

PROPERTY INSPECTION REPORT

04120702-206 North Shellbark, Muncie IN





04120702-206 North Shellbark, Muncie IN

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THIS INSPECTION WAS COMPLETED BY
TONY ROLLI
Indiana State License
#HI00500238

MUNCIE PROPERTY INSPECTIONS

Phone 765.744.9777 Fax 765.747.9899

04120702-206 North Shellbark, Muncie IN

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME: 04120702-206 North Shellbark, Muncie IN.

INSPECTION DATE: 04/12/07.

INSPECTION APPOINTMENT TIME: 1 PM.

CLIENT NAME: Philip Weaver.

MAILING ADDRESS CURRENTLY: 7800 West Adare Drive.

CLIENT CITY/ STATE/ZIP: Muncie IN 47304.

CLIENT PHONE #: 765.759.4994.

EMAIL ADDRESS gpweaverjr@yahoo.com.

INSPECTION SITE:



206 North Shellbark.

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INSPECTION

SITE CITY/STATE/

ZIP:

Muncie IN 47303.

TERMS AND CONDITIONS

Our home inspections include a visual analysis of the condition of a particular residential dwelling and the dwelling's carports 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. The components inspected include: (1) Heating systems; (2) Cooling systems; (3) Electrical systems; (4) Plumbing systems; (5) Structural components; (6) Foundations; (7) Roof coverings; (8) Exterior and interior components; and (9) Any other site aspects that affect the residential dwelling." *The term "home inspection" does not include a code compliance inspection.*

Our report covers the highlights of the physical inspection conducted and the discussions between you, the client, and our inspector. As our client, you have been urged to be present during the inspection, to take notes and to ask questions about the home and about the inspection process. Full value from the inspection may be derived from: (a) The inspector's walk through with you; (b) Your notes and the discussion between you and our inspector during the walk through; (c) Your study of the written report; (d) The general supplemental information contained in the report; and (e) Follow up telephone consulting.

Our report is intended only as a general guide to help you, the client, make your own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his or her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, nor to imply that every component was inspected, or that every possible defect was discovered. Our inspectors do not disassemble equipment, open walls, move furniture, appliances or stored items, and they do not perform any excavation. All components and conditions of the home, which by the nature of their location are concealed, camouflaged or difficult to inspect are not included in the report. Muncie Property Inspections may only be held liable for the amount of the inspection fee paid. This report is intended solely for the use of the client or clients who have paid for the inspection and the agent, and may not be used by any other party without the written consent of Muncie Property Inspections.

Those items which are not addressed by the report include, cosmetics, playground equipment, intercom systems, security systems, heat sensors, efficiency measurements of insulation or heating and cooling equipment, the presence of wood destroying insects and organisms, subterranean systems or system components, such as sewage disposal, water supply and fuel storage and delivery, any systems which are shut down or otherwise secured, and environmental hazards. The environmental hazards which are not addressed include: (1) lead-based paint; (2) radon; (3) asbestos; (4) cockroaches; (5) rodents; (6) pesticides; (7) treated lumber; (8) mold; (9) mercury; (10) carbon monoxide; and (11) other similar environmental hazards. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Our inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates. Muncie Property Inspections certifies that their inspectors have no interest, present or contemplated, in the property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in the report are true and correct.

Should any disagreement or dispute arise as a result of the inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with

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its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim the Client will allow Muncie Property Inspections to inspect the claim prior to any repairs or waive the right to make the claim. Muncie Property Inspection may only be held liable for the amount of the inspection fee charged. ***Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.***

Where Muncie Property Inspections has extended credit to the client, the client agrees to pay the stated fee for the services performed, at the earlier of, within thirty (30) days of receipt of invoice or within ten (10) days after closing on the property that is the subject of our report. If the client fails to make timely payment, the client agrees to pay interest at a rate of two percent (2%) per month on the unpaid balance until the balance is paid in full. A service fee will be add to any unpaid balance. The inspection is made with the express agreement of the client that he or she understands the terms and conditions stated herein under which the inspector will perform the inspection and issue the report. Payment constitutes acceptance of these terms and conditions. Where it is impractical to obtain a signature due to the clients not attending the inspection, this inspection is completed in good faith that payment for services will be made.

CLIMATIC CONDITIONS:

INSPECTION DAY
WEATHER: Rain, Snow.
TEMPERATURE
AT TIME OF
INSPECTION: 30's.
HOW LONG
SINCE LAST
MEASURABLE
RAIN: 1 Day.
SOIL
CONDITIONS: Very wet.

BUILDING CHARACTERISTICS:

ESTIMATED AGE
OF HOUSE: 50 Years.
BUILDING TYPE: 1 family.
STORIES: 1
SPACE BELOW
GRADE: Slab on grade.

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UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT DURING INSPECTION: Yes.
PEOPLE PRESENT DURING INSPECTION: Purchaser.
SELLING AGENT Ryan Orr.

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SITE

Site:

House faces: The front of the house faces West.
Style of House: Ranch.
Estimated age of house: The house is 30 - 50 years old.
Approximate Lot Size: The lot appears to be an average size for the area.
Site Drainage: Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained.



Trees Condition:

Action Necessary - At least one tree on the site needs to be removed or have portions removed. Trees that have power lines passing through them can cause power outage. Tree limbs can break off due to wind or ice. The owner may be responsible for repair expenses.



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Paving Condition:

**Driveway Paving
Material:**

Concrete.



**Driveway
Condition:**

Attention Needed - The driveway needs attention and minor repair to prevent further deterioration.

**Walk ways and
Stoop Materials:**

Concrete.



**Walkway
Condition:**

Attention Needed - The walkways need attention and minor repair to prevent further deterioration.

Entry way Stoop:

Satisfactory - The entry stoop is in functional condition.

Fences and Gates:

**Fencing
Materials:**

Wood materials used for fencing.

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**Fence Materials
Condition:**



Action Needed - The fencing is not performing its intended function. Repair or replacement is suggested.

**Gates and
Latches:**

Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:

City.

Water Meter

Location:

Kitchen.

Electric Service:

Overhead.

Electric Service

Condition:

Action Necessary - The overhead electric services lines are in a condition that needs attention due to inadequate clearance vegetation.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Underground

Fuel Tanks

Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

**Sewage Disposal
System:**

Sewers.

Gas Services:

Gas Fired

Equipment

Installed:

Furnace. Water heater.

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**Location of
Meter:**

Left side of the house.



**Type of Gas
Supply:**

Natural Gas.

**Gas Line Primary
Piping Material:**

Black Iron Pipe.

**Piping
Installation -**

Routing -

Shutoffs -

Hangers -

Supports:

Satisfactory - Gas supply piping, as installed, appears adequate.

Gas Odors Noted:

No.

Vents Noted

From Roof View:

There is at least one gas fired vent stack through the roof line. The stacks appear to be installed two feet higher than the adjacent roof line.

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STRUCTURAL

Structural:

Type of Construction: Frame.

Exterior Siding Materials: Vinyl Siding.

Siding Condition: Satisfactory - Siding is in serviceable condition.

Trim Condition: **Attention Needed** - Trim needs some minor repair to prevent further deterioration. Some portion of the trim boards needs some painting to prevent further deterioration.



Soffit/Eaves: Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards: Satisfactory - Fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces: Satisfactory - The finish or exposed painted surfaces are satisfactory.

Windows Type: Double Hung.

Window Condition: Satisfactory - The window framing and glass are in a satisfactory condition.

Storm Windows: Satisfactory - There are storm windows installed, and they appear to be functional.

Structural Caulking: Satisfactory - The structural caulking appears to be in satisfactory condition.

Wall Covering Material: The wall covering material is, sheetrock.

Ceiling Covering Material: The predominate ceiling covering material is, sheetrock.

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Deck, Porch or Balcony:

There is a Wood Framed:

Wood deck.



**Condition of Wood Materials:
Framing of Deck / Porch:**

Satisfactory - The wood materials are in satisfactory condition.

Satisfactory - The framing of the deck or porch was done in an acceptable manner.

Deck, Porch or Balcony Flooring Material:

Satisfactory - The decking materials appear to be in satisfactory condition.

The Foundation Materials:

The deck support posts are set in soil. The inspector was unable to determine the depth to which the posts are set and if the posts are set below the frost line.

Stairs Condition:

Satisfactory - The steps are in useable condition.

Deck or Porch Railings:

Satisfactory - The railings as installed are functional.

Fireplace:

Location of Fireplace:

Family.



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Type of Fireplace:	Direct Vent.
Fireplace Fuel:	Gas - The fireplace is designed to use gas fuel only.
Firebox Condition:	Satisfactory - The firebox appears to be sound and useable in its current condition.
Flue Condition From Roof:	Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.
Exterior Stack Material:	The exterior fireplace stack material is made of metal.
Exterior Stack Condition:	Satisfactory - The exterior stack is in satisfactory condition.
Flue Lined:	Yes - The fireplace flue appears to be lined with metal.
Chimney Cap or Crown:	Yes - There is a chimney cap.
Rain Hat :	Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.
Chimney Height and Clearance:	Yes - The chimney installation appears to meet clearance requirements.
Source of Combustion Air:	Outside air is used for combustion. This is the most efficient system.
Hearth Condition:	The hearth is in satisfactory condition.
Mantle:	Yes - There is a mantle installed.

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ROOF & ATTIC

ROOFING

Type Roof: Gable.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:
Condition of Roof Covering Material:

The roof covering on the main structure appears to be the first covering.

Good - The roof covering material is either new or near new, and it appears to be installed correctly.



Estimated Age of Roof

The roof appears to be new and in good repair.

Slope:

High slope is considered to be 7 in 12, or higher.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be water tight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Roof Gutter System:

Attention Needed - The gutter system on the roof edge appears to be leaking or inadequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional. Runoff water needs to flow away from the side of the house at least 6 feet. This will allow the runoff to get far enough away to not interfere with the foundation.



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Attic & Ventilation:

Attic Access

Location:

Hallway ceiling.

Attic

Accessibility:

There is a pull down ladder installed.

Method of

Inspection:



Attic Cavity Type:

Attic cavity was inspected by entering the area.

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

**Roof Framing
Condition:**

Satisfactory - The roof framing appears to be in functional condition. Consistent with the age of the property.

Roof Bracing:

The roof framing as installed seems adequate. Consistent with the age of the property.

Roof Decking:

The roof decking material is 1/2 inch plywood sheathing.

**Ventilation Hi/
Low:**

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**Insulation Clear
of Sheathing:**

There is at least 1 1/2 inches clearance between the roof sheathing and the insulation.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed.

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Comments:

There are improper splices to the wiring in the attic, recommend that all splice be placed within a proper junction box.



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HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

**Model/ Serial
Number/ Size:**

Brand - Ruud 2 Ton; Model # UACC-024JAS; Serial #3114 F2390 7014 ; This unit was manufactured about 1990. The typical service life for an AC unit is 12 - 15 years. Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.



Type:

Refrigerator/Split System. Electric powered.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. The scope of this inspection does not include the effectiveness or adequacy of the system.

**Insulation Wrap
on the Suction
Line:**

Satisfactory.

**Condenser Clear
of Obstruction:**

Satisfactory.

**Condenser
Cabinet Level:**

Satisfactory.

**Condensing Coil
Condition:**

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

**Service
Disconnect:**

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**Temperature
Differential:**

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

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Evidence of Maintenance:

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. The air filter should be changed regularly (30-45 days recommended).

Heating Unit # 1:

Heating System Location:

Utility Room.



Heating System Type:

A forced air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Model/ Serial Number/ Size:

Brand -Lennox 110,000 BTU; Model #G12RD2-110 ; Serial #5876K09450 ; This unit was manufactured about 1976 . The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

Flue Type:

The flue pipe is metal.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer specifications:

The manufacturer recommends a temperature rise of 60 - 90 degrees.

Heat Exchanger Inspected:

Yes. Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.

Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of flashlight and mirrors, and no cracks or voids were noted.

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**Gas Fired
Appliance Flue/
Vents:**

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and to be functional.

**Secondary Air
Adequacy:**

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**Blower
Condition:
Filter Condition:**

Satisfactory - The blower assembly appears to be performing as expected.

Action Necessary - Recommend replacement; filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted air flow across the heat exchanger.

Ducts Condition:

Ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good air flow indicates no significant leaks are present.

**Adequate
Returns or
Undercut Doors:**

Yes.

**Thermostat
Condition:**

Satisfactory - The thermostat worked properly when tested.

**Evidence of
Maintenance:**

For optimum performance, the heating system should be serviced annually prior to the heating season. The air filter should be changed regularly (30-45 days recommended).

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ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

**Service/Entrance/
Meter:**

Action Necessary - There is some portion of the service drop that does not provide adequate clearance. An unsafe condition exists. The service cable is in a position where it is either touching or passing through a tree, this is an unsafe condition. Recommend trimming by a qualified contractor.

Main Power Panel and Circuitry

**Main Power
Distribution Panel
Location:**

Laundry Room, The panel was completely inaccessible, due to the installation of a cabinet over the panel.



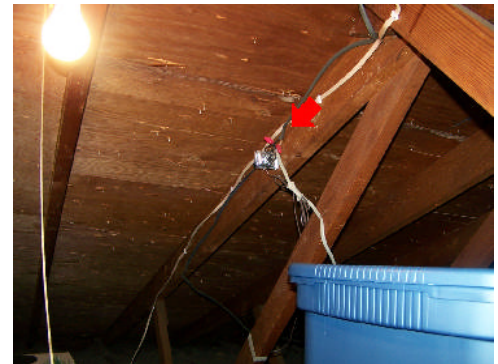
**Is Panel
Accessible:**

No - The electrical panel is not in a location that makes it readily accessible as required by industry standards. The power panel should be installed in a manner that is capable of being reached safely and quickly for operation, repair, or inspection without requiring those to whom ready access is requisite to climb over or remove obstacles. This is according to current safety standards.

**Panel Cover
Removed:
Circuit Wiring
Condition:**

No.

Action Necessary - Some portion of the exposed electrical wiring requires IMMEDIATE REPAIR by a qualified licensed electrician. There is at least one splice made outside a proper junction box.



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PLUMBING SYSTEM

Plumbing:

Water Source: City / Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from meter to the main cutoff.

Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Under the kitchen cabinets, the shut off is not accessible.



Interior Supply Piping Size:

The interior water supply piping is 3/4" diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material: Water Pressure:

The interior supply piping in the structure is predominately galvanized. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibbs Functional: Functional Supply:

Satisfactory - The exterior hose bibb(s) appeared to function normally.

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominate waste line material is cast iron.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is cast iron.

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Vent Piping

Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Functional

Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable

Odors Noted:

No.

Water Heater #1

Location:

Utility Room.



Model & Serial Numbers:

Brand - Richmond ; Model # - 82V40; Serial # -0288312751 ; Manufactured approximately, 1988. The average service life for a water heater is 10 - 12 years.

Tank Capacity:

A 40 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is gas fired.

Exposed Water Heater Condition:

Rust Noted - Shows signs of rust and some deterioration, but is functional and not leaking.

Firebox Condition

There is rust on the underside of the tank.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/ Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature & pressure relief valve is of the correct rating for the water heater.

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Safety Overflow Pipe:

Action Necessary - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize possibility of serious injury.



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KITCHEN

Kitchen

Location: Main level rear of house.



Windows: Satisfactory - The windows and associated hardware in this kitchen are satisfactory.

Walls: Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The flooring in the kitchen is satisfactory.

Lighting: Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Electrical Outlets: The noted 3-prong outlet is not grounded. This is an unsafe condition.

Counter Tops: Satisfactory - The counter tops in the kitchen are satisfactory.

Cabinets Drawers and Doors: Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines: Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas: Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste Disposal: Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. Unable to determine if unit will grind food waste adequately.

Dishwasher: **Action Necessary** - The dishwasher needs repair to operate properly. Leaking.

Range/ Oven Fuel Source: Electric - There is a 220 volt hook up for an electric range/oven.

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Range/ Oven: All the heating elements on the range top and oven were functional at time of inspection. Temperatures of heat settings were not tested.

Heat Source: Satisfactory - There is a heat register in this room.

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LAUNDRY

LAUNDRY

Location: Kitchen.



Walls: Satisfactory - The walls in the laundry room appear to be satisfactory.

Ceilings: Satisfactory - The ceiling is satisfactory.

Floor: Satisfactory - The floor coverings are in satisfactory condition.

Electrical Outlets: Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Washer & Dryer There is a washer and dryer installed. Testing of either is not included as a part of this inspection.

Washer Hook Up: Yes.

Dryer Hookup: Yes - There is a 220 volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation: Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

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BATHROOM

Bathroom No. 1:

Location: Hallway.
Entry Door: Satisfactory - The entry door to the bathroom is as expected, and it is functional.
Walls: Satisfactory - The walls in this bathroom are satisfactory.
Windows: **Attention Needed** - The trim is in need of painting and.



Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.
Floor: Satisfactory - The flooring in this bathroom is satisfactory.
Lighting: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans: None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to installation of either.
Ground Fault Interrupt Outlets: Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Electrical Outlets: **Action Necessary** - At least one outlet tested in this bathroom is incorrectly wired or needs to be replaced. The 3-prong outlet installed is not correctly grounded.



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Light Switch:	Satisfactory - The light switch is satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appear to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Tub:	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
Tub Mixing Valve & Stopper:	Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.
Shower/ Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration..
Tub/ Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Glass Tub/ Shower Door:	Yes.
Caulking / Water Contract Areas:	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.
Heat Source:	Satisfactory - There is a heat source in this room.
Partial Bathroom:	
Location:	Hallway.
Entry Door:	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Electrical Outlets:	Satisfactory - 2-prong ungrounded outlets.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom is satisfactory.

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Basin and Drain

Fixture:

Satisfactory - The basin and drainage fixture appear to be satisfactory.

Faucet and

Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

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BEDROOM

Bedroom 1:

Location: Northwest.
Entry Door: Satisfactory - The entry door to this bedroom is as expected, and it is functional.
Comment: The room was completely full of personal items, there was no access to the windows, walls, closet, and or outlets.



Bedroom 2:

Location: Southwest.
Entry Door: Satisfactory - The entry door to this bedroom is as expected, and it is functional.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in this bedroom appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as expected.
Light and Light Switch. Satisfactory - The light and light switch were functional at time of inspection.
Ceiling Fan: Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor: Satisfactory - The floors are in satisfactory condition.
Windows: Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Heat Source Noted: There is a heat source to this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Bedroom 3:

Location: East.
Entry Door: Satisfactory - The entry door to this bedroom is as expected and is functional.
Closet: Satisfactory - The closet is functional and average size.

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Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Light and Light Switch. Satisfactory - The light and light switch were functional at time of inspection.

Floor: Satisfactory - The floors are in satisfactory condition.

Windows: Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted: There is a heat source to this room. No comment as to amount of air or temperature coming from the supply vent.

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OTHER LIVING SPACES

Front Entry and Main Hallway:

The Main Entrance Faces:	West.
Front Entrance Door:	Satisfactory - The main entry door to the structure is in functional condition.
Screen/Storm Door:	Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.
Entry Floor:	Satisfactory - The entry floor material is in satisfactory condition.
Main Hallway:	Attention Needed - The main hallway ceiling needs attention. There does not appear to be a structural concern at this time. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.



Guest Closet: Satisfactory - The guest closet is functional and of average size.

Living Room:

Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted:	There is a heat source to this room. No comment is made as to amount of air or temperature coming from the supply vent.

Family Room:

Location:	North.
Entry Door:	Satisfactory - The entry door to this room is functional.
Outside Entry Door:	Satisfactory - The outside entry door to this room is satisfactory.

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Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - 2-prong ungrounded outlets.
Heat Source Noted:	There is a heat source to this room. No comment is made as to the amount of air or temperature coming from the supply vent.
Fireplace:	Yes - There is a fireplace in this room. It has a satisfactory visual appearance. There was an inspection completed on the fireplace. It is under the Structural Section.

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FOUNDATION

Foundation

Type of

Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Foundation

Materials:

Poured in place concrete, 8 inches or more thick.

**Visible Portions
of Exterior
Foundation**

Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

**Evidence of
Recent**

Movement:

No - There is no evidence of any recent movement.

**Perimeter
Foundation**

Drainage Surface:

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove runoff water from the immediate area.