

# Wise Buy Inspection



2525 Edgelea Dr  
Lafayette IN

Prepared for: Ryan Powell

Prepared by: Wise Buy Inspection  
204 W Main St  
Rossville, IN 46065  
765-379-9810

# Wise Buy Inspection

21:15 August 11, 2011

2525 Edgelea Dr

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## Not Inspected Summary

### Heating System

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1. Closet Heating System Heat Exchanger:

### Plumbing

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2. Closet Water Heater Water Heater Operation: Adequate; Gas is off

## Maintenance Summary

This is not the complete report. You need to read the full report.

### Lots and Grounds

1. Fences: Wood, Wire - Poor condition

### Exterior

2. Windows: Double Paned; 2 are to be replaced
3. Hose Bibs: NOT Frost Proof
4. Main Gas Valve: Turn with a wrench 1/4 turn to shut off all gas. Gas is locked off.

### Outbuilding

5. East Outbuilding Exterior Surface: Wood - To be painted
6. East Outbuilding Floor: Plywood; Soft

### Roof

7. Main house Roof Surface Material: Composition Shingle - Life expectancy is approximately: 25 years. Drip edge aluminum is buckled up in several areas. It should be nail down to look better
8. Leader/Extension: Splash blocks are missing

### Garage

9. East Garage Service Doors: None;
10. East Garage Floor/Foundation: Concrete - Large Cracks noted
11. East Garage Electrical: 3 hole outlets & 110 VAC lights; Recommend garage outlets be GFCI protected. Bulbs missing

### Electrical

12. Ground: Rod in Ground. Ground rod should be buried.

### Kitchen

13. Main Floor Kitchen Walls: Paint; Paint touch up needed.
14. Main Floor Kitchen Windows: Double Paned; To be replaced

### Heating System

15. Closet Heating System Controls:
16. Thermostats:

### Bathroom

17. Master Bathroom Shower/Surround: Needs cleaned

### Bedroom

18. All Bedroom Doors: Hollow Core; Poorly cut

## Unacceptable Summary

This is not the full report. You need to read the full report.

### Lots and Grounds

1. Phone line is laying on the ground

### Outbuilding

2. East Outbuilding Doors: Wood; To be repaired

### Air Conditioning

3. Main House AC System A/C System Operation: Central Air - Inadequate temperature drop. Recommend the air conditioner be serviced by a qualified service person.
4. Main House AC System Electrical Disconnect: Pull Disconnect - The electrical disconnect needs to be mounted to siding
5. Thermostats: Thermostat would not go lower than 77 degrees

### Garage

6. East Garage Walls: Exposed Frame; Sill plate at the SW corner is rotted.

### Electrical

7. Smoke Detectors: Install smoke detectors in bedrooms and hall outside bedrooms.
8. Kitchen Electric Panel Manufacturer: Unused holes need plugged.

### Kitchen

9. Main Floor Kitchen Dishwasher: Needs fastened to counter. Inoperative at time of inspection
10. Main Floor Kitchen Refrigerator: Outlet is not grounded.
11. Main Floor Kitchen Electrical: 3 hole GFI outlets & 110 VAC lights. All counter outlets need to be GFI protected

### Heating System

12. Closet Heating System Heating System Operation: Adequate; Inoperative

### Bathroom

13. Main Floor Bathroom Faucets/Traps: Leaking drain. Leaking shower pipe
14. Master Bathroom Sink/Basin: Leaking drain trap
15. Master Bathroom Faucets/Traps: Shower controls are leaking. Low flow on hot water at sink.

### Laundry Room/Area

16. Kitchen Laundry Room/Area Washer and Dryer Electrical: Washer outlet is not grounded.
17. Kitchen Laundry Room/Area Dryer Gas Line: Gas supply line needs to be capped when not in use.

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## Inspection Agreement

### Inspection Agreement

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Inspector Name Dallas Eikenberry  
Company Name Wise Buy Inspection  
Company Address 204 W Main St  
Company City State Zip Rossville IN 46065

Client Name: Ryan Powell  
Address:  
City, State Zip:  
Property Address: 2525 Edgelea Dr  
City State Zip Lafayette, IN

Wise Buy Inspection

Pre-Inspection Agreement 765-208-9292

This building inspection is being conducted for you in accordance with the Indiana State Licensing laws for Home Inspectors (IC 25-20.2) and in accordance with the Standards of Practice and the Code of Ethics of the American Society of Home Inspectors. The purpose of this inspection is to identify MAJOR deficiencies in the condition of the property. Although minor and maintenance problems might be mentioned, this report does not attempt to list them all.

A home inspection is a visual analysis for the purpose of providing a professional opinion of the condition of a residential dwelling and the dwelling's carport or garages, any reasonably accessible installed components, and the operation of the dwelling's systems, including any controls normally operated by the owner of the dwelling, for the following components: heating systems, cooling systems, electrical systems, plumbing systems, structural components, foundations, roof coverings, exterior and interior components. It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to the visual observations of apparent conditions existing at the time of the inspection only. Concealed defects and deficiencies are excluded from the inspection. Equipment, items and systems will not be dismantled, and furniture and personal items will not be moved. The heat exchanger in a gas or oil furnace will not be inspected, and is beyond the scope of this inspection.

We will report whether each item we inspect is either performing the function for which it was intended, or is need of repair. We will express an opinion that is based on practical experience and honest conviction. We will act as a disinterested third party, and seek to avoid conflict of interest.

We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. Please remember almost every item in a dwelling, except a brand new one, is in used condition and has ordinary wear and tear.

We do not inspect for building codes, efficiency of size, value, flood plain location or pollution. This inspection does not address the possible danger from any potentially harmful substance and environmental hazard including: lead based paint, radon, asbestos, mold, urea formaldehyde and toxic or flammable chemicals, pesticides, mercury, carbon monoxide, or other similar environmental hazards. Also excluded are wells, septic systems, central vacuum systems, security and sprinkler systems or rodents. We do not inspect for current insect activity, including termites and cockroaches, but we suggest that a qualified wood destroying organism inspector perform an inspection.

If we report that an item is UNACCEPTABLE, we recommend you have it evaluated

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## Inspection Agreement (Continued)

by a specialist.

You agree any damages for breach of this contract or any part of the report is limited to the amount received for the inspection fee. \_\_\_\_\_ (Initial) In the event of a claim, the client will allow Wise Buy Inspection to inspect the claim prior to any repairs or waive the right to make the claim. The client agrees not to disturb or repair, or have repaired anything which might constitute evidence relating to the complaint, except in the case of an emergency.

Even if this agreement is not signed, using any part of the inspection report, verbal or written warrants agreement.

I give my permission for Wise Buy Inspection to release the report or any information from the report to the following: (Check those that apply)  
\_\_\_\_\_ My Realtor Other\_\_\_\_\_

\_\_\_\_\_  
Signed Date

\_\_\_\_\_  
e-mail Please print clearly Dallas Eikenberry  
(rev.4- 2010)

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance	Item is not fully functional and requires repair or servicing. Typically the responsibility of the purchaser. The majority are the result of wear and tear.
Unacceptable	Item is UNSAFE or needs repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 2525 Edgelea Dr  
City Lafayette State IN Zip  
Contact Name FSBO

### Client Information

Client Name Ryan Powell  
Phone 574-965-2008 Fax  
E-Mail [cpowell@twinlakes.k12.in](mailto:cpowell@twinlakes.k12.in)

### Inspection Company

Inspector Name Dallas Eikenberry  
Company Name Wise Buy Inspection  
Address 204 W Main St  
City Rossville State IN Zip 46065  
Phone 765-379-9810 Fax  
E-Mail [eikenberry@geetel.net](mailto:eikenberry@geetel.net)  
In. Lic. # HI00500134  
Amount Received Send Bill \$195

### Conditions

Others Present Property Occupied No  
Estimated Age 55 years Entrance Faces West  
Inspection Date 08/11/2011  
Start Time 3:50 PM End Time 5:10 PM  
Electric On Yes  
Gas/Oil On No  
Water On Yes  
Temperature 78 degrees  
Weather Partly Cloudy Soil Conditions Dry  
Space Below Grade Poured Slab  
Building Type One Family Garage Detached  
Sewage Disposal Public How Verified  
Water Source Public How Verified

## Lots and Grounds

Proper surface drainage is very important, as well as, proper roof drainage. Whenever possible the slope of the ground away from the house should be 5 %, which is a drop of 6 inches for a distance of 10 feet from the house. If additional fill dirt is needed, do not put it within 3 inches of the siding, so as not to provide insects or water a pathway into the house.

Decks and porches are often built close to the ground where no viewing or access is possible.

1. Phone line is laying on the ground
2. Acceptable Walks: Concrete ;
3. Acceptable Patio: Concrete ;
4. Acceptable Porch:
5. Acceptable Vegetation:
6. Acceptable Grading: Minor slope
7. Acceptable Driveway:
8. Maintenance Fences: Wood, Wire - Poor condition

## Exterior

### Main House Exterior Surface

1. Acceptable Type: Vinyl Siding
2. Acceptable Trim:
3. Acceptable Fascia: Aluminum
4. Acceptable Soffits:
5. Not Present Door Bell:
6. Acceptable Entry Doors:
7. Maintenance Windows: Double Paned; 2 are to be replaced
8. Acceptable Window Screens:
9. Acceptable Exterior Lighting: 110 Volt
10. Not Present Exterior Electric Outlets:
11. Maintenance Hose Bibs: NOT Frost Proof
12. Acceptable Gas Meter: South
13. Maintenance Main Gas Valve: Turn with a wrench 1/4 turn to shut off all gas. Gas is locked off.

## Outbuilding

### East Outbuilding

1. Maintenance Exterior Surface: Wood - To be painted
2. Acceptable Roof: Composition shingle
3. Acceptable Roof Structure: Rafter
4. Acceptable Walls: Exposed Frame;
5. Maintenance Floor: Plywood; Soft
6. Acceptable Foundation: Treated Wood Runners
7. Unacceptable Doors: Wood; To be repaired
8. Not Present Windows:
9. Not Present Electrical:
10. Not Present Plumbing:
11. Not Present HVAC Source:
12. Not Present Gutters:

## Roof

When the report indicates that the roof is "acceptable," that means it is acceptable for its age and general usefulness. An acceptable roof may show evidence of past leaks or may soon develop leaks. Such a roof can be repaired, and give satisfactory service within the limits of its age. If a new roof is required, it may be installed over the existing layer. If two layers are installed it is strongly recommended that both layers be removed before installing another layer. Roof and surface water must be controlled to maintain a dry basement or crawl space. This means keeping gutters cleaned and aligned, extending downspouts, installing splash blocks or leaders, and building up the grade so roof and surface water are diverted away from the building.

### Main house Roof Surface

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1. Method of Inspection: On Roof
2. Acceptable      Unable to Inspect: 0%
3. Maintenance    Material: Composition Shingle -    Life expectancy is approximately: 25 years. Drip edge aluminum is buckled up in several areas. It should be nail down to look better
4. Type: Gable
5. Approx Age: New
6. Acceptable      Flashing:
7. Not Present     Skylights:

### Main House Chimney

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8. Acceptable      Chimney: Metal Pipe
9. Acceptable      Flue/Flue Cap:
10. Acceptable     Chimney Flashing:
11. Acceptable     Plumbing Vents: Soil Pipe
12. Acceptable     Electrical Mast:
13. Acceptable     Gutters: Aluminum
14. Acceptable     Downspouts: Aluminum
15. Maintenance   Leader/Extension: Splash blocks are missing

## Air Conditioning

The T/D (temperature difference) on a properly operating air conditioner should be between 15 and 20 degrees. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. Subjective judgment of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.

### Main House AC System

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1. Unacceptable    A/C System Operation: Central Air -    Inadequate temperature drop. Recommend the air conditioner be serviced by a qualified service person.
2. Acceptable      Condensate Removal: PVC
3. Acceptable      Exterior Unit:
4. Area Served: Whole house    Approximate Age: 13 years
5. Fuel Type: 220 VAC    Temperature Differential: 0 degrees
6. Type: Central A/C    Capacity: 2 Ton
7. Acceptable      Visible Coil:
8. Acceptable      Refrigerant Lines:
9. Unacceptable    Electrical Disconnect: Pull Disconnect -    The electrical disconnect needs to be mounted to siding
10. Acceptable     Exposed Ductwork:
11. Acceptable     Blower Fan/Filters:
12. Unacceptable   Thermostats: Thermostat would not go lower than 77 degrees

## Garage

If the garage is attached to the house there needs to be a smoke/fire separation. The wall on the garage side needs to be at least half inch drywall with taped seams. Flammable materials should not be stored within closed garage areas. Since about 1993, garage door openers have included photo-electric eyes as a secondary safety feature to reverse the door when an object crosses the door's path.

### East Garage

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1. Type of Structure: Detached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Manual
4. Not Present Door Opener:
5. Acceptable Exterior Surface: Vinyl siding
6. Acceptable Roof: Composition shingle
7. Acceptable Roof Structure: Rafter
8. Maintenance Service Doors: None;
9. Unacceptable Walls: Exposed Frame; Sill plate at the SW corner is rotted.
10. Not Present Ceiling: Drywall;
11. Maintenance Floor/Foundation: Concrete - Large Cracks noted
12. Maintenance Electrical: 3 hole outlets & 110 VAC lights; Recommend garage outlets be GFCI protected. Bulbs missing
13. Not Present Heating:

## Electrical

There needs to be a minimum of one smoke detector on each floor and one in the hallway outside of sleeping rooms. There should also be detectors in each bedroom. At least one carbon monoxide detector is also recommended. According to Consumer Reports magazine, the most accurate CO models are those that are the plug-in variety.

Ground Fault Circuit Interrupters are recommended on all outside outlets, garage outlets, kitchen counters, and bathroom outlets within 6 feet of water. (FYI- GFCI first required by NEC- Exterior- 1973, Bathrooms-75, Garage-78, Kitchen-87, Crawl Space and Unfinished Basements-90, Any receptacle replaced in an area presently requiring GFCI- 93, All Kitchen Counters-1996.)

Inoperative light fixtures often lack bulbs or have dead bulbs installed.

Some insurance company's will not insure a home with active knob and tube wiring.

1. Service Size Amps: 100 AMPS Volts: 110-240 VAC
2. Acceptable Service: Aluminum (OK);
3. Acceptable 110 VAC Branch Circuits: 2 wire ungrounded;
4. Acceptable 220 VAC Branch Circuits: Copper
5. Acceptable Aluminum Wiring: Not Present on 110 volt circuits, (OK)
6. Acceptable Conductor Type:
7. Acceptable GFCI:
8. Maintenance Ground: Rod in Ground. Ground rod should be buried.
9. Unacceptable Smoke Detectors: Install smoke detectors in bedrooms and hall outside bedrooms.

### Kitchen Electric Panel

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10. Unacceptable Manufacturer: Unused holes need plugged.
11. Max Capacity: 100 Amps
12. Acceptable Main Breaker Size: 100 AMPS
13. Acceptable Breakers:
14. Is the panel bonded? Yes

## Kitchen

No opinion is made as to the adequacy of dishwasher operation. Oven self cleaning operations and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected.

### Main Floor Kitchen

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- |                 |   |
|-----------------|---|
| 1. Acceptable   | Cooking Appliances: Electric  |
| 2. Acceptable   | Ventilator:   |
| 3. Acceptable   | Disposal:   |
| 4. Unacceptable | Dishwasher: Needs fastened to counter. Inoperative at time of inspection                      |
| 5. Unacceptable | Refrigerator: Outlet is not grounded.   |
| 6. Acceptable   | Sink:   |
| 7. Unacceptable | Electrical: 3 hole GFI outlets & 110 VAC lights. All counter outlets need to be GFI protected |
| 8. Acceptable   | Plumbing/Fixtures:  |
| 9. Acceptable   | Counter Tops:   |
| 10. Acceptable  | Cabinets:   |
| 11. Acceptable  | Ceiling: Paint;   |
| 12. Maintenance | Walls: Paint; Paint touch up needed.  |
| 13. Acceptable  | Floor:  |
| 14. Maintenance | Windows: Double Paned; To be replaced   |
| 15. Acceptable  | HVAC Source: Heating System Register  |

## Heating System

The heat exchanger in a gas or oil furnace is often hidden by design; it cannot be examined and it's condition determined without being disassembled. Some furnaces are designed in such a way that a visual inspection is almost impossible. Safety devices are not tested by the inspector.

I recommend all air filters have a MERV of at least 6. For best air filtration the fan needs to be set on low speed all of the time. Air filters should be changed every 30-60 days to provide proper air circulation throughout the house.

The inspector does not light pilot lights.

Humidifiers and de-humidifiers are beyond the scope of this inspection.

### Closet Heating System

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- |                             |   |
|-----------------------------|---|
| 1. Unacceptable             | Heating System Operation: Adequate; Inoperative |
| 2. Type: Gas                | Forced Air Capacity:                            |
| 3. Area Served: Whole house | Approximate Age:                                |
| 4. Not Inspected            | Heat Exchanger:                                 |
| 5. Unable to Inspect: 95 %  |   |
| 6. Acceptable               | Blower Fan/Filter:                              |
| 7. Acceptable               | Distribution:                                   |
| 8. Acceptable               | Flue Pipe: Double wall;                         |
| 9. Maintenance              | Controls:                                       |
| 10. Not Present             | Humidifier:                                     |
| 11. Maintenance             | Thermostats:                                    |

## Plumbing

All underground piping related to water supply, waste or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

A correctly installed water heater will serve your needs safely and for a long time. The gas supply lines need to be black pipe or an approved flexible connector. Galvanized and copper pipes both react with natural gas. This could cause problems in the water heater control valve, or the copper pipes could develop small holes.

The water heater in the garage area must be elevated to a height of 18 inches above the floor to prevent the pilot light from igniting fumes from any gasoline source. All water heaters must have a temperature/pressure relief valve that has a 3/4 inch discharge line terminating approximately 6 inches from the floor.

If the water heater is installed close to the clothes dryer there needs to be plenty of ventilation into the room so the flue does not back vent when the dryer exhaust is operating.

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: By the Water Heater
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes:
- 5. Acceptable Service Caps: Front of house
- 6. Acceptable Vent Pipes: Soil Pipe
- 7. Acceptable Gas Service Lines: Copper

### Closet Water Heater

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- 8. Not Inspected Water Heater Operation: Adequate; Gas is off
- 9. Type: Natural Gas Capacity: 30 gal.
- 10. Approximate Age: 18 years Area Served: Whole house
- 11. Acceptable Flue Pipe:
- 12. Acceptable TPRV and Drain Tube: Noted but NOT tested

## Bathroom

It is very important to maintain all grouting and caulking in bath areas.

### Main Floor Bathroom

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- 1. Acceptable Ceiling: Paint;
- 2. Acceptable Walls: Paint;
- 3. Acceptable Floor: Linoleum;
- 4. Acceptable Doors: Hollow Core;
- 5. Acceptable Windows: Double Paned;
- 6. Acceptable Electrical: 3 hole GFI outlets & 110 VAC lights.
- 7. Acceptable Counter/Cabinet:
- 8. Acceptable Sink/Basin:
- 9. Unacceptable Faucets/Traps: Leaking drain. Leaking shower pipe
- 10. Acceptable Tub/Surround:
- 11. Acceptable Shower/Surround:
- 12. Acceptable Toilets: Porcelain
- 13. Acceptable HVAC Source: Heating System Register
- 14. Acceptable Ventilation: Electric ventilation fan

### Master Bathroom

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- 15. Acceptable Ceiling: Paint;
- 16. Acceptable Walls: Paint;
- 17. Acceptable Floor: Linoleum;
- 18. Acceptable Doors: Hollow Core;
- 19. Acceptable Windows: Double Paned;
- 20. Acceptable Electrical: 3 hole GFI outlets & 110 VAC lights.
- 21. Acceptable Counter/Cabinet:
- 22. Unacceptable Sink/Basin: Leaking drain trap

## Bathroom (Continued)

- 23. Unacceptable      Faucets/Traps: Shower controls are leaking. Low flow on hot water at sink.
- 24. Not Present        Tub/Surround:
- 25. Maintenance      Shower/Surround: Needs cleaned
- 26. Acceptable        Toilets: Porcelain
- 27. Acceptable        HVAC Source: Heating System Register
- 28. Acceptable        Ventilation: Electric ventilation fan

## Living Space

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

### All Living Space

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- 1. Acceptable        Closet:
- 2. Acceptable        Ceiling: Paint;
- 3. Acceptable        Walls: Paint;
- 4. Acceptable        Floor: Laminate;
- 5. Acceptable        Windows: Double Paned;
- 6. Acceptable        Electrical: 2 slot ungrounded outlets; Ceiling fan with light
- 7. Acceptable        HVAC Source: Heating System Register

## Laundry Room/Area

Clothes washers and dryers cannot be properly inspected without a load of laundry, so these appliances are not tested. Drain lines and water supply lines are not operated. A washer has an average life of 6 - 12 years. When hooking up a dryer, it must be vented to the exterior to prevent excessive moisture from building up in the house, attic, or crawlspace. The vent pipe needs to be 4 in. metal and taped together at the joints

### Kitchen Laundry Room/Area

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- 1. Acceptable        Electrical: 3 hole outlets & 110 VAC lights;
- 2. Acceptable        HVAC Source: Heating System Register
- 3. Acceptable        Washer Hose Bib:
- 4. Unacceptable      Washer and Dryer Electrical: Washer outlet is not grounded.
- 5. Acceptable        Dryer Vent:
- 6. Unacceptable      Dryer Gas Line: Gas supply line needs to be capped when not in use.
- 7. Acceptable        Washer Drain:
- 8. Not Present        Floor Drain:

## Bedroom

Sleeping rooms are evaluated for the condition of the walls, floors (if visible), windows, doors accessible outlets, closet storage, heating and smoke detectors. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

### All Bedroom

---

- 1. Acceptable        Closet:
- 2. Acceptable        Ceiling: Paint;
- 3. Acceptable        Walls: Paint;
- 4. Acceptable        Floor: Carpet;
- 5. Maintenance      Doors: Hollow Core; Poorly cut
- 6. Acceptable        Windows: Double Paned;
- 7. Acceptable        Electrical: 2 slot ungrounded outlets
- 8. Acceptable        HVAC Source: Heating System Register

## Attic

Due to their design, attics are not totally observable. The recommended insulation "R" value is now about 40. The "R" value is a measure of resistance of heat and cold that move through a material. The higher the "R" value the greater the insulating factor. Most insulation has an "R" value of about 3 per inch. When insulation is added, do not cover the soffit vents or the venting will not work.

### Main House Attic

1. Method of Inspection: In Attic
2. Acceptable      Unable to Inspect: 0%
3. Acceptable      Roof Framing: Wood Truss
4. Acceptable      Sheathing: OSB
5. Acceptable      Ventilation: Gable & Ridge vents
6. Acceptable      Insulation: Cellulose
7. Acceptable      Insulation Depth: 6" R-19 - Uneven
8. Acceptable      Wiring/Lighting:
9. Acceptable      Moisture Penetration: None Noted

## Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of the inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. All concrete floors experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks in all but the most extreme cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

1. Acceptable      Structure Type: Wood Frame
2. Acceptable      Foundation: Poured Concrete
3. Acceptable      Differential Movement: No
4. Acceptable      Floor/Slab: Poured Slab

## Additional Information

Additional Information - Please Read

### ESTIMATED REPLACEMENT CYCLES

The estimated replacement of household mechanical items and appliances will be determined by the amount of usage, quality and the amount of preventive maintenance performed.

### ITEMYEARS OF LIFE

Asphalt & Fiberglass Roof18-22  
Water Heater      12-18  
Forced Air Furnace25-30  
Hot Water Furnace30-40  
Circulating Pumps on Hot Water Heating Systems10-15  
Air Conditioning Compressor10-15  
Washer & Dryer10-15  
Disposal10-15  
Dishwasher10-15  
Refrigerators and Cooking Equipment15-20  
Galvanized Water Pipes35-50  
Copper Pipes60+  
Heat Pump (Exterior)10-15  
Plastic Pipes(Supply or Drain)60+  
Septic Systems25-35  
Submersible Pump for Well10-15  
Water Softener10-15  
Sump Pump 3-7  
Humidifier 5-7

### HUMIDIFER

## Additional Information (Continued)

During a visual inspection it is not possible to determine whether the humidifier is operating properly. It is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

### WATER FLOW

Acceptable water flow is based on at least 3 gallons per minute from the highest fixture when at least one other fixture is on at the same time.

### SEPTIC TANKS

The check of septic tanks is not included in this visual inspection. In order for a system to be checked, the house must have been occupied within the last 30 days. A dye test is the simplest form of a septic inspection. We recommend that the tank be located and the system be cleaned out before taking possession of the property. Most systems need to be cleaned out every 4-6 years. If solids build up and the baffle is defective, the solids can overflow into the drain field and clog it.

### HOSE BIBS

(Outside water faucets) During the winter months it is necessary to make sure the outside faucets are turned off, unless they are frost proof. This can be done by means of a valve located in the basement, or crawl space. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when turned off.

### POWER USAGE

Electric Range-----	30-50 Amps
Electric Dryer-----	25-40 Amps
Electric Water Heater-----	25 Amps
Electric Central A/C-----	30 Amps
Room A/C-----	10-25 Amps
Electric Heat Pump-----	50-75 Amps

### NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are of no structural significance. Drywall is generally in 4' x 8' sheets. The tape on the seams sometimes loosens or cracks. These may be filled and repainted. These do not generally indicate a structural fault. In some instances, if many nail pops are in the same area, further evaluation is needed to determine the cause.

### STUCCO

EIFS-Exterior finishes of this type are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist.

### SIDEWALKS AND DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

### EXTERIOR WOOD SURFACE

All surfaces of untreated wood need regular applications of paint or special chemicals to resist rot. Porch or deck columns and fence posts, which are buried in the ground and made of untreated wood, will rot within a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood, which has natural resistance to rot, such as redwood. Decks should always be nailed with galvanized or aluminum nails.

### ATTIC VENTILATION

Good ventilation controls condensation in the house. In the winter, fresh dry air replaces moisture-laden air within the house. In the summer, the heated air is exhausted and is replaced with cooler air. The cooler air cuts down on the air conditioning and premature shingle decay. An un vented or poorly vented attic will also result in the decay of the sheathing plywood, causing it to separate and mold to form. A good rule of thumb regarding how to find the number of square inches of venting needed is to find 1/300 of the total square feet of ceiling space. One half of the venting is in the soffit area, and the other half is in the roof area close to the peak, using ridge, turbine, and gable or shingle vents. Most of the time the ceiling area is equal to the foundation size.

An example:

1. House is 30ft. by 50 ft. = 1500 square feet of ceiling.
2. 1500 sq. ft. x 144 square inches in a foot = 216,000 square inches.
3. Divide 216,000 by 300 = 720 square inches of venting.
4. Divide 720 by 2 = 360 square inches of venting in the soffit and 360 square inches of venting in the roof area.

### ASBESTOS

## Additional Information (Continued)

Asbestos is a mineral rock, mined from the earth. It is fire resistant and has high tensile strength. It is a poor heat and electric conductor and generally it is impervious to chemical attacks. If inhaled, asbestos fibers have been shown to cause diseases that disrupt the normal functions of the lungs. Friable asbestos contains more than 1% asbestos and can be crumbled or reduced to a powder by hand pressure.

### LEAD

Lead is a cumulative poison ending up in the body's bones and tissues. In the early 1900's lead was commonly used in paint, as a pigment, colorer and dryer. During the 1930's and 1940's, nearly all paint was manufactured with some lead. The greater the concentration of lead the higher the quality of the paint. By 1980, however, Congress had passed the "Safe Water Drinking Law," which prohibits the use of lead in pipes. Currently, Federal law requires sellers of real estate to disclose whether or not there is known lead in pipes or paint on the property, and buyers have the right to test for its' presence.

### RADON

Radon is a radioactive gas, which comes from the natural breakdown of uranium. Radon gas has been linked to lung cancer. E.P.A. has established 4 pico curie / liters of air as a level at or above which abatement is recommended. This can only be determined by a separate Radon test.

### ELECTRICAL

Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.

Most receptacles in older homes are the two-prong ungrounded type. Grounding of receptacles was not required before 1960.

Grounding is a safety feature that provides protection in the event of a fault. It is recommended that ungrounded receptacles in the kitchen, baths, garages and outdoors be upgraded to three pronged grounded GFCI outlets. Any appliance with a three-prong plug needs to be provided with a grounded receptacle especially washers, and refrigerators.

### MOLD

Homeowners are becoming more aware of the effects of mold. Questions arise regarding mold and its source. This is NOT a part of a standard home inspection, and requires a specialist. If you are interested or concerned about mold, please contact a specialist. DO NOT RELY ON THIS HOME INSPECTION TO FIND, TEST OR DIAGNOSE MOLD, OR ANY OTHER ENVIRONMENTAL ISSUE.

## Final Comments

At your request, and in your presence, a visual inspection of the preceding property was conducted. This inspection report reflects the visual condition of the property at the time of the inspection only. Hidden and concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the amount paid. The preceding is an OPINION report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Overall, the house was constructed in a workmanlike manner, consistent with the local codes and trades in effect at the time of construction, and has had maintenance over the years. However, the UNACCEPTABLE items should be addressed. Each of these items will likely require further evaluation and repair by qualified trades people. Obtain competitive estimates for these items.

You need to consult the terms of the sales contract to determine whether any of the items contained in the Unacceptable or maintenance sections must be repaired prior to closing.

Other MAINTAINANCE items are also noted in the report and should receive eventual attention, but none affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are a result of wear and tear. ANY PICTURES AND CAPTIONS INCLUDED IN THE REPORT ARE PART OF THE REPORT.

Thank you for selecting our firm to do your pre-purchase home inspection.

# Wise Buy Inspection

21:15 August 11, 2011

2525 Edgelea Dr

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## Final Comments (Continued)

If you have any questions regarding the inspection report or the home feel free to call us.

Sincerely,  
Dallas Eikenberry

Indiana License # HI00500134

# Wise Buy Inspection

21:15 August 11, 2011

2525 Edgelea Dr.alb6

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#1 Drip edge aluminum is buckled up in several areas. It should be nail down to look better



#2 Remove stump. Install splash blocks



#3 Remove rod



#4 Secure phone line. Phone line is on the ground



#5 Phone line



#6



#7



#8



#9



#10



#11 OK



#12 Soft

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2525 Edgelea Dr.alb6

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#13 Trees is raising back of outbuilding



#14



#15 Doors need repaired



#16



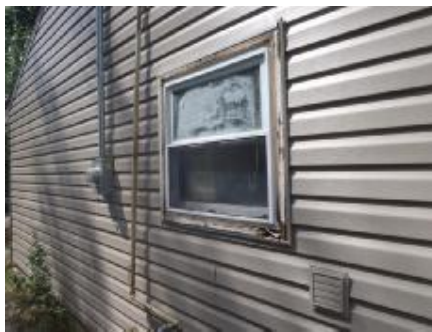
#17 Mount box to wall



#18 Main sewer clean out



#19 To be replaced



#20 To be replaced



#21 Not frost proof. Shut off inside



#22 Whole house gas shut off



#23 Ground rod should be buried



#24

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#25



#26 Large cracks in garage floor



#27 Rotted floor



#28 Install cover



#29 No opener



#30 OK



#31 OK



#32



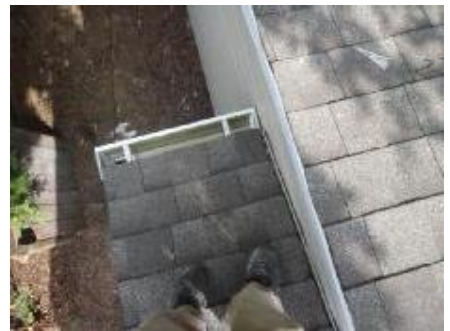
#33



#34



#35



#36

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#37



#38 Back of tub/shower inside closet



#39 Not grounded



#40 Cap gas line



#41 Paint



#42 100 main breaker



#43



#44 Unused holes need plugged.



#45 All counter outlets need to be GFI protected



#46



#47 Loose



#48 Needs fastened to counter. Inoperative at time of inspection

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#49 ??



#50



#51 Gas is off Not inspected



#52 Whole house water shut off



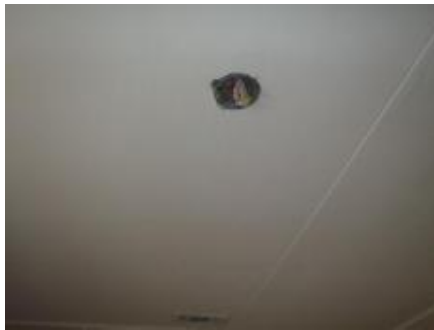
#53 Gas is off. Not inspected



#54 Thermostat would not go lower than 77 degrees



#55



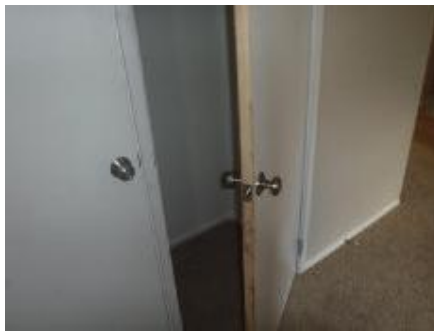
#56 Missing light



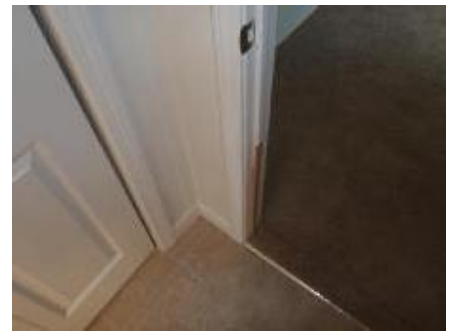
#57 Paint



#58



#59



#60

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#61 Needs cleaned



#62 Drips



#63 Leaking trap



#64 Phone



#65 Leaking



#66 Leaking



#67 OK



#68



#69



#70



#71



#72 OK

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#73

# Wise Buy Inspection

204 West Main St.

Rossville, IN

765-208-9292

765-379-9800

Ryan Powell

Property location: 2525 Edgelea Dr. Lafayette, IN

Date services rendered: 8-11-2011

**Whole house inspection : \$195**

Questions? Please Call

Thank You, Dallas Eikenberry

IN License # HI00500134