



Home Inspection Report



Prepared exclusively for:

Joe and Amy Anyperson

1234 Anywhere Rd. Indianapolis, IN. 46268

4/27/2011



Inspector: Mike Chamberlain License# HI00700108

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

**GENERAL PROPERTY
INFORMATION**

Year Built
Sq Footage

Property Type
Design
Orientation

Weather
Temperature

Occupied

Utilities

Attending

Time

Inspection Fee

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.

Inclement Weather Addendum: During winter months, snow and or ice cover may be present and may limit the exterior inspection i.e. roof, driveway, walkways etc. We can return to the property at a later date once the snow/ice has melted for an additional charge to inspect areas that were not visible at the time of the initial inspection.



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 snow, vegetation, possessions etc.	
<input type="checkbox"/>	Restrictive	COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Typical		Satisfactory

PAVED AREAS:		This category includes steps, sidewalks, walkways, and/or driveways.	
<input checked="" type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input type="checkbox"/>	N/A		Crack observed on front walkway. (see photo) Minor pitting observed on front driveway.
<input checked="" type="checkbox"/>	Driveways		
<input checked="" type="checkbox"/>	Walkways	Recommend filling in crack with a self leveling concrete patch.	
<input checked="" type="checkbox"/>	Steps	Recommend sealing driveway with a silicone based concrete sealer to help prevent premature deterioration.	

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		Vegetation planted too close to home and touching structure. Heavy mulch beds observed in rear of home covering crawlspace vents.
<input type="checkbox"/>	Pond		
<input type="checkbox"/>	Water Fountain	Recommend trimming back all vegetation a minimum of 18" from home.	
<input checked="" type="checkbox"/>	Excessive Vegetation	Recommend reducing mulch beds to ensure that all crawlspace vents are unobstructed.	
<input type="checkbox"/>	Flat/Negative Grading		
<input checked="" type="checkbox"/>	Mulch/Rock Beds		
<input type="checkbox"/>	Other		

SIDING:		Siding refers to the visible 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		Missing weep holes observed on brick facing. Open section of siding observed in rear due to improper cut. Several small holes observed on north side due to weed eater.
	SIDING MATERIAL		
<input checked="" type="checkbox"/>	Vinyl	Recommend patching siding using a vinyl siding patch repair kit.	
<input type="checkbox"/>	Wood	Recommend installation of proper weep holes on brick facing every 24-36" above every header (garage and windows) and at grade level.	
<input type="checkbox"/>	Aluminum	This should be done by a licensed mason.	
<input checked="" 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 type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input checked="" type="checkbox"/>	N/A		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

PARKING:		Standard inspections cover attached garages and carports only. 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		
	<i>TYPE</i>		
<input checked="" type="checkbox"/>	Attached Garage		
<input type="checkbox"/>	Detached Garage		
<input type="checkbox"/>	Carport		
<input checked="" type="checkbox"/>	Door Opener	Mold observed on ceiling in one car garage area. (see photo)	Attention
<input checked="" type="checkbox"/>	Reversing Sensors		
		Recommend removal of drywall section, inspection of area above drywall to ensure no other damage is present and replace with new drywall.	
		**see roofing section for additional information on section above this area.	

FIRE SEPARATION:		Fire separation refers to the door(s) separating the attached garage from the living area of the structure. Fire door(s) are inspected for their safety aspects only .	
<input checked="" type="checkbox"/>	Applicable	COMMENTS:	RATING:
<input type="checkbox"/>	N/A		

PORCH/PATIO/DECK:		Porches, decks and patios add value and enjoyment to a home. 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		
	<i>TYPE</i>		
<input checked="" type="checkbox"/>	Porch		
<input checked="" type="checkbox"/>	Patio		
<input type="checkbox"/>	Deck		
		No visible concerns at time of inspection.	Satisfactory

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		
	<i>TYPE</i>		
<input type="checkbox"/>	Single Pane		
<input checked="" type="checkbox"/>	Dual Pane		
<input type="checkbox"/>	Combination of both		
<input type="checkbox"/>	Storms	Tested satisfactory at time of inspection.	Satisfactory
<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	Tested satisfactory at time of inspection.	Satisfactory
<i>TYPE</i>		
<input type="checkbox"/> Storm / Screen		
<input type="checkbox"/> Security		
<input checked="" type="checkbox"/> Slider / Arcadia		
<input type="checkbox"/> French Doors		
<input checked="" type="checkbox"/> Other		

REMARKS:

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FOUNDATION / STRUCTURE:

ACCESS CONDITIONS:	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.	
<input type="checkbox"/> Restrictive	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Typical		Satisfactory

PRIMARY FOUNDATION:	This is the support for the primary part of the structure. This inspection may be limited due to	
<input type="checkbox"/> Slab	COMMENTS:	RATING:
<input type="checkbox"/> Basement		Satisfactory
<input checked="" type="checkbox"/> Crawlspace	No visible concerns at time of inspection.	
<i>Material</i>	_____	
<input checked="" type="checkbox"/> Block	_____	
<input type="checkbox"/> Poured Concrete	_____	
<input type="checkbox"/> Stone	_____	
<input type="checkbox"/> Brick	_____	
<input type="checkbox"/> Wood	_____	
<input type="checkbox"/> Other	_____	

MISC. FOUNDATION	This section refers to additional information (if applicable) for Crawlspace and Basement foundations. Inspection may be limited due to insulation, obstructions or finished areas.	
	COMMENTS:	RATING:
<input type="checkbox"/> Damp/Wet	No visible concerns at time of inspection.	Satisfactory
<input type="checkbox"/> Mold Observed	_____	
<input checked="" type="checkbox"/> Pea Gravel	_____	
<input checked="" type="checkbox"/> Vapor Barrier	_____	
<input type="checkbox"/> N/A	_____	

SUB FLOORS/SUPPORT/ JOISTS AND BEAMS:	Inspection of structure may be limited due to interior ceilings, floor covering, walls or insulation.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:
<input type="checkbox"/> N/A		Attention
<i>Type</i>	Split floor joist observed near main crawlspace entrance.	
<input checked="" type="checkbox"/> Truss	Split floor joist observed underneath kitchen area.	
<input type="checkbox"/> Framed	Cut out section of floor joist (for plumbing) observed under 1/2 bathroom.	
<input type="checkbox"/> Steel	(see photos)	
<input type="checkbox"/> Masonry	Recommend scabbing affected floor joists by a licensed contractor.	
<input type="checkbox"/> Log	For your protection obtain all receipts for any work performed.	
<input type="checkbox"/> Other	_____	

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 checked="" type="checkbox"/> Applicable		COMMENTS: No visible concerns at time of inspection.	RATING: Satisfactory
<input type="checkbox"/> N/A			
<i>Type</i>			
<input checked="" type="checkbox"/> Floor Drains			
<input type="checkbox"/> Surface Drains			
<input checked="" 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 checked="" type="checkbox"/> Applicable		COMMENTS: Fiberglass insulation observed on all walls in crawlspace.	RATING: Satisfactory
<input type="checkbox"/> N/A			
<i>Type</i>			
<input checked="" type="checkbox"/> Fiberglass			
<input type="checkbox"/> Foam			
<input type="checkbox"/> Polystyrene Board			
<input type="checkbox"/> Cellulose			
<input type="checkbox"/> Styrofoam			
<input type="checkbox"/> Other			

REMARKS:

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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	Several missing/torn shingles observed in front and rear of home.	Major Repair
<i>Location</i>	Previous patch repair observed in front of home.	
<input checked="" type="checkbox"/> Primary Roof	Granular loss and pitting observed on shingles.	
<input type="checkbox"/> Secondary Roof	Shingle lift observed in several areas on roof.	
<input type="checkbox"/> Patio Roof	It appears that possible hail damage is present.	
<input type="checkbox"/> Heat/Cool Access	(see photos)	
<input type="checkbox"/> Other	Recommend evaluation of roof and all repairs necessary by a licensed roofing contractor. Obtain all receipts on any work performed.	

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 type="checkbox"/>	Applicable		
<input checked="" type="checkbox"/>	N/A	No drip edge flashing observed.	
		<i>While not required, it is recommended to install a proper roof drip edge at time of next shingle replacement.</i>	
		<i>**Recommend evaluation of flashing in front of home above 1 car garage. Area below on ceiling has visible mold which is indicative of flashing failure. This should be done by roofing contractor.</i>	

ROOF VENTS AND FLUES:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable	No visible concerns at time of inspection.	Satisfactory
<input type="checkbox"/>	N/A		

OVERHANG/EAVES:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable	No visible concerns at time of inspection.	Satisfactory
<input type="checkbox"/>	N/A		
	<i>Type</i>		
<input checked="" type="checkbox"/>	Fascia	Some peeling/flaking paint observed on fascia, soffit and wood trim.	
<input checked="" type="checkbox"/>	Soffit	Recommend re-painting all wood areas around home to prevent damage.	
<input type="checkbox"/>	Capped		

ROOF DRAINAGE:		COMMENTS:	RATING:
<input checked="" type="checkbox"/>	Applicable	Dented downspout observed on northeast corner of home.	Attention
<input type="checkbox"/>	N/A	Some downspouts are discharging too close to foundation walls.	
	<i>Type</i>		
<input checked="" type="checkbox"/>	Gutters	Recommend repair or replacement of dented downspout.	
<input checked="" type="checkbox"/>	Downspouts	Recommend installing above ground extensions on all downspouts to divert water away from foundation a minimum of 4'.	
<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	No visible concerns at time of inspection.	Satisfactory
<input type="checkbox"/>	N/A		
	<i>Type</i>		
<input type="checkbox"/>	Turbines		
<input checked="" type="checkbox"/>	Soffit Vents		
<input checked="" type="checkbox"/>	Gable		
<input type="checkbox"/>	Ridge Vent		
<input checked="" type="checkbox"/>	Cap Vents		

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

REMARKS:

Exterior, Roof and Foundation / Structure Pictures

North side of home



South side of home



East side of home



Roof I



Roof II (shingle lifts)



Roof III (granular loss and pitting)



Exterior, Roof and Foundation / Structure Pictures

Roof IV (missing/torn shingle tabs, previous patches in front)



Roof V (missing shingle tab in rear)



Split floor joist in crawspace (by entrance)



Split floor joist in crawspace (under kitchen area)



Cut out floor joist (under 1/2 bathroom)



Crawlspace



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ELECTRICAL:

<div style="border: 1px solid red; padding: 2px; font-size: small;"> This section 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 red; 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	Aluminum alloy service.	Satisfactory
<input type="checkbox"/> 208/480 volt		
<input checked="" type="checkbox"/> Underground		
<input type="checkbox"/> Overhead		
<input type="checkbox"/>		
<i>Type Wiring</i>		
<input type="checkbox"/> Copper	_____	
<input checked="" type="checkbox"/> Aluminum	_____	
<input type="checkbox"/> Undetermined	_____	

<div style="border: 1px solid red; 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	The electrical panel is full, leaving no room for further expansion. No other visible concerns at time of inspection.	Satisfactory	
<input type="checkbox"/> Fuses			
<i>Amperage</i>			
<input type="checkbox"/> 200 Amps	_____		
<i>Location</i>			
<input type="checkbox"/> Garage	_____		

<div style="border: 1px solid red; 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>				
<input type="checkbox"/>	_____			
<i>Location</i>				
<input type="checkbox"/>	_____			

GROUNDING & BONDING:		Grounding and bonding systems are critical items to insuring a safe electrical system. Visual inspection of the system is limited.	
		COMMENTS:	RATING:
		No visible concerns at time of inspection.	Satisfactory
<input checked="" type="checkbox"/>	Observed	_____	
<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:
		No visible concerns at time of inspection.	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	_____	

<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 outside.	
		COMMENTS:	RATING:
		Tested satisfactory at time of inspection.	Satisfactory
<input type="checkbox"/>	N/A	_____	

<input checked="" type="checkbox"/>	Receptacles	_____	
<input type="checkbox"/>	Pond	_____	
<input type="checkbox"/>	Water Feature	_____	
<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:
		Tested satisfactory at time of inspection.	Satisfactory
<input checked="" type="checkbox"/>	GFCI	_____	
<input checked="" type="checkbox"/>	Smoke Detectors	_____	
<input type="checkbox"/>	CO Detectors	_____	
<input checked="" type="checkbox"/>	Receptacles	_____	
		Open junction box with abandoned wiring observed in garage. (see photo)	Attention

		Recommend removal of wiring and installing proper cover on junction box if it is not being used.	

MISC EQUIPMENT:

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

Applicable

N/A

COMMENTS:

Systems Observed

Security

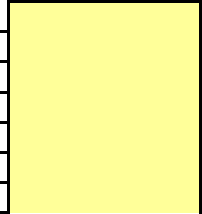
Satellite

Central Vacuum

Audio/Video

Sauna/Steam

Other



REMARKS:

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PLUMBING:

ACCESS CONDITIONS:	The standard inspection report does not include the testing of water quality or adequacy of well or septic systems. Only visible supply and waste piping 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.	
	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive	_____ _____ _____	Satisfactory
<input checked="" type="checkbox"/> Typical		

MAIN SUPPLY:	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.	
	COMMENTS:	RATING:
<input type="checkbox"/> Well	No visible concerns at time of inspection. _____ _____ _____ _____ _____	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:	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.	
	COMMENTS:	RATING:
<input type="checkbox"/> Basement	No visible concerns at time of inspection. _____ _____ _____ _____ _____	Satisfactory
<input type="checkbox"/> Garage		
<input type="checkbox"/> Interior Closet		
<input type="checkbox"/> Kitchen Pantry		
<input checked="" type="checkbox"/> At Meter		
<input type="checkbox"/> Other		
<input type="checkbox"/> Not Located		
<i>Pressure</i>	45 PSI	

GAS SYSTEM:	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.	
	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Applicable	No visible concerns at time of inspection. _____ _____ _____ _____ _____	Satisfactory
<input type="checkbox"/> N/A		
<i>Type</i>		
<input checked="" type="checkbox"/> Natural		
<input type="checkbox"/> Propane		
<input type="checkbox"/> Other		
<i>Location</i>	Side	

SUPPLY PIPING:		This is the potable water used for drinking and cooking needs. Shutoff valves are not operated. Other than documented piping may exist, and may not be fully visible.	
<i>Type</i>		COMMENTS:	
<input checked="" type="checkbox"/>	Copper	No visible concerns at time of inspection.	RATING: Satisfactory
<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	**Recommend insulating supply piping in crawlspace to help prevent condensation during warm summer months.	

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. Some piping may not be fully visible. Sewer or Septic system identification and inspection is beyond the scope of this inspection.	
<i>Type</i>		COMMENTS:	
<input checked="" type="checkbox"/>	Plastic / PVC	No visible concerns at time of inspection.	RATING: Satisfactory
<input type="checkbox"/>	Galvanized		
<input type="checkbox"/>	Cast Iron		
<input type="checkbox"/>	Copper		
<input type="checkbox"/>	Clay		
<input type="checkbox"/>			
<input type="checkbox"/>			

WATER HEATER:		The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Due to insurance regulations pilot lights are not lit during inspection.		
<input checked="" type="checkbox"/> Gas/Propane		COMMENTS:		
<input type="checkbox"/> Electric		A.O. Smith gas water heater. Model# FCG50248. Approximate age: 8 years.	RATING: Satisfactory	
<input type="checkbox"/> Oil				
<input type="checkbox"/> Tankless				
<input type="checkbox"/> Other				
<i>Location & Size</i>				Unit was functioning satisfactory at time of inspection.
Garage				Loose water heater flue pipe observed at top connection. (see photo)
50 GAL				Recommend properly securing top of water heater flue pipe.
Size			Safety Issue	
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.	
<input type="checkbox"/> Applicable		COMMENTS:	
<input checked="" type="checkbox"/> N/A			RATING:
<i>Type</i>			
<input type="checkbox"/>	Timer Operated		
<input type="checkbox"/>	Manual		
<input type="checkbox"/>	Flood Irrigation		
<input type="checkbox"/>	Other		
<input type="checkbox"/>			

ADDITIONAL EQUIPMENT:

This area is for additional plumbing items that were present during the inspection and are typically beyond the scope of the inspection.

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

COMMENTS:

REMARKS:

MC² Home Inspections

HEATING-COOLING:

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.		
ACCESS CONDITIONS:	COMMENTS:	RATING:
<input type="checkbox"/> Restrictive		Satisfactory
<input checked="" type="checkbox"/> Typical	_____	

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.		
HEATING SYSTEM:	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Gas/Propane		Satisfactory
<input type="checkbox"/> Electric		
<input type="checkbox"/> Heat Pump		
<input type="checkbox"/> Wood stove	Carrier gas furnace. Model# 58RAV095-12	
<input type="checkbox"/> Baseboard	Approximate age: 13 years.	
<input type="checkbox"/> Geothermo		
<input type="checkbox"/> Window	Unit was functioning satisfactory at time of inspection.	
<input type="checkbox"/> Other	Service records were present on unit.	
<i>Location</i>		
Garage		
<i>Size</i>		
92,000 BTU		

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).		
FILTERS:	COMMENTS:	RATING:
<input type="checkbox"/> Ceiling		Satisfactory
<input type="checkbox"/> Wall	Filter size: 16 x 25 x 1. X2	
<input checked="" type="checkbox"/> At Unit	Foam filters observed inside unit.	
<input type="checkbox"/> Not viewed		
	Recommend installing pleated filters such as 3m for better filtration performance.	

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.		
COOLING SYSTEM:	COMMENTS:	RATING:
<input type="checkbox"/> N/A		Satisfactory
<input type="checkbox"/> Heat Pump		
<input checked="" type="checkbox"/> Electric	Trane XL14i A/C unit. Model# 4TTX4036A1000AB.	
<input type="checkbox"/> Geothermo	Approximate age: 7 years.	
<input type="checkbox"/> Evaporative		
<input type="checkbox"/> Window	Unit was functioning satisfactory at time of inspection.	
<input type="checkbox"/> Other		
<i>Location</i>		
Exterior		
<i>Size</i>		
3 Ton		

THERMOSTAT:		This section reports on the thermostat for the primary heating / cooling system of the structure.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input type="checkbox"/> N/A	Tested satisfactory at time of inspection.	Satisfactory	

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	No visible concerns at time of inspection.	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	No visible concerns at time of inspection.	Satisfactory	
	**Recommend insulating ductwork in crawlspace to help prevent condensation during warm summer months.		

FIREPLACE / CHIMNEY:		We recommend that all chimneys / flues be thoroughly inspected and cleaned by a qualified Chimney sweep before use. Due to insurance regulations fireplaces or woodstoves are not ignited during the inspection.	
<input checked="" type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input type="checkbox"/> N/A	Direct vent gas fireplace.	Further Review	
	Front window fogged during testing. This is typically an indication of an obstruction in either the inlet or outlet combustion air ducts. (see photo)		
	Recommend evaluation of fireplace and any repairs necessary by a qualified contractor. Obtain receipts on any work done.		

EVAPORATIVE COOLING:		Evaporative coolers can be high maintenance items and may not be suitable for the entire cooling season if outside air temperatures consistently exceed 100 degrees.	
<input type="checkbox"/> Applicable	COMMENTS:	RATING:	
<input checked="" type="checkbox"/> N/A			

REMARKS:

Electrical, Plumbing, Heating-Cooling Pictures

Main electrical service meter



Main electrical panel



Inside main electrical panel



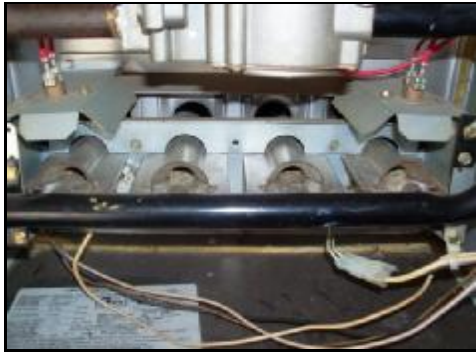
Open junction box in garage



Frunace



Inside furnace (burner area)



Electrical, Plumbing, Heating-Cooling Pictures

Furnace filter location



Water heater



Loose water heater flue pipe connection



A/C unit



Gas meter



One of several open grout lines in upstairs hall bathtub



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.		
	Type	COMMENTS:	LOC:
<input checked="" type="checkbox"/> Carpet	No visible concerns at time of inspection.	LIVING RM	Satisfactory
<input 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 any visible stains may not be determined.		
	Type	COMMENTS:	LOC:
<input checked="" type="checkbox"/> Drywall	No visible concerns at time of inspection.	LIVING RM	Satisfactory
<input type="checkbox"/> Plaster	_____	KITCHEN	Satisfactory
<input type="checkbox"/> Masonry	_____	M/BEDRM	Satisfactory
<input type="checkbox"/> Paneling	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Other	_____	BEDROOM	Satisfactory
Limiting Factors	_____	M/BATH	Satisfactory
<input type="checkbox"/> Wallpaper	_____	BATH	Satisfactory
<input type="checkbox"/> Textured	_____	1/2 BATH	Satisfactory

CEILINGS:	Sources of any visible stains may not be determined.		
	Type	COMMENTS:	LOC:
<input checked="" type="checkbox"/> Drywall	No visible concerns at time of inspection.	LIVING RM	Satisfactory
<input type="checkbox"/> Plaster	_____	KITCHEN	Satisfactory
<input type="checkbox"/> Acoustic	_____	M/BEDRM	Satisfactory
<input type="checkbox"/> Suspended	_____	BEDROOM	Satisfactory
<input type="checkbox"/> Other	_____	BEDROOM	Satisfactory
Limiting Factors	_____	M/BATH	Satisfactory
<input type="checkbox"/> Wallpaper	_____	BATH	Satisfactory
<input checked="" type="checkbox"/> Textured	_____	1/2 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: Tested satisfactory at time of inspection.	LOC:	RATING:
<input type="checkbox"/>	N/A		M/BEDRM	Satisfactory
			BEDROOM	Satisfactory
			BEDROOM	Satisfactory
			M/BATH	Satisfactory
			BATH	Satisfactory
			1/2 BATH	Satisfactory
			LAUNDRY	Satisfactory

STAIRS/RAILINGS:		Rails and Stairs are inspected in this section.		
<input checked="" type="checkbox"/>	Applicable	COMMENTS: No visible concerns at time of inspection.	LOC:	RATING:
<input type="checkbox"/>	N/A		LIVING RM	Satisfactory

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 type="checkbox"/>	Entered Attic	COMMENTS: Overall attic structure, insulation and ventilation satisfactory.	RATING: Satisfactory	
<input checked="" type="checkbox"/>	Viewed from access			
	<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			
		Moisture stains observed on rafter directly below cap vent. (see photo)	RATING: Attention	
		Recommend evaluation of this area during shingle inspection by a licensed roofing contractor.		

REMARKS:

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 <input checked="" type="checkbox"/> Typical	COMMENTS: <hr/> <hr/>
		RATING: Satisfactory

EXHAUST/VENTING:	This section describes the type and function of the kitchen exhaust in use.	
	<input type="checkbox"/> N/A <i>Type</i> <input type="checkbox"/> Above Stove <input checked="" type="checkbox"/> Part of Microwave <input type="checkbox"/> Ceiling mount <input type="checkbox"/> Wall mount <input type="checkbox"/> Other	COMMENTS: Tested satisfactory at time of inspection. <hr/> <hr/>
		RATING: Satisfactory

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

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 <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <i>Appliances Present</i> <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 checked="" type="checkbox"/> Microwave <input type="checkbox"/> Compactor <input type="checkbox"/> Other	COMMENTS: All appliances tested satisfactory at time of inspection. <hr/> <hr/>
		RATING: Satisfactory

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:

No visible concerns at time of inspection.

Satisfactory

Type

- Laminate
- Tile
- Granite
- Composite
- Other

LAUNDRY AREA:

Washer supply valves and connections are not operated or tested.

N/A

COMMENTS:

RATING:

No visible concerns at time of inspection.

Satisfactory

Location

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

Recommend cleaning out dryer duct. This should be done twice a year to help prevent dryer lint buildup within duct.

Dryer Connection

- Electric
- Gas

WASHER/DRYER/SINK:

Laundry appliances are not inspected. They are never moved during the inspection. Cleaning or drying effectiveness is not determined.

Applicable

COMMENTS:

N/A

Washer not inspected, beyond the scope of the inspection.

Dryer not inspected, beyond the scope of the inspection.

REMARKS:

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 can rarely be determined or inspected.	
<input type="checkbox"/> Restrictive	COMMENTS:	RATING:
<input checked="" type="checkbox"/> Typical	_____	Satisfactory

CABINETS/COUNTEROPS:	This inspection is restricted to the overall condition. Inspection maybe limited due to cabinets and drawers being stocked with personal hygiene items.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
	No visible concerns at time of inspection.	Satisfactory

FIXTURES:	The condition of the bathroom sinks and fixtures are reported in this section. Flow and drainage checked for functionality only.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
<i>Type</i>	Tested satisfactory at time of inspection.	Satisfactory
<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.	
<input type="checkbox"/> N/A	COMMENTS:	RATING:
<i>Type</i>	Shower diverter in upstairs hall bathtub not working when tested.	Attention
<input checked="" type="checkbox"/> Shower	Open grout lines observed in tile in upstairs hall bathtub.	
<input type="checkbox"/> Tub	_____	
<input checked="" type="checkbox"/> Shower/Tub Combo	Recommend installing new tub spout w/shower diverter.	
<input checked="" type="checkbox"/> Whirlpool/Garden	Recommend re-grouting and sealing all tile grout in hall bathtub area to prevent moisture intrusion.	

TOILETS:		Toilets are checked for condition and functionality. If any loose toilets are identified as loose, it is always recommended that the toilet be reset using a new wax ring.	
<input type="checkbox"/> N/A		COMMENTS:	RATING:
<input checked="" type="checkbox"/> <i>Type</i>		Loose toilet observed in 1/2 bathroom.	Attention
<input checked="" type="checkbox"/> Tank Type		Recommend re-setting toilet with new wax ring by a licesned plumber.	
<input type="checkbox"/> Tankless		Obtain all receipts from any work performed.	
<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 all bathrooms. All bathroom exhaust should exit to the exterior of the home.	
<input type="checkbox"/> N/A		COMMENTS:	RATING:
<input checked="" type="checkbox"/> <i>Type</i>		Tested satisfactory at time of inspection.	Satisfactory
<input checked="" type="checkbox"/> Fan			
<input type="checkbox"/> Window			
<input type="checkbox"/> <i>Heater</i>			
<input type="checkbox"/> Ceiling			
<input type="checkbox"/> Wall			

REMARKS:

Interior/Attic, Kitchen, Bathroom and Misc. Pictures

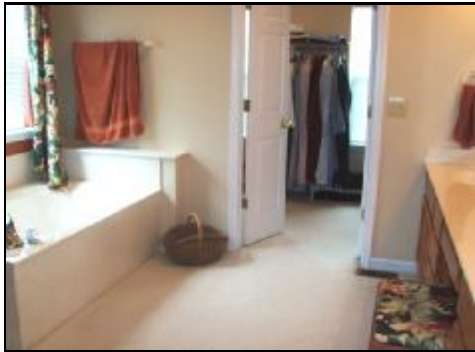
Living room



Kitchen



Master bathroom



Attic I



Attic II



Attic III (moisture stains under cap vent)



Interior/Attic, Kitchen, Bathroom and Misc. Pictures

Partially covered crawlspace vent in rear



Crack on walkway



Missing weep holes on brick facing



Open gap in siding (in rear)



Mold stain on ceiling in 1 car garage



Fogged glass on direct vent gas fireplace



MC² Home Inspections

WATER TESTS/MOLD SAMPLES:

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.		
<input type="checkbox"/>	Applicable	
<input checked="" type="checkbox"/>	N/A	
<input type="checkbox"/>	Nitrite/Nitrate	COMMENTS
<input type="checkbox"/>	Bacteria	LOCATION
<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 Chamblin

MC² Home Inspections LLC. P.O. Box 280 Plainfield, Indiana 46168