

PO Box 295
Mooreville, IN 46158

317-538-2971

Inspector: **Mike Richhart**
#HI00500270
Cell # 317-538-2971

PROPERTY INSPECTION REPORT



Property Address:

670 Townsend Court
Plainfield IN 46

Prepared for:

Lawson & Co.

Inspection Date:

Wednesday, 8/12/2015

Inspection #:

811201572853

BUYERS REALTOR:

Jack Lawson

Lawson & Co.

1280 E Main

Danville IN 46122

Office # 317-745-6404



SELLERS REALTOR:

Office #

SERVICES REQUESTED:

full inspection

termite

GENERAL INFORMATION

Property Faces: **South**

Estimated Age: **29 30 Years**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Crawl Space & Slab**

Time of Inspection: **1:00 pm**

Weather:

Temp: **° F**

Soil Condition:

Unit Occupied:

People Present:

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



Report Prepared For: Lawson & Co.
 (Client) _____
 Property Inspected: 670 Townsend Court
Plainfield IN 46
 Inspection Date: 8-12-2015

PO Box 295
 Mooresville, IN 46158

INSPECTION AGREEMENT

SERVICES:	FEES:
full inspection	\$0.00
termite	
TOTAL FEES:	\$0.00

The signature below indicates to all parties that the client has read and understands this contract for inspection services.

This agreement is by and between the client (indicated above) and Mike Richhart Inspection Services, Inc. (The Inspection Company)

THE INSPECTION REPORT WILL NOT BE RELEASED UNTIL THIS DOCUMENT HAS BEEN SIGNED BY THE CLIENT AND ALL SERVICES HAVE BEEN PAID IN FULL.

1. WHAT AN INSPECTION IS: A home inspection is a limited and primarily visual inspection of the readily accessible areas and systems of the property. Readily accessible areas or systems are those available for inspection without (i) requiring moving of personal property, or (ii) taking apart or removing any component, devise or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance. The purpose of the inspection is to find major defects and inform the client about the condition of the systems and components of the home as inspected at the time of the inspection. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc., whose terms are incorporated herein by reference. A copy of these standards will be made available upon request.

2. WHAT AN INSPECTION IS NOT: The inspection is not an in depth or technically exhaustive analysis of the property and is not a code inspection or engineering evaluation.

A. THE INSPECTION MAY NOT FIND EVERY DEFECT: Because of the limited visual nature of the services there is a likelihood that the inspection company may not find every defect in the property. The client acknowledges the potential that the inspection company may not find every possible defect and further acknowledges that the inspection company can not be responsible for defects that may exist in the property but can not be discovered through a limited visual inspection of the readily accessible areas of the property. Defects that are hidden, latent, concealed, covered or in any way not discoverable at the time of the inspection are not the responsibility of the inspection company. The inspection is limited by the weather conditions at the time of the inspection. The weather conditions may either help or hinder the inspection company's ability to find defects. The inspection company will not be responsible for defects which could only have been found in weather conditions different than the weather conditions at the time of the inspection.

B. NOT AN INSURANCE POLICY OR A WARRANTY: This inspection is not an insurance policy and/or does not provide a warranty or guaranty of any kind on the property inspected.

3. GREATER PROTECTION: If the client desires greater protection than can be provided in a limited visual inspection then one or both of the following options are available;

A. At the clients request a technically exhaustive inspection can be provided for a fee not to exceed 5% of the purchase price of the property. A technically exhaustive inspection would include the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions and recommendations. With proper authorization this service would involve limited demolition or destructive testing.

B. At the clients request the inspection company will arrange for the purchase of a one year home warranty policy from a third party warrant company. Additional fees for this warranty shall be the responsibility of the client.

4. ITEMS NOT INCLUDED: Items which are NOT part of the inspection include, but are not limited to;

- Environmental: - lead paint, asbestos, toxic materials, mold and radon (unless contracted for separately)
- Appliances: - garage door opener remote transmitters/receivers, refrigerators, freezers, free standing kitchen appliances, laundry appliances, water softeners and filters, and self cleaning or continuous-cleaning capabilities of ovens.
- Equipment: - swimming pools, spas, tennis courts, playground equipment, or other recreational or leisure equipment.
- Cosmetics: - floor coverings, interior paint, nicks and scratches in walls, ceilings, floors and trim or other conditions in the property that would be considered cosmetic only.
- Insects: - any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc.
An inspection for wood destroying insects such as termites, carpenter ants, carpenter bees, etc. is not included in the home inspection but can be contracted for separately.

(This agreement is continued on the reverse side)

(Page 1 of 2)



Report Prepared For: Lawson & Co.
 (Client) _____
 Property Inspected: 670 Townsend Court
Plainfield IN 46
 Inspection Date: 8-12-2015

PO Box 295
 Mooresville, IN 46158

INSPECTION AGREEMENT

5. LIMITATIONS OF LIABILITY:

A. RIGHT OF REINSPECTION: If a component of the home, a system thereof, or any mechanical equipment servicing it inspected and reported by the inspection company is discovered as requiring repairs or replacement which differ from that stated in the inspection company's report and the client believes that the inspection company should be liable for the item, the client will inform the inspection company and allow the inspection company to re-inspect the item before the client repairs or replaces the item. If the client does repair, replace or alters the item before the inspection company has had the opportunity to re-inspect it, the client waives any and all actions against the inspection company.

B. LIMITATION OF INSPECTION COMPANY'S LIABILITY: IF THE INSPECTION COMPANY SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO ITS PERFORMANCE OR FAILURE OF PERFORMANCE OF THE SERVICES TO BE PROVIDED HEREUNDER, WHETHER DIRECTLY OR INDIRECTLY IN ANY RESPECT, REGARDLESS OF WHETHER CLIENT'S CLAIM IS BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, THE INSPECTION COMPANY'S LIABILITY SHALL BE LIMITED TO AN AMOUNT EQUAL TO THE SUM OF MONEY ACTUALLY PAID BY THE CLIENT TO THE INSPECTION COMPANY FOR THE SERVICES PROVIDED IN CONNECTION WITH THIS AGREEMENT AND SUCH AMOUNT SHALL BE DEEMED LIQUIDATED DAMAGES AND NOT AS A PENALTY AND SHALL BE THE EXCLUSIVE LIABILITY OF THE INSPECTION COMPANY TO THE CLIENT. IN NO EVENT SHALL THE INSPECTION COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY NATURE OR FOR ANY CLAIM AGAINST THE CLIENT BY A THIRD PARTY.

6. WORKING ON THE HOUSE: Contractors, repairmen, engineers, architects or homeowners that may work on the property after the inspection may find defects through the course of disassembling components of the property. The inspection company will not disassemble or use any destructive techniques and therefore the inspection company will not be responsible for defects which may be found using destructive measures.

7. STATUTE OF LIMITATIONS: No suit or action shall be brought against the inspection company by the client for any loss, cost, damage, expense, liability, or otherwise arising out of or relating in any way to this agreement and the services to be performed or performed hereunder at any time after one (1) year after the date of the inspection.

8. ENTIRE AGREEMENT: This agreement constitutes the entire agreement between the client and the inspection company. Any additional inspections shall be performed subject to the terms and conditions of this agreement, except for any applicable fees for additional inspections.

9. LITIGATION: Should the client make any claim or file any lawsuit against the inspection company, the client shall pay all damages, expenses, costs and attorney's fees of the inspection company if the the client does not win.

10. ARBITRATION: The parties agree to arbitrate any claim which may arise out of the performance of this Agreement. Any such claim shall be waived unless the demand for arbitration shall be made within one year from the inspection date. **THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES IN ACCORDANCE WITH INDIANA LAW.**

11. WRITTEN INSPECTION REPORT: A written inspection report shall be furnished to the client by the inspection company within a reasonable time after completion of the inspection. The client's signature below indicates that the client will read the report in its entirety. No verbal representations shall in any way modify the written report.

COPIES OF THE REPORT:

As a courtesy, the inspection company will distribute copies of the inspection report to the Client's Agent and the Owner's Agent unless otherwise instructed by the Client. (Please write in any different instructions:)

Do NOT distribute the report to: _____

Also distribute the report to: _____

Client _____ **Date:** _____ **Time:** _____
 Executed as of the date written on page one, Clients signature is acknowledgment that the Client has read the foregoing Agreement and understands its terms and conditions.

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

ACCEPTABLE:

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

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

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

ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".

1 - MAJOR REPAIRS / SAFETY HAZARDS:

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

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

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

2 - GENERAL REPAIRS:

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

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

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

3 - ITEMS TO MONITOR

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

4 - MAINTENANCE / IMPROVEMENTS:

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

5 - GENERAL COMMENTS / LIMITATIONS

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

WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1 Main Roof	Hip	Fiberglass Shingle	10 - 12 Years	18 - 22 Years	1	From Eaves
2						From Ground
3						
4						
5						

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

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.
- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep.

WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Brick Veneer	Wood Trim	Front Door	Double Pane Glass	Frost Proof Faucets	Underground Service
		Rear Door			Exterior Lights
		Patio Doors			Exterior Outlets
					GFI Protection

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

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

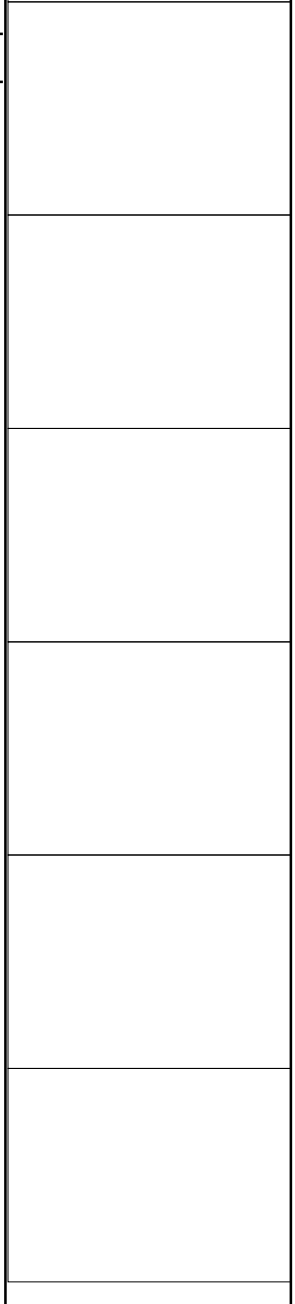
- There are several small settlement cracks in the mortar joints of brick veneer and should be tuck pointed . - (See Photo 1)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components.



WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS
Concrete Walks	Asphalt Driveway	Grading at Foundation		Front Concrete Porch
		Lot Drainage		Rear Concrete Patio
		Vegetation		
		Yard		

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

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches is typically extremely limited.
- Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.

WHAT WE INSPECTED:

Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Same as House	N/A	N/A	N/A	Same as House	N/A	
Interior -						
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING		
Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None		
Garage Floor	Door Opener	GFI Protection				
Firewall	Service Door	General Wiring				

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

Photos

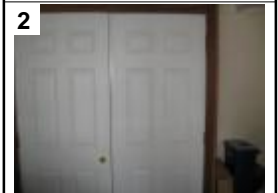
1 - MAJOR REPAIRS / SAFETY HAZARDS

-The electronic safety eyes that mount at the bottom of the overhead door have been removed on the south facing garage door opener. - (See Photo 4)



2 - GENERAL REPAIRS

-One of the garage window panes has a broken thermoseal. - (See Photo 1)
-The handle was missing on the water spigot in the south facing garage and was not operated. - (See Photo 3)



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied then the inspection of the garage is typically limited by the owners stored items.
-The storage area in the garage was under lock and key. - (See Photo 2)



WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Air	High Efficiency	11 - 12	15 - 20
	2 Gas	High Efficiency	11 - 12	
	3			
COOLING UNIT(S):	1 Electric Central A/C	High Efficiency	11 - 12	10 - 15
	2 Electric Central A/C	High Efficiency	11 - 12	
	3			

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

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

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.

5 - GENERAL COMMENTS / LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Basement	Copper Piping	Represented to be:	PVC Waste Pipes	Black Iron Pipes
	Meter Pit		Municipal Sewer		

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

WHAT WE FOUND:

 The items inspected are in **ACCEPTABLE** condition except as noted below. **Photos**

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

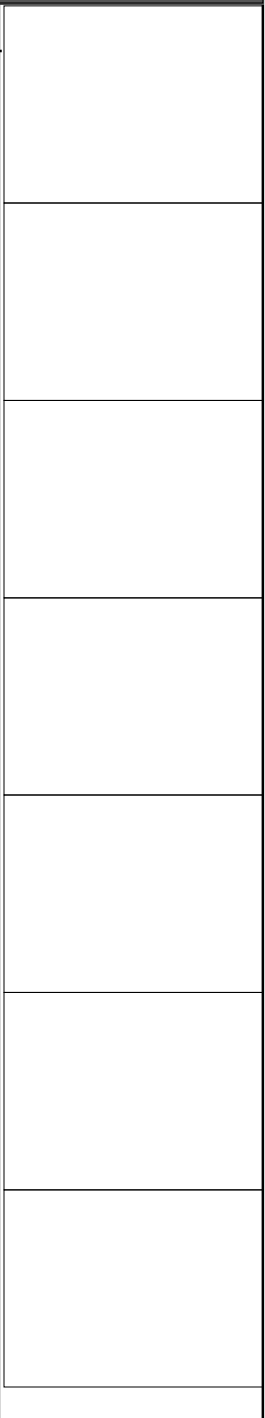
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.





ELECTRICAL

Client: Lawson & Co.

Property: 670 Townsend Court
Plainfield, IN. 46

Date: 8-12-2015

WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE	
1	Main Panels	Basement	2 - 200 Amp-240 Volt	Circuit Breakers
2	Sub Panel	Garage	100 Amp - 240 Volt	Circuit Breakers
3				

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

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.

WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Dishwasher	Walls & Ceiling	Sink & Faucet
Floors	Sink Drain	Disposal	Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Gas Cooktop	Doors & Windows	Washer Drain
Lights & Outlets	Heating/Cooling	Electric Oven	Lights & Outlets	Dryer 220 Outlet
GFI Protection		Microwave	GFI Protection	Dryer Vent
Cabinets & Counters			Cabinets & Counters	Heating/Cooling

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

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

-The kitchen sink faucet seeps around the handle when turned on . - (See Photo 1)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).
- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.



WHAT WE INSPECTED:

BATHROOMS

1 - Half Bath	3 - Full Baths	1 - Master Bath	
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BATHROOM COMPONENTS

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

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- The basement bath sink faucet has low water pressure, it appears the aireartor on the faucet is stopped up . - (See Photo 1)
- The master bath exhaust fan is incomplete . - (See Photo 2)
- The master bath closet doors are off track . - (See Photo 3)

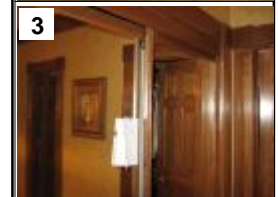
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.

Photos



WHAT WE INSPECTED:

INTERIOR ROOMS

Finished Basement	dining room	in-law quarters	Breakfast Area
sun room	Sitting Room	3- bedrooms	

INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs	Fireplace
Floors	Ceiling Fans	Railings	Sinks & Faucets
Doors & Windows	Heating/Cooling		

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

-Several of the windows would not open . - (See Photo 1)

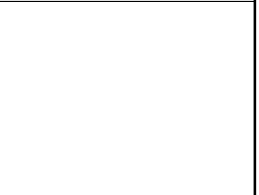
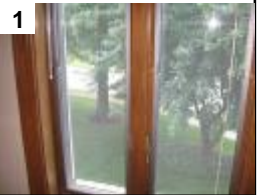
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied, the interior inspection of the house is limited due to the owners stored articles.
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.
- Electrical components concealed behind finished surfaces or furniture could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Photos



WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED
1 Whole House	Full	From Access
2		

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Trusses	Loose Fill	Attic Ventilation	Light Fixtures	PVC	Bathrooms
Accessibility	Chip Board Decking	Av Depth 8-10	Vent Screening	Visible Wiring		Kitchen
		R Value 25 - 30				

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited. . The south garage attic was not entered due to the height of ceiling
- Any estimates of insulation R values or depths are rough average values.

WHAT WE INSPECTED:

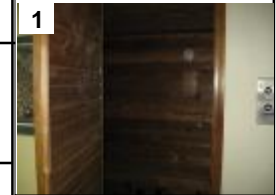
FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Basement	Limited	Entered
2 Crawl Space	Full	Entered
3		

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

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

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS



2 - GENERAL REPAIRS

-The sump pump discharge line seeps water at the fitting when running . - (See Photo 3)



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.
- Water seepage and moisture penetration is common in most basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.
- The sauna and whirlpool tub are not part of the home inspection . - (See Photo 1) - (See Photo 2)



Inspector: **Mike Richhart**

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

1 - MAJOR REPAIRS / SAFETY HAZARDS

GARAGE

-The electronic safety eyes that mount at the bottom of the overhead door have been removed on the south facing garage door opener . - (See Photo 4)

2 - GENERAL REPAIRS

EXTERIOR

-There are several small settlement cracks in the mortar joints of brick veneer and should be tuck pointed . - (See Photo 1)

GARAGE

-One of the garage windows panes has a broken thermoseal . - (See Photo 1)

-The handle was missing on the water spigot in the south facing garage and was not operated . - (See Photo 3)

KITCHEN / LAUNDRY

-The kitchen sink faucet seeps around the handle when turned on . - (See Photo 1)

BATHROOMS

-The basement bath sink faucet has low water pressure, it appears the aireartor on the faucet is stopped up . - (See Photo 1)

-The master bath exhaust fan is incomplete . - (See Photo 2)

-The master bath closet doors are off track . - (See Photo 3)

INTERIOR ROOMS

-Several of the windows would not open . - (See Photo 1)

FOUNDATION

-The sump pump discharge line seeps water at the fitting when running . - (See Photo 3)

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:

Mike Richhart Inspection Services 317-538-2971
PO Box 295
Mooreville, IN 46158

Company's Business Lic. No:
223592

Date of Inspection:
8-12-2015

Property Address:

**670 Townsend Court
Plainfield**

IN 46

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

Mike Richhart



F-40672

Structures Inspected:

House and garage.

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

- A. No Visible evidence of a wood destroying insects was observed.
 B. Visible evidence of a wood destroying insects was observed as follows:

1. Live Insects; (description and location):

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

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

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

Previous Treatment:

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

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

Section III. Recommendations

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

Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

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

Basement **3, 4, 5, 6, 7, 8, 13, 24**

Crawl Space **5, 24**

Main Level **3, 4, 6, 7, 8, 9, 12**

Attic **5**

Garage **3, 7**

Exterior **17**

Porch **12**

Addition

Other

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

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

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

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

X

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

X

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

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

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