

## PROPERTY INSPECTION REPORT

09130601-3805 West Allen Court, Muncie, IN





## 09130601-3805 West Allen Court, 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

**09130601-3805 West Allen Court, Muncie, IN**

## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

**REPORT NAME:** 09130601-3805 West Allen Court, Muncie IN.  
**INSPECTION DATE:** 09/13/06.  
**INSPECTION APPOINTMENT TIME:** 10 AM.  
**CLIENT NAME:** Jason Adams.  
**MAILING ADDRESS CURRENTLY:** 3708 West Merrywood.  
**CLIENT CITY/ STATE/ZIP:** Muncie IN 47302.  
**CLIENT PHONE #:** 729.2455.  
**EMAIL ADDRESS:** jansonandnici@gmail.com.  
**INSPECTION SITE:**



3805 West Allen Court.

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## INSPECTION

**SITE CITY/STATE/**

**ZIP:**

Muncie IN, 47304.

## 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:** Overcast, Rain.  
**TEMPERATURE**  
**AT TIME OF**  
**INSPECTION:** 70's.  
**HOW LONG**  
**SINCE LAST**  
**MEASURABLE**  
**RAIN:** 1 Day.  
**SOIL**  
**CONDITIONS:** Damp.

## BUILDING CHARACTERISTICS:

**BUILDING TYPE:** 1 family.  
**STORIES:** 1 1/2.  
**SPACE BELOW**  
**GRADE:** Crawl space.

## UTILITY SERVICES:

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

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## OTHER INFORMATION:

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

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## SITE

### Site:

**House faces:** The front of the house faces North.  
**Style of House:** 1 1/2 Story.  
**Estimated age of house:** The house is 20 - 30 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. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



### Paving Condition:

**Driveway Paving Material:** Concrete.  
**Driveway Condition:** Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.  
**Walk ways and Stoop Materials:** Concrete.  
**Walkway Condition:** Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.  
**Entry way Stoop:** Satisfactory - The entry stoop is in functional condition.

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## Fences and Gates:

### Fencing

#### Materials:

Wood materials used for fencing. The fence is constructed using 6 foot boards.

### Fence Materials

#### Condition:

**Attention Needed** - The fencing needs to be repaired.

### Gates and

#### Latches:

**Attention Needed** - The gate or latch hardware needs repair to function as intended.

## Utility Services:

### Water Source:

City.

### Water Meter

#### Location:

Front yard several feet in from the street.

### Electric Service:

Underground.

### Electric Service

#### Condition:

Satisfactory - The underground services appears adequate.

### Cable Television,

### Telephone

### Grounding Wire

#### Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

### 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:

None.

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## STRUCTURAL

### Structural:

**Type of Construction:** Frame.  
**Exterior Siding Materials:** Cedar Shingles or Shakes.  
**Siding Condition:**



Horizontal beveled siding. Cupping-Warping-Delaminating of the siding are all signs of deterioration in the siding material. Action is needed to correct or delay further deterioration. Attention Needed - There are some splits noted in the siding that need to be sealed to prevent deterioration and water entry. The splits may be such that some re-nailing would be needed. Some strips may need to be replaced.

**Trim Condition:** **Attention Needed** - Trim needs some minor repair 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:** **Attention Needed** - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.



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## Outside Entry

### Doors:

Satisfactory - The outside entrance door(s) are satisfactory as noted from the exterior.

### Windows Type:

Casement. Awning.

### Window

### Condition:

Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency. The trim work around the noted windows are showing signs of rot and deterioration, recommend repairs and or replacement. The windows over the master tub has deteriorated trim. There are several windows that have lost their seal, recommend evaluation and replacement of damaged windows.



### Window

### Flashing:

Satisfactory - The installed window flashing above the windows appear to be adequate.

### Structural

### Caulking:

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

### Framing Type:

Platform framing was the chosen style of framing.

### Wall Covering

### Material:

The wall covering material is, sheetrock. Minor cracks in the walls, unless noted in the room by room descriptions, are considered normal shrinkage or settling.

### Ceiling Covering

### Material:

The predominate ceiling covering material is, sheetrock. Minor cracks in the ceilings, unless noted in the room by room descriptions, are considered normal shrinkage or settling.

## Deck, Porch or Balcony:

### There is a Wood

### Framed:

Wood deck.



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**Condition of  
Wood Materials:**

Satisfactory - The wood materials are in satisfactory condition.

**Framing of Deck /  
Porch:**

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.

**Supporting  
Posts:**

Satisfactory - The supporting posts appear to be in satisfactory condition.

**Stairs Condition:**

Satisfactory - The steps are in useable condition.

## Fireplace:

**Location of  
Fireplace:**

Living Room.



**Type of Fireplace:**

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

**Fireplace Fuel:**

Wood - The fireplace was designed to burn wood.



**Firebox  
Condition:**

Satisfactory - The firebox appears to be sound and useable in its current condition.

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## **Damper**

### **Condition:**

Satisfactory - The flue damper appears to be functional and fully adjustable.

### **Evidence of**

### **Drafting**

### **Problems:**

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

## **Flue Condition from Firebox:**

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

## **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 chase is wood framed and enclosed with siding material similar to the structural siding.



## **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:**

**Attention Needed** - The chimney cap is made of metal. Its function is to keep water out of the stack. A condition exists that is causing the cap to not perform as intended. Repairs are necessary to keep water out. The metal cap is sunken, allowing water to pond on the cap. This may allow water to leak down the side of the metal flue.



## **Rain Hat :**

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

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**Chimney Height  
and Clearance:**

Yes - The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

**Flashing:**

Satisfactory - The installed flashing around the chimney stack appears to be functional.

**Source of  
Combustion Air:**

Outside air is used for combustion. This is the most efficient system.

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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:**

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When reroofing again, it will be necessary to remove the first two layers.

**Condition of Roof Covering Material:**



Good - The roof covering material is either new or near new. Due to the roofing being the second layer and a different type of shingle there are places where the installation was "short shingled" meaning there is not the recommended amount of shingle showing.

**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:**

The gutter system on the roof edge appears to be functional and adequately 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

#### Accessibility:

There is a wall scuttle access panel or door installed.

#### Method of

#### Inspection:

Attic cavity was inspected by entering the area.



#### Attic Cavity Type:

Storage - The attic cavity has capacity for storage of light boxes or items.

#### Roof Framing:

A rafter system is installed to support the roof decking.

#### Roof Framing

#### Condition:

Satisfactory - The roof framing appears to be in functional condition.

#### Roof Bracing:

The roof framing as installed seems adequate.

#### Roof Decking:

The roof decking material is 3/4 inch plywood sheeting.

#### 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 Noted:

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

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## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit No. 1:

**Model/ Serial  
Number/ Size:**

Brand - ComfortMaker 4 Ton; Model #CHP048AKC1; Serial # E034506947; This unit was manufactured about 2003. The typical service life for an AC unit is 12 - 15 years.



**Type:** Heat Pump. Electric powered.

**Unit Tested:** Yes.

**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.

**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).

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## Air Conditioning Unit No. 2:

**Model/ Serial  
Number/ Size:**

Brand - Lennox 1.5 Ton; Model # HP29-018-1P; Serial #5801J32485 ; This unit was manufactured about 2001 . The typical service life for an AC unit is 12 - 15 years.



**Type:** Heat Pump. Electric powered.

**Unit Tested:** Yes.

**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.

**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).

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## Heating Unit # 1:

**Heating System**

**Location:**

Utility Closet.



**Heating System**

**Type:**

Air to Air type heat pump is installed as the primary heating system.

**Fuel Source:**

The fuel source is electricity.

**Model/ Serial  
Number/ Size:**

The heat pump uses the same out door coil as the air conditioning condenser cabinet. As such, the Model & Serial numbers are listed on the air condition portion of the report.

**Unit Tested:**

Yes.

**Heat Pump  
Temperature  
Differential:**

Satisfactory, Air to Air heat pump output air temperature differential in the heating mode should be 15 degrees to 20 degrees F.

**Heat Pump  
Backup Heat  
Source:**

Electric calrods of coils are installed for backup heat.

**Blower**

**Condition:**

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

**Filter Condition:**

**Attention Needed** - Filter is in need of cleaning or replacement. Recommend replacement or cleaning filters every 30 to 45 days.

**Ducts Condition:**

Satisfactory - Duct work appears to be properly installed and supported.

**Does each  
habitable room  
have a heat  
source?**

Yes.

**Adequate  
Returns or  
Undercut Doors:**

Yes.

**Thermostat  
Condition:**

Satisfactory - The thermostat worked properly when tested.

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**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).

**Heating Unit # 2:**

**Heating System  
Location:**

Attic.



**Heating System  
Type:**

Air to Air type heat pump is installed as the primary heating system.

**Fuel Source:**

The fuel source is electricity.

**Model/ Serial  
Number/ Size:**

The heat pump uses the same out door coil as the air conditioning condenser cabinet. As such, the Model & Serial numbers are listed on the air condition portion of the report.

**Unit Tested:**

Yes.

**Heat Pump  
Temperature  
Differential:**

Satisfactory, Air to Air heat pump output air temperature differential in the heating mode should be 15 degrees to 20 degrees F.

**Heat Pump  
Backup Heat  
Source:**

Electric calrods of coils are installed for backup heat.

**Blower**

**Condition:**

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

**Filter Condition:**

Satisfactory - Filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

**Electronic Air  
Cleaner Installed:**

Yes, there is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

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**Does each  
habitable room  
have a heat  
source?**

Yes.

**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:** Underground / Good - Underground service to the structure is desirable for safety and appearance. Contact utility company to mark the location of underground cable before digging.

### Main Power Panel and Circuitry

**Main Power  
Distribution Panel  
Location:** Garage.



**Main Power Panel  
Size:** 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

**Service Cable to  
Panel Type:** Copper.

**Is Panel  
Accessible:** Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Condition:** Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

**Main Panel Type:** Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker / Fuse to  
Wire  
Compatibility:** Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

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**Legend Available:** Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover Removed:** Yes.  
**Condition of Wiring in Panel:**



**Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for immediate action of a qualified licensed electrician. There are two wires to a breaker or fuse. These need to be separated, each having its own breaker or fuse. Low voltage transformer is located within the panel, recommend removal by a qualified contractor.

**Feeder and Circuit Wiring Type:**

Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

**Circuit Wiring Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Ground Fault Protected Outlets:**

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt Outlets at some of these locations; outlets within 6' of water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

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## Main Service

**Ground Verified:**

Yes - The main service ground wire was located by the inspector.

**Wire Protection/  
Routing:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

**Smoke Detectors:**

[We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.](#) Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

**Doorbell :**

Yes - The exterior door(s) have working doorbells.

## Sub-Panel #1

**Sub Panel**

**Location:**

Garage.



**Sub Panel Size:**

100 amp - The ampacity of the sub panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

**Service Cable to  
Panel Type:**

Copper.

**Is Panel**

**Accessible:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Condition:**

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

**Sub Panel Type:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker / Fuse to  
Wire**

**Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

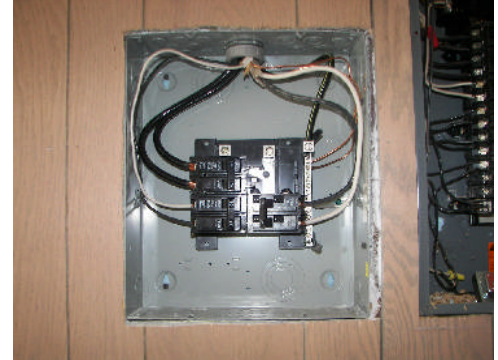
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**Legend Available:** Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover Removed:** Yes.



**Condition of Wiring in Panel:** Satisfactory - Electrical circuitry wiring in panel appears neatly arranged with no unallowable splices.

**Feeder and Circuit Wiring Type:** Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

**Circuit Wiring Condition:** Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Wire Protection/Routing:** Satisfactory - Visible wiring appears to be installed in an acceptable manner.

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## PLUMBING SYSTEM

### Plumbing:

**Water Source:** City / Municipal.

**Plumbing Service Piping Size to Structure:**

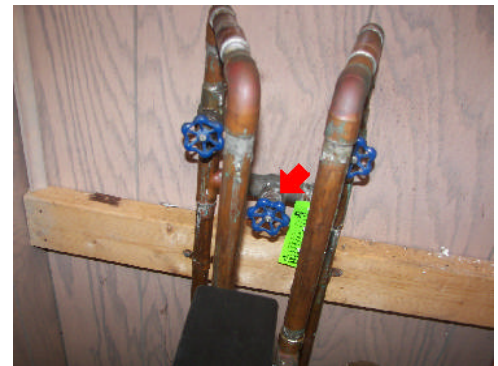
3/4" water service line from meter to the main cutoff.

**Service Piping Material:**

The main service line to the structure is plastic.

**Main Water Line Cutoff Location:**

Garage wall.



**Visible Mineral Deposits or Encrustations:**

No.

**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:**

The interior supply piping in the structure is predominately copper.

**Water Pressure:**

Water pressure was checked at an exterior hose bibb.

**Exterior Hose Bibbs Functional:**

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

**Functional Supply:**

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

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## Leaks in the Supply Piping Noted:

**Action Necessary** - There is a leak in the supply system. Services of a qualified licensed plumber may be required. There appears to be a leak in the south exterior bibb line.



## Sewage Disposal Type: Waste Line Materials Waste Piping Condition:

Public Sewer System.

The predominate waste line material is plastic.

There is evidence of a leak in the drain/waste piping system. Services of a qualified licensed plumber may be needed. There appears to be leakage under the master bath shower.



## Vent Piping Material Vent Piping Condition: Supply/Waste Piping Supports: Functional Drainage: Objectionable Odors Noted:

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

Satisfactory - The visible plumbing vent piping appears functional.

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

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

No.

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**Sump Pump:** No - There is no sump pump installed. Recommend the installation of a proper sump pump.

## Water Heater #1

**Location:** Garage.



### Model & Serial Numbers:

Brand - Vaughn; Model # -S80W3838LI ; Serial # -049761551 ; Manufactured approximately,10/2005. The average service life for a water heater is 10 - 12 years.

### Tank Capacity:

An 80 Gallon AEP rental unit is installed, recommend contacting AEP for further information on continuing this program.

### Fuel Source for Water Heater:

The water heater is electrically heated.

### Electric Service to Water Heater:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

### Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

### 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 Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

### Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

### Temperature & Pressure Relief Valve:

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

### Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

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## KITCHEN

### Kitchen

Location:



Main level rear of house.

#### Outside Entry

**Door:**

The outside entrance door to the kitchen is satisfactory.

#### Interior Entry

**Door:**

Satisfactory - The entry door to the kitchen is as expected, and it is functional.

**Walls:**

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

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed, and it appears to be functional. If it is used correctly, this can make the room feel more comfortable.

**Floor:**

Satisfactory - The flooring in the kitchen is satisfactory.

**Lighting:**

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

**Electrical Outlets:**

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

**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.

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**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:  
Range Hood:**

The unit was not functional at the time of inspection.

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

**Range/ Oven Fuel  
Source:  
Heat Source:**

Electric - There is a 220 volt hook up for an electric range/oven.

Satisfactory - There is a heat register in this room.

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## LAUNDRY

### LAUNDRY

Location:



**Entry Door:**

Off Kitchen.

Satisfactory - The entry door to the laundry room is functional.

**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.

**Windows:**

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

**Electrical Outlets:**

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

**Lighting:**

Satisfactory - Lighting in the laundry is adequate.

**Washer Hook Up:**

There is a connection box installed in wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

**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.

**Area Ventilation:**

Satisfactory - The area ventilation seems adequate.

**Laundry Basin:**

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

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## BATHROOM

### Master Bathroom:

Location:



**Walls:**

Northwest.

Satisfactory - The walls in this bathroom are satisfactory.

**Windows:**

**Action Necessary** - At least one window or associated hardware in this bathroom needs repair or replacement. There is wood rot due to moisture contact. Repairs are needed.

**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.

**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:**

There is a grounded outlet correctly installed.

**Light Switch:**

Satisfactory - The light switch is satisfactory.

**Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom 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 the master bathroom appears to be functional.

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**Tub:**

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.



**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.

**Shower Pan:**

Lead/Terrazzo - The lead/terrazzo shower pan does not appear to leak at this time.

**Tub & Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

**Tub/Shower Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/ Shower Door:**

Yes.

**Caulking / Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**Heat Source:**

Satisfactory - There is a heat source in this room.

**Bathroom No. 1:**

**Location:**

Upper.

**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 a an exhaust fan installed in this bathroom, and it is performing satisfactorily.

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<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom is satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appear to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory.
<b>Toilet Condition</b>	Satisfactory - The toilet in this bathroom appears to be functional.
<b>Tub:</b>	There is a spa tub installed. The tub was filled with water, the jets activated, and observed for proper action. The tub appeared to function properly.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.
<b>Shower/ Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.
<b>Tub/ Shower Drain:</b>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<b>Glass Tub/ Shower Door:</b>	No, There is a shower curtain installed.
<b>Caulking / Water Contract Areas:</b>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<b>Heat Source:</b>	Satisfactory - There is a heat source in this room.
<b>Bathroom No. 2:</b>	
<b>Location:</b>	Hallway.
<b>Entry Door:</b>	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

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<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom is satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appear to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory.
<b>Toilet Condition</b>	Satisfactory - The toilet in this bathroom appears to be functional.
<b>Tub:</b>	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.
<b>Shower/ Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.
<b>Tub/ Shower Drain:</b>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<b>Glass Tub/ Shower Door:</b>	Yes.
<b>Caulking / Water Contact Areas:</b>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<b>Heat Source:</b>	Satisfactory - There is a heat source in this room.

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## BEDROOM

### Master Bedroom:

<b>Location:</b>	West.
<b>Entry Door:</b>	Satisfactory - The entry door on the master bedroom is as expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at time of inspection.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Telephone Access or Jack:</b>	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
<b>Heat Source Noted:</b>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

### Bedroom 1:

<b>Location:</b>	Upper.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is as expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at the time of inspection.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

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## Bedroom 2:

**Location:** Northeast.

**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.

**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.

**Telephone Access or Jack:** Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

**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. There is an air return vent located in this room.

## Bedroom 3:

**Location:** North.

**Entry Door:** Satisfactory - The entry door to this bedroom is as expected and is functional.

**Closet:** Satisfactory - The closet is functional and average size.

**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. There is an air return vent located in the room.

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## OTHER LIVING SPACES

### Front Entry and Main Hallway:

<b>The Main Entrance Faces:</b>	North.
<b>Front Entrance Door:</b>	Satisfactory - The main entry door to the structure is in functional condition.
<b>Entry Floor:</b>	Satisfactory - The entry floor material is in satisfactory condition.
<b>Main Hallway:</b>	Satisfactory - The main hallway walls and floor are in satisfactory condition.
<b>Guest Closet:</b>	Satisfactory - The guest closet is functional and of average size.
<b>Main Staircase:</b>	Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.
<b>Upper Level Hallway:</b>	Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

### Living Room:

<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
<b>Floor:</b>	Satisfactory - The floor in this room is in satisfactory condition.
<b>Windows:</b>	<b>Action Necessary</b> - At least one window or associated hardware in this room needs repair. Action Necessary - The thermal seal in at least one window is noted as deficient. Although the window is still keeping the rain out, the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<b>Cable TV:</b>	Yes.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made as to amount of air or temperature coming from the supply vent.
<b>Fireplace:</b>	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.

### Office

<b>Location:</b>	Upper.
<b>Entry Door:</b>	Satisfactory - The entry door to this room is functional.
<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory.

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

**Ceiling Fan:** Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

**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.

**Cable TV:** Yes.

**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.

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## FOUNDATION

### Foundation

**Type of**

**Foundation:**

Raised Foundation with a crawl space - Refers to a foundation wall with a footer below without a finished floor.

**Foundation**

**Materials:**

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8 inch by 16 inch and 8 inch wide.

**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.

### CRAWL SPACE

**Crawl Space**

**Entrance:**

Satisfactory - The crawl space entrance is adequately sized.

**Location of Crawl**

**Space Entrance:**

Exterior.

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**Crawl Space  
Ceiling Exposed  
Percent:**



Most of the ceiling is open allowing visibility of the ceiling/floor joists.

**Conditions Noted  
in Exterior  
Walls,Interior  
View:**

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

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**Sill Plates  
Percentage  
Visible:**



Most all of the sill plates were visible. There are signs of prior moisture issues with the band board along the southeast coner and in the north west corn of the home, black fungus was visible. Recommend treatment and evaluation to determine cause.

**Foundation Bolts  
Noted:**

Yes - This inspection noted presence of foundation bolts correctly used to secure framing to the foundation.

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**Evidence of  
Water Entry in the  
crawl space  
Noted:**

There is evidence of water entry or damage in the crawl space level.



**Main Beam:**

Satisfactory - The main beam installed appears to be in satisfactory condition.

**Crawl Space**

**Ventilation:**

Satisfactory - The cross ventilation in the crawl space appears to be adequate.

**Crawl Space**

**Inspected By:**

The crawl space was inspected by entrance and crawling through.

**Crawl Space**

**Floor:**

Gravel.

**Vapor Barrier**

**Installed:**

Yes - There is a vapor barrier installed.

**Posts Condition:**

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

**Sump Pump**

**Noted:**

None installed. One should be considered for installation due to amount of moisture noted in crawl space or evidence of prior moisture condition.

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## GARAGE

### Garage

<b>Garage Type</b>	The garage is attached.
<b>Size of Garage:</b>	Two car garage.
<b>Number of Overhead Doors</b>	Single overhead door.
<b>Overhead Door and Hardware Condition:</b>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<b>Automatic Overhead Door Opener:</b>	The overhead door opener appears to function appropriately.
<b>Safety Reverse Switch on the Automatic Opener:</b>	Yes - The door opener is equipped with an automatic reverse safety switch.
<b>Outside Entry Door:</b>	The outside entrance door to the garage is satisfactory.
<b>Floor Condition:</b>	Satisfactory - The garage floor is in satisfactory condition.
<b>Garage Walls Condition:</b>	Satisfactory - The wall covering and framing appears to be in satisfactory condition.
<b>Ceiling:</b>	The ceiling is in satisfactory condition.
<b>Fire-Rated Entry Door to Structure:</b>	Yes - There is a fire-rated door separating the garage from the living areas of the house.
<b>Garage Roof Condition:</b>	Attached to the house.
<b>Electric Service to Garage:</b>	Satisfactory - The electrical outlets in the garage tested as correctly grounded.