

# Inspection Report

Mr. [REDACTED]

Property Address:

[REDACTED]  
Evansville In 47715



**Natchez Corp**

**Brent Crow HI00600188  
920 Maxwell Ave  
Evansville, IN 47711  
812-464-2432**

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<b>Date:</b> 9/11/2019	<b>Time:</b> 09:20 AM	<b>Report ID:</b>
<b>Property:</b> [REDACTED] Evansville In 47715	<b>Customer:</b> Mr. [REDACTED]	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer

**Approximate age of building:**

Under 5 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No



1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:  
Architectural

Viewed roof covering from:  
Walked roof

Sky Light(s):  
None

Chimney (exterior):  
N/A

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			•

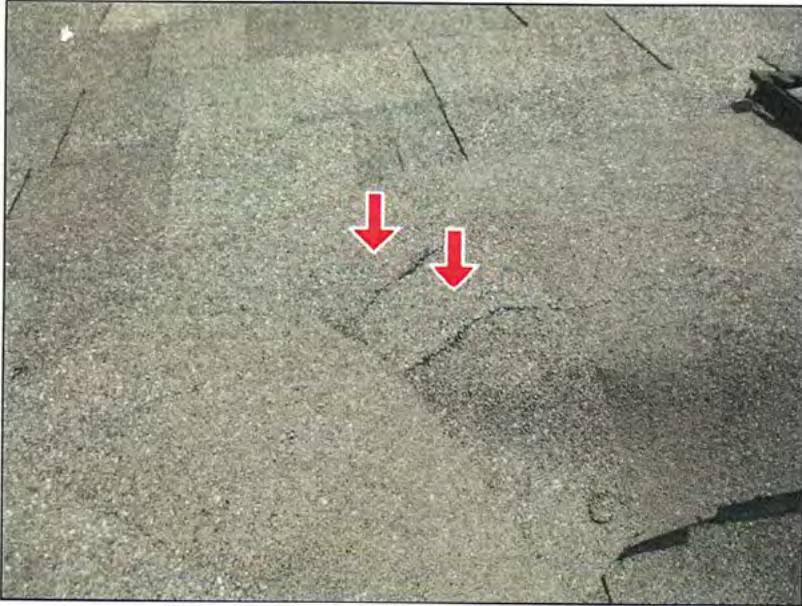
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INNI NPNP RR

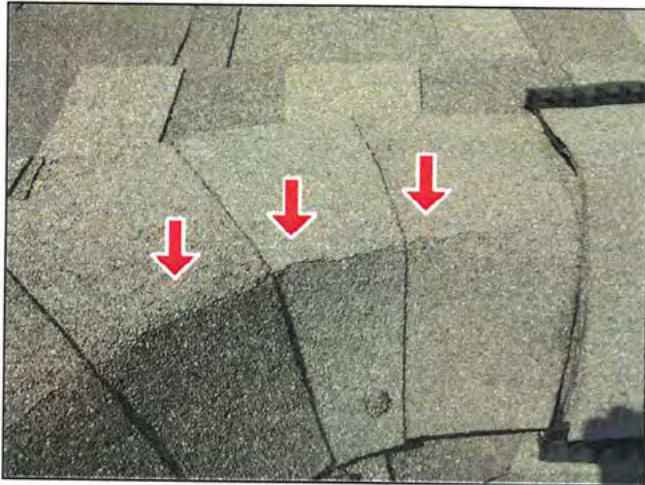
Comments:



1.0 (2) The roof covering is damaged at the ridge cap. A qualified contractor needs to repair.



1.0 Item 1(Picture)

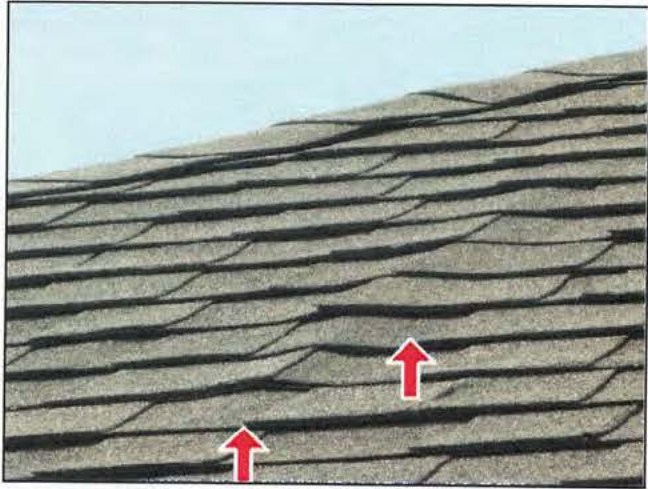


1.0 Item 2(Picture)

1.0 (3) The roof covering has raised shingles at areas of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect and as needed.



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

1.1 The flue pipe flashing needs roofing cut to allow water flow or rain water to get out. The . . A qualified roofing contractor should inspect further and correct as needed.



1.1 Item 1(Picture)

1.3 (1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

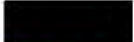


1.3 (5) The gutter has a birds nest at the front (left of main entry). . A qualified person should repair or as needed.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Brick	Full brick	Fiberglass
Appurtenance:	Driveway:	
Sidewalk	Concrete	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			•
2.2	Windows	•			•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			

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IN NI NP RR

Comments:

2.1 (1) The main entry door from house to garage is damaged at weather-stripping. . .

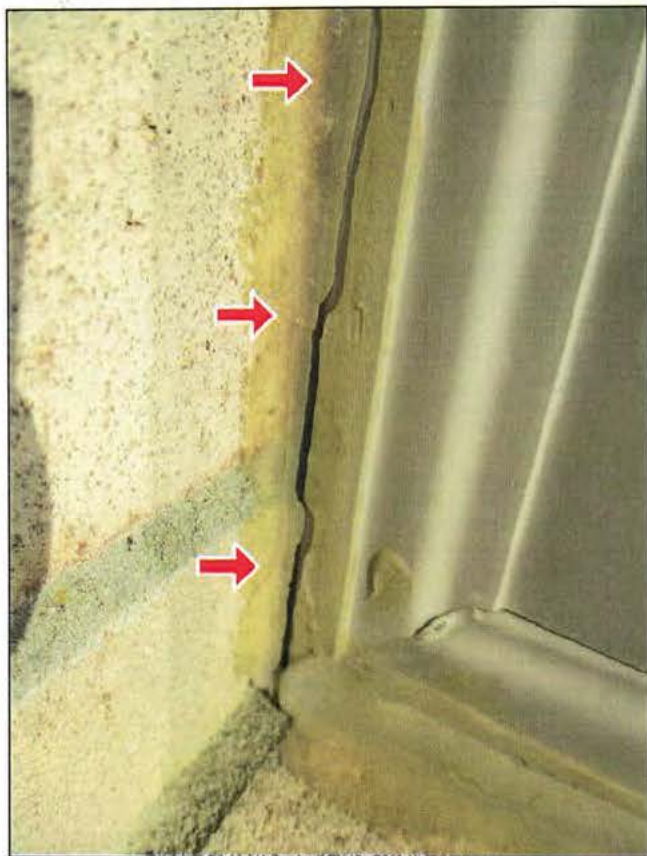


2.1 Item 1(Picture)

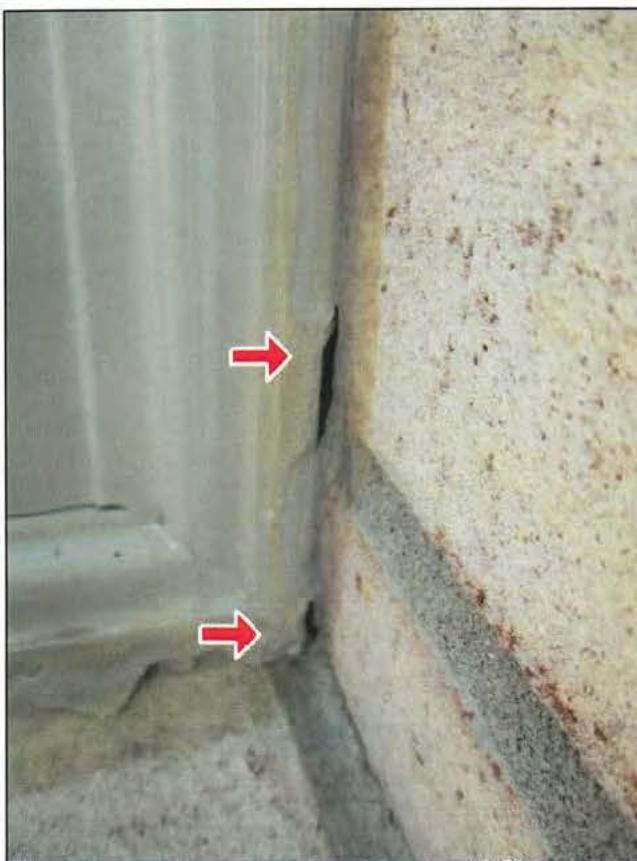
2.1 (2) The storm door at the rear of home does not lock. . A qualified contractor should inspect and repair as needed.



**2.2** The window frame needs re-caulked at rear of home. Deterioration can allow water to enter behind siding or wall cavity and more damage could result. A qualified contractor should inspect and repair as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:  
Two automatic

Garage Door Material:  
Insulated

Auto-opener Manufacturer:  
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			•
3.1	Garage Walls (including Firewall Separation)	•			•
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•
3.6	Garage window (s)			•	

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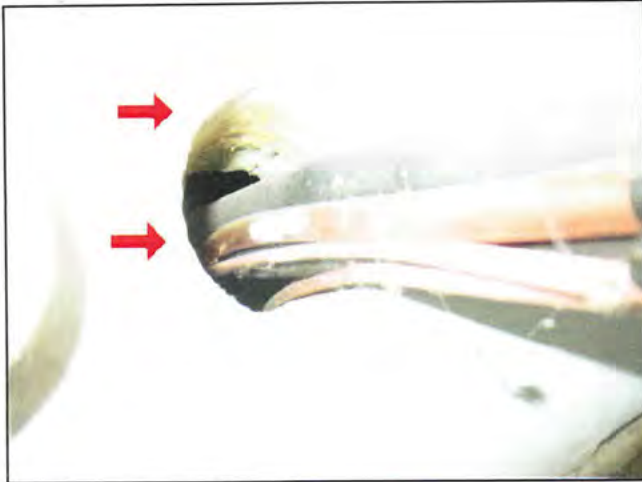
Comments:

3.0 The wood attic accesses on the garage ceiling don't meet fire code. . .

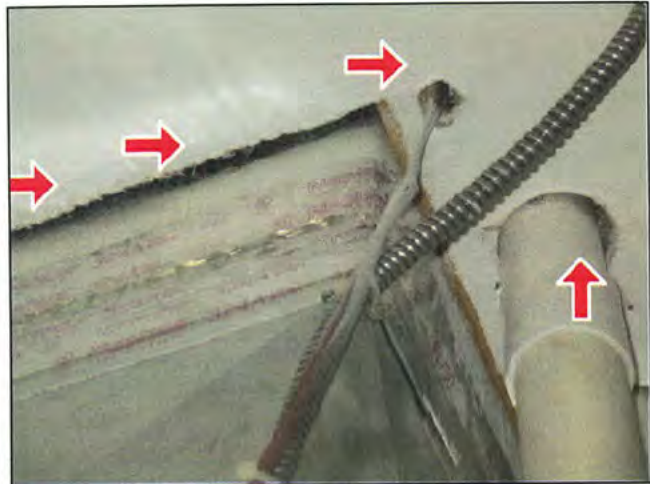


3.0 Item 1(Picture)

3.1 The firewall in garage holes need sealed up . This is considered unsafe until corrected. A qualified person should correct for safety.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.4 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

3.5 (1) Both Garage Doors will reverse when met with resistance.

3.5 (2) The garage doors at the front of home has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. . I recommend a qualified garage door repairman correct as needed.



3.5 Item 1(Picture)





4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Carpet Laminated T&G Tile
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Single-hung Tilt feature	<b>Window Manufacturer:</b> UNKNOWN
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Granite	

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			•

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IN NI NP RR

Comments:

**4.6** One window not tempered safety glass at the Guest bath. slip or fall out of tub/shower not safety glass. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Masonry block

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

2 X 10

Engineered floor trusses

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Steel lally columns

**Ceiling Structure:**

6" or better

Not visible

**Roof Structure:**

Engineered wood trusses

2 X 4 Rafters

**Roof-Type:**

Gable

Shed

**Method used to observe attic:**

Walked

**Attic info:**

Scuttle hole

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			•
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			•

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### Comments:



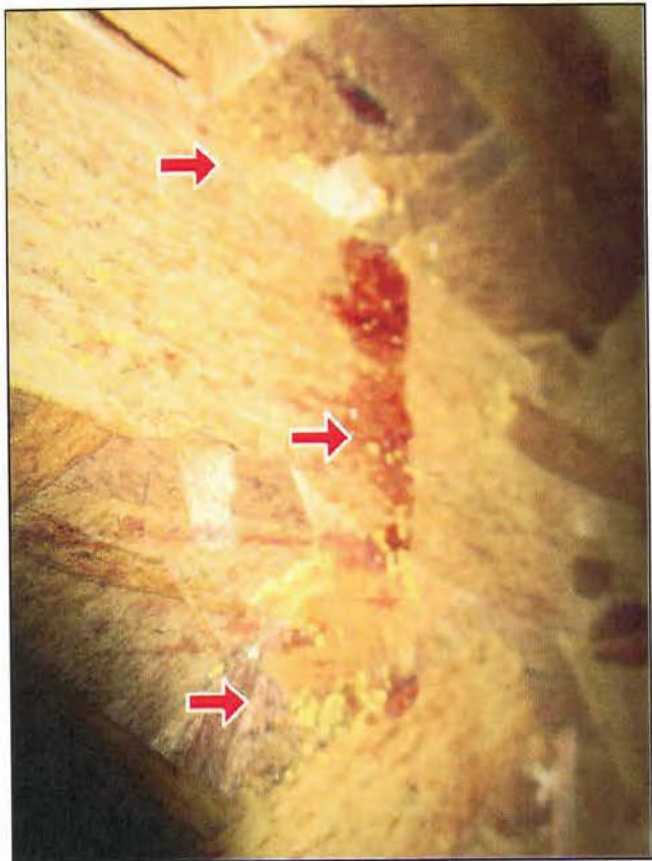
**5.0** (1) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



**5.0 (2)** Visible signs of water intrusion in the crawlspace are present from water stains on on plastic vapor barrier. I am unable to determine the extent of intrusion or how often it occurs. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

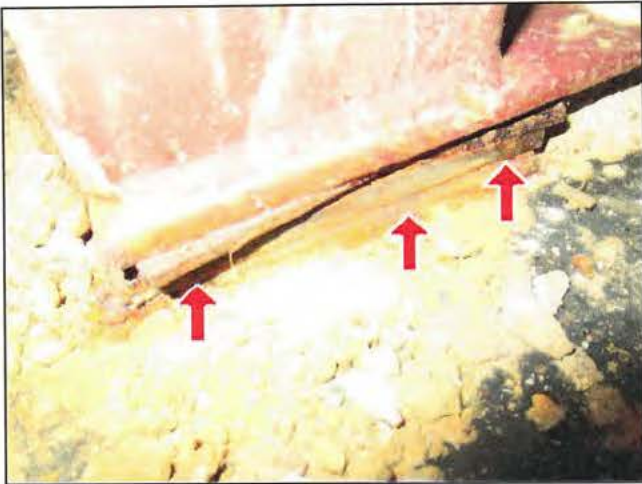


5.0 Item 5(Picture)



5.0 Item 6(Picture)

**5.2** The support posts are deteriorated at the bottom of the posts in the crawlspace. the shims are rusting to fast either the posts are rusting lack of no separation from concrete or humidity.. A qualified licensed general contractor should inspect further and repair as needed.



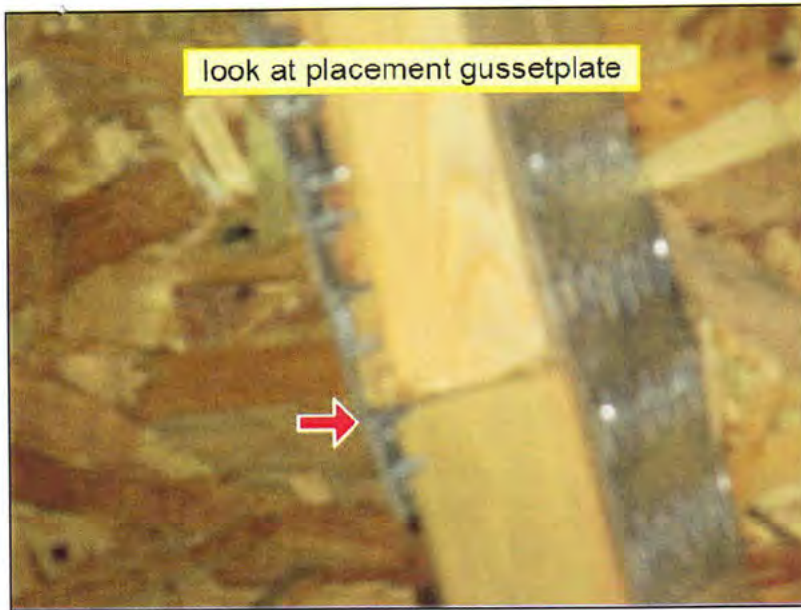
5.2 Item 1(Picture)



5.2 Item 2(Picture)



**5.5 (1)** The 2x4 trusses damaged (above Garage). The roof trusses need repair. A qualified contractor should repair as needed.



5.5 Item 1(Picture)

**5.5 (2)** The attic access in garage had a limited view of the attic due to all of insulation . We did not inspect all of the inside of attic. attic.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Pex

**Plumbing Water Distribution (inside home):**

PEX

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

Tankless

**Water Heater Location:**

Garage

**WH Manufacturer:**

A.O. SMITH

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump	•		•	•

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IN NI NP RR

### Comments:

**6.0 (1)** The toilet fill line needs to be adjusted to ensure proper flushing at the hall bath. . A qualified licensed plumber should repair or correct as needed.



6.0 Item 1(Picture)

**6.0 (2)** The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the Hall Bath sink and laundry room. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Item 2(Picture)

**6.0 (3)** The plumbing waste line not pitched correctly under the hall bath. . I recommend a licensed plumber inspect further and repair as necessary.



6.0 (4) The tub drain leaks under the hall bath. . A qualified licensed plumber should repair or correct as needed.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

**6.1 (1)** The tub faucets leaked at one time but not time of inspection at the master bath tub. This is for your information..



6.1 Item 1(Picture)



6.1 Item 2(Picture)

**6.1 (2)** The cold supply line that distributes water threw out the home has high water pressure needs regulator that allows for thermal expansion to keep pressure at 60 psi . . A qualified licensed plumber should repair or correct as needed.



6.1 Item 3(Picture)

**6.1 (3)** The shower door has gaps not water tight this is a custom shower and will have to be monitored for water going around door at the master bath. for your information.

**6.3** The main shut off is the lever located in the garage. This is for your information.

**6.6** The sump pump or gravity drain is missing. Water intrusion can cause deterioration and excessive moisture on building components if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Detectors		•		
7.9	Carbon Monoxide Detectors			•	

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IN NI NP RR

### Comments:



**7.3 (1)** Exposed wiring at the garbage disposer in the kitchen. Exposed wiring is considered unsafe until repaired. A qualified licensed electrical contractor should correct as needed.



7.3 Item 1(Picture)

**7.3 (2)** The light fixture does not work at the hall Bedroom closet. . A qualified licensed electrical contractor should correct as needed.

**7.3 (4)** Improper wiring at the dishwasher in the kitchen the wire is a 14-2 all kitchen appliances should be a 12-2 wire all circuits need to be checked and verified for proper wiring. A qualified licensed electrical contractor should perform repairs that involve wiring.

**7.5 (1)** At least Two GFCI'S inside of the communication box in the garage wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

**7.5 (2)** GFCI (Ground Fault Circuit Interrupter) outlets at the garage when tested shuts off power to garage door openers this could cause shut down of doors. . .

**7.7** The main panel box is located at the garage.

**7.8** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.Did not test due to having a possible security system.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> BRYANT	<b>Ductwork:</b> Partially insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> N/A	<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b>
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> One	<b>Central Air Brand:</b> BRYANT	

		IN	NI	NP	RR
8.0	Heating Equipment	•			•
8.1	Normal Operating Controls		•		
8.2	Automatic Safety Controls		•		
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces	•			•
8.8	Cooling and Air Handler Equipment	•			•
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

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IN NI NP RR

### Comments:

**8.0** (2) Our company did not inspect the gas furnace. was over 90 degrees did not want to damage unit. .

**8.0** (3) The fresh air ventilation is turned off and needs further inspection no outside hood and crammed in soffit. .

**8.7** The vented fire logs in the Living room (pilot would not ignite).No gas key present. I did not inspect for safe use or operation. A qualified contractor should inspect and repair as needed.



**8.8** The condenser A/C unit needs servicing.and electrical controls checked. This is a maintenance issue and should be repaired. A licensed HVAC contractor should service or repair unit.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown  
Cellulose

Ventilation:

Ridge vents

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawl space or basement)	•			
9.3	Ventilation of Attic and Foundation Areas	•			•
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.3 crawl space ventilation is lacking not enough fresh air at the crawl space. . A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:  
WHIRLPOOL

Range/Oven:  
WHIRLPOOL

Disposer Brand:  
IN SINK ERATOR

Built in Microwave:  
WHIRLPOOL

Exhaust/Range hood:  
VENTED

		IN	NI	NP	RR
10.0	Dishwasher	•			•
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 The dishwasher did not perform a loop to create a trap under sink. I recommend repair as necessary.



10.0 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





## Summary

Natchez Corp

920 Maxwell Ave  
Evansville, IN 47711  
812-464-2432

Customer

Mr. [REDACTED]

Address

[REDACTED]  
Evansville In 47715

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

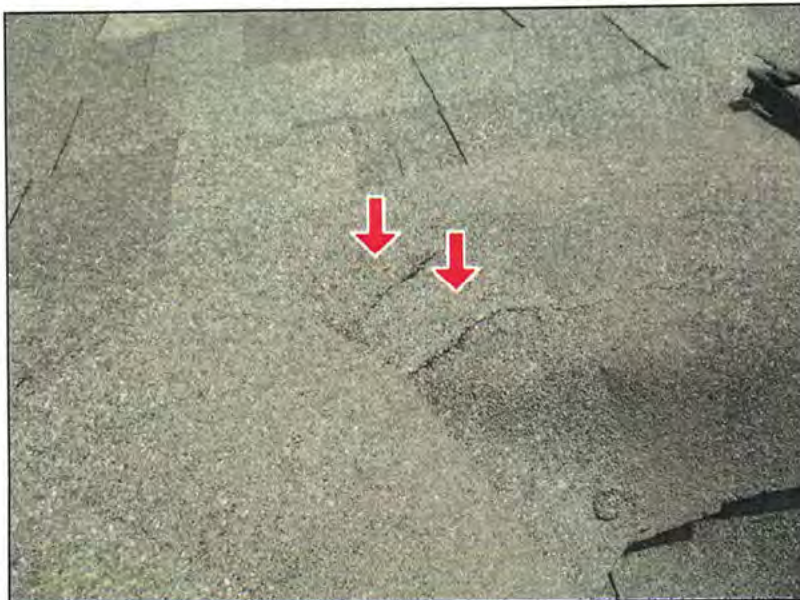
### 1. Roofing

#### 1.0 Roof Coverings

Inspected, Repair or Replace

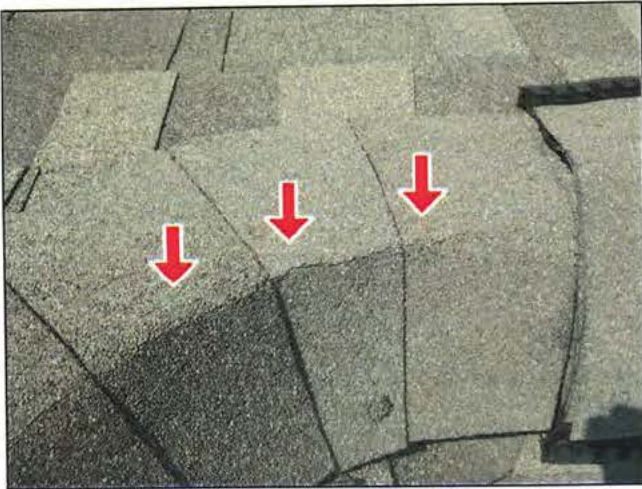
(1)

(2) The roof covering is damaged at the ridge cap. A qualified contractor needs to repair.



1.0 Item 1(Picture)





1.0 Item 2(Picture)

(3) The roof covering has raised shingles at areas of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect and as needed.



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

## 1.1 Flashings

### Inspected, Repair or Replace

The flue pipe flashing needs roofing cut to allow water flow or rain water to get out. The . . . A qualified roofing contractor should inspect further and correct as needed.



1.1 Item 1(Picture)

### 1.3 Roof Drainage Systems

#### Inspected, Repair or Replace

- (1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.
- (2)
- (3)
- (4)
- (5) The gutter has a birds nest at the front (left of main entry). . A qualified person should repair or as needed.



1.3 Item 1(Picture)

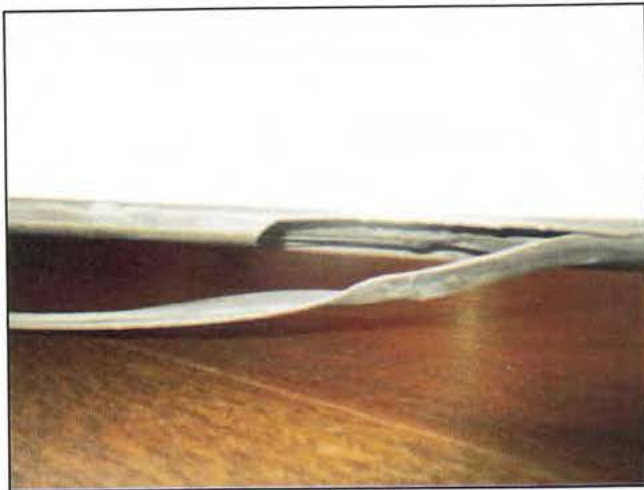
## 2. Exterior

### 2.1 Doors (Exterior)

#### Inspected, Repair or Replace

- (1) The main entry door from house to garage is damaged at weather-stripping. . .





2.1 Item 1(Picture)

(2) The storm door at the rear of home does not lock. . A qualified contractor should inspect and repair as needed.

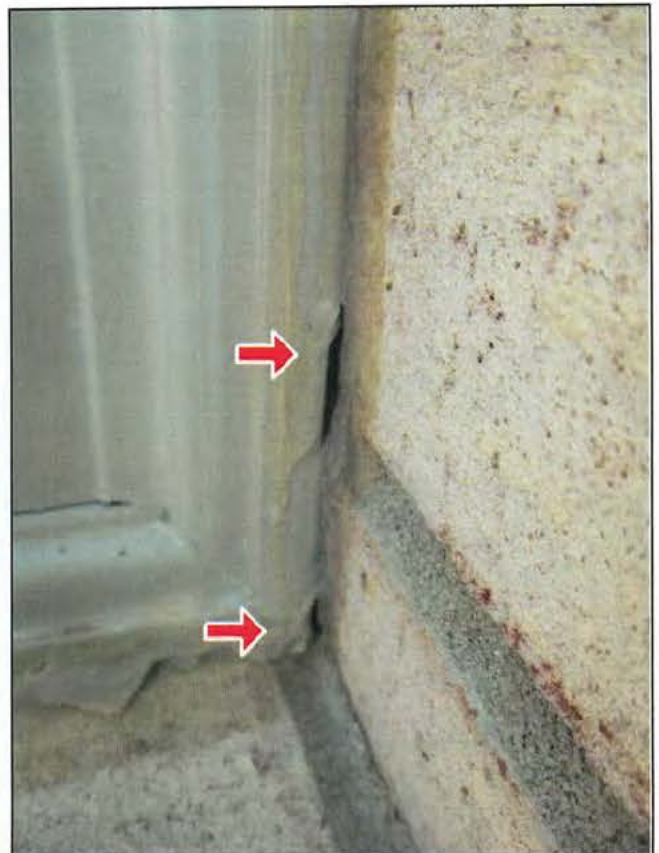
## 2.2 Windows

### Inspected, Repair or Replace

The window frame needs re-caulked at rear of home. Deterioration can allow water to enter behind siding or wall cavity and more damage could result. A qualified contractor should inspect and repair as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

## 3. Garage

### 3.0 Garage Ceilings

#### Inspected, Repair or Replace

The wood attic accesses on the garage ceiling don't meet fire code. . .





3.0 Item 1(Picture)

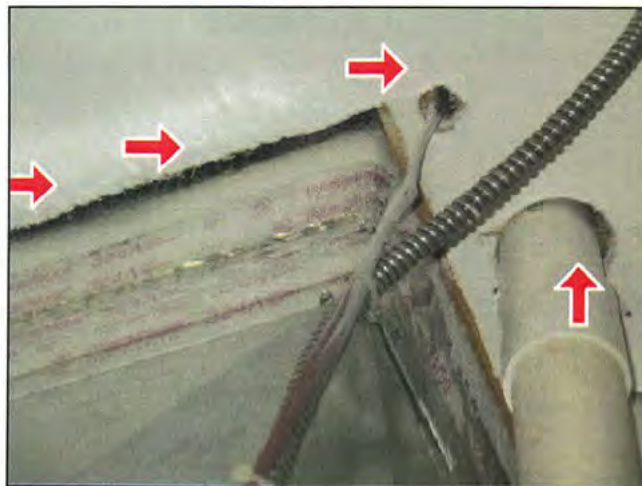
### 3.1 Garage Walls (including Firewall Separation)

#### Inspected, Repair or Replace

The firewall in garage holes need sealed up . This is considered unsafe until corrected. A qualified person should correct for safety.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

### 3.4 Occupant Door (from garage to inside of home)

#### Inspected, Repair or Replace

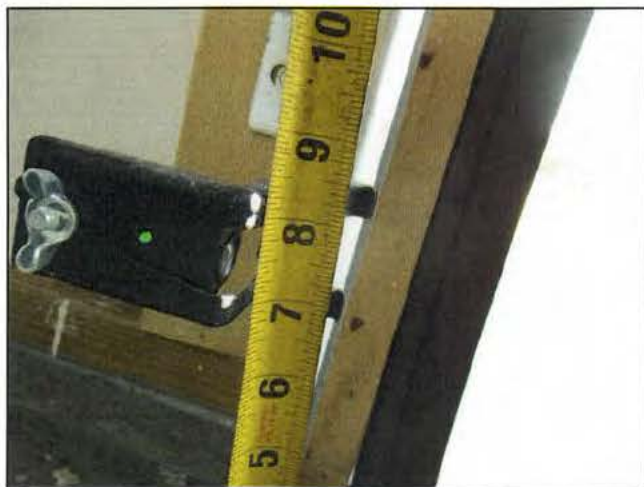
The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Inspected, Repair or Replace

(1) Both Garage Doors will reverse when met with resistance.

(2) The garage doors at the front of home has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. . I recommend a qualified garage door repairman correct as needed.



3.5 Item 1(Picture)

#### 4. Interiors

##### 4.6 Windows (representative number)

###### Inspected, Repair or Replace

One window not tempered safety glass at the Guest bath. slip or fall out of tub/shower not safety glass. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)

#### 5. Structural Components

##### 5.0

**Foundations, Basement and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Inspected, Repair or Replace**

(1) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

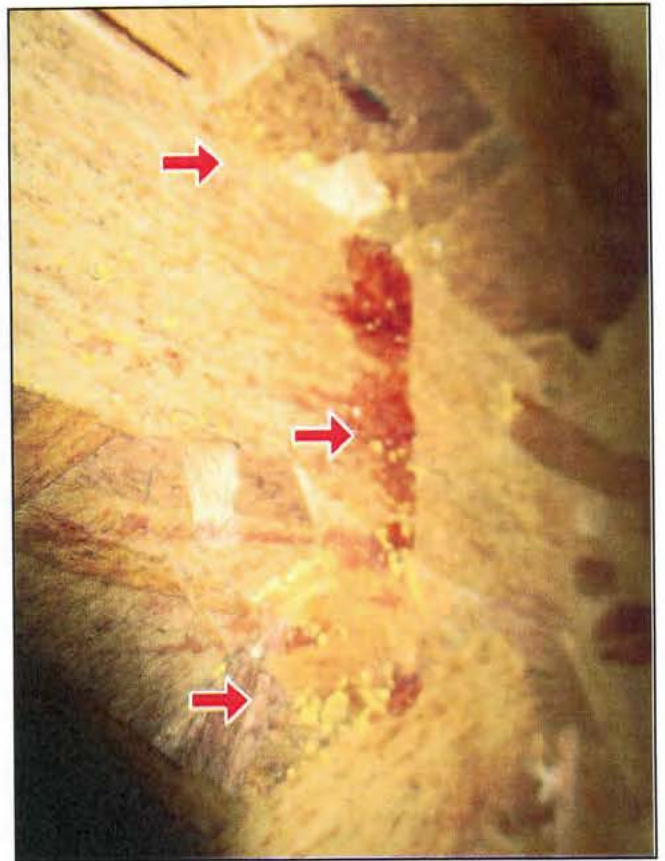


5.0 Item 1(Picture)





5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

(2) Visible signs of water intrusion in the crawlspace are present from water stains on on plastic vapor barrier. I am unable to determine the extent of intrusion or how often it occurs. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0 Item 5(Picture)

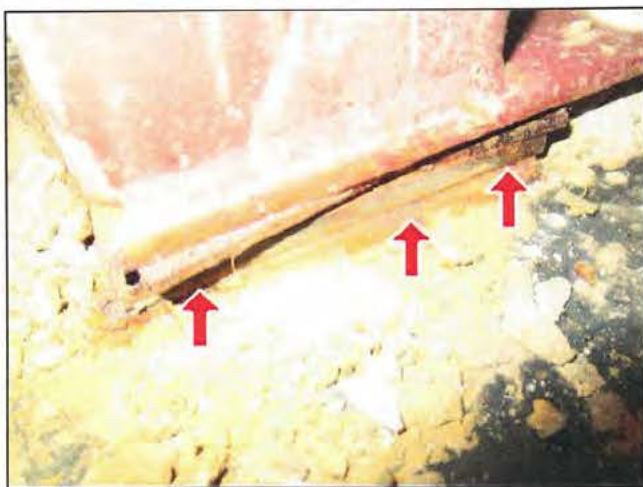


5.0 Item 6(Picture)

## 5.2 Columns or Piers

### Inspected, Repair or Replace

The support posts are deteriorated at the bottom of the posts in the crawlspace. the shims are rusting to fast either the posts are rusting lack of no separation from concrete or humidity.. A qualified licensed general contractor should inspect further and repair as needed.



5.2 Item 1(Picture)



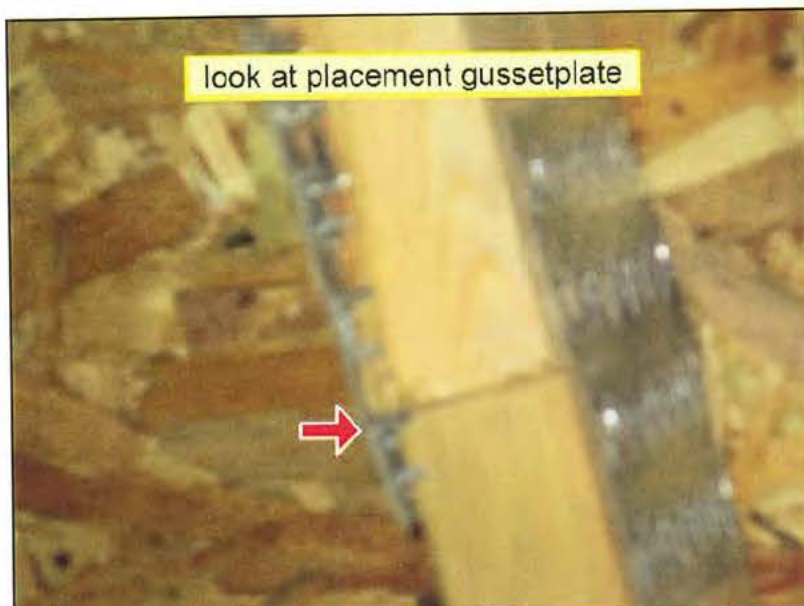
5.2 Item 2(Picture)

## 5.5 Roof Structure and Attic

### Inspected, Repair or Replace

(1) The 2x4 trusses damaged (above Garage). The roof trusses need repair. A qualified contractor should repair as needed.





5.5 Item 1(Picture)

(2) The attic access in garage had a limited view of the attic due to all of insulation . We did not inspect all of the inside of attic. attic.

## 6. Plumbing System

### 6.0 Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

(1) The toilet fill line needs to be adjusted to ensure proper flushing at the hall bath. . A qualified licensed plumber should repair or correct as needed.



6.0 Item 1(Picture)

(2) The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the Hall Bath sink and laundry room. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.







6.0 Item 2(Picture)

(3) The plumbing waste line not pitched correctly under the hall bath. . I recommend a licensed plumber inspect further and repair as necessary.

(4) The tub drain leaks under the hall bath. . A qualified licensed plumber should repair or correct as needed.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

#### 6.6 Sump Pump

##### **Inspected, Not Present, Repair or Replace**

The sump pump or gravity drain is missing. Water intrusion can cause deterioration and excessive moisture on building components if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

### **7. Electrical System**

#### **7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

##### **Inspected, Repair or Replace**

(1) Exposed wiring at the garbage disposer in the kitchen. Exposed wiring is considered unsafe until repaired. A qualified licensed electrical contractor should correct as needed.



7.3 Item 1(Picture)

(2) The light fixture does not work at the hall Bedroom closet. . A qualified licensed electrical contractor should correct as needed.

(3)

(4) Improper wiring at the dishwasher in the kitchen the wire is a 14-2 all kitchen appliances should be a 12-2 wire all circuits need to be checked and verified for proper wiring. A qualified licensed electrical contractor should perform repairs that involve wiring.

## 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

### Inspected, Repair or Replace

(1) At least Two GFCI'S inside of the communication box in the garage wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2) GFCI (Ground Fault Circuit Interrupter) outlets at the garage when tested shuts off power to garage door openers this could cause shut down of doors. . .

## 8. Heating / Central Air Conditioning

### 8.0 Heating Equipment

#### Inspected, Repair or Replace

(1)

(2) Our company did not inspect the gas furnace. was over 90 degrees did not want to damage unit. .

(3) The fresh air ventilation is turned off and needs further inspection no outside hood and crammed in soffit. . .

### 8.7 Gas/LP Firelogs and Fireplaces

#### Inspected, Repair or Replace

The vented fire logs in the Living room (pilot would not ignite).No gas key present. I did not inspect for safe use or operation. A qualified contractor should inspect and repair as needed.

### 8.8 Cooling and Air Handler Equipment

#### Inspected, Repair or Replace

The condenser A/C unit needs servicing.and electrical controls checked. This is a maintenance issue and should be repaired. A licensed HVAC contractor should service or repair unit.





8.8 Item 1(Picture)



8.8 Item 2(Picture)

## 9. Insulation and Ventilation

### 9.3 Ventilation of Attic and Foundation Areas

#### Inspected, Repair or Replace

crawl space ventilation is lacking not enough fresh air at the crawl space. . A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed.

## 10. Built-In Kitchen Appliances

### 10.0 Dishwasher

#### Inspected, Repair or Replace

The dishwasher did not perform a loop to create a trap under sink. I recommend repair as necessary.



10.0 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any