 Email: mc2inspections@yahoo.com Web: www.mc2inspections.com

GENERAL PROPERTY INFORMATION

Year Built	<i>1997</i>	Property Type	<i>Single Family</i>
Sq Footage	<i>1171</i>	Design	<i>One Story</i>
Weather	<i>Overcast</i>	Orientation	<i>East</i>
Temperature	<i>40 Degrees</i>	Utilities	<i>All On</i>
Occupied	<i>Partial</i>	Time	<i>3:15pm - 5:30pm</i>
Attending	<i>Client</i>	Inspection Fee	<i>\$235.00</i>
	<i>Other</i>		

Report Agreement

The Client understands and agrees that this agreement is a part of the inspection report and acceptance of, or payment for the inspection report by the Client will confirm this agreement, even if Client was not present at the inspection. Nothing in the inspection report, and no opinion of the inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property. This visual inspection service is intended to provide an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property. Not every defect in the home may be reported. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other reason, is NOT included in this inspection. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection. Items not identified in the inspection report are to be considered not inspected. This inspection does not include any destructive or dismantling testing, or any inspections, examinations, testing or evaluations (unless previously agreed upon) for harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to: mold, bio-aerosols, radon, lead, asbestos, non-biological airborne particulates, contaminants, petroleum products, petrochemicals, radioactive materials, subterranean systems, electromagnetic radiation, wood destroying insects, plant, animal, or insect secretions or excretions.

1). MC² Home Inspections agrees to perform a visual inspection of the home and to provide Client with an inspection report identifying the defects that MC² Home Inspections both observed and deemed material. MC² Home Inspections may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. 2). Unless otherwise inconsistent with this Agreement or not possible, MC² Home Inspections agrees to perform the inspection in accordance to the current Standards of Practice set forth by the state of Indiana and the International Association of Certified Home Inspectors which can be viewed at <http://www.nachi.org/sop.htm>. MC² Home Inspections' inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home or its components. 3). Payment of the fee to MC² Home Inspections is due prior to, or upon completion of the on-site inspection. 4). If Client requests a re-inspection of the home, the re-inspection is also subject to all the terms and conditions set forth in this agreement. 5). MC² Home Inspections assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of MC² Home Inspections, its agents, employees, for claims and/or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to MC² Home Inspections negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to MC² Home Inspections, and this liability shall be exclusive. 6). This Agreement is not transferable or assignable.

Thermal Imaging Addendum:

If service is requested, the thermal imaging scan will be limited in scope to the equipment used by MC² Home Inspections. The inspection is a non-invasive and non-destructive examination of the visible, safely and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. Not all defects may be detected. No other warranties of any kind, express or implied, including but not limited to warranties regarding future use, habitability, operability, suitability, or merchantability with respect to the subject property are provided.



Key to report ratings:

Satisfactory - Rating indicates that the item appeared capable of being used and considered acceptable at the time of inspection.

Monitor - Rating requires that the condition should be closely monitored to ensure condition does not worsen or deteriorate, or an evaluation that could not be made.

Further Review - Rating indicates that complete confirmation or analysis could not be completed during the inspection and it is recommended that an evaluation be performed by the buyer or a qualified professional depending on condition.

Major Repair - Rating indicates this condition requires immediate attention and correction by a qualified contractor or professional. This condition if left unattended could cause or increase the possibility of personal injury or damage to property or structure.

Safety Issue - Rating indicates that a safety concern is present, immediate evaluation and or improvement of condition should be performed.

Attention - Rating indicates that a degree of corrective action is needed on the item or condition. In many cases a qualified, licensed contractor is required to correct the discrepancy.

All photographs in this report are provided for example only, and any mention of defects may not be all-inclusive. Any defect or damage noted in photographs is intended to add clarity to the report, and or aid in locating them. All defects should be repaired by the appropriate professional. Photographs are not for third party use. The Client agrees to read the entire Inspection Report. The inspector is a generalist in property inspection requirements and is not acting or performing the duties of a licensed contractor, structural engineer or expert.

MC² Home Inspections

EXTERIOR:

ACCESS CONDITIONS:	The following opinion is based on an inspection of the visible portion of the exterior structure, inspection may be limited by vegetation and possessions.	
<input type="checkbox"/> Restrictive	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Typical	_____	Satisfactory

PAVED AREAS:	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:
<input type="checkbox"/> N/A	Cracks in excess of 1/8" observed on driveway. (see photo)	Monitor
<input checked="" type="checkbox"/> Driveways	Recommend filling these areas with an epoxy silicone injection to help	
<input checked="" type="checkbox"/> Walkways	prolong life. Recommend monitoring areas for frost heaving during freeze	
<input type="checkbox"/> Steps	thaw cycle.	

SITE:	Site is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc. Flood potential and soil stability determinations are not part of this inspection.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:
<input type="checkbox"/> N/A		Satisfactory
<input type="checkbox"/> Pond	_____	
<input type="checkbox"/> Water Fountain	_____	
<input type="checkbox"/> Excessive Vegetation	_____	
<input type="checkbox"/> Negative Grading	_____	
<input checked="" type="checkbox"/> Mulch Beds	_____	
<input type="checkbox"/> Other	_____	

SIDING/TRIM:	Siding refers to the material forming or covering the exterior walls. Masonry construction can perform structural as well as siding functions.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:
<input type="checkbox"/> N/A		Satisfactory
SIDING MATERIAL		
<input checked="" type="checkbox"/> Vinyl	_____	
<input type="checkbox"/> Wood	_____	
<input type="checkbox"/> Aluminum	_____	
<input type="checkbox"/> Brick	_____	
<input type="checkbox"/> Stone	_____	
<input type="checkbox"/> Stucco	_____	
<input type="checkbox"/> Fiber	_____	

FENCING / GATES:		Fencing and gates are inspected for functionality. If water features, pools, spas, ponds, etc are present, more stringent requirements to fences and gates may apply. Check your local municipality .	
<input checked="" type="checkbox"/> Applicable	COMMENTS:		RATING:
<input type="checkbox"/> N/A	Sections of privacy fence in rear appear to be loose and sagging.		Monitor
	Recommend monitoring this area, repair may be necessary if condition worsens.		

PARKING:		Standard inspections cover only attached garages and carports. Garages are not considered habitable, and conditions are reported accordingly. Detached garages are not normally inspected.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:		RATING:
<input type="checkbox"/> N/A	Garage door and reversing sensors tested satisfactory.		Satisfactory
TYPE			
<input checked="" type="checkbox"/> Attached Garage			
<input type="checkbox"/> Detached Garage			
<input type="checkbox"/> Carport			
<input checked="" type="checkbox"/> Door Opener			
<input checked="" type="checkbox"/> Reversing Sensors			

FIRE SEPARATION:		Fire separation refers to the walls, doors and ceiling separating the attached garage from the living area of the structure. Fire doors , walls and ceilings are inspected for their safety aspects only .	
<input checked="" type="checkbox"/> Applicable	COMMENTS:		RATING:
<input type="checkbox"/> N/A			Satisfactory

PORCH / PATIO / DECK:		Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:		RATING:
<input type="checkbox"/> N/A			Satisfactory
TYPE			
<input checked="" type="checkbox"/> Porch			
<input checked="" type="checkbox"/> Patio			
<input type="checkbox"/> Deck			

WINDOWS:		Ensure bedroom egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:		RATING:
<input type="checkbox"/> N/A	Master bedroom window comes out of track while opening inward and does not lock properly.		Attention
TYPE	Windows in rear of home are missing screens.		
<input type="checkbox"/> Single Pane	Recommend repair/adjustment of master bedroom window.		
<input checked="" type="checkbox"/> Dual Pane	Recommend installing screens on rear windows.		
<input type="checkbox"/> Combination of both	All other windows in home tested satisfactory.		
<input type="checkbox"/> Storms			
<input type="checkbox"/> Casement			

EXTERIOR DOORS:

Doors are inspected for functionality and condition.

<input checked="" type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input type="checkbox"/>	N/A	Damage observed on rear door weatherstripping. (see photo)	Attention
	<i>TYPE</i>	Exterior trim piece on rear door is loose. (see photo)	
<input type="checkbox"/>	Storm / Screen	Moisture damage observed on bottom of exterior moulding at rear	
<input type="checkbox"/>	Security	door and on side garage door. (see photos)	
<input type="checkbox"/>	Slider/Arcadia		
<input type="checkbox"/>	French Doors	Recommend replacement of rear door weatherstripping, securing bottom	
<input checked="" type="checkbox"/>	Other	trim piece at back door and replacement of affected mouldings.	

MC² Home Inspections

FOUNDATION / STRUCTURE:

ACCESS CONDITIONS:	<p>This inspection is based on observation of the visible portions of the foundation and structure. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. If any conditions are listed, a qualified contractor or in some cases a structural engineer may be needed to review and/or correct.</p>	
	<input type="checkbox"/> Restrictive <input checked="" type="checkbox"/> Typical	COMMENTS: _____ _____ _____
		RATING: Satisfactory

PRIMARY FOUNDATION:	<p>This is the support for the primary part of the structure. This inspection is limited. Subfloor</p>	
	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <i>Material</i> <input checked="" type="checkbox"/> Block <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Other	COMMENTS: Primary foundation is satisfactory. _____ There are some areas around the perimeter of the home that need some minor tuckpointing. (see photos) _____ Recommend tuckpointing these areas to help prevent air infiltration and insect intrusion. _____
		RATING: Satisfactory _____ Attention

MISC. FOUNDATION	<p>This section refers to additional information (if applicable) for Crawlspace and Basement foundations. Inspection may be limited due to insulation, obstructions or finished areas.</p>	
	<input type="checkbox"/> Damp/Wet <input type="checkbox"/> Mold Observed <input type="checkbox"/> Pea Gravel <input type="checkbox"/> Vapor Barrier <input checked="" type="checkbox"/> N/A	COMMENTS: Slab on grade. _____ _____ _____ _____
		RATING: _____ _____ _____

SUB FLOORS/SUPPORT/ JOISTS AND BEAMS:	<p>Inspection of structure may be limited due to interior ceilings, walls or insulation.</p>	
	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A <i>Type</i> <input type="checkbox"/> Truss <input type="checkbox"/> Framed <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Log <input type="checkbox"/> Other	COMMENTS: Slab on grade. _____ _____ _____ _____
		RATING: _____ _____ _____

WATER CONTROL:		Sump pumps, floor and surface drains are not normally tested. No determination of the pumping capability or capacity of any installed pumps are made during this inspection.	
<input type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input checked="" type="checkbox"/>	N/A		
	<i>Type</i>		
<input type="checkbox"/>	Floor Drains		
<input type="checkbox"/>	Surface Drains		
<input type="checkbox"/>	Sump Pump		
<input type="checkbox"/>	Other		

FLOOR & WALL INSULATION:		This section refers to Crawlspace or Basement Insulation. Insulation may not be visible due to finished walls, floors and or type of construction.	
<input type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input type="checkbox"/>	N/A		
	<i>Type</i>		
<input type="checkbox"/>	Fiberglass		
<input type="checkbox"/>	Foam		
<input type="checkbox"/>	Polystyrene Board		
<input type="checkbox"/>	Rock wool		
<input type="checkbox"/>	Other		
<input checked="" type="checkbox"/>	Not Viewed		

MC² Home Inspections

ROOF:

<p>This section depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of how long the roof system may last or be watertight. Present leaks may not be determined. If conditions are listed, a qualified roofing contractor should evaluate and correct. Ventilation fans, gutters/downspouts are generally not tested.</p>		
ACCESS CONDITIONS:	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive		Satisfactory
<input checked="" type="checkbox"/> Typical		
<i>Method of inspection</i>		
<input type="checkbox"/> Walked		
<input checked="" type="checkbox"/> Ladder		

ROOF - SHINGLE:		
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:
<input type="checkbox"/> N/A	Some shingle lift observed at base of chimney. (see photo)	Monitor
<i>Location</i>	Some shingle staining observed in front of home (shingles facing north)	
<input checked="" type="checkbox"/> Primary Roof		
<input type="checkbox"/> Secondary Roof	Recommend monitoring shingles by chimney, repair may be necessary if conditions worsen.	
<input type="checkbox"/> Patio Roof		
<input type="checkbox"/> Heat/Cool Access	Staining is caused by an algae. Recommend cleaning shingles with commercial grade roof cleaner (oxygenated bleach) to remove stains.	
<input type="checkbox"/> Other		

ROOF - ROLL ROOFING:		
<input type="checkbox"/> Applicable	COMMENTS:	RATING:
<input checked="" type="checkbox"/> N/A		
<i>Location</i>		
<input type="checkbox"/> Primary Roof		
<input type="checkbox"/> Secondary Roof		
<input type="checkbox"/> Patio Roof		
<input type="checkbox"/> Heat/Cool Access		
<input type="checkbox"/> Other		

ROOF - TILE:		
<input type="checkbox"/> Concrete	COMMENTS:	RATING:
<input type="checkbox"/> Clay		
<input type="checkbox"/> Bermuda		
<input type="checkbox"/> Slate		
<input checked="" type="checkbox"/> N/A		
<i>Location</i>		
<input type="checkbox"/> Primary Roof		
<input type="checkbox"/> Secondary Roof		
<input type="checkbox"/> Patio Roof		
<input type="checkbox"/> Other		

ROOF - FOAM:		COMMENTS:	RATING:
<input type="checkbox"/>	Applicable		
<input checked="" type="checkbox"/>	N/A		
	<i>Location</i>		
<input type="checkbox"/>	Primary Roof		
<input type="checkbox"/>	Secondary Roof		
<input type="checkbox"/>	Patio Roof		
<input type="checkbox"/>	Other		

ROOF - OTHER:		COMMENTS:	RATING:
<input type="checkbox"/>	Wood Shingle		
<input type="checkbox"/>	Shake		
<input type="checkbox"/>	Built Up		
<input type="checkbox"/>	Membrane		
<input type="checkbox"/>	Fibrous Tile		
<input type="checkbox"/>	Metal		
<input checked="" type="checkbox"/>	N/A		
	<i>Location</i>		
<input type="checkbox"/>	Primary Roof		
<input type="checkbox"/>	Secondary Roof		
<input type="checkbox"/>	Patio Roof		
<input type="checkbox"/>	Other		

ROOF FLASHING:		COMMENTS:	RATING:
Some flashings are not fully visible due to the normal construction design of the roof.			
<input checked="" type="checkbox"/>	Applicable		Satisfactory
<input type="checkbox"/>	N/A		

ROOF VENTS AND FLUES:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable	Improper installation of boot flashing on plumbing vent observed.	Attention
<input type="checkbox"/>	N/A	(see photo) Flashing was installed over shingles (should be underneath)	
		Exposed nail heads and deteriorated sealant observed around vent.	
		Recommend replacement of boot flashing by licensed roofing contractor.	

OVERHANG/EAVES:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable		Satisfactory
<input type="checkbox"/>	N/A		
	<i>Type</i>		
<input checked="" type="checkbox"/>	Fascia		
<input checked="" type="checkbox"/>	Soffit		
<input type="checkbox"/>	Other		

ROOF DRAINAGE:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable	Recommend installing extensions on all downspouts to divert water	Satisfactory
<input type="checkbox"/>	N/A	away from foundation a minimum of 3-4 feet.	
	<i>Type</i>		
<input checked="" type="checkbox"/>	Gutters		
<input checked="" type="checkbox"/>	Downspouts		
<input type="checkbox"/>	Roof Drains		
<input checked="" type="checkbox"/>	Need Extensions		

SKYLIGHTS:		COMMENTS:	RATING:
<input type="checkbox"/>	Applicable		
<input checked="" type="checkbox"/>	N/A		
	<i>Type</i>		
<input type="checkbox"/>	Typical		
<input type="checkbox"/>	Tubular		

VENTILATION:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable		Satisfactory
<input type="checkbox"/>	N/A		
	<i>Type</i>		
<input type="checkbox"/>	Turbines		
<input checked="" type="checkbox"/>	Eaves/Soffit		
<input type="checkbox"/>	Gable		
<input checked="" type="checkbox"/>	Roof/Ridge		
<input type="checkbox"/>	Cap vents		

MISC:		COMMENTS:	RATING:
		<i>This section is for misc. items not covered in the report. It is strictly informational and has no rating.</i>	
<input type="checkbox"/>	Applicable		
<input checked="" type="checkbox"/>	N/A		

Exterior, Roof and Foundation / Structure Pictures

East side of home



South side of home



North side of home



West side of home



View of backyard



Roof I (front valley)



Exterior, Roof and Foundation / Structure Pictures

Roof II (front valley south side)



Roof III (rear)



Improper installation of boot flashing and cracked sealant



Shingle lift



Minor tuckpointing needed



Minor tuckpointing needed II



MC² Home Inspections

ELECTRICAL:

<div style="border: 1px solid black; padding: 2px; font-size: small;"> The following opinion is based on an inspection of the visible and accessible portions of the electrical system. If any conditions are listed, a qualified electrician should evaluate and correct. System adequacy is not determined. </div>		
ACCESS CONDITIONS:	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive	_____	Satisfactory
<input checked="" type="checkbox"/> Typical	_____	

<div style="border: 1px solid black; padding: 2px; font-size: small;"> SEC's up to and including the meter may be the responsibility of the local power company. We do not inspect or evaluate load controllers, surge suppressors or other optional items that may be incorporated into the main service. </div>		
SERVICE:	COMMENTS:	RATING:
<input checked="" type="checkbox"/> 120/240 volt	Colonial 2/0 AWG	Satisfactory
<input type="checkbox"/> 208/480 volt		
<input checked="" type="checkbox"/> Underground	_____	
<input type="checkbox"/> Overhead	_____	
<input type="checkbox"/>	_____	
<input type="checkbox"/>	_____	
<i>Type Wiring</i>		
<input checked="" type="checkbox"/> Copper	_____	
<input type="checkbox"/> Aluminum	_____	
<input type="checkbox"/> Undetermined	_____	

<div style="border: 1px solid black; padding: 2px; font-size: small;"> This is the main power supply panel. Become familiar with its location and study the circuit location markings if any exist. Make sure that panel is accessible at all times. Do not block or add shelving in front of main panel. </div>		
MAIN PANEL:	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Breakers	_____	Satisfactory
<input type="checkbox"/> Fuses		
<i>Amperage</i>	_____	
200 Amps	_____	
<i>Location</i>	_____	
Garage	_____	

<div style="border: 1px solid black; padding: 2px; font-size: small;"> Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel. </div>			
SUB PANEL:	COMMENTS:	RATING:	
<input type="checkbox"/> Applicable	_____		
<input checked="" type="checkbox"/> N/A			
<i>Type</i>			
<input type="checkbox"/> Breakers	_____		
<input type="checkbox"/> Fuses	_____		
<i>Amperage</i>	_____		
<i>Location</i>	_____		

GROUNDING & BONDING:	Grounding and bonding systems are critical items to insuring a safe electrical system. Visual inspection of the system is limited.	
	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Observed	_____	Satisfactory
<input type="checkbox"/> Not Observed	_____	

BRANCH WIRING:	This makes up the majority of electrical system, It distributes power from panels to outlets, switches, appliances, etc. Most are hidden by walls, insulation, etc., only the visible portions are examined.	
	COMMENTS:	RATING:
<i>Type</i>		Satisfactory
<input checked="" type="checkbox"/> Romex	_____	
<input type="checkbox"/> Conduit	_____	
<input type="checkbox"/> Armored (BX)	_____	
<input type="checkbox"/> Cloth	_____	
<input type="checkbox"/> Knob & Tube	_____	
<input type="checkbox"/> Other	_____	
<i>Material</i>		
<input checked="" type="checkbox"/> Copper	_____	
<input type="checkbox"/> Aluminum	_____	
<input type="checkbox"/> Undetermined	_____	

EXTERIOR ELECTRICAL:	Exterior electrical components add convenience, but can also contribute to additional hazards if devices/equipment are not maintained properly. GFCI outlets are always recommended.	
	COMMENTS:	RATING:
<input type="checkbox"/> N/A	Some light bulbs were out.	Satisfactory
<i>Misc Features</i>	_____	
<input checked="" type="checkbox"/> Receptacles	_____	
<input type="checkbox"/> Pond	_____	
<input type="checkbox"/> Water Fountain	_____	
<input type="checkbox"/> Out Building	_____	
<input checked="" type="checkbox"/> Lighting	_____	
<input type="checkbox"/> Other	_____	

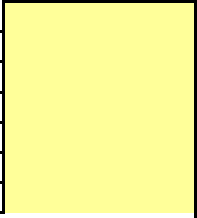
INTERIOR ELECTRICAL:	The inspection covers a representative number of components. If you have any doubt about any electrical discrepancies noted in report, have it thoroughly inspected by a qualified electrician.	
	COMMENTS:	RATING:
<input checked="" type="checkbox"/> GFCI		Satisfactory
<input checked="" type="checkbox"/> Smoke Detectors	All tested satisfactory.	
<input type="checkbox"/> CO Detectors	_____	
<input checked="" type="checkbox"/> Receptacles	Some outlets were a little loose and need to be tightened. Recommend installing additional smoke detectors in home (one per room)	

MISC EQUIPMENT:

This section identifies misc. equipment installed in the home that maybe tied into the electrical system.
Inspection of these systems are beyond the scope of the inspection .

- Applicable
- N/A
- Systems Observed*
- Security
- Satellite
- Central Vacuum
- Audio/Video
- Sauna/Steam
- Other

COMMENTS:



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PLUMBING:

ACCESS CONDITIONS:	<div style="border: 1px solid red; padding: 2px; font-size: small;">The standard inspection report does not include the testing of water quality or adequacy of well or septic systems. Only visible supply and waste systems are inspected. If any conditions are listed, a qualified plumber should evaluate and correct. If a well supplies the primary drinking water, a water quality test is recommended.</div>	
	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive	<hr/> <hr/> <hr/>	Satisfactory
<input checked="" type="checkbox"/> Typical		

MAIN SUPPLY	<div style="border: 1px solid red; padding: 2px; font-size: small;">This section covers the type and material of the main water supply. Other than documented piping may exist and may not be visible to the inspector.</div>	
	COMMENTS:	RATING:
<input type="checkbox"/> Well	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Satisfactory
<input checked="" type="checkbox"/> City		
<input checked="" type="checkbox"/> Copper		
<input type="checkbox"/> Galvanized		
<input type="checkbox"/> Pex		
<input type="checkbox"/> CPVC		
<input type="checkbox"/> Polybutelene		
<i>Size of Pipe</i>	3/4"	

SHUTOFF & LOCATION:	<div style="border: 1px solid red; padding: 2px; font-size: small;">The main shutoff valve is used to shutoff the water supply to the structure. Learn where your shutoff valve is. If a supply line ruptures, extensive water damage can occur rapidly.</div>	
	COMMENTS:	RATING:
<input type="checkbox"/> Exterior	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Satisfactory
<input type="checkbox"/> Basement		
<input type="checkbox"/> Garage		
<input type="checkbox"/> Interior		
<input checked="" type="checkbox"/> At Meter		
<input checked="" type="checkbox"/> Laundry Room		
<input type="checkbox"/> Not Located		
<i>Pressure</i>	45 PSI	

GAS SYSTEM:	<div style="border: 1px solid red; padding: 2px; font-size: small;">This section describes the gas system if applicable. Natural and LPG gas are common fuels. This inspection is limited and any discrepancies should be corrected by a licensed plumber.</div>	
	COMMENTS:	RATING:
<input type="checkbox"/> Applicable	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
<input checked="" type="checkbox"/> N/A		
<i>Type</i>		
<input type="checkbox"/> Natural		
<input type="checkbox"/> Propane		
<input type="checkbox"/> Other		
<i>Location</i>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	

SUPPLY PIPING:		This is the potable water used for drinking and cooking needs. Valves are not operated. Other than documented piping may exist, and may not be fully visible.	
<i>Type</i>		COMMENTS:	RATING: Satisfactory
<input checked="" type="checkbox"/>	Copper		
<input type="checkbox"/>	Galvanized		
<input type="checkbox"/>	PEX		
<input type="checkbox"/>	CPVC		
<input type="checkbox"/>	Polybutelene		
<input type="checkbox"/>	PVC		
<input type="checkbox"/>	Other		
<input type="checkbox"/>	Unidentified		

WASTE AND VENT:		This is the water that is disposed of from toilets, sinks and other plumbing fixtures. If slow drains or backups are experienced further review by a licensed plumber is recommended. Sewer or Septic system identification and inspection is beyond the scope of this inspection.	
<i>Type</i>		COMMENTS:	RATING:
<input type="checkbox"/>	Plastic		
<input type="checkbox"/>	Galvanized		
<input type="checkbox"/>	Cast Iron		
<input type="checkbox"/>	Clay		
<input checked="" type="checkbox"/>	Not Viewed		
		Slab on grade, waste pipes cannot be viewed.	

WATER HEATER:		The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Recommend flushing tank of sediment periodically . Pilot lights are not lit during inspection.	
		COMMENTS:	RATING: Satisfactory
<input type="checkbox"/>	Gas		
<input checked="" type="checkbox"/>	Electric		
<input type="checkbox"/>	Oil		
<input type="checkbox"/>	Tankless		
<input type="checkbox"/>	Other	A.O. Smith water heater. Model# EES52917. Approximate age 12 years.	
<i>Location & Size</i>		Unit was functioning satisfactory at time of inspection.	
	Laundry Rm		
Size	50 GAL		
Size			
Size			

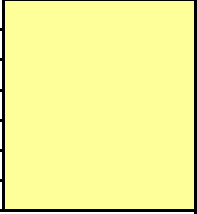
IRRIGATION:		Irrigation systems and components are not inspected. Due to the variety of systems, timers and controls, operation procedures should be reviewed with seller prior to closing.	
		COMMENTS:	RATING:
<input type="checkbox"/>	Applicable		
<input checked="" type="checkbox"/>	N/A		
<i>Type</i>			
<input type="checkbox"/>	Timer Operated		
<input type="checkbox"/>	Manual		
<input type="checkbox"/>	Flood Irrigation		
<input type="checkbox"/>	Other		

ADDITIONAL EQUIPMENT:

This area is for additional items that were observed during the inspection and normally beyond the scope of the inspection.

- Applicable
- N/A
- Observed Equip.*
- Water Softener
- Ejector
- Fire Sprinklers
- Water Filter
- Well Pump
- Other

COMMENTS:



MC² Home Inspections

HEATING-COOLING:

<p>The heating and cooling systems are important pieces of the operation and performance of the structure as a whole. If any conditions are listed, a qualified HVAC (Heating, Ventilation and Air Conditioning) technician should correct them.</p>		
ACCESS CONDITIONS:	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive		Satisfactory
<input checked="" type="checkbox"/> Typical		

<p>HEATING SYSTEM: Warm air systems heats and or distributes air to the living area. Heat exchanger integrity, adequacy of heat supply, airflow analysis are not part of this inspection. It is always recommended that a complete servicing and cleaning of the unit be performed prior to next heating season.</p>		
<input type="checkbox"/> Gas/Propane	COMMENTS:	RATING:
<input type="checkbox"/> Electric		Satisfactory
<input checked="" type="checkbox"/> Heat Pump	Bryant 1/3 hp Heat Pump. Model# FB4ANF030.	
<input type="checkbox"/> Wood stove	Approximate age 12 years.	
<input type="checkbox"/> Baseboard		
<input type="checkbox"/> Geothermo		
<input type="checkbox"/> Window	Unit was functioning satisfactory at time of inspection.	
<input type="checkbox"/> Other		
<i>Location</i>		
<input type="checkbox"/> Laundry Room		
<i>Size</i>		
<input type="checkbox"/> 1/3 HP		

<p>FILTERS: Filters are essential to remove particles from the air before it enters the heating and cooling system. Never operate the system without a filter and change the filter regularly (once a month).</p>		
<input type="checkbox"/> Ceiling	COMMENTS:	RATING:
<input type="checkbox"/> Wall	Filter was dirty.	Attention
<input checked="" type="checkbox"/> At Unit		
<input type="checkbox"/> Other	Recommend installing new filter.	

<p>COOLING SYSTEM: The inspector examines only permanently installed cooling systems. Window units are not inspected. If any conditions are listed a qualified HVAC technician should correct them. It is always recommended that a complete servicing and cleaning of the unit be performed prior to next cooling season.</p>		
<input type="checkbox"/> N/A	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Heat Pump	Bryant 3 ton A/C unit. Model# 66ICJ030-A.	Further Review
<input type="checkbox"/> Electric	Approximate age 12 years.	
<input type="checkbox"/> Geothermo		
<input type="checkbox"/> Evaporative		
<input type="checkbox"/> Window	Unit could not be tested due to exterior temperature below 65 degrees. Compressor damage could result if tested below this temperature.	
<input type="checkbox"/> Other		
<i>Location</i>		
<input type="checkbox"/> Exterior	Missing insulation observed on refrigerant line. (see photo)	
	Missing HVAC putty observed where line enters home.	
<i>Size</i>		
<input type="checkbox"/> 3 Ton	Recommend installing insulation over entire refrigerant line and adding HVAC putty where line enters home. (see photo)	

THERMOSTAT:		This section reports on the thermostat for the primary heating / cooling system of the structure.	
<input checked="" type="checkbox"/> Applicable	COMMENTS: This is a heat pump compatible thermostat.	RATING:	
<input type="checkbox"/> N/A		Satisfactory	
		Make sure that when temperatures fall below 26 degrees to switch thermostat from regular heat to em heat or aux heat.	
		This will help to protect the compressor in frigid conditions.	

FLUES VENTS:		This section reports on the condition of the heating system flues and plumbing vents. In some cases immediate corrective action should be performed to prevent possible carbon monoxide exposure.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input type="checkbox"/> N/A		Satisfactory	

DUCTS:		This section reports on HVAC distribution ducting. All habitable rooms require supply ducts . It is recommended to have your ductwork professionally cleaned once every 5 years.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input type="checkbox"/> N/A		Satisfactory	

FIREPLACE / CHIMNEY:		We recommend that all chimneys / flues be thoroughly inspected and cleaned by a qualified Chimney sweep before use. Fireplaces or woodstoves are not ignited during the inspection.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input type="checkbox"/> N/A		Satisfactory	

Electrical, Plumbing, Heating-Cooling Pictures

Main electrical service meter (also cable box missing cover)



Main electrical panel



Inside main electrical panel



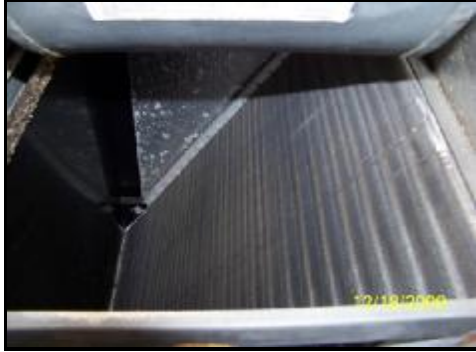
Furnace



Inside furnace (blower motor)



Inside furnace (evaporator coil)



Electrical, Plumbing, Heating-Cooling Pictures

Furnace filter location



Water heater



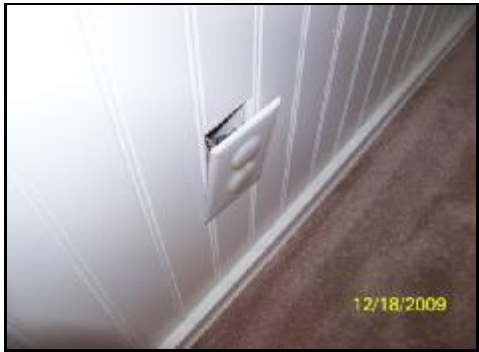
A/C unit



Missing insulation and HVAC putty



Loose outlet



Damaged weatherstripping at back door



MC² Home Inspections

INTERIOR / ATTIC:

ACCESS CONDITIONS:	Cosmetic conditions may not be reported unless it impacts habitation. A qualified contractor should correct any listed conditions. Most common restrictions are the lack of access caused by furniture, wallpaper, items in closets, etc. We recommend that you perform a final walkthrough to review these areas prior to closing and preferably when the property is vacant.		
	COMMENTS:		RATING:
<input type="checkbox"/> Restrictive	_____		Satisfactory
<input checked="" type="checkbox"/> Typical	_____		

FLOOR COVERING:	Floor coverings are not removed during this inspection. Flooring structure inspection may be limited due to floor coverings.		
	COMMENTS:	LOC:	RATING:
<i>Type</i>			
<input checked="" type="checkbox"/> Carpet	_____	LIVING RM	Satisfactory
<input checked="" type="checkbox"/> Tile	_____	KITCHEN	Satisfactory
<input type="checkbox"/> Wood	_____	M/BEDRM	Satisfactory
<input checked="" type="checkbox"/> Vinyl	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Concrete	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Other	_____	M/BATH	Satisfactory
	_____	BATH	Satisfactory

WALLS:	This inspection may be limited due to possessions. Sources of stains may not be confirmed. Further review is always recommended after closing.		
	COMMENTS:	LOC:	RATING:
<i>Type</i>			
<input checked="" type="checkbox"/> Drywall	_____	LIVING RM	Satisfactory
<input type="checkbox"/> Plaster	_____	KITCHEN	Satisfactory
<input type="checkbox"/> Masonry	_____	LAUNDRY	Satisfactory
<input type="checkbox"/> Paneling	_____	M/BEDRM	Satisfactory
<input type="checkbox"/> Other	_____	BEDROOM	Satisfactory
<i>Limiting Factors</i>	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Wallpaper	_____	M/BATH	Satisfactory
<input type="checkbox"/> Mirrors	_____	BATH	Satisfactory

CEILINGS:	Sources of stains may not be confirmed. Further review is always recommended.		
	COMMENTS:	LOC:	RATING:
<i>Type</i>			
<input checked="" type="checkbox"/> Drywall	_____	LIVING RM	Satisfactory
<input type="checkbox"/> Plaster	_____	KITCHEN	Satisfactory
<input type="checkbox"/> Paneling	_____	LAUNDRY	Satisfactory
<input type="checkbox"/> Suspended	_____	M/BEDRM	Satisfactory
<input type="checkbox"/> Other	_____	BEDROOM	Satisfactory
<i>Limiting Factors</i>	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Wallpaper	_____	M/BATH	Satisfactory
<input type="checkbox"/> Mirrors	_____	BATH	Satisfactory

INTERIOR DOORS:		The interior doors are reported on a representative basis. Prior repairs may not be detectable.		
<input checked="" type="checkbox"/>	Applicable	COMMENTS: Some doors rub on newly installed carpet and may need to be adjusted in order to open and close more easily. Closet door in bedroom was observed off track.	LOC:	RATING:
<input type="checkbox"/>	N/A		M/BEDRM	Satisfactory
			BEDROOM	Satisfactory
			BEDROOM	Satisfactory
			M/BATH	Satisfactory
			BATH	Satisfactory
		LAUNDRY	Satisfactory	

STAIRS / RAILINGS:		Rails and Stairs are inspected in this section.		
<input type="checkbox"/>	Applicable	COMMENTS:	LOC:	RATING:
<input checked="" type="checkbox"/>	N/A			

ATTIC:		The attic section reports on roof support structure, and insulation. Insulation and components are not moved and may prevent full access and impede visibility of inspection in the attic. Inspection is limited.		
<input checked="" type="checkbox"/>	Entered Attic	COMMENTS:	RATING:	
<input type="checkbox"/>	Viewed from access		Satisfactory	
	<i>Roof Structure Type</i>			
<input checked="" type="checkbox"/>	Truss			
<input type="checkbox"/>	Conventional Framed			
<input type="checkbox"/>	Timber			
<input type="checkbox"/>	Other			
	<i>Insulation Type</i>			
<input checked="" type="checkbox"/>	Fiberglass			
<input type="checkbox"/>	Cellulose			
<input type="checkbox"/>	Rock Wool			
<input type="checkbox"/>	Vermiculite			

MC² Home Inspections

KITCHEN AND LAUNDRY:

ACCESS CONDITIONS:	Countertop appliances, food storage, cooking utensils, etc. will restrict the inspectors ability to inspect the area. Recommend reviewing this area prior to closing, preferably when the home is vacant.	
<input type="checkbox"/> Restrictive	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Typical	_____	Satisfactory

EXHAUST/VENTING:	This section describes the type and function of the kitchen exhaust in use.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
	Light was out	Satisfactory
<i>Type</i>	_____	
<input checked="" type="checkbox"/> Above Stove	_____	
<input type="checkbox"/> Part of Microwave	_____	
<input type="checkbox"/> Ceiling mount	_____	
<input type="checkbox"/> Wall mount	_____	
<input type="checkbox"/> Other	_____	

FIXTURES:	The condition of the kitchen fixtures (sinks and faucets) are reported in this section.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
	_____	Satisfactory
<i>Undersink Equip.</i>	_____	
<input type="checkbox"/> Water Filter	_____	
<input type="checkbox"/> Water Softener	_____	

APPLIANCES:	Appliances are inspected with respects to functionality only. Dishwasher cleaning effectiveness and timer are not evaluated. Temperature calibration, clock and timer, self cleaning features of oven are not determined.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Electric	All appliances tested satisfactory at time of inspection.	Satisfactory
<input type="checkbox"/> Gas	_____	
<i>Appliances Present</i>	Dishwasher "squealed" when first turned on, however did function properly afterwards. Recommend monitoring dishwasher.	
<input checked="" type="checkbox"/> Range	_____	
<input checked="" type="checkbox"/> Oven	_____	
<input type="checkbox"/> Cooktop	_____	
<input checked="" type="checkbox"/> Refrigerator	_____	
<input checked="" type="checkbox"/> Dishwasher	_____	
<input checked="" type="checkbox"/> Disposal	_____	
<input type="checkbox"/> Microwave	_____	
<input type="checkbox"/> Compactor	_____	
<input type="checkbox"/> Other	_____	

CABINETS/COUNTERTOPS:

This inspection is restricted to the overall condition. Inspection maybe limited due to cabinets and drawers being stocked with food, utensils, etc.

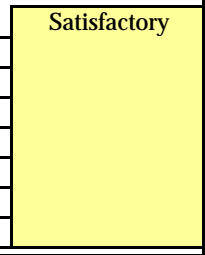
N/A

COMMENTS:

RATING:
Satisfactory

Type

- Laminate
- Tile
- Granite
- Composite
- Other



LAUNDRY AREA:

Washer supply valves and connections are not operated or tested.

N/A

COMMENTS:

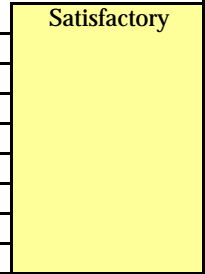
RATING:
Satisfactory

Location

- Garage
- Basement
- First level
- Second level
- Other

Dryer Connection

- Electric
- Gas



WASHER/DRYER/SINK:

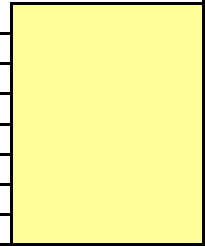
Laundry appliances are not normally inspected. They are never moved during the inspection. If inspected, it is limited to the overall condition. Cleaning or drying effectiveness is not determined.

- Applicable
- N/A

COMMENTS:

Washer not inspected, beyond the scope of the inspection

Dryer not inspected, beyond the scope of the inspection



MC² Home Inspections

BATHROOMS:

ACCESS CONDITIONS:	Personal hygiene items, towels, rugs, etc. will restrict the inspectors ability to inspect the area. Recommend reviewing these areas prior to closing. Shower pan condition cannot be determined or inspected.	
	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive	_____	Satisfactory
<input checked="" type="checkbox"/> Typical	_____ _____	

CABINETS/COUNTEROPS:	This inspection is restricted to the overall condition. Inspection maybe limited due to cabinets and drawers being stocked with personal hygiene items.	
	COMMENTS:	RATING:
<input type="checkbox"/> N/A	_____	Satisfactory

FIXTURES:	The condition of the bathroom sinks and fixtures are reported in this section. Flow and drainage checked for functionality only.	
	COMMENTS:	RATING:
<input type="checkbox"/> N/A	_____	Satisfactory
<i>Type</i>	_____	
<input checked="" type="checkbox"/> Vanity	_____	
<input type="checkbox"/> Pedestal	_____	
<input type="checkbox"/> Wall Mounted	_____ _____ _____	

TUBS/SHOWERS:	The condition of the bathroom tub and showers are reported in this section. Flow and drainage checked for functionality only.	
	COMMENTS:	RATING:
<input type="checkbox"/> N/A	_____	Satisfactory
<i>Type</i>	_____	
<input type="checkbox"/> Shower	_____	
<input type="checkbox"/> Tub	_____	
<input checked="" type="checkbox"/> Shower/Tub Combo	_____	
<input type="checkbox"/> Whirlpool/Garden	_____ _____ _____	

TOILETS:		Toilets are checked for condition and functionality. If any loose toilets are identified as loose, it is recommended that the toilet be reset using a new wax ring.	
	COMMENTS:	RATING:	
<input type="checkbox"/> N/A <i>Type</i>	Toilet in master bathroom appeared to be clogged and would not flush.	Further Review	
<input checked="" type="checkbox"/> Tank Type	Toilet in hall bathroom tested satisfactory.		
<input type="checkbox"/> Tankless			
<input type="checkbox"/> Pressurized Tank			

VENTILATION:		Ventilation in bathrooms is critical in removing hot moist air from the structure. An exhaust fan or operational window is required in bathrooms. All bathroom exhaust should exit to the exterior of the home.	
	COMMENTS:	RATING:	
<input type="checkbox"/> N/A <i>Type</i>		Satisfactory	
<input checked="" type="checkbox"/> Fan			
<input type="checkbox"/> Window			
<i>Heater</i>			
<input type="checkbox"/> Ceiling			
<input type="checkbox"/> Wall			

Interior/Attic, Kitchen, Bathroom and Misc. Pictures

Living room



Kitchen



Hall bathroom



Master bathroom



Attic I



Attic II



Interior/Attic, Kitchen, Bathroom and Misc. Pictures

Attic III



Attic IV



Loose trim piece at rear door



Moisture damaged moulding at side garage door



Crack in driveway



Closet door off track



MC² Home Inspections

WATER TESTS/MOLD SAMPLES:

<small>This is not part of a normal home inspection. However, it may be included as an ancillary inspection. If water samples are taken, please allow 72 hours for the laboratory results.</small>		
<input type="checkbox"/> Applicable		
<input checked="" type="checkbox"/> N/A		
<input type="checkbox"/> Nitrite/Nitrate	COMMENTS	LOCATION
<input type="checkbox"/> Bacteria		
<input type="checkbox"/> Lead		
<input type="checkbox"/> Air/Tape Samples		

Thank You

I would like to personally thank you for choosing MC² Home Inspections as your Home Inspection company of choice. Our number one priority is you, our customer. We strive to provide the best customer service in the Industry. If at anytime you have questions concerning this report, it's findings or your new home, please feel free to contact me directly by phone 317-605-3432 or email mc2inspections@yahoo.com. Thank you once again and I sincerely hope you enjoy your new home.

Mitch. Chambuli

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