



## SUMMARY

1234 Main St. Indianapolis IN 46222

Buyer Name  
04/18/2018 9:00AM

Brian Higdon  
Indiana License Number IN01700054  
Hoosier Home Inspection, LLC  
317 721-7768  
[brian@hoosierhomeinspect.com](mailto:brian@hoosierhomeinspect.com)



---

### CATEGORIES:

This summary divides deficiencies into two categories; **Recommendation**, and **Defect/Safety Hazard**.

**RECOMMENDATION:** Includes comments of a deficiency, latent defect or suggested improvement of a component or system which may appear functional at the time of inspection, but will need correction to prevent further deterioration. These items are generally of a nature in which the potential cost of repair is higher than those in the Maintenance Items category.

**DEFECT/SAFETY HAZARD:** "Defect" means a condition that would have significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, replaced or removed would significantly shorten or adversely affect the expected normal life of the premises. These will typically fall into one of the following five categories:

1. Defects that affect habitability of the home
2. Issues that may lead to defects
3. Issues that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as improper wiring or fire hazards
5. Major components that are near/at the end of their expected service life (Roof, Heating Element, Cooling Element, Water Heater)

Items in these categories should be addressed prior to closing. Often, if repaired in a timely manner, a serious problem can be corrected inexpensively to protect both life and property.

The categorizations herein are the opinion of the inspector and are based on what was observed at the time of inspection. It is not intended to imply that items documented in lower categories are not in need of correction. Maintenance items or recommendations left un-repaired can become significant defects.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings. This summary does not offer an opinion as to whom among the parties to this transaction should

take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this summary. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

### 2.8.1 Grading/Landscaping

#### **FLAT/NEGATIVE GRADING**

 Recommendations

One or more areas of flat/negative grading were observed. This condition can lead to standing water near the foundation. Recommend adding additional backfill to create a positive slope away from the foundation.

Recommendation

Contact a qualified grading contractor.



Low/Negative Slope

### 3.3.1 Plumbing Vent(s)

#### **NOT PROPERLY FASTENED/SEALED**

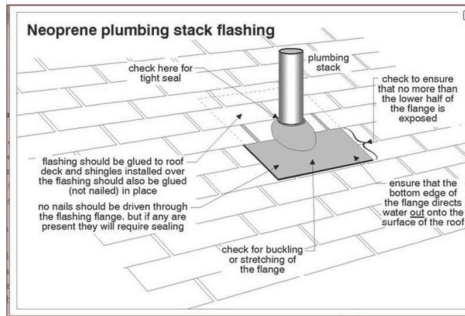
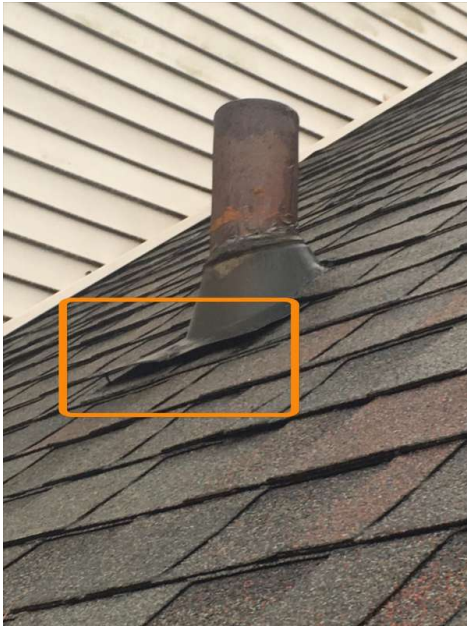
 Recommendations

ROOF

One or more of the roof plumbing vent termination flashing(s) were not properly fastened/secured or sealed at the lower nailing flanges at the time of the inspection. The flashing should be properly secured with the fasteners sealed. Recommend qualified roofing professional evaluate/repair as necessary

Recommendation

Contact a qualified roofing professional.



Proper Attachment

Improper Attachment - Roof

#### 4.1.1 Siding

### LOOSE/SEPARATED/MISSING



One or more areas of loose/separated/missing siding were observed at the time of the inspection. Recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified professional.



Loose Vinyl Siding West Exterior

#### 4.2.1 Soffit, Fascia and Trim

### DETERIORATING/MISSING PAINT



Deteriorating/missing paint was observed on wood trim.  
Deteriorating/missing paint can lead to wood rot. Recommend qualified painter evaluate/repair as necessary.

Recommendation  
Contact a qualified painter.



Deteriorating/Missing PaintGarage  
Exterior Door

#### 4.6.1 Exterior Electrical Receptacles

### **NO GFCI PROTECTION ON EXTERIOR RECEPTACLES**

Exterior electrical receptacles were not GFCI protected. This is a potential safety hazard. GFCI protection is required on receptacles in water prone areas. Recommend qualified electrician evaluate/repair as necessary.

Here is an informational article about [GFCI protection](#).

Recommendation

Contact a qualified electrical contractor.

 Significant Defects



Not GFCI ProtectedWest Exterior

#### 5.2.1 Safety Reverse

### **SAFETY REVERSE NOT OPERATIONAL**

Automatic garage door safety reverse was not operational and needs adjustment. This is a potential safety hazard. Recommend qualified garage door contractor evaluate/repair as necessary.

Recommendation

Contact a qualified garage door contractor.

 Significant Defects



Safety Reverse Needs

## 7.7.1 Appliances

**DISHWASHER DRAIN LINE NOT LOOPED**

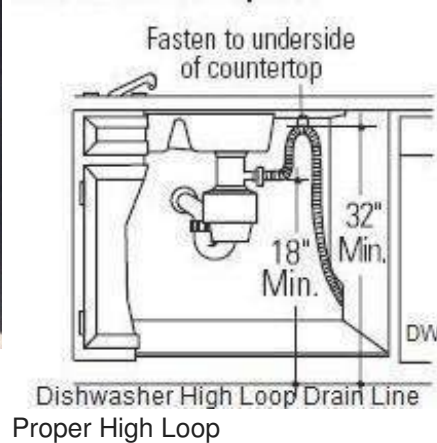
The dishwasher drain line did not have a high loop. A high loop is recommended to keep dirty water from back-siphoning into the dishwasher or water supply. Recommend qualified plumber evaluate/repair as necessary.

## Recommendation

Contact a qualified plumbing contractor.



No High LoopKitchen



## 8.3.1 Toilets

**TOILET BOWL LOOSE**

## DOWNSTAIRS HALF BATHROOM

The toilet bowl was loose. Recommend qualified plumber evaluate/repair as necessary.

## Recommendation

Contact a qualified plumbing contractor.



Toilet LooseDownstairs Half Bathroom

## 9.3.1 Electrical

**OPEN GROUND**

## MASTER BEDROOM

One or more bedroom electrical receptacles tested as having an open ground. Recommend qualified electrician evaluate/repair as necessary.

Here is an informational article about [open grounds](#).

Recommendation  
Contact a qualified electrical contractor.



Open GroundMaster Bedroom

### 10.1.1 Walls and Ceilings **MOISTURE STAINING**



Moisture staining was observed on living room ceiling. This staining did not appear to be active. Recommend painting over this area and monitoring it for future moisture. If future moisture is observed, recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Recommend monitoring.



Moisture Staining

### 13.2.1 Chimney **CRACKED CHIMNEY CAP**



A cracked concrete chimney cap was observed. Cracks in the chimney cap can allow moisture into the chimney and eventually into the living space. Recommend qualified chimney repair contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified chimney contractor.



Cracked Chimney Cap

14.1.1 Exhaust Fans

**BATHROOM EXHAUST VENTED INTO ATTIC**

Recommendations

ATTIC

Bathroom exhaust fans were vented into the attic. It is recommended that all exhaust fans vent to the exterior to prevent unwanted moisture in the attic. Recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified professional.



Proper Venting

Bathroom Fans Exhausted to Attic

16.5.1 Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTOR NEEDED**

Significant Defects

No carbon monoxide detector was observed during the inspection. This is a potential safety hazard. Recommend qualified contractor evaluate/repair as necessary.

Recommendation  
Contact a qualified professional.

19.1.1 General

**FURNACE BEYOND SERVICE LIFE**

Significant Defects

The furnace was near/at the end of its expected service life. Recommend evaluation by an HVAC professional. Recommend budgeting for a new unit in the future

Recommendation  
Contact a qualified HVAC professional.