

# A.M.C. Home Inspections inc.

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10402 Cedar Dr.

Fishers, IN 46037

Inspector: Aaron Conner



**This report is intended only for the client listed below and A.M.C. Home Inspections Inc.**

Client(s): **Mike and Sara Marshall**

Property address: **6342 Kentstone Dr.**

**Indianapolis, IN 46268**










Inspection date: **Tuesday, June 02, 2009**

This report published on 6/3/2009 8:27:46 PM CDT

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## How to Read this Report



This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

### Structural Pest Inspection Concerns

Items of concern relating to the structural pest inspection are shown as follows:

	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
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	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

## **General information**

Overview: There are numerous issues with this home. Roof decking is "mushy" all over. Numerous areas of trim on exterior of home have become rotted due to moisture and need to be replaced. Excessive cracking in the walls and ceilings. Windows are cheaply made and one has already been replaced, inspector feels like the windows will be problematic in the future. Overall, home has numerous problems with the potential of there being major repairs in the near future.

Structures inspected: Main dwelling

Report number: marshall6342

Time started: 10:00am

Time finished: 1:00pm

Inspection Fee: 200.00

Occupied: Yes

Type of building: Single family

Weather conditions: Partly cloudy


Temperature: Hot

Ground condition: Wet

Main entrance faces: East

Foundation type: Finished basement

The following items are excluded from this inspection: Security system

- 1)  Numerous wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas.

## **Exterior**

Foundation material: Concrete block

Apparent wall structure: Wood frame

Wall covering: Vinyl

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core fiberglass

Water pressure (psi): adequate


- 2)  There are numerous pieces of wood trim on the back of the house at the kitchened nook window that are rotted out due to moisture intake in the wood and need to be replaced. Recommend having a qualified contractor evaluate and make the necessary repairs.



Photo 2



Photo 11



Photo 14



Photo 15



Photo 16



Photo 17

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3) 🛠️💧 One or more wooden deck support posts are in contact with soil. This is a conducive condition for wood destroying insects and organisms. However no damage from wood destroying insects or organisms was found. It's recommended that there be at least 6" of space between any wood and the soil below, even if the wood is treated. If possible, recommend grading soil so a 6" distance to the soil below is maintained. Otherwise recommend installing borate based [Impel rods](#) to prevent rot.

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4) 🛠️🔪🔧 Caulk is missing or deteriorated in some areas. Recommend caulking where necessary.

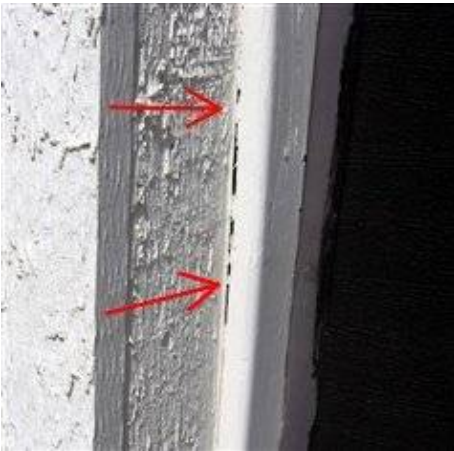


Photo 3




Photo 12



Photo 13

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5)  Moderate cracks (1/8" to 3/4") present in foundation. Recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
- Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.



Photo 4

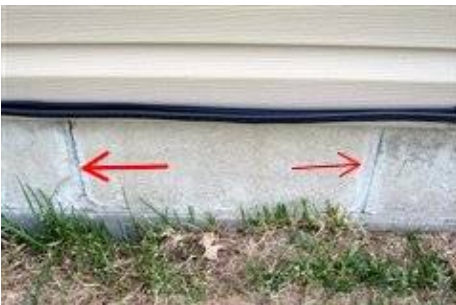


Photo 9

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6)  There are several pieces of wood trim that are starting to come apart from the house and need to be addressed. Recommend having qualified contractor evaluate and make the necessary repairs.



Photo 5



Photo 6

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7)  There is a piece of siding that appears to be warped and needs to be replaced. Recommend having a qualified contractor evaluate and make the necessary repairs.



Photo 7

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8)  Shingles in the front of the house on the overhang appear to be curling up and needs to be replaced. Recommend having a qualified roofing contractor evaluate and make the necessary repairs.

Back patio concrete has cosmetic crack in the patio. It is only a cosmetic crack and does not require any action.



Photo 10

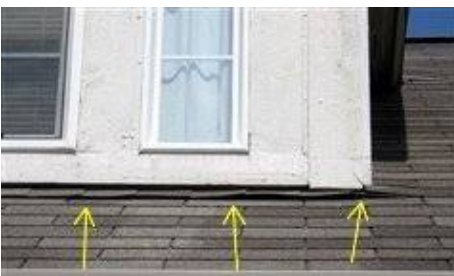


Photo 19

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- 9)    The grating for the ac unit outside appears to be very rusty which leads inspector to believe that there is a significant amount of water dumping on the unit. Inspector recommends having qualified HVAC technician evaluate and make the necessary recommendations and repairs.





Photo 8



- 10)  The substructure of the deck is excluded from the inspection due to limited access because of the low height.

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## **Roof**




Roof inspection method: Traversed  
Roof type: Cross gable  
Roof covering: Asphalt or fiberglass composition shingles  
Estimated age of roof: 10 years  
Gutter & downspout material: Aluminum  
Roof ventilation: Adequate


- 11)   Significant amounts of debris have accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the roof structure or make water accumulate around the foundation. Recommend cleaning gutters now and as necessary in the future.

- 12)   Roof is "mushy" in several areas throughout the entire roof and is consistent with use of inferior wood decking material. Recommend having a qualified roofing contractor evaluate and make the necessary repairs.

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## **Attached garage**



- 13)    The garage-house door isn't equipped with an automatic door closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A device should be installed so this door closes and latches automatically.

- 14)  The interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.

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## **Electric service**

Primary service type: Underground  
Primary service overload protection type: Circuit breakers  
Service amperage (amps): 200  
Service voltage (volts): 120-240  
Location of main service panel: Garage  
Location of main disconnect: Breaker at top of main service panel  
Service conductor material: Aluminum  
Main disconnect rating (amps): 200  
Branch circuit wiring type: Non-metallic sheathed  
Solid strand aluminum branch circuit wiring present: Can't verify  
Smoke detectors present: Yes

- 
- 15)   An insufficient number of smoke detectors are installed. Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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## **Water heater**



Estimated age: 11 Years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Brand & model: Bradford White MI50366N10

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- 16)   The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age. Recommend budgeting for a replacement in the near future.



- 
- 17)   The drain line to the water heater's temperature-pressure relief valve is routed directly down over the cement floor with no drain underneath which poses a problem of flooding in an incident that the relief valve is used.



Photo 55

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## **Heating and air conditioning**

Heating system energy source: Natural gas



Heat system type: Forced air



A/C energy source: Electric


Air conditioning type: Split system

Distribution system: Sheet metal ducts

Brand & model: Bryant 561C

- 
- 18)   The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time.

- 
- 19)   Recommend that this system be inspected, cleaned, serviced and repaired if necessary by a qualified heating and cooling technician annually in the future.

- 
- 20)  This system is equipped with throw-away filter(s). Recommend replacing throw-away filter(s) every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".

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## **Attic**

Inspection method: Partially traversed

Roof structure type: Trusses

Ceiling structure: Ceiling beams

Insulation material: Fiberglass roll or batt, Rockwool loose fill

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- 21)  Ceiling insulation is uneven in some areas. This is likely due to someone having walked on or through the insulation. Recommend installing additional insulation where necessary to restore the original R rating.

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## Plumbing and laundry

Location of main water shut-off valve: Above water heater

Location of main water meter: Front yard

Location of main fuel shut-off: Not visible/At meter

Water service: Public

Service pipe material:

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

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## Basement

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Steel

Beam material: Steel

Floor structure above: Solid wood joists


- 
- 22)  Cover plate(s) are missing from one or more electric junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over junction boxes where missing.



Photo 54



- 
- 23)   The top step going down to the basement needs a piece of trim to cover the exposed and unfinished tile/pad/wood floor.



Photo 51

- 
- 24)  Not sure what to say about these issues but to show the pictures.....



Photo 52



Photo 53


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## **Fireplaces and solid fuel burning appliances**

Fireplace type: Metal prefabricated


Chimney type: Metal

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- 25)  All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

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## **Interior rooms**

- 26)  No ground fault circuit interrupter (GFCI) devices (receptacles or circuit breakers) are visible in one or more bathrooms. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for receptacles over counter tops and around sinks as per standard building practices.



- 27)  All of the windows in the home are inferior quality. Inspector noted that it felt like the windows were going to fall out of the home when testing each one to open vertically and also when testing to see if they would open towards him to clean. One window has already had to be replaced.



Photo 29

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- 28)  Walking on some sections of the floor results in squeaking or creaking noises. This is usually the result of substandard construction practices where the subfloor decking isn't adequately fastened (insufficient glue) to the

framing below. In most cases, this is an annoyance only rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on there being finished hardwood floors, carpeting over the subfloor, and/or clear access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.

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29)    Minor cracks found in ceiling. These are only a cosmetic concern. No action is recommended. Inspector notes that cracking is excessive.



Photo 34



Photo 36

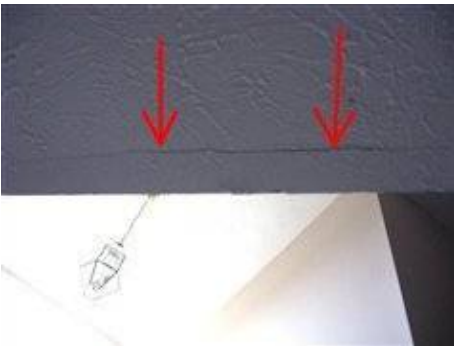


Photo 37

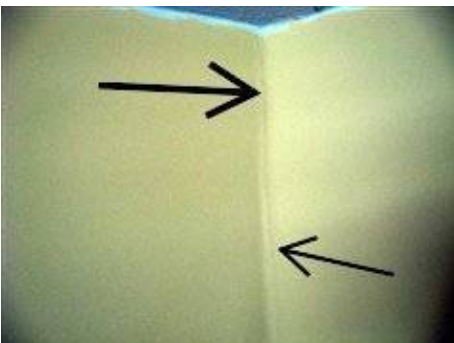


Photo 41

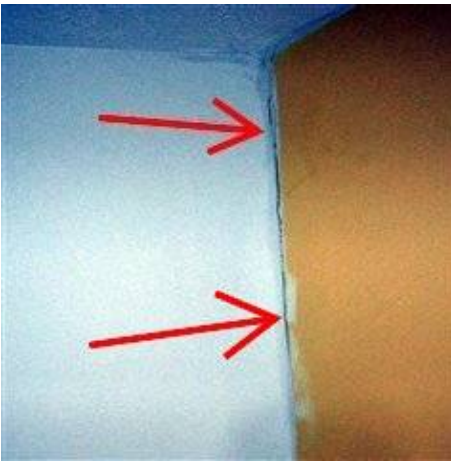


Photo 44

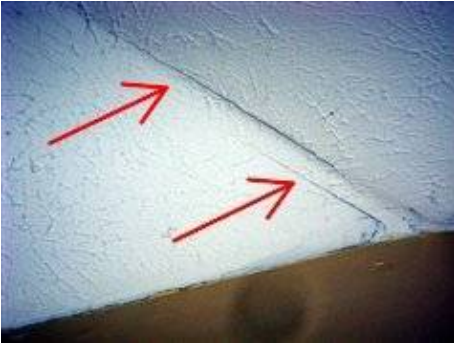


Photo 45





Photo 48



Photo 50

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30)   Minor cracks found in walls. These are only a cosmetic concern. No action is recommended. Inspector notes that cracking is excessive in nature.

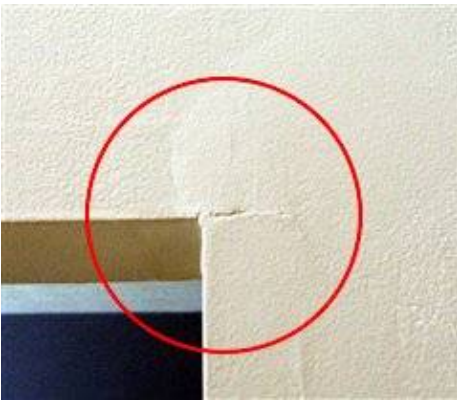


Photo 20



Photo 21

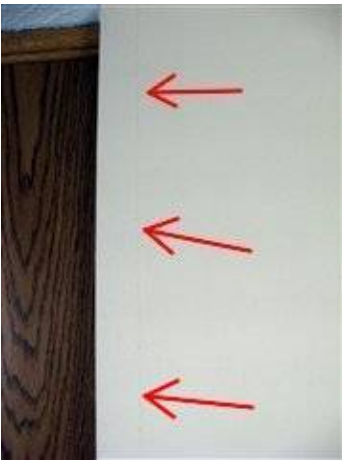


Photo 28



Photo 33

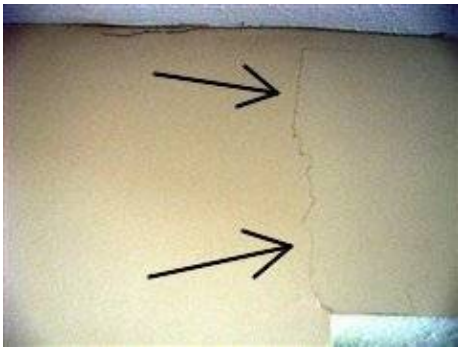


Photo 35



Photo 38

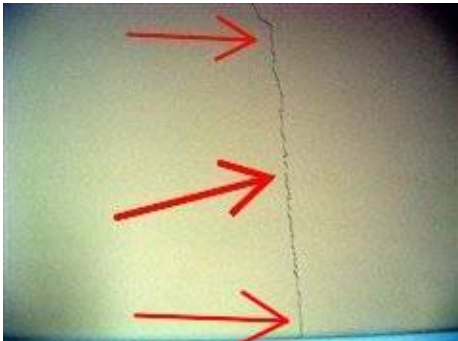


Photo 46

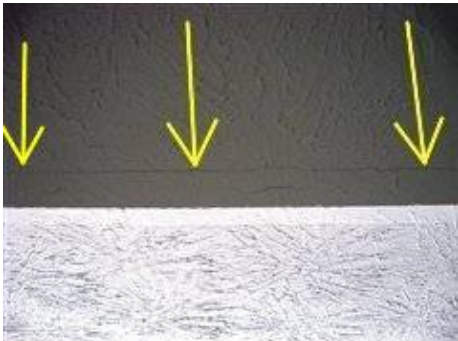


Photo 49



Photo 56

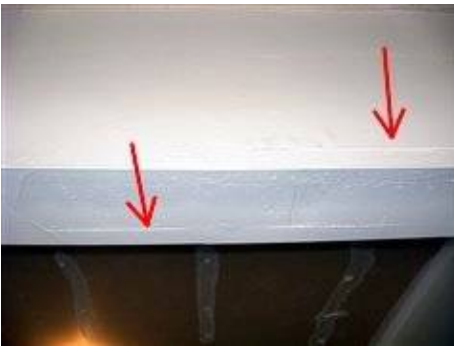


Photo 57



31)   There is numerous caulking that needs to be done throughout the home. Recommend caulking where needed.



Photo 24



Photo 25



Photo 26



Photo 27



Photo 30



Photo 31



Photo 32



Photo 40



Photo 42



Photo 43



Photo 47

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32) 🛠️ One or more sink stopper mechanisms are missing, inoperable or in disrepair. Recommend installing or repairing sink stopper mechanisms as necessary.

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33) ⓘ Numerous electrical receptacles were not evaluated because childproof covers were installed at the time of the inspection.

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34) There are nail pops throughout the home, these are of a cosmetic nature only. On both walls leading down to the basement, it is very evident that the screws or nails that were used to install are coming out and will ALL be popping through the paint sooner than later.



Photo 22

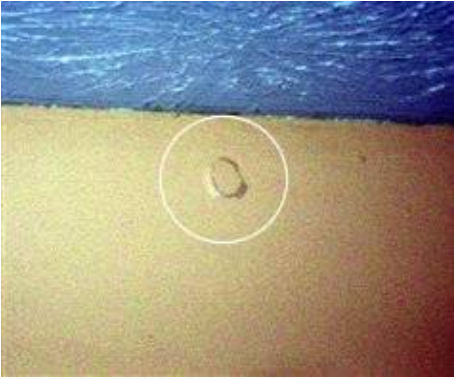


Photo 39

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35) Doorbell is button is damaged and needs to be replaced.



Photo 23

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