

Inspection Report

provided by:



Top Notch Home Inspection Services LLC

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Property Address:

Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built

Approximate Square Footage

Number of Bedroom

Number of Bath

Direction House Faces

Inspection Information

Inspection Date

Inspection Time

Weather Conditions

Outside Temperature

Price for Inspection

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The

inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
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AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

1) Grading Conditions

AS

Appears Satisfactory

Driveways - Sidewalks - Walkways

Driveway Material

2) Driveway Conditions

AS

Appears Satisfactory

Sidewalk Material

3) Sidewalk Conditions

AS

Appears Satisfactory

Retaining Wall

Retaining Wall Material

4) Retaining Wall Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

2 Exterior

Front - Back Entrance

Front Entrance Type

5) Front Entrance Conditions

AS

Appears Satisfactory

Back Entrance Type

6) Back Entrance Conditions

AS

Appears Satisfactory

Exterior Walls

Structure Type

Exterior Wall Covering

7) Exterior Wall Conditions

AS

Appears Satisfactory

Exterior Windows - Doors

Window Type

Window Material

8) Window Conditions

AS

Appears Satisfactory

9) Exterior Door Conditions

AS

Appears Satisfactory

Exterior Water Faucet(s)

Faucet Location

10) Faucet Conditions

AS

Appears Satisfactory

Chimney

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

11) Chimney Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

3 Roofing

Roof Covering

Method of Inspection

Roof Style

Roof Covering Material

Number of Layers

12) Roof Covering Condition

AS

Appears Satisfactory

13) Flashing Conditions

AS

Appears Satisfactory

14) Gutter & Downspout
Conditions

AS

Appears Satisfactory

Attic Area

Attic Access

Method of Inspection

Roof Frame Type

15) Attic Conditions

AS

Appears Satisfactory

Attic Ventilation Type

Attic Ventilation Conditions

Attic Insulation Type

16) Attic Insulation Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

4 Heating - Air

Heating

Location of Unit

Heating Type

Energy Source

Approximate BTU Rating

17) Unit Conditions

AS Appears Satisfactory

Distribution Type

18) Distribution Conditions

AS Appears Satisfactory

19) Ventilation Conditions

AS Appears Satisfactory

20) Thermostat Condition

AS Appears Satisfactory

Air Condition - Cooling

Type of Cooling System

AC Unit Power

21) AC Unit Conditions

AS Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

Electrical Service Material

Number of Conductors

22) Electrical Service Conditions

AS

Appears Satisfactory

Main Electrical Panel

Main Disconnect Location

Electric Panel Location

Panel Amperage Rating

Circuit Protection Type

23) Wiring Methods

AS

Appears Satisfactory

24) Electrical Panel Conditions

AS

Appears Satisfactory

Electrical Subpanel

Subpanel Location

25) Subpanel Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

6 Plumbing

Water Main Line

Main Shutoff Location

Main Line Material

26) Main Line & Valve Conditions

AS

Appears Satisfactory

Water Supply Lines

Supply Line Material

27) Supply Line Conditions

AS

Appears Satisfactory

Drain - Waste Lines

Drain Line Material

28) Drain Line Conditions

AS

Appears Satisfactory

Water Heater(s)

Water Heater Type

Water Heater Location

Water Heater Capacity

29) Water Heater Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

7 Interiors

Walls - Ceilings - Floors

30) Wall Conditions AS Appears Satisfactory

31) Ceiling Conditions AS Appears Satisfactory

32) Floor Conditions AS Appears Satisfactory

33) Heat Source Conditions AS Appears Satisfactory

Windows - Doors

34) Interior Window Conditions AS Appears Satisfactory

35) Interior Door Conditions AS Appears Satisfactory

Electrical Conditions

36) Electrical Conditions AS Appears Satisfactory

37) Lighting Conditions AS Appears Satisfactory

38) Ceiling Fan Conditions AS Appears Satisfactory

39) Smoke Detector Conditions AS Appears Satisfactory

Fireplace

Fireplace Location

Fireplace materials

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

40) Fireplace Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

8 Kitchen

Walls - Ceilings - Floors

41) Wall Conditions AS Appears Satisfactory

42) Ceiling Conditions AS Appears Satisfactory

43) Floor Conditions AS Appears Satisfactory

44) Heat Source Conditions AS Appears Satisfactory

Windows - Doors

45) Kitchen Window Conditions AS Appears Satisfactory

46) Kitchen Door Conditions AS Appears Satisfactory

Electrical Conditions

47) Electrical Conditions AS Appears Satisfactory

48) Lighting Conditions AS Appears Satisfactory

49) Ceiling Fan Conditions AS Appears Satisfactory

Kitchen Sink - Counter tops - Cabinets

50) Counter Conditions AS Appears Satisfactory

51) Cabinet Conditions AS Appears Satisfactory

52) Sink Plumbing Conditions AS Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

53) Garbage Disposal Condition

AS

Appears Satisfactory

Appliances

Stove - Range Type

54) Stove - Range Condition

AS

Appears Satisfactory

55) Hood Fan Conditions

AS

Appears Satisfactory

56) Dishwasher Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

9 Bath(s)

Walls - Ceilings - Floors

57) Wall Conditions AS Appears Satisfactory

58) Ceiling Conditions AS Appears Satisfactory

59) Floor Conditions AS Appears Satisfactory

60) Heat Source Conditions AS Appears Satisfactory

Windows - Doors

61) Bathroom Window Conditions AS Appears Satisfactory

62) Bathroom Door Conditions AS Appears Satisfactory

Electrical Conditions

63) Electrical Conditions AS Appears Satisfactory

64) Lighting Conditions AS Appears Satisfactory

65) Vent Fan Conditions AS Appears Satisfactory

Bathroom Sink

66) Counter - Cabinet Conditions AS Appears Satisfactory

67) Sink Conditions AS Appears Satisfactory

Shower - Tub - Toilet

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

68) Shower - Tub Conditions

AS

Appears Satisfactory

69) Toilet Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

10 Basement

Walls - Ceilings - Floors

70) Basement Stair Conditions AS Appears Satisfactory

71) Wall Conditions AS Appears Satisfactory

72) Ceiling Conditions AS Appears Satisfactory

73) Floor Conditions AS Appears Satisfactory

74) Heat Source Conditions AS Appears Satisfactory

Windows - Doors

75) Basement Window Conditions AS Appears Satisfactory

76) Basement Door Conditions AS Appears Satisfactory

Electrical Conditions

77) Electrical Conditions AS Appears Satisfactory

78) Lighting Conditions AS Appears Satisfactory

79) Sump Pump Conditions AS Appears Satisfactory

Other Conditions

80) Other Conditions AS Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

81) Siding Conditions (if detached)

AS

Appears Satisfactory

82) Roof Conditions (if detached)

AS

Appears Satisfactory

83) Wall Conditions

AS

Appears Satisfactory

84) Ceiling Conditions

AS

Appears Satisfactory

85) Floor Conditions

AS

Appears Satisfactory

86) Window Conditions

AS

Appears Satisfactory

87) Door Conditions

AS

Appears Satisfactory

88) Vehicle Door Conditions

AS

Appears Satisfactory

89) Electrical Conditions

AS

Appears Satisfactory

90) Lighting Conditions

AS

Appears Satisfactory

Laundry Room

Location

91) Laundry Room Conditions

AS

Appears Satisfactory

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

12 Foundation - Crawl Space

Foundation

Foundation Type

Foundation Material

92) Foundation Conditions

AS

Appears Satisfactory

Flooring Structure

Flooring Support Type

93) Flooring Support Conditions

AS

Appears Satisfactory