

443 N Rangeline Road
Carmel, IN 46032

(317) 815-9497
Fax (317)848-7454
Toll Free(800)310-8837

Inspector: **Cornerstone Inspector**
HI00500000
Cell # **317-555-1234**

PROPERTY INSPECTION REPORT



Property Address:

9999 Any Court
Indianapolis IN 46000

Prepared for:

Joe Buyer
123 Old Street
Indianapolis, IN 46000

Inspection Date:

Sunday, 3/9/2008

Inspection #:

123456789

BUYERS REALTOR:

Top Producer

Office #

SELLERS REALTOR:

Top Producer

Office #

SERVICES REQUESTED:

Full Home Inspection

Termite Inspection

Radon Test

Dewinterization

Well & Septic Evaluation

Winterization

Additional Services:

EIFS Inspection

Mold Inspection

GENERAL INFORMATION

Property Faces: **South**

Estimated Age: **3 - 4 Years**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Basement**

Time of Inspection: **3:00pm**

Weather: **Cloudy**

Temp: **45 °F**

Soil Condition: **Wet**

Unit Occupied: **No**

People Present: **Client**

Clients Realtor

This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for

443 N Rangeline Road
 Carmel, IN 46032

INSPECTION AGREEMENT

The signature below indicates to all parties that the client has read and understands this contract for inspection services.

This agreement is by and between the client (indicated above) and Premium Inspection Services, Inc. (The Inspection Company)

SERVICES:	FEES:
Full Home Inspection	
Termite Inspection	
Radon Test	
Mold Inspection	
Well & Septic Evaluation	
TOTAL FEES:	

THE INSPECTION REPORT WILL NOT BE RELEASED UNTIL THIS DOCUMENT HAS BEEN SIGNED BY THE CLIENT AND ALL SERVICES HAVE BEEN PAID IN FULL.

1. WHAT AN INSPECTION IS: A home inspection is a limited and primarily visual inspection of the readily accessible areas and systems of the property. Readily accessible areas or systems are those available for inspection without (i) requiring moving of personal property, or (ii) taking apart or removing any component, devise or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance. The purpose of the inspection is to find major defects and inform the client about the condition of the systems and components of the home as inspected at the time of the inspection. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc., whose terms are incorporated herein by reference. A copy of these standards will be made available upon request.

2. WHAT AN INSPECTION IS NOT: The inspection is not an in depth or technically exhaustive analysis of the property and is not a code inspection or engineering evaluation.

A. THE INSPECTION MAY NOT FIND EVERY DEFECT: Because of the limited visual nature of the services there is a likelihood that the inspection company may not find every defect in the property. The client acknowledges the potential that the inspection company may not find every possible defect and further acknowledges that the inspection company can not be responsible for defects that may exist in the property but can not be discovered through a limited visual inspection of the readily accessible areas of the property. Defects that are hidden, latent, concealed, covered or in any way not discoverable at the time of the inspection are not the responsibility of the inspection company. The inspection is limited by the weather conditions at the time of the inspection. The weather conditions may either help or hinder the inspection company's ability to find defects. The inspection company will not be responsible for defects which could only have been found in weather conditions different than the weather conditions at the time of the inspection.

B. NOT AN INSURANCE POLICY OR A WARRANTY: This inspection is not an insurance policy and/or does not provide a warranty or guaranty of any kind on the property inspected.

3. GREATER PROTECTION: If the client desires greater protection than can be provided in a limited visual inspection then one or both of the following options are available;

A. At the clients request a technically exhaustive inspection can be provided for a fee not to exceed 5% of the purchase price of the property. A technically exhaustive inspection would include the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions and recommendations. With proper authorization this service would involve limited demolition or destructive testing.

B. At the clients request the inspection company will arrange for the purchase of a one year home warranty policy from a third party warranty company. Additional fees for this warranty shall be the responsibility of the client.

4. ITEMS NOT INCLUDED: Items which are NOT part of the inspection include, but are not limited to;

Environmental: - lead paint, asbestos, toxic materials, mold and radon (unless contracted for separately)

Appliances: - garage door opener remote transmitters/receivers, refrigerators, freezers, free standing kitchen appliances, laundry appliances, water softeners and filters, and self cleaning or continuous-cleaning capabilities of ovens.

Equipment: - swimming pools, spas, tennis courts, playground equipment, or other recreational or leisure equipment.

Cosmetics: - floor coverings, interior paint, nicks and scratches in walls, ceilings, floors and trim or other conditions in the property that would be considered cosmetic only.

Insects: - any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc.

An inspection for wood destroying insects such as termites, carpenter ants, carpenter bees, etc.

is not included in the home inspection but can be contracted for separately.

(This agreement is continued on the reverse side)

(Page 1 of 2)

443 N Rangeline Road
Carmel, IN 46032

INSPECTION AGREEMENT

5. LIMITATIONS OF LIABILITY:

A. RIGHT OF REINSPECTION: If a component of the home, a system thereof, or any mechanical equipment servicing it inspected and reported by the inspection company is discovered as requiring repairs or replacement which differ from that stated in the inspection company's report and the client believes that the inspection company should be liable for the item, the client will inform the inspection company and allow the inspection company to re-inspect the item before the client repairs or replaces the item. If the client does repair, replace or alters the item before the inspection company has had the opportunity to re-inspect it, the client waives any and all actions against the inspection company.

B. LIMITATION OF INSPECTION COMPANY'S LIABILITY: IF THE INSPECTION COMPANY SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO ITS PERFORMANCE OR FAILURE OF PERFORMANCE OF THE SERVICES TO BE PROVIDED HEREUNDER, WHETHER DIRECTLY OR INDIRECTLY IN ANY RESPECT, REGARDLESS OF WHETHER CLIENT'S CLAIM IS BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, THE INSPECTION COMPANY'S LIABILITY SHALL BE LIMITED TO AN AMOUNT EQUAL TO THE SUM OF MONEY ACTUALLY PAID BY THE CLIENT TO THE INSPECTION COMPANY FOR THE SERVICES PROVIDED IN CONNECTION WITH THIS AGREEMENT AND SUCH AMOUNT SHALL BE DEEMED LIQUIDATED DAMAGES AND NOT AS A PENALTY AND SHALL BE THE EXCLUSIVE LIABILITY OF THE INSPECTION COMPANY TO THE CLIENT. IN NO EVENT SHALL THE INSPECTION COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY NATURE OR FOR ANY CLAIM AGAINST THE CLIENT BY A THIRD PARTY.

6. WORKING ON THE HOUSE: Contractors, repairmen, engineers, architects or homeowners that may work on the property after the inspection may find defects through the course of disassembling components of the property. The inspection company will not disassemble or use any destructive techniques and therefore the inspection company will not be responsible for defects which may be found using destructive measures.

7. STATUTE OF LIMITATIONS: No suit or action shall be brought against the inspection company by the client for any loss, cost, damage, expense, liability, or otherwise arising out of or relating in any way to this agreement and the services to be performed or performed hereunder at any time after one (1) year after the date of the inspection.

8. ENTIRE AGREEMENT: This agreement constitutes the entire agreement between the client and the inspection company. Any additional inspections shall be performed subject to the terms and conditions of this agreement, except for any applicable fees for additional inspections.

9. LITIGATION: Should the client make any claim or file any lawsuit against the inspection company, the client shall pay all damages, expenses, costs and attorney's fees of the inspection company if the the client does not win.

10. ARBITRATION: The parties agree to arbitrate any claim which may arise out of the performance of this Agreement. Any such claim shall be waived unless the demand for arbitration shall be made within one year from the inspection date. **THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES IN ACCORDANCE WITH INDIANA LAW.**

11. WRITTEN INSPECTION REPORT: A written inspection report shall be furnished to the client by the inspection company within a reasonable time after completion of the inspection. The client's signature below indicates that the client will read the report in its entirety. No verbal representations shall in any way modify the written report.

COPIES OF THE REPORT:

As a courtesy, the inspection company will distribute copies of the inspection report to the Client's Agent and the Owner's Agent unless otherwise instructed by the Client. (Please write in any different instructions:)

Do NOT distribute the report to: _____

Also distribute the report to: _____

Client

Date:

Time:

Executed as of the date written on page one, Clients signature is acknowledgment that the Client has read the foregoing Agreement and understands its terms and conditions.

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not in need of MAJOR CONCERNS / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging.

Most systems and components in properties wear out over time.

ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".

1 - MAJOR REPAIRS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

MAJOR REPAIRS / SAFETY HAZARDS should be evaluated by qualified contractors before closing.

It is our intention that MAJOR REPAIRS / SAFETY HAZARDS be thoughtfully considered BEFORE CLOSING.

2 - GENERAL REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.

Items listed as GENERAL REPAIRS should be evaluated by qualified contractors.

If left unattended GENERAL REPAIRS can become MAJOR REPAIRS / SAFETY HAZARDS

REPAIRS could be remedied either before or after closing. This will be your decision to make.

3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all. (For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. We can not know for sure, therefore we recommend monitoring the stain.)
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component could need repairs or replacement soon.

4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. In most cases improvements are given on items that are older and now newer and safer methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.

5 - GENERAL COMMENTS / LIMITATIONS

We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to interesting observations to specific limitations about the inspection.

WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1	Main Roof	Gable	Fiberglass Shingle	3 - 5 Years	18 - 22 Years	1 Walked Roof
2						
3						
4						
5						

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Roof Vents	Plumbing Vent Flashing	Fireplace Chimney	Aluminum Gutters	None
Soffit Vents	Joining Wall Flashing		Down Spouts	
	Chimney Flashing		Run Off Drains	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The top of the chimney has a wood cover and the exhaust flue from the fireplace does not exit the chase. There are loose bricks around the top also. - (See Photo 1) - (See Photo 2)

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep.



WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Brick Veneer	Wood Trim	Front Door	Wood Windows	Frost Proof Faucets	Underground Service
Fiber Cement Siding		Rear Door	Double Pane Glass		Exterior Lights
		Patio Doors	Window Screens		Exterior Outlets
					GFI Protection

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- Caulking where trim meets brick at the side of the chimney, doors and other areas has not been completed. - (See Photo 2) - (See Photo 5) - (See Photo 6) - (See Photo 7) - (See Photo 8)
- There are 4 missing window screens. - (See Photo 3) - (See Photo 10)
- There is a nick in the right side of the small vehicle door opening's trim. - (See Photo 9)

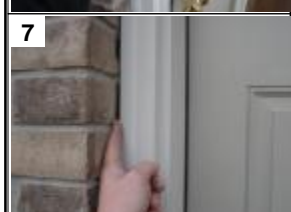
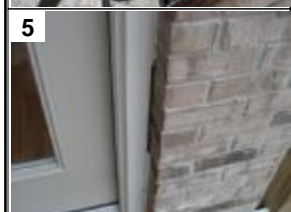
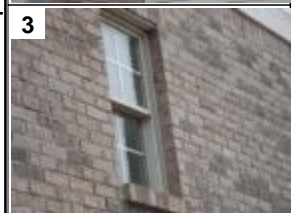
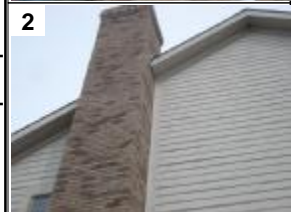
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Suggest painting the exterior exposed gas lines to prevent further rusting. - (See Photo 1)

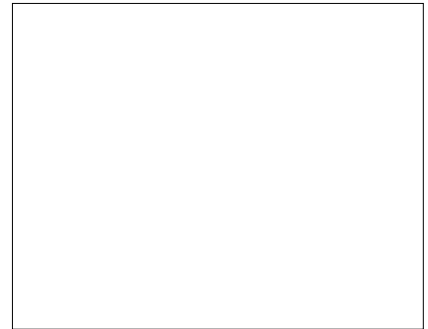
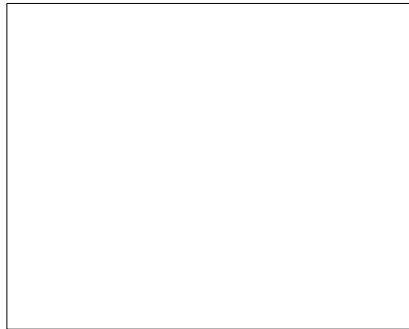
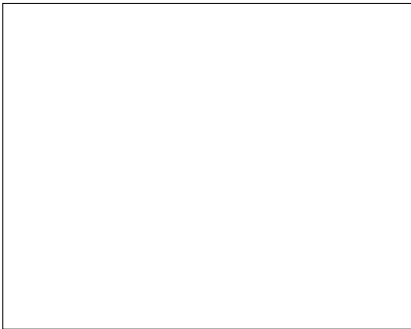
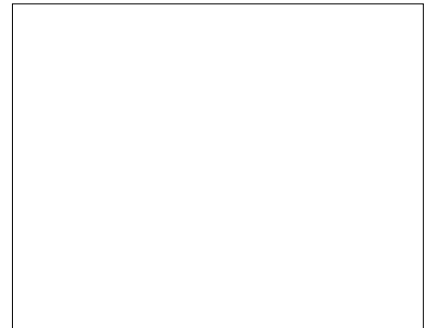
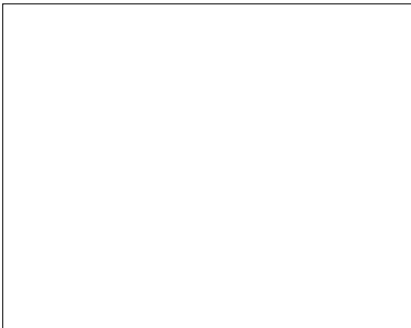
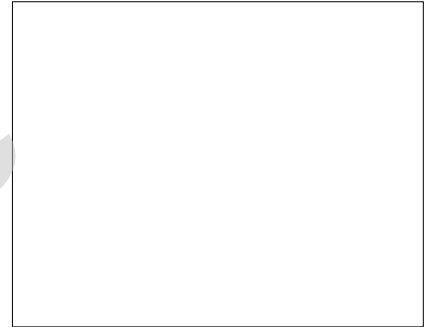
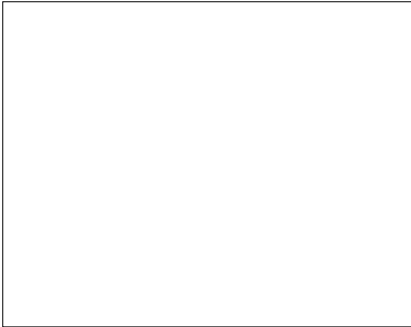
5 - GENERAL COMMENTS / LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.



Sample

ADDITIONAL PHOTOS



Sample

WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS		
Concrete Walks	Concrete Driveway	Grading at Foundation	None	Front	Concrete	Porch
		Lot Drainage		Rear	Wood	Deck
		Vegetation				
		Yard				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below. Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- The ground has settled around some of the down spouts separating the under ground drains from the down spout tubes. - (See Photo 1)
 - The front porch steps and walk have settled and left a small crack at the top joint and walk joints. - (See Photo 2)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- The sunken patio from the basement has a drain that has mud covering the drain in the middle. - (See Photo 3)

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.
 - Access below decks and/or porches is typically extremely limited.
 - Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.



Sample

WHAT WE INSPECTED:

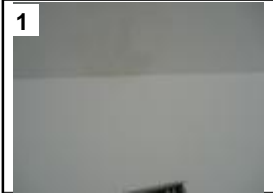
Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Same as House	N/A	N/A	N/A	Same as House	N/A	
Interior -						
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING		
Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None		
Garage Floor	Door Opener	GFI Protection				
Firewall	Service Door	General Wiring				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- After water drained from the ceiling under the master jet tub the water entered the door opener for the large vehicle door and the unit started to shake vigorously during the inspection and was unplugged.
- The ceiling and wall in the garage above the main electrical panel box is moisture stained. This is located under the area where the bee's/wasp nest was found in the attic space. There is also a moisture stain and possible biological growth on the drywall by the corner of the main panel box. - (See Photo 3)



2 - GENERAL REPAIRS

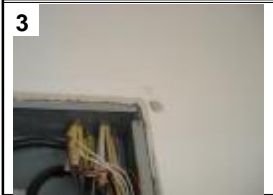


3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied during the inspection. Components of the garage can be limited by the owners stored items.



Sample

WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Air	Mid Efficiency	3 - 4	15 - 20
	2			
	3			
COOLING UNIT(S):	1 Electric Central A/C	Standard	3 - 4	10 - 15
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS	
Heating Operation	Clearances	Ductwork	Filter	A/C Electric Wiring	
Htng. General Cond.	Exhaust Flue Pipe	Registers		A/C General Condition	Thermostat
Fuel Lines	Combustion Air	Blower Fan		A/C Cabinet	A/C Cleanliness
Burners	Heating Wiring			A/C Air Ventilation	Condensate Drain
Heat Exchanger	Thermostat			A/C Cooling Lines	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- We did not operate the cooling unit as the outside air temperature was too cold to safely operate it.



2 - GENERAL REPAIRS

- The furnace filter was 90% blocked with debris and was removed to prevent damage to the furnace. Suggest replacing it asap. - (See Photo 3)



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.



5 - GENERAL COMMENTS / LIMITATIONS

- The inspection does not determine if the system will heat or cool the house evenly.
 - Suggest the filters be cleaned/changed 4 - 6 times a year.
 - Standard and Mid Efficiency Furnaces - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection.
 - The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. - General photos. - (See Photo 1) - (See Photo 2)

WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Private Well	Utility Room	Plastic Piping	Represented to be:	PVC Waste Pipes	Steel Gas Pipes
	Meter Pit		Private Septic		

WATER HEATER(S):	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
	1	Basement	75 Gallon	Gas	3 - 4	10 - 15	WH Operation
2						WH General Condition	Burners
3						WH Plumbing Fittings	Exhaust Flue Pipe

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

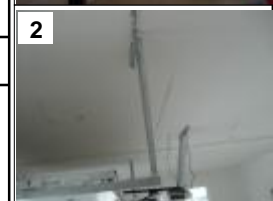
Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

-The shower faucet in the master bathroom is broken and leaking heavily into the wall and through the floor under the master jet tub. The ceiling below the area is dripping water heavily. Water to these locations was shut off to prevent more water from entering the area. - (See Photo 1) - (See Photo 2)



2 - GENERAL REPAIRS



3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.



5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Evaluation of water quality is beyond the scope of the inspection.
- General photos. - (See Photo 3) - (See Photo 4) - (See Photo 5)



WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE	
1	Main Panel	Garage	200 Amp - 240 Volt	Circuit Breakers
2				
3				

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET	
Panel Cabinet	Wire Connections	Copper - Romex	Wiring General Cond.	One on Each Floor
Panel Cover	Grounding/Bonding		Junctions / Splicing	Smoke Det. Operation
Breakers / Fuses	Wiring Workmanship		Electrical Sys. Operation	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

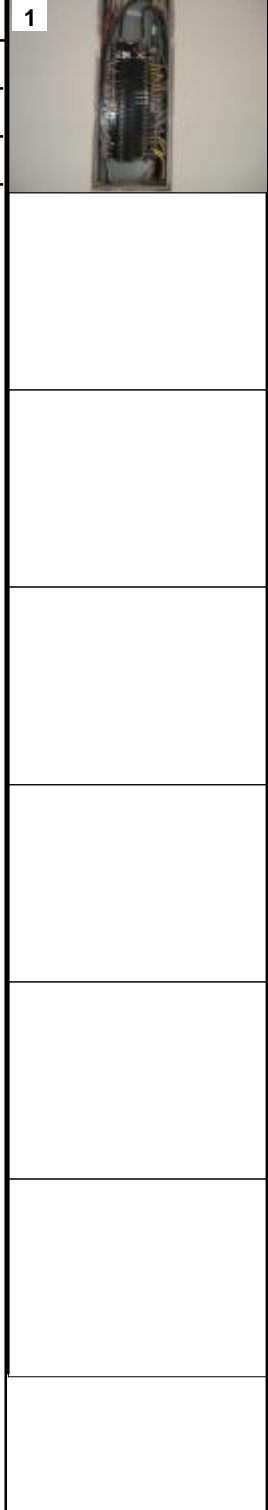
2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Smoke detectors are now required on each floor of the house and in each bedroom. If they were not required when this home was built, we suggest adding them as an improvement.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.
- General photo. - (See Photo 1)
- General photo.



WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES		LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Electric Cooktop	Electric Oven	Walls & Ceiling	Sink & Faucet
Floors	Sink Drain	Dishwasher		Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Disposal		Doors & Windows	Washer Drain
Lights & Outlets	Heating/Cooling	Microwave		Lights & Outlets	Dryer 220 Outlet
GFI Protection				GFI Protection	Dryer Vent
Cabinets & Counters				Cabinets & Counters	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- The dishwasher drain line does not have a high loop installed as an air gap. - (See Photo 1)
- The back splashes are not sealed to the walls and the one by the range is loose from the wall. - (See Photo 2)
- The crown molding at the top of the microwave cabinets has been pulled loose and is now just resting on the top.

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Dryer vent tubes should be checked and cleaned on a regular basis. It is beyond the capabilities of this inspection to evaluate the condition of concealed ducts.

5 - GENERAL COMMENTS / LIMITATIONS

- It is beyond the scope of the inspection to test the self cleaning capabilities of the oven(s).
- The effectiveness, efficiency and overall performance of appliances is beyond the scope of the inspection.
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).



WHAT WE INSPECTED:

BATHROOMS

2 - Half Baths

3 - Full Baths

1 - Master Bath

BATHROOM COMPONENTS

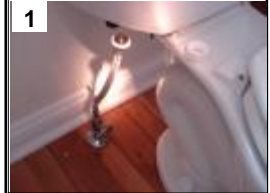
Walls & Ceiling	GFI Protection	Sink Drains	Tub & Shower Drains
Floors	Exhaust Fan	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets	Whirlpool Tubs
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The guest suite bathroom outlet is missing a cover plate. - (See Photo 2)
- The front guest suite bathroom shower faucet is broken and leaking. - (See Photo 3)
- There is moisture staining present in the ceiling above the Jack & Jill bathroom shower and toilet areas. See attic page. - (See Photo 5)



2 - GENERAL REPAIRS

- The West half bathroom water line is disconnected from the toilet. - (See Photo 1)
- The Jack & Jill bathroom and master bathroom toilet fill valves do not stop filling. They were shut off to prevent water from continually running. - (See Photo 4)



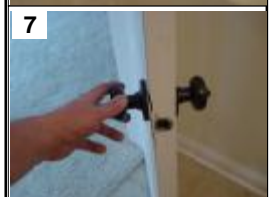
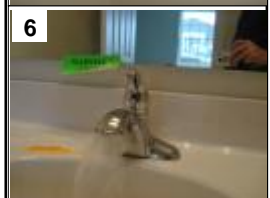
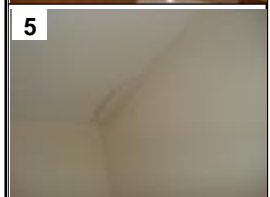
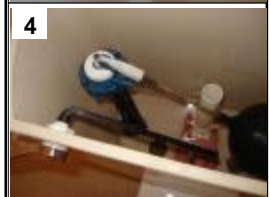
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.



5 - GENERAL COMMENTS / LIMITATIONS



WHAT WE INSPECTED:

INTERIOR ROOMS

Living Room	Hallways	Finished Basement	
Dining Room	Stairways		
Family Room	4 - Bedrooms		

INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs	Fireplace
Floors	Ceiling Fans	Railings	Sinks & Faucets
Doors & Windows	Heating/Cooling		

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The fireplace flue damper is missing a damper clip. These are required when gas is present in the fireplace. - (See Photo 1)
- The master bedroom ceiling light fixture is missing and the wiring was left hanging exposed from the ceiling. - (See Photo 7)



2 - GENERAL REPAIRS

- There is a hole in the drywall under the middle of the front window in the office. - (See Photo 2)
- The shelving in the rear bedroom is damaged. - (See Photo 4)
- The door to the rear bedroom is damaged along the edge and around the latch. - (See Photo 6)



3 - ITEMS TO MONITOR

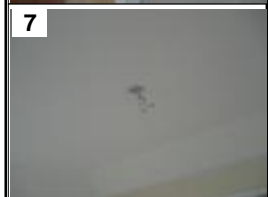
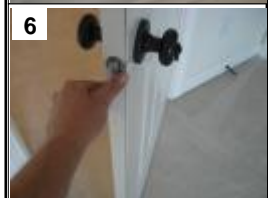
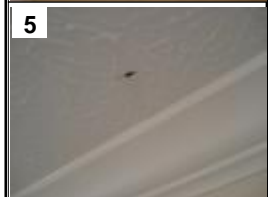
4 - MAINTENANCE / IMPROVEMENTS

- There is a nail pop in the ceiling in the hallway upstairs. - (See Photo 5)



5 - GENERAL COMMENTS / LIMITATIONS

- In occupied homes, the interior inspection of the house may be limited due to the owners stored articles.
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are not within the scope of the inspection.



WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED				
1 Main	Full	Entered				
2 Lower	Partial	From Access				
ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Trusses	Loose Fill	Attic Ventilation	Light Fixtures	Masonry	Bathrooms
Accessibility	Chip Board Decking	Av Depth 12-14	Vent Screening	Visible Wiring		Kitchen
		R Value 35 - 40				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

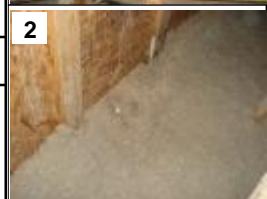
Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- There is moisture staining in the insulation, on the roof decking and down the OSB board in the area where the chimney is located on the West end of the attic. The ceiling drywall under this area has a biological growth present. - (See Photo 2) - (See Photo 3) - (See Photo 4)



2 - GENERAL REPAIRS



3 - ITEMS TO MONITOR

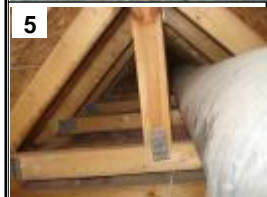
4 - MAINTENANCE / IMPROVEMENTS

- There is a wasp/bee's nest in the lower knee wall attic by the corner of the upper level on the West side of the master closet. - (See Photo 1)



5 - GENERAL COMMENTS / LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the attic is limited to what is readily visible and insulation is disturbed as little as possible as not to reduce its effectiveness.
- Any estimates of insulation R-values or depths are rough average values.
- General photo. - (See Photo 5)



WHAT WE INSPECTED:

FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Basement	Full	Entered
2 Crawl Space	Full	Entered
3		

FOUNDATION	FLOOR FRAMING	DRYNESS	INSULATION	VENTILATION	MECHANICALS
Poured Concrete	Joists Beams	Basement	Ban Joist	Windows	Visible Wiring
Concrete Floor	Sub Flooring Columns	Floor Drain			Visible Plumbing
	Sill Plates	Sump Pump			Visible Ductwork

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- There is no ventilation for the crawl space. The walls and rim joists are not insulated and the floor is missing a vapor barrier. - (See Photo 2)



2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- Suggest adding a back up system to the sump pump as a maintenance upgrade. - (See Photo 1)



5 - GENERAL COMMENTS / LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
 - Water seepage and moisture penetration is common in most basements and crawl spaces, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the exterior of the foundation.
 - Insulation, moisture barriers, ventilation component, when present, obstruct visual access to some areas of the foundation structure and framing system .

Inspector: **Cornerstone Inspector**

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

1 - MAJOR REPAIRS / SAFETY HAZARDS

ROOF

- The top of the chimney has a wood cover and the exhaust flue from the fireplace does not exit the chase. There are loose bricks around the top also. - (See Photo 1) - (See Photo 2)

GARAGE

- After water drained from the ceiling under the master jet tub the water entered the door opener for the large vehicle door and the unit started to shake vigorously during the inspection and was unplugged.

- The ceiling and wall in the garage above the main electrical panel box is moisture stained. This is located under the area where the bee's/wasp nest was found in the attic space. There is also a moisture stain and possible biological growth on the drywall by the corner of the main panel box. - (See Photo 3)

HEATING / COOLING

- We did not operate the cooling unit as the outside air temperature was too cold to safely operate it.

PLUMBING

-The shower faucet in the master bathroom is broken and leaking heavily into the wall and through the floor under the master jet tub. The ceiling below the area is dripping water heavily. Water to these locations was shut off to prevent more water from entering the area. - (See Photo 1) - (See Photo 2)

BATHROOMS

- The guest suite bathroom outlet is missing a cover plate. - (See Photo 2)

- The front guest suite bathroom shower faucet is broken and leaking. - (See Photo 3)

- There is moisture staining present in the ceiling above the Jack & Jill bathroom shower and toilet areas. See attic page. - (See Photo 5)

INTERIOR ROOMS

- The fireplace flue damper is missing a damper clip. These are required when gas is present in the fireplace. - (See Photo 1)

- The master bedroom ceiling light fixture is missing and the wiring was left hanging exposed from the ceiling. - (See Photo 7)

ATTIC

- There is moisture staining in the insulation, on the roof decking and down the OSB board in the area where the chimney is located on the West end of the attic. The ceiling drywall under this area has a biological growth present. - (See Photo 2) - (See Photo 3) - (See Photo 4)

FOUNDATION

- There is no ventilation for the crawl space. The walls and rim joists are not insulated and the floor is missing a vapor barrier. - (See Photo 2)

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:

443 N Rangeline Road
Carmel, IN 46032

(317) 815-9497
Fax (317)848-7454
Toll Free(800)310-8837

Company's Business Lic. No:

B-36891

Date of Inspection:

3/09/2008

Property Address:

**9999 Any Court
Indianapolis**

IN 46000

Inspector's Name, Signature & Certification, Registration, or Lic. #

Cornerstone Inspector

F00000

Structures Inspected:

House and garage.

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No Visible evidence of a wood destroying insects was observed.
 B. Visible evidence of a wood destroying insects was observed as follows:
 1. Live Insects; (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location):

3. Visible damage from wood destroying insects was noted as follows (description and location)

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Previous Treatment:

- No Yes It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in section II is checked)

- Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement **1, 2, 3, 4, 5, 6, 8, 13, 24**

- Crawl Space **5, 24**

- Main Level **1, 2, 3, 4, 6, 8, 9, 13**

- Attic **5, 24**

- Garage **3**

- Exterior **17**

- Porch **12**

- Addition

- Other

The inspector may write out inaccessible areas or use the following key:

- | | |
|------------------------|--------------------------------------|
| 1 Fixed ceilings | 13 Only visual access |
| 2 Suspended ceiling | 14 Cluttered condition |
| 3 Fixed wall covering | 15 Standing water |
| 4 Floor covering | 16 Dense vegetation |
| 5 Insulation | 17 Exterior siding |
| 6 Cabinets or shelving | 18 Window well covers |
| 7 Stored items | 19 Wood pile |
| 8 Furnishings | 20 Snow |
| 9 Appliances | 21 Unsafe conditions |
| 10 No access or entry | 22 Rigid foam board |
| 11 Limited access | 23 Synthetic stucco |
| 12 No access beneath | 24 Ductwork, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Signature of Seller(s) or Owners if refinancing. Seller acknowledges that all information regarding WDI infestation, damage, repair and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations Of the Inspection.

Read this entire page as it is a part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it of structural integrity report. The inspectors training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. This shall not be construed as a 90-day warranty. There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure(s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

443 N Rangeline Road
 Carmel, IN 46032

(317) 815-9497
 Fax (317)848-7454
 Toll Free(800)310-8837

Well System

WHAT WE INSPECTED:

Location of Well	Location of Pressure Tank	Estimated Pressure	Type of Well Pump
North of House	Basement	30 - 50 psi	N/A

WHAT WE FOUND:

Component	Condition	Comments
<u>Riser</u>	Acceptable	Sample
<u>Control Switches</u>	Acceptable	
<u>Pressure Tank</u>	Acceptable	
<u>Water Pressure</u>	Acceptable	
<u>Functional Flow</u>	Acceptable	

Additional Comments

This report is limited to an impartial opinion. The opinion is limited to the condition of the well components which are visible to the inspector at the time of the inspection, and does not intend to cover any and all components, items and conditions which by nature of their location are concealed or otherwise difficult to inspect, or latent defects which may exist as of the date of the inspection or which may have existed in the past or may exist in the future, or require the moving of furniture, rugs, fixtures, appliances or anything which is nailed, bolted or screwed.

THE COMPANY DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THAT THE WELL COMPONENTS OF THE PROPERTY ARE FREE FROM DEFECTS OR ARE FIT FOR ANY PARTICULAR USE, OR THE PURITY OF THE WATER.

I hereby certify that neither myself nor my company has any hidden financial interest, present or contemplated, in this property or in any repairs which may have been recommended in this report.

Inspector _____

ASHI Certification: #000000

Certified
Member



443 N Rangeline Road
 Carmel, IN 46032

(317) 815-9497
 Fax (317)848-7454
 Toll Free(800)310-8837

Septic System

Component	Condition	Comments
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<u>Functional Waste Drainage</u>	Acceptable	
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Acceptable indicates that the property has a sewage disposal system that is adequately disposing all domestic sewage waste. No sewage waste was backing up in the property at the time of the inspection.

<u>Septic Tank & Drain Field</u>	Acceptable	
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Believed Location of Septic Tank - South of House

Does The Tank Have A Riser? - Yes - This allows us to verify the location of the tank.

Believed Location of Drain Field - South of House

Written Proof of The Drain Field Exact Location? - No - The location of the drain field is assumed based on visual clues.

A stress and dye test was performed where we run approximately 300 gallons of water into the septic system along with a tracer dye. After running the water into the system we walk the area where the septic drain field is believed to be and surrounding areas looking for any evidence of the tracer dye showing up on the surface. Acceptable indicates that no evidence of sewage water or tracer dye was found on the surface.

<u>Separation of Septic & Well</u>	Acceptable	
---	------------	--

Acceptable indicates that the septic tank and drainage field appear to comply with Indiana state requirements that the minimum horizontal distance from the well to the septic tank and/or the septic drain field be greater than 50 feet apart and a minimum of 10 feet from any property line. If the property has municipal water then Not Applicable is marked.

Approximate Distance Between The Well And Septic Tank - Not Viewable

Approximate Distance Between The Well And Drain Field -

Additional Comments:

This report is limited to a visual inspection only. No probing or digging is done to determine the exact location or exact condition of components which are buried. Since most of the septic system is buried we must assume and approximate the location and condition of the septic tank and drain field. The inspection is our good faith opinion of the condition of the septic system based on our stress and dye tests, visual clues and any representations made by the current owners of the property, their agents or representatives at the time of the inspection and is not a code inspection or engineering evaluation.

THE COMPANY DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THAT THE SEPTIC COMPONENTS OF THE PROPERTY ARE FREE FROM DEFECTS OR ARE FIT FOR ANY PARTICULAR USE, OR THAT THE SYSTEM WAS DESIGNED AND/OR INSTALLED IN COMPLIANCE WITH ANY HEALTH OR BUILDING CODE.

I hereby certify that neither myself nor my company has any hidden financial interest, present or contemplated, in this property or in any repairs which may have been recommended in this report.

Cornerstone Inspector

ASHI Certification: #000000

Certified
 Member

