

INSPECTION REPORT

123 Sample Ln, Newburgh, Indiana 47630



Inspection Date **Jan 19, 2023**

Company **Worman Home Inspections
LLC**

License No. **Licensed Indiana Home
Inspector. Licensed Indiana
Radon Tester. AHIT Graduate.
InterNACHI member.**

Inspector **Cory Worman**

Client **Sample Report**

<u>General Information</u>	p. 3
<u>Summary</u>	p. 4
<u>Scope of Inspection</u>	p. 5
<u>Definitions</u>	p. 6
<u>Detailed Report</u>	p. 7
1. <u>Appliances</u>	p. 7
2. <u>Balconies, Decks and Porches</u>	p. 15
3. <u>Building Exterior</u>	p. 19
4. <u>Building Structure</u>	p. 25
5. <u>Electrical</u>	p. 28
6. <u>Fireplace and Chimney</u>	p. 33
7. <u>HVAC</u>	p. 34
8. <u>Insulation and Ventilation</u>	p. 37
9. <u>Landscaping and Hardscaping</u>	p. 38
10. <u>Plumbing</u>	p. 40
11. <u>Roof</u>	p. 45
12. <u>Room Components</u>	p. 46
<u>Home Tour</u>	p. 51

General Information

Occupancy:	Occupied
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Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Summary

Significant Concerns



SAFETY CONCERNS

1. **Balcony, Deck or Porch**: No handrail
2. **Balcony, Deck or Porch**: Handrail is missing
3. **Balcony, Deck or Porch**: No guardrail
4. **Junction Box**: Has open wires
5. **Junction Box**: Cover plate is missing



ITEMS NOT OPERATING

None



MAJOR CONCERNS

6. **Siding**: Brick is cracked



MODERATE CONCERNS

7. **Dishwasher**: Excessively dirty and/or has mineral deposits
8. **Siding**: Mortar has cracks, voids or is loose



MINOR CONCERNS

9. **Garbage Disposal**: Not recommended with septic system
10. **Downspout**: Elbow(s) are not properly connected

- 11. **Siding:** Joints are separating
- 12. **Window:** Caulking or sealant is deteriorated

BUDGET TO REPLACE

None

NEEDS FURTHER EVALUATION

None

ITEMS TO MONITOR

None

MAINTENANCE ITEMS

None

Scope of Inspection

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Not Inspected

Was not inspected. The reason is typically indicated.

1. Appliances

DESCRIPTIONS

Dishwasher

Manufacturer Name **LG**

Model Number **LDS5040ST**

Year Built **2019**

Microwave Oven

Manufacturer Name **LG**

Model Number **LMV1762ST**

Serial Number **812TAKKCN781**

Year Built **2018**

Oven/Range

Energy Source **Electric**

Manufacturer Name **LG**



DISHWASHER



Kitchen

DISCLAIMERS



The label on the unit was not legible therefore important details could not be determined.

COMPLIMENT

Manufacturer data plate

PHOTOS



MODERATE CONCERN

Excessively dirty and/or has mineral deposits

IMPACT

An excessively dirty dishwasher may not fully clean dishes

SUGGESTED ACTION

Soak and clean with a calcium deposit removal product

such as CLR



DRYER



Laundry Room / Mudroom



GARBAGE DISPOSAL



Kitchen

COMPLIMENT

Unit is in good condition

MINOR CONCERN

Not recommended with septic system

IMPACT

With a garbage disposal, food particles are released into the septic system. They do not break down as fast or at all, thereby clogging the system increasing the servicing needs

SUGGESTED ACTION

Remove the garbage disposal

COMPLIMENT

Manufacturer data plate

PHOTOS





OVEN/RANGE



Kitchen

DISCLAIMERS



The label on the unit was not legible therefore important details could not be determined.

COMPLIMENT

Manufacturer data plate

PHOTOS





REFRIGERATOR



Kitchen

COMPLIMENT

Manufacturer data plate

PHOTOS



WASHER



Laundry Room / Mudroom

2. Balconies, Decks and Porches

⚠️ BALCONY, DECK OR PORCH

📍 Exterior: Ground View

SAFETY CONCERN

No handrail

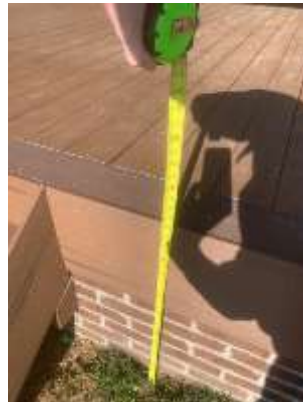
IMPACT

Handrail shall be installed on every flight of stairs which is more the. Three risers high.

SUGGESTED ACTION

Have qualified contractor install handrail for stairs.

PHOTOS



SAFETY CONCERN

Handrail is missing

IMPACT

A missing handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

SUGGESTED ACTION

Install a handrail

PHOTOS



SAFETY CONCERN

No guardrail

IMPACT

Guardrails should be installed on porch, landing and balcony which is more than 30 inches above floor or grad below.

SUGGESTED ACTION

Have qualified contractor install guardrail.

PHOTOS



3. Building Exterior

DESCRIPTIONS

Exterior Trim	Material	Vinyl, Aluminum
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Gutter	Material	Aluminum
	Type	Built-in

Siding	Material	Brick
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DOWNSPOUT



Exterior: Ground View

MINOR CONCERN

Elbow(s) are not properly connected

IMPACT

Improper connections prevent water drainage is not optimally contained

SUGGESTED ACTION

Secure or replace the elbow connector

OTHER INFORMATION

The elbow connector should be securely fastened to prevent the elbow from coming loose and assure a leak-free elbow

PHOTOS



EAVE



Exterior: Ground View

 EXHAUST VENT  Exterior: Ground View

 EXTERIOR TRIM  Exterior: Ground View

 GUTTER  Exterior: Ground View



SIDING



Exterior: Ground View

MODERATE CONCERN

Mortar has cracks, voids or is loose

IMPACT

If not repaired, the cracking may worsen resulting in moisture intrusion which could lead to further problems such as insect nesting and damage to the siding material

SUGGESTED ACTION

Have a qualified mason repair the affected area

OTHER INFORMATION

This could be caused by shifting of the siding material and/or improper installation

PHOTOS



MINOR CONCERN

Joints are separating

IMPACT

The gaps provide no protection against insect intrusion and adversely affect the thermal barrier of the home, potentially increasing utility costs

SUGGESTED ACTION

Have repaired by a qualified siding contractor

PHOTOS



MAJOR CONCERN

Brick is cracked

IMPACT

If not repaired, the cracking may worsen resulting in moisture intrusion further deteriorating the brick

SUGGESTED ACTION

Have a qualified mason repair the affected area

OTHER INFORMATION

The cracking could be caused by foundation movement, moisture intrusion, improper installation, failure under external pressure such as tree roots and improper structural support

PHOTOS



4. Building Structure

DESCRIPTIONS

Beam	Material	Manufactured, Metal
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Column / Pier	Material	Steel
----------------------	----------	--------------

Foundation Wall	Material	Concrete Block
------------------------	----------	-----------------------

Joist	Material	Wood
	Type	Truss

Roof Sheathing	Flashing Material	Aluminum
	Material	OSB

Roof Structure	Framing Type	Trusses
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Roof Pitch

Steep

Roof Style


Hip

— BEAM

— COLUMN / PIER  Basement

— FOUNDATION WALL  Exterior: Ground View

DISCLAIMERS

 Some parts of the foundation walls were not visible and could not be inspected.

— JOIST  Attic

— RAFTER  Attic

— RAFTER TAIL  Attic

— ROOF SHEATHING  Exterior: Roof View

— ROOF STRUCTURE  Exterior: Roof View

— TRUSS  Attic

5. Electrical

DESCRIPTIONS

Electric Service Panel	# of 110 Volt Circuits	20
	# of 220 Volt Circuits	5
	Circuit Breaker Size	20, 30, 15, 60
	Manufacturer Name	Square D
	Panel Rating	200 Amp
	Panel Type	Circuit breakers
	Wiring Type - Distribution	Copper
	Wiring Type - Main	Copper
	<hr/>	
Electrical service	Location Of Main Disconnect	Basement
	Rating	200 amps

	Service Entry Style	Underground
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Wiring	Wiring Method	Romex
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 AFCI

 CO ALARM

 CEILING FAN

 DOOR BELL  Exterior: Ground View

 ELECTRIC SERVICE PANEL

 ELECTRICAL MAST  Exterior: Ground View

 ELECTRICAL SERVICE  Exterior: Ground View

 GFCI

JUNCTION BOX

SAFETY CONCERN

Has open wires

IMPACT

Exposed energized wiring can be hazardous to touch

SUGGESTED ACTION

Have repaired by a licensed electrician

PHOTOS



SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, electrical shock may result if touched

SUGGESTED ACTION

Install a cover

PHOTOS



✓ LIGHT FIXTURE

✓ OUTLET

– SECURITY SYSTEM

✓ SMOKE ALARM

— SUB / DISTRIBUTION PANEL

✓ SWITCH

— WHOLE HOUSE FAN  Attic

✓ WIRING

6. Fireplace and Chimney

DESCRIPTIONS

Fireplace

Energy Source

Gas

Firebox Material

Metal Insert

CHIMNEY / FLUE

FIREPLACE

7. HVAC

DESCRIPTIONS

AC-Condenser

Capacity **3 Ton**

Energy Source **Electric**

Manufacturer **Waterfurnace**

Maximum Fuse / Breaker Rating **30**

Model Number **4125**

Serial Number **33mb2488872**

Year Built **2018**

Furnace

Capacity **30,000 BTU**

Efficiency **High-efficiency**

Energy Source **Electric**

Filter Type	High efficiency
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Heat Distribution Type	Forced Air
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Manufacturer Name	Waterfurnace
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Year Built	2018
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 **AC-CONDENSER**  Exterior: Ground View

 **AC-EVAPORATOR COIL**

 **AIR CONDITIONER**  Exterior: Ground View

 **DUCTWORK**  Attic

 **FURNACE**

 **HVAC VENTING**  Attic

 **RADIANT HEATING SYSTEM**

✓ REGISTER / RETURN

✓ THERMOSTAT

– WALL OR CEILING MOUNTED HEATER

8. Insulation and Ventilation

DESCRIPTIONS

Insulation

Approximate Depth **13**

Insulation Style **Blown in cellulose**

R-value **48**

Kitchen / Bath Exhaust

Type

Recirculating

 ATTIC VENTILATION  Attic

 BASEMENT / CRAWL SPACE VENTILATION  Basement

 INSULATION  Attic

 KITCHEN / BATH EXHAUST  Attic

 POWER VENT  Exterior: Ground View

9. Landscaping and Hardscaping

DESCRIPTIONS

Driveway	Material	Gravel
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Patio and walkway	Material	Concrete
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Retaining Wall	Material	Concrete
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Type	Gravity
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 **DRAINAGE AND GRADING**  Exterior: Ground View

 **DRIVEWAY**  Exterior: Ground View

 **FENCE**  Exterior: Ground View

 **GATE**  Exterior: Ground View

 LANDSCAPE FEATURE  Exterior: Ground View

 PATIO AND WALKWAY  Exterior: Ground View

 RETAINING WALL  Exterior: Ground View

 STAIR AND STOOP  Exterior: Ground View

10. Plumbing

DESCRIPTIONS

Hose Bibb

Freeze Resistant

Yes

Main fuel supply

Shutoff Location

Basement walkout

Main water valve

Main Water Supply Valve
Location

Basement

Shutoff Location

Basement by hot water tank

Septic System

Leach Field Location

North west side of property

Leach Field Type

Finger

Riser Installed

Yes

Tank Location

West of house

	Type	Conventional
Shower / Tub	Material	Acrylic
	Type	Recessed, Freestanding, Drop-in
Sink	Mounting	Undermounted, Flush-mounted
	Number Of Bowls	Double Bowl, Single Bowl
	Type (Bathroom)	Vanity Mount
Waste Discharge Pipe	Plumbing Waste Piping Material	PVC
Water Heater	Btu Or Watt Input Rating	30000
	Capacity	50 gal
	Energy Source	Geothermal energy

Manufacturer Name	AO Smith
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Type	Recovery
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Year Built	2018
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Water Pipe

Water Distribution Piping Material	PEX
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Water Service Piping Material	PEX
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Well

Pump Type	Submersible Pump
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 CLEANOUT

 EJECTOR PUMP  Basement

 FLOOR DRAIN

 FOUNDATION DRAINAGE SYSTEM  Basement

— FUEL LINES

✓ FUEL STORAGE TANK  Exterior: Ground View

✓ HOSE BIBB  Exterior: Ground View

✓ MAIN FUEL SUPPLY  Exterior: Ground View

— MAIN WATER VALVE  Exterior: Ground View

— PLUMBING VENT  Exterior: Roof View

— RADON MITIGATION SYSTEM

✓ SEPTIC SYSTEM  Exterior: Ground View

✓ SHOWER / TUB  Bathroom

✓ SINK

 STAND-ALONE SHOWER  Bathroom

 SUMP PUMP  Basement

 TOILET  Bathroom

 WASTE DISCHARGE PIPE

 WATER HEATER  Basement

 WATER PIPE

 WELL  Exterior: Ground View

11. Roof

DESCRIPTIONS

Roof Material

Approximate Age

0 - 5 years

Roof Material

Asphalt (Architectural)

 **ROOF FLASHING**  Exterior: Roof View

 **ROOF MATERIAL**  Exterior: Roof View

 **SKYLIGHT / SOLAR TUBE**  Exterior: Roof View

12. Room Components

DESCRIPTIONS

Cabinet

Cabinet Construction

Dove Tail

Material

Wood

Countertop

Material

Quartz

Exterior door

Materials

Fiberglass

Floor

Floor Cover

Carpet, Laminate, Vinyl, Tile

Sub Floor Material

OSB

Garage door opener

Manufacturer

Chamberlain

Type

Chain Drive

Interior Door

Materials

Solid Core, Glass, Metal

Style

Panel, French, Swing

Overhead Door

Material

Aluminum

Stair

Rail Material

Wood

Stair Covering

Carpet

Wall

Material

Drywall

Window

Window Frame Type

Wood

Window Glass Type

Double pane

Window Type

Double hung

**ATTIC ENTRY**

− ATTIC LADDER

✓ CABINET

− CEILING

✓ COUNTERTOP

✓ EXTERIOR DOOR  Exterior: Ground View

✓ FLOOR

✓ GARAGE DOOR OPENER  Garage

✓ INTERIOR DOOR

✓ INTERIOR TRIM

✓ OVERHEAD DOOR  Garage

 SCREEN


 STAIR

 STORM DOOR  Exterior: Ground View

 VANITY  Bathroom

 WALL

✓ **WINDOW**

MINOR CONCERN Caulking or sealant is deteriorated	
IMPACT	Without proper caulking, air, moisture and/or insect intrusion may occur
SUGGESTED ACTION	Re-caulk all windows and doors where caulking has deteriorated
PHOTOS	
	

Home Tour

