



26768 SR 19
Arcadia, IN 46030

317-984-3072

Inspector: *Shawn Chapman*
#HI00500451
Cell # 317-385-3272

PROPERTY INSPECTION REPORT



Property Address:

**1530 W 261 Street
Sheridan IN 46069**

Prepared for:

Joe Halderman

Inspection Date:

Wednesday, 2/28/2024

Inspection #:

225202491133

BUYERS REALTOR:

FSBO

Office #

SELLERS REALTOR:

FSBO

Office #

SERVICES REQUESTED:

Full Home Inspection

Termite Inspection

GENERAL INFORMATION

Property Faces: **South**

Estimated Age: **124 - 125** Year Built - **1900**

Unit Type: **Single Family**

Stories: **1 - 1/2 Stories**

Space Below Grade: **Basement & Crawl**

Time of Inspection: **9:30 am**

Weather: **Windy**

Temp: **25 ° F**

Soil Condition: **Damp**

Unit Occupied: **No**

People Present: **Client**

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



SUMMARY

Client: Joe Halderman

Property: 1530 W 261 Street

Sheridan IN 46069

Date: 2/28/2024

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.

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

SECTION 1 - ROOF

1 - Chimney Flashing	Flashing Is Missing And Or Marginally Installed At Chimney And Is Currently Leaking	Qualified Contractor Should Be Consulted For Proper Repairs To Prevent Water Intrusion
2 - E P D M Rubber	Rubber Roof Has Separated And Pulled Loose In Several Locations	Repair/ Replace Rubber Roof To Prevent Additional Leaks
3 - Fiberglass Shingles	Missing Shingles Tabs Were Noted Throughout Roof	Repairs Needed To Prevent Additional Water Intrusion
4 - Fiberglass Shingles	Heavy Demineralization Noted Throughout Shingles. In The Inspectors Opinion The Roof Needs Replaced	Further Evaluation By Qualified Contractor And Repaired Replaced As The Contractor Determines Is Necessary

SECTION 2 - EXTERIOR

5 - Vinyl Siding	Damaged And Or Missing Trim And Siding Noted Throughout Exterior Of Home	Repairs Needed To Prevent Water Intrusion
6 - Windows	Several Broken And Or Damaged Window Sash's Were Noted At Time Of Inspection . No Window Sash's Will Not Closet And Seal	Repair/ Replace Windows

SECTION 6 - PLUMBING

7 - Cast Iron Waste Pipes	Deteriorated Cast Iron Waste Piping	Replace Damaged Cast Iron Waste Pipes By A Qualified Plumber To Prevent Leakage
8 - L P Gas Service	Propane Tank Was Empty And Gas Appliances And Lines Could Not Be Inspected	
9 - Water Supply	Water Supply Lines After Well Pump Have Frozen And Split In Several Locations Throughout Interior, Basement And Crawl Space. Note Water Was Off And Could Not Be Inspected At Time Of Inspection	Qualified Contractor Should Be Consulted For Proper Repairs

SECTION 9 - BATHROOMS

10 - Supply & Waste Pipes	Freeze Damage Noted Throughout Water And Drain Lines In Bathrooms. Note Water Was Off And Plumbing Could Not Be Inspected	Qualified Contractor Should Be Consulted For Proper Repairs
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SECTION 10 - INTERIOR

11 - Floors	Mice Feces Noted Throughout Interior Of Home From A Active Infestation	Qualified Contractor Should Be Consulted For Proper Repairs
12 - Windows	Broken Sash Clips Noted Throughout Window At Time Of Inspection. Note Windows Will Not Close Due To Damaged Sash Clips	Replace Windows

SECTION 12 - FOUNDATION

13 - Dryness	Excessive Moisture / Humidity Noted Throughout Crawl Space And Basement	Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary
14 - Floor Framing	Termite And Powder Post Beetle Damage Noted Throughout Framing In Cellar And Crawl Space.	Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary



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15 - Foundation Walls	<i>Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i>	<i>Further Evaluation By Qualified Contractor And Repaired / Replaced As The Contractor Determines Is Necessary</i>
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CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

SECTION 1 - ROOF

16 - Brick Chimney	<i>Deterioration Noted Throughout Chimney And Cap. Note Chimney Has Separated And Pulling Loose Due To Deterioration</i>	<i>Remove And Or Replace Chimney</i>
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SECTION 2 - EXTERIOR

17 - Exterior Outlets	<i>Missing / Damaged Weather Cover Noted At Electrical Outlet At Front Porch</i>	<i>Repair / Replace Weather Cover</i>
18 - G F I Protection	<i>Missing G F I Protection Noted At Front Porch</i>	<i>Install G F I Outlets Where Required</i>
19 - Porch	<i>Rot And Inadequate Support Noted Throughout Framing At Front Porch And Roof Structure At Front Porch</i>	<i>Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary</i>
20 - Wall Coverings	<i>Rot, Termite And Powder Post Beetle Damage Noted Throughout Framing At Garage. Note Garage Has Shifted And Is Sloping Off Foundation Due To Damaged</i>	<i>Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary</i>

SECTION 3 - GROUNDS

21 - Wiring	<i>Exposed And Substandard Wire Noted At Front Porch</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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SECTION 5 - HEATING / COOLING

22 - Exhaust Flue Pipe	<i>Improper Venting Of Furnace Flue Pipe</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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SECTION 7 - ELECTRICAL

23 - Panel	<i>Main Panel Needs To Be Properly Bonded</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
24 - Panel	<i>Panel Cover Was Missing At Time Of Inspection</i>	<i>Replace Missing Panel Cover</i>

SECTION 10 - INTERIOR

25 - Walls & Ceiling	<i>Suspected Asbestos Material At Ceiling Tiles Throughout Interior Of Home</i>	<i>Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary For Safety Reasons</i>
26 - Walls & Ceiling	<i>Mold Like Substance Noted Throughout Interior Walls And Ceilings</i>	<i>Clean And Treat All Mold Like Substance By A Qualified And Certified I I C R C Mitigation Contractor</i>
27 - Lights & Outlets	<i>Open Junction Box's Were Noted Throughout Interior</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

SECTION 1 - ROOF

28 - Gutters	<i>Gutters Were Missing At Time Of Inspection</i>	<i>Install Gutters To Properly Divert Water Away From Foundation</i>
29 - Joining Wall Flashing	<i>Joining Wall Flashing Missing In Several Locations</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>



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30 - Roof Framing	<i>Sagging Roof Framing Noted At Utility Room</i>	<i>Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary</i>
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SECTION 2 - EXTERIOR

31 - Hose Faucets	<i>Freeze Damage Noted To Exterior Hose Bib</i>	<i>Replace Damaged Hose Bib And Water Line By A Qualified Contractor</i>
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32 - Wood Trim	<i>Rot Noted Throughout Fascia And Exposed Sheathing</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs/ Replacement</i>
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33 - Wood Trim	<i>Rot Noted Throughout Exterior Wood Trim</i>	<i>Repair/ Replace Damaged Wood Trim To Prevent Water Intrusion</i>
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SECTION 3 - GROUNDS

34 - Steps	<i>Rot Noted At Front Porch Steps And Stringers</i>	<i>Replace Damaged Steps</i>
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SECTION 4 - GARAGE

35 - Service Door	<i>Deterioration Noted At Garage Service Door</i>	<i>Replace Service Door</i>
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SECTION 6 - PLUMBING

36 - Water Heater	<i>Missing Extension Pipe At Water Heater Relief Valve</i>	<i>Install Extension Pipe At Relief Valve To Perform Its Intended Function Properly</i>
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SECTION 7 - ELECTRICAL

37 - Meter Base	<i>Service Wire And Meter Base At Exterior Of Garage Wall</i>	<i>Remove And Cap If No Longer In Use</i>
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SECTION 8 - KITCHEN / LAUNDRY

38 - Appliances	<i>Damaged Appliances And Cabinets Noted Throughout Kitchen</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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SECTION 10 - INTERIOR

39 - Doors	<i>Animal Damage Noted Throughout Interior And Exterior Doors</i>	<i>Repair/ Replace Doors</i>
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40 - Walls & Ceiling	<i>Damaged Noted Throughout Interior Walls And Ceiling</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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TERMINOLOGY

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

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.



SECTION 1 - ROOF

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan, IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1 Main Roof	Gable	Fiberglass Shingle	18 - 21 Years	18 - 22 Years	2	Walked Roof
2	Flat	E P D M Rubber				
3						
4						
5						

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

- 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.

- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the

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

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

1 EPDM Rubber



Rubber Roof Has Separated And Pulled Loose In Several Locations

Repair/ Replace Rubber Roof To Prevent Additional Leaks

2 EPDM Rubber



Additional Photo Of:
Rubber Roof Has Separated And Pulled Loose In Several Locations

3 Fiberglass Shingles



Missing Shingles Tabs Were Noted Throughout Roof

Repairs Needed To Prevent Additional Water Intrusion


4 Fiberglass Shingles



Additional Photo Of:
Missing Shingles Tabs Were Noted Throughout Roof

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

5		Fiberglass Shingles	
		<i>Heavy Demineralization Noted Throughout Shingles. In The Inspectors Opinion The Roof Needs Replaced</i>	<i>Further Evaluation By Qualified Contractor And Repaired Replaced As The Contractor Determines Is Necessary</i>

6		Chimney Flashing	
		<i>Flashing Is Missing And Or Marginally Installed At Chimney And Is Currently Leaking</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs To Prevent Water Intrusion</i>

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):


Action:


7		Brick Chimney	
		<i>Deterioration Noted Throughout Chimney And Cap. Note Chimney Has Separated And Pulling Loose Due To Deterioration</i>	<i>Remove And Or Replace Chimney</i>

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

8		Roof Framing	
		<i>Sagging Roof Framing Noted At Utility Room</i>	<i>Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary</i>

9		Joining Wall Flashing	
		<i>Joining Wall Flashing Missing In Several Locations</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>

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

10



Gutters

Gutters Were Missing At Time Of Inspection

Install Gutters To Properly Divert Water Away From Foundation

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

11



End Of Section 1 - Roof

This Concludes The Roof Section Of This Report

WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Vinyl Siding	Aluminum Trim Vinyl Trim Wood Trim	Front Door	Vinyl Windows Double Pane Glass	Frost Proof Faucets	Overhead Service Exterior Lights Exterior Outlets

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components

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

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

1



Wall Coverings

Additional Photo Of:
Rot, Termite And Powder Post Beetle Damage Noted Throughout Framing At Garage. Note Garage Has Shifted And Is Sloping Off Foundation Due To Damaged

2



Vinyl Siding

Damaged And Or Missing Trim And Siding Noted Throughout Exterior Of Home

Repairs Needed To Prevent Water Intrusion

3



Vinyl Siding

Additional Photo Of:
Damaged And Or Missing Trim And Siding Noted Throughout Exterior Of Home

4



Vinyl Siding

Additional Photo Of:
Damaged And Or Missing Trim And Siding Noted Throughout Exterior Of Home

5



Windows

Several Broken And Or Damaged Window Sash's Were Noted At Time Of Inspection . No Window Sash's Will Not Closet And Seal

Repair/ Replace Windows

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

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

6



Wall Coverings

Rot, Termite And Powder Post Beetle Damage Noted Throughout Framing At Garage. Note Garage Has Shifted And Is Sloping Off Foundation Due To Damaged

Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary

7



Wall Coverings

Additional Photo Of:
Rot, Termite And Powder Post Beetle Damage Noted Throughout Framing At Garage. Note Garage Has Shifted And Is Sloping Off Foundation Due To Damaged

8



Wall Coverings

Additional Photo Of:
Rot, Termite And Powder Post Beetle Damage Noted Throughout Framing At Garage. Note Garage Has Shifted And Is Sloping Off Foundation Due To Damaged

9



Exterior Outlets

Missing / Damaged Weather Cover Noted At Electrical Outlet At Front Porch

Repair / Replace Weather Cover

10



G F I Protection

Missing G F I Protection Noted At Front Porch

Install G F I Outlets Where Required

11



Porch

Rot And Inadequate Support Noted Throughout Framing At Front Porch And Roof Structure At Front Porch

Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary

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

12



Porch

Additional Photo Of:
Rot And Inadequate Support Noted Throughout Framing At Front Porch And Roof Structure At Front Porch

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

13



Wood Trim

Rot Noted Throughout Fascia And Exposed Sheathing
Qualified Contractor Should Be Consulted For Proper Repairs/ Replacement

14



Wood Trim

Additional Photo Of:
Rot Noted Throughout Fascia And Exposed Sheathing

15



Wood Trim

Rot Noted Throughout Exterior Wood Trim
Repair/ Replace Damaged Wood Trim To Prevent Water Intrusion

16



Wood Trim

Additional Photo Of:
Rot Noted Throughout Exterior Wood Trim

17



Wood Trim

Additional Photo Of:
Rot Noted Throughout Exterior Wood Trim

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

18



Hose Faucets

Freeze Damage Noted To Exterior Hose Bib

Replace Damaged Hose Bib And Water Line By A Qualified Contractor

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

19



End Of Section 2 - Exterior

This Concludes The Exterior Section Of This Report



SECTION 3 - GROUNDS

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS
	Gravel Driveway	Grading At Foundation Run Off Drains Vegetation Yard		Front Wood Deck

- We are not able to determine the condition or exact location of any buried piping or wiring.
- The inspection does not include an assessment of geological conditions and/or site stability.
- 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 physics

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

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

1



Wiring

Exposed And Substandard Wire Noted At Front Porch

Qualified Contractor Should Be Consulted For Proper Repairs

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

2



Steps

Rot Noted At Front Porch Steps And Stringers

Replace Damaged Steps

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

3



End Of Section 3 - Grounds

This Concludes The Grounds Section Of This Report



SECTION 4 - GARAGE

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

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 Garage Floor	Vehicle Door Service Door	General Wiring	Concrete Slab	None	

- If the house is occupied then the inspection of the garage is typically limited by the owners stored

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

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

1 Service Door



Deterioration Noted At Garage Service Door

Replace Service Door

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

2 End Of Section 4 - Garage



This Concludes The Garage Section Of This Report



SECTION 5 - HEATING / COOLING

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Lp Gas Forced Air	High Efficiency	14- 16	15 - 20
	2			
	3			
COOLING UNIT(S):	1 None			
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS
Heating Operation	Clearances	Ductwork	Filter	N / A
Htng. General Cond.	Exhaust Flue Pipe	Registers		
Fuel Lines	Combustion Air	Blower Fan		
Burners	Heating Wiring			
Heat Exchanger	Thermostat			

- 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

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

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

1



Exhaust Flue Pipe

Improper Venting Of Furnace Flue Pipe

Qualified Contractor Should Be Consulted For Proper Repairs

CATEGORY 5 - LIMITATIONS

Observed Condition(s):

Action:

2



Heating Operation

Gas Was Empty At Time Of Inspection And Furnace Could Not Be Inspected

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

3



End Of Section 5 - Heating / Cooling

This Concludes The Heating / Cooling Section Of This Report

WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Private Well	Basement	P V C Piping Galvanized Piping	Private Septic	Cast Iron Waste Pipes P V C Waste Pipes	Copper Gas Pipes Black Steel Pipes

	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
WATER HEATER(S):	1 Basement	40 Gallon	Electric		8 - 12	W H Operation	W H Relief Valve
	2					W H General Condition	W H Electric Elements
	3					W H Plumbing Fittings	W H Supply Wiring

- 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
- 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.
- Portions Of The Plumbing System Concealed By Finishes And/or Storage (below Sinks, Etc.), Below The Structure, And Beneath The Yard Were Not Inspe
- Water Quality Is Not Tested. The Effect Of Lead Content In Solder And Or Supply Lines Is Beyond The Scope Of The Inspection

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

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

1 Water Supply



Water Supply Lines After Well Pump Have Frozen And Split In Several Locations Throughout Interior, Basement And Crawl Space. Note Water Was Off And Could Not Be Inspected At Time Of Inspection

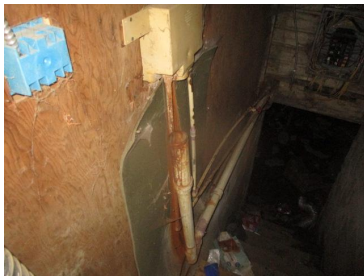
Qualified Contractor Should Be Consulted For Proper Repairs

2 Water Supply



Additional Photo Of:
Water Supply Lines After Well Pump Have Frozen And Split In Several Locations Throughout Interior, Basement And Crawl Space. Note Water Was Off And Could Not Be Inspected At Time Of Inspection

3 Water Supply



Additional Photo Of:
Water Supply Lines After Well Pump Have Frozen And Split In Several Locations Throughout Interior, Basement And Crawl Space. Note Water Was Off And Could Not Be Inspected At Time Of Inspection

4 Cast Iron Waste Pipes




Deteriorated Cast Iron Waste Piping

Replace Damaged Cast Iron Waste Pipes By A Qualified Plumber To Prevent Leakage


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

5		<p>L P Gas Service</p> <p><i>Propane Tank Was Empty And Gas Appliances And Lines Could Not Be Inspected</i></p>	
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CATEGORY 2 - GENERAL REPAIRS
 Observed Condition(s): Action:

6		<p>Water Heater</p> <p><i>Missing Extension Pipe At Water Heater Relief Valve</i></p>	<p><i>Install Extension Pipe At Relief Valve To Perform Its Intended Function Properly</i></p>
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CATEGORY 6 - END OF SECTION
 Observed Condition(s): Action:

7		<p>End Of Section 6 - Plumbing</p> <p><i>This Concludes The Plumbing Section Of This Report</i></p>	
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WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE	
1	Main Panel	Basement	100 Amp - 240 Volt	Circuit Breakers
2				
3				

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET	
Panel Cabinet	Wire Connections	Copper - Romex	Wiring General Cond.	None
Panel Cover	Grounding/bonding		Junctions / Splicing	
Breakers / Fuses	Wiring Workmanship		Operation	

- This Page Typically References The Electrical System At The Main Panel(s) And Sub Panel(s). Please Read The Other Pages For Electrical Comments Found Throughout The House.
- Smoke Detectors Are Now Required On Each Floor Of The House And In Each Bedroom.
- G F I Protected Electrical Outlets Are Now Required At The Exterior, Garage, Kitchen Countertops, Baths And Unfinished Basement Areas
- Electrical Components Concealed Behind Finished Surfaces Are Not Inspected.
- Only A Representative Sampling Of Outlets And Light Fixtures Were Tested.
- Furniture And/or Storage Restricted Access To Some Electrical Components Which May Not Be Inspected.
- 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

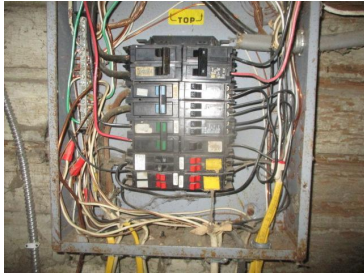
WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

1

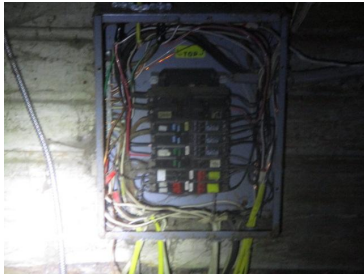


Panel

Main Panel Needs To Be Properly Bonded

Qualified Contractor Should Be Consulted For Proper Repairs

2



Panel

Panel Cover Was Missing At Time Of Inspection

Replace Missing Panel Cover

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

3



Meter Base

Service Wire And Meter Base At Exterior Of Garage Wall

Remove And Cap If No Longer In Use



SECTION 7 - ELECTRICAL

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

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

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

4

End Of Section 7 - Electrical

This Concludes The Electrical Section Of This Report





SECTION 8 - KITCHEN / LAUNDRY

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Range	Walls & Ceiling	
Floors	Sink Drain		Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes		Doors & Windows	Washer Drain
Lights & Outlets	Heating / Cooling		Lights & Outlets	Dryer 220 Outlet
Cabinets & Counters			Heating / Cooling	Dryer Vent

- It Is Beyond The Scope Of This Inspection To Test The Self Cleaning Capabilities Of The Oven(s).
- 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).
- Appliance Thermostats, Timers And Other Specialized Features And Controls Are Not Tested.
- The Effectiveness, Efficiency And Overall Performance Of Appliances Is Outside The Scope Of This Inspection

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

CATEGORY 2 - GENERAL REPAIRS

Observed Condition(s):

Action:

1



Appliances

Damaged Appliances And Cabinets Noted Throughout Kitchen

Qualified Contractor Should Be Consulted For Proper Repairs

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

2



End Of Section 8 - Kitchen / Laundry

This Concludes The Kitchen / Laundry Section Of This Report



SECTION 9 - BATHROOMS

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

BATHROOMS

1 - Full Bath

BATHROOM COMPONENTS

Walls & Ceiling	Sink Drains	Tub & Shower Drains
Floors	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets
		Heating / Cooling

- Bathtubs And Showers Typically Need Regular Caulking And/or Grouting Maintenance At The Tile And / Or S

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

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

1



Supply & Waste Pipes

Freeze Damage Noted Throughout Water And Drain Lines In Bathrooms. Note Water Was Off And Plumbing Could Not Be Inspected

Qualified Contractor Should Be Consulted For Proper Repairs

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

2



End Of Section 9 - Bathrooms

This Concludes The Bathrooms Section Of This Report

WHAT WE INSPECTED:

INTERIOR ROOMS

Living Room Dining Room	Foyer Hallways Stairways	5 - Bedrooms	
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INTERIOR ROOM COMPONENTS

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

- If The House Is Occupied, The Interior Inspection Of The House Is 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 Operabl
- Electrical Components Concealed Behind Finished Surfaces Or Furniture Could Not Be Inspected

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

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):

Action:

1

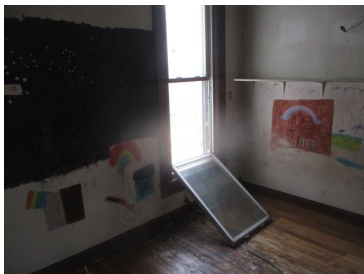


Floors

Mice Feces Noted Throughout Interior Of Home From A Active Infestation

Qualified Contractor Should Be Consulted For Proper Repairs

2



Windows

Broken Sash Clips Noted Throughout Window At Time Of Inspection. Note Windows Will Not Close Due To Damaged Sash Clips

Replace Windows

CATEGORY 1 - SAFETY HAZARDS

Observed Condition(s):

Action:

3



Walls & Ceiling

Suspected Asbestos Material At Ceiling Tiles Throughout Interior Of Home

Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary For Safety Reasons

4

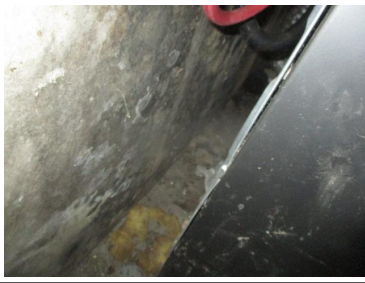


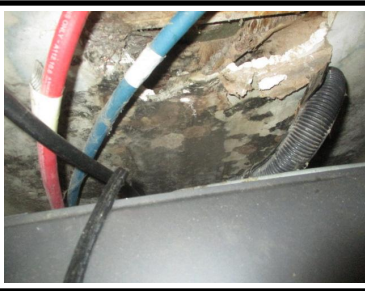
Walls & Ceiling


Mold Like Substance Noted Throughout Interior Walls And Ceilings


Clean And Treat All Mold Like Substance By A Qualified And Certified I I C R C Mitigation Contractor

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

5		Walls & Ceiling <i>Additional Photo Of: Mold Like Substance Noted Throughout Interior Walls And Ceilings</i>	
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6		Walls & Ceiling <i>Additional Photo Of: Mold Like Substance Noted Throughout Interior Walls And Ceilings</i>	
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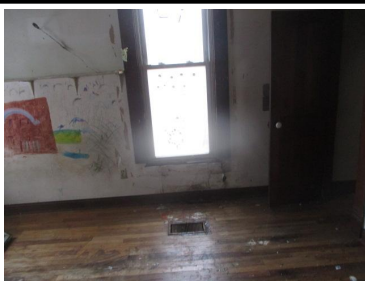
7		Walls & Ceiling <i>Additional Photo Of: Mold Like Substance Noted Throughout Interior Walls And Ceilings</i>	
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8		Lights & Outlets <i>Open Junction Box's Were Noted Throughout Interior</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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CATEGORY 2 - GENERAL REPAIRS

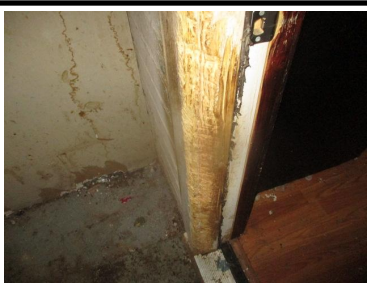
<i>Observed Condition(s):</i>	<i>Action:</i>
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9		Walls & Ceiling <i>Damaged Noted Throughout Interior Walls And Ceiling</i>	<i>Qualified Contractor Should Be Consulted For Proper Repairs</i>
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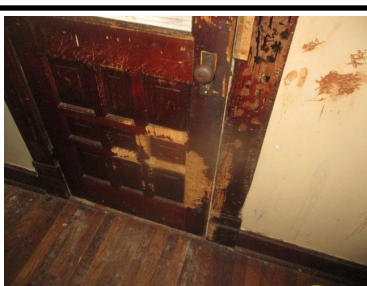
10		Walls & Ceiling <i>Additional Photo Of: Suspected Asbestos Material At Ceiling Tiles Throughout Interior Of Home</i>	
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WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below:

11		<p>Walls & Ceiling</p> <p><i>Additional Photo Of: Damaged Noted Throughout Interior Walls And Ceiling</i></p>
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12		<p>Doors</p> <p><i>Animal Damage Noted Throughout Interior And Exterior Doors</i></p> <p><i>Repair/ Replace Doors</i></p>
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13		<p>Doors</p> <p><i>Additional Photo Of: Animal Damage Noted Throughout Interior And Exterior Doors</i></p>
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14		<p>Doors</p> <p><i>Additional Photo Of: Animal Damage Noted Throughout Interior And Exterior Doors</i></p>
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CATEGORY 6 - END OF SECTION

Observed Condition(s): _____ Action: _____

15		<p>End Of Section 10 - Interior</p> <p><i>This Concludes The Interior Section Of This Report</i></p>
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SECTION 11 - ATTIC

Client: Joe Halderman

Property: 1530 W 261 Street
Sheridan IN 46069

Date: 2/28/2024

WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED
1 Main	Partial	From Access
2 Lower	No Access	Not Inspected

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch Accessibility	Wood Rafters Board Decking Plywood Decking	Blown In Av Depth 2-4 R Value 1 - 5	Attic Ventilation Vent Screening	Visible Wiring Light Fixtures	Masonry	N / A

- 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
- The Amount Of Insulation In The Attic Makes An Inspection Of All Wiring Components In The Attic Impossible. The Inspection Of The Wiring Was Limited.
- Any Estimates Of Insulation R Values Or Depths Are Rough Average Values

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

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

1

End Of Section 11 - Attic

This Concludes The Attic Section Of This Report



WHAT WE INSPECTED:

FOUNDATION TYPES		ACCESSIBILITY		HOW INSPECTED	
1	Basement	Limited		Entered	
2	Crawl Space	Limited - Obstructed		Visible Portions	
3					

FOUNDATION	FLOOR FRAMING		DRYNESS	INSULATION	VENTILATION	MECHANICALS
Stone Walls	Joists	Beams		None	None	Visible Wiring
Concrete Floor	Sub Flooring	Columns				Visible Plumbing
Dirt Floor	Sill Plates					Visible Ductwork

- Assessing The Structural Integrity Of A Building Is Beyond The Scope Of A Typical Home Inspection. A Certified Professional Engineer Is Recommended Where There Are Structural Concerns About The Building.

- Water Seepage And Moisture Penetration Is Common In Many Foundations, Usually Resulting From Inadequate Exterior Drainage Control. Many Water Problems Can Be Greatly Improved By Correcting Grading And Water Control Around The Foundation

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





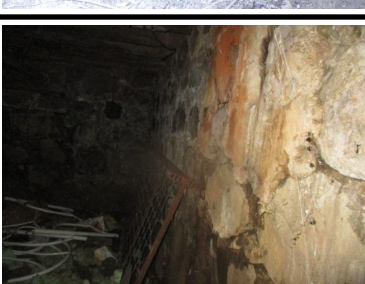

CATEGORY 1 - MAJOR REPAIRS

Observed Condition(s):


Action:


1		<p>Foundation Walls</p> <p><i>Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>	<p><i>Further Evaluation By Qualified Contractor And Repaired / Replaced As The Contractor Determines Is Necessary</i></p>
2		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>	
3		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>	
4		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>	


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


5		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>
6		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>
7		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>
8		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>
9		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>
10		<p>Foundation Walls</p> <p><i>Additional Photo Of: Cracking, Deterioration And Outward Deflection Noted Throughout Foundation Of Home</i></p>

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

11		Floor Framing	
		Termite And Powder Post Beetle Damage Noted Throughout Framing In Cellar And Crawl Space.	Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary

12		Floor Framing	
		Additional Photo Of: Termite And Powder Post Beetle Damage Noted Throughout Framing In Cellar And Crawl Space.	


13		Floor Framing	
		Additional Photo Of: Termite And Powder Post Beetle Damage Noted Throughout Framing In Cellar And Crawl Space.	

14		Dryness	
		Excessive Moisture / Humidity Noted Throughout Crawl Space And Basement	Further Evaluation By Qualified Contractor And Repaired As The Contractor Determines Is Necessary

CATEGORY 6 - END OF SECTION

Observed Condition(s):

Action:

15		End Of Section 12 - Foundation	
		This Concludes The Foundation Section Of This Report	

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:
Chapman Property Inspections, LLC 317-984-3072
26768 SR 19
Arcadia, IN 46030

Company's Pest Control Business Lic. No: **223592** Date of Inspection: **2/28/2024**
Property Address:
1530 W 261 Street
Sheridan IN 46069

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

Shawn Chapman



F40646

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 wood destroying insect damage. **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)

Termite and Powder Post Beetle damage noted to framing at basement, crawl space and garage

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.

Section III. Recommendations

No action and/or treatment recommended: (Explain if Box B in section II is checked)

Recommend action(s) and/or treatment for the control of: **Termites Powder Post Beetles**

Unless documentation can be provided of a proper termite treatment by a licensed pest control company within the previous five years or unless the structure is presently covered by a warrantee or service agreement with a licensed

Section IV. Obstructions and Inaccessible Areas

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

Basement **1, 3, 4, 5, 6, 7, 8, 12 (Slab) 24**

Crawl Space **5, 10, 11, 12, 24**

Main Level **3, 4, 6, 7, 8, 9**

Attic **5**

Garage **3, 7, 12 (Slab)**

Exterior **17**

Porch **12**

Addition

Other

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

- | | |
|------------------------|--------------------------------------|
| 1 Fixed ceilings | 14 Cluttered condition |
| 2 Suspended ceiling | 15 Standing water |
| 3 Fixed wall covering | 16 Dense vegetation |
| 4 Floor covering | 17 Exterior siding |
| 5 Insulation | 18 Window well covers |
| 6 Cabinets or shelving | 19 Wood pile |
| 7 Stored items | 20 Snow |
| 8 Furnishings | 21 Unsafe conditions |
| 9 Appliances | 22 Rigid foam board |
| 10 No access or entry | 23 Synthetic stucco |
| 11 Limited access | 24 Ductwork, plumbing, and/or wiring |
| 12 No access beneath | 25 Spray Foam Insulation |
| 13 Only visual access | 26 Equipment |

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

Evidence of Previous Treatment: No Yes -

Signature of Seller(s) or Owners if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W. D. I. Infestation, damage, repair, and treatment history.

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. Please refer to the NPMA suggested guidelines for instructions on completing this 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.

- 1. 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.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment of corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company. For other wood destroying insects, please refer to the suggested guidelines for added guidance on actions and or treatment.
- 3. 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.
- 4. 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.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**