



Serving Central Indiana
Since 1977

Surette's
INSPECTION SERVICE

Certified
Member



P. O. Box 3093
Carmel, IN 46082

(317)-844-5334

PROPERTY INSPECTION REPORT



Property Address:

1205 N Drexel
Indianapolis IN 46201

Prepared for:

Inspection Date:

February 4, 2005

Inspector:

Steve Surette

Inspection #:

1551874

BUYERS REALTOR:

SELLERS REALTOR:

Sycamore Group
815 E. 63rd Pl.
Indianapolis IN 46220
Office # 722-4350



Carpenter GMAC
1026 N Mitthoffer Rd
Indpls IN 46201
Office # 899-4600

SERVICES REQUESTED:

Full Home Inspection
Termite Inspection

GENERAL INFORMATION

Main Entry Faces: **West**
Estimated Age: **50- 54 Years**
Unit Type: **Single Family**
Stories: **Two**
Space Below Grade: **Basement**
Time of Inspection: **3:30 pm**
Weather: **Clear**
Temp: **40 ° F**
Soil Condition: **Frozen**
Unit Occupied: **No**
People Present: **Client**

Inspector: **Steve Surette**

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 CONCERNS / SAFETY HAZARDS

ROOF

- Rusting noted at the chimney cap- The chimney does not have a flue liner. This can allow for deterioration of the interior of the chimney. We recommend consideration be given to installing a proper flue liner. - (See Photo 1)

GARAGE

- Electrical cover plates are broken.

INTERIOR ROOMS

2nd floor bedroom window is stuck shut. - (See Photo 1)

2 - REPAIRS

EXTERIOR

- The exterior electrical outlet is not grounded. - (See Photo 1)

GROUNDS

Settlement cracks noted on foundation of rear porch. - (See Photo 2)

GARAGE

- Due to the three layers of existing roofing, we recommend that the roof coverings be removed down to the decking and a new first layer of shingles be installed during the next repair. - (See Photo 1)

HEATING / COOING

- The old chimney does not have a flue liner sufficient for this gas appliance. We recommend this be further evaluated by a qualified contractor. The chimney may need to be relined.

KITCHEN / LAUNDRY

Disposal is binding when tested. - (See Photo 1)

- Some of the grounded style outlets are not properly grounded. This should be repaired for safety. - (See Photo 2)

Disposal side of sink is slow to drain. - (See Photo 3)

BATHROOMS

- Loose tile grouting noted at both baths shower. This should be evaluated and repaired as needed to prevent leakage and deterioration. - (See Photo 1)

ATTIC

- We recommend adding more insulation to the attic to bring the house up to today's standards. - (See Photo 1)

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

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

2 - REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.
Items listed as REPAIRS should be evaluated by qualified contractors.

If left unattended REPAIRS can become MAJOR CONCERNS / 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	7 - 10 Years	18 - 22 Years	1 Walked Portion
2						
3						
4						
5						

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

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

- Rusting noted at the chimney cap- The chimney does not have a flue liner. This can allow for deterioration of the interior of the chimney. We recommend consideration be given to installing a proper flue liner. - (See Photo 1)

2 - 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.



Client: _____
Property: 1205 N Drexel
 Indianapolis, IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Aluminum Siding		Front Door		Standard Faucets	Exterior Lights
	Wood Trim	Rear Door	Wood Windows		Exterior Outlets
					Main Service
					GFI Protection

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- The exterior electrical outlet is not grounded. - (See Photo 1)

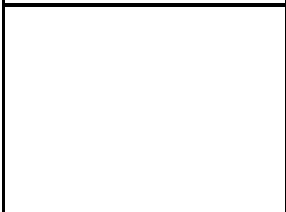
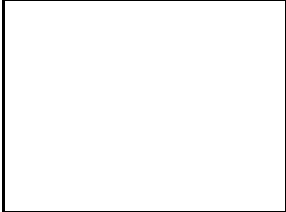
3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- 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 INSPECTED:

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

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

Settlement cracks noted on foundation of rear porch. - (See Photo 2)

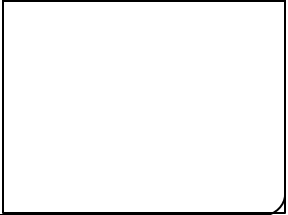
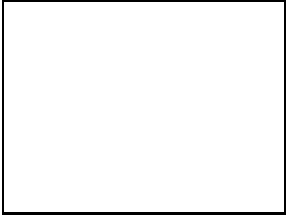
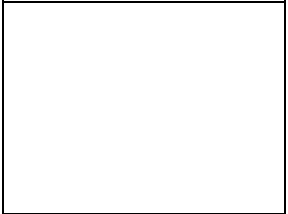
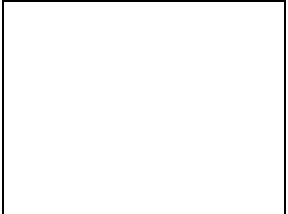
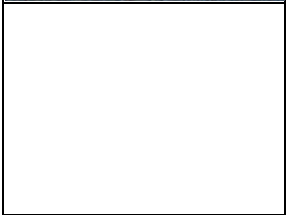
3 - ITEMS TO MONITOR

- The concrete driveway shows moderate signs of wear and age. This will likely need to be repaired/replaced in the near future. - (See Photo 1)

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- 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 physical health.



ATTACHED GARAGE

Client: _____
Property: 1205 N Drexel
 Indianapolis IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Fiberglass Shingle	5 - 10	3	Aluminum Gutters	Aluminum Siding	Underground Wires	
Interior -						
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING		
Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None		
Garage Floor	Door Opener					
		General Wiring				

WHAT WE FOUND: Photos

The items inspected are in **ACCEPTABLE** condition except as noted below.

1 - MAJOR CONCERNS / SAFETY HAZARDS

- Electrical cover plates are broken.

2 - REPAIRS

- Due to the three layers of existing roofing, we recommend that the roof coverings be removed down to the decking and a new first layer of shingles be installed during the next repair. - (See Photo 1)

3 - ITEMS TO MONITOR

- The garage floor has heaved up and cracked. This usually is not a serious problem but should be monitored as the house ages. - (See Photo 2)

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

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



WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Air	Mid Efficiency	13 - 15	15 - 20
	2			
	3			
COOLING UNIT(S):	1 Electric Central A/C	High Efficiency	13 - 15	10 - 15
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS	
Heating Operation	Clearances	Ductwork	Filter	A/C Operation	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 CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- The old chimney does not have a flue liner sufficient for this gas appliance. We recommend this be further evaluated by a qualified contractor. The chimney may need to be relined.

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 adequacy of HVAC supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- 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.





PLUMBING

Client: _____
 Property: 1205 N Drexel
 Indianapolis IN 46201
 Date: 2-4-2005

WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Basement	Galvanized Piping	Represented to be: Municipal Sewer	Cast Iron Waste Pipes	Steel Gas Pipes
	Meter Pit				

WATER HEATER(S):	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
	1	Basement	50 Gallon	Gas	New	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 CONCERNS / SAFETY HAZARDS

2 - 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.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- The older galvanized pipes have a limited life. This condition is a slow process but will eventually require that the plumbing supply pipes be replaced. .



Serving Central Indiana Since 1977

Surette's
INSPECTION SERVICE

ELECTRICAL

Client: _____

Property: 1205 N Drexel
Indianapolis IN 46201

Date: 2-4-2005

WHAT WE INSPECTED:

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

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

WHAT WE FOUND: Photos

The items inspected are in **ACCEPTABLE** condition except as noted below.

- 1 - MAJOR CONCERNS / SAFETY HAZARDS
- 2 - REPAIRS
- 3 - ITEMS TO MONITOR
- 4 - MAINTENANCE / IMPROVEMENTS
- 5 - GENERAL COMMENTS & LIMITATIONS
 - 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.
 - GFI 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 INSPECTED:

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

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

Disposal is binding when tested. - (See Photo 1)

- Some of the grounded style outlets are not properly grounded. This should be repaired for safety. - (See Photo 2)

Disposal side of sink is slow to drain. - (See Photo 3)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

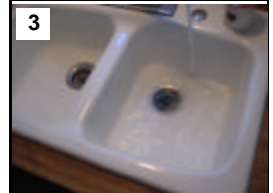
5 - GENERAL COMMENTS & LIMITATIONS

- 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.



BATHROOMS

Client: _____
Property: 1205 N Drexel
 Indianapolis IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

BATHROOMS

2 - Full Baths

BATHROOM COMPONENTS

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

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

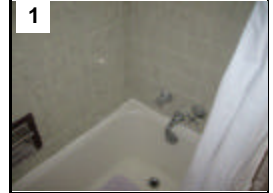
- Loose tile grouting noted at both baths shower. This should be evaluated and repaired as needed to prevent leakage and deterioration. - (See Photo 1)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

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



Client: _____
Property: 1205 N Drexel
 Indianapolis IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

INTERIOR ROOMS

Dining Room	Hallways	3 - Bedrooms	
Living Room	Stairways		
Family Room			

INTERIOR ROOM COMPONENTS

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

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

Photos

1 - MAJOR CONCERNS / SAFETY HAZARDS

2nd floor bedroom window is stuck shut. - (See Photo 1)

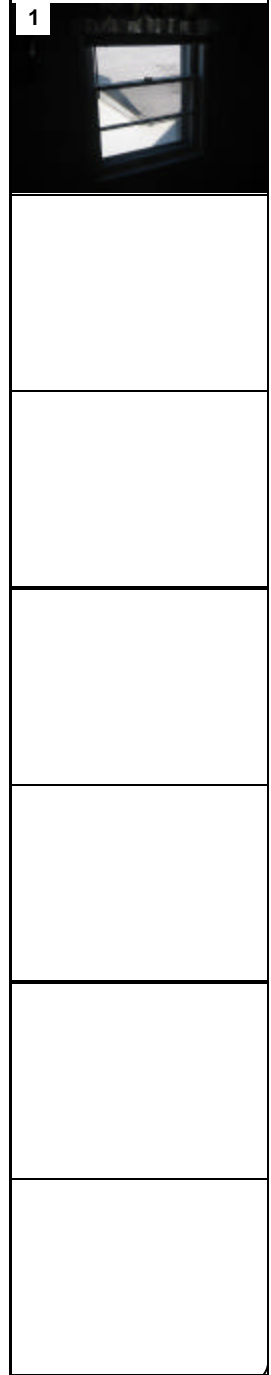
2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- The interior inspection of the house was 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.
- Electrical components concealed behind finished surfaces or furniture could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- 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 outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.



Client: _____
Property: 1205 N Drexel
 Indianapolis IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

ATTIC AREAS		ACCESSIBILITY	HOW INSPECTED			
1	Side	Limited	From Access			
2						

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Rafters	Loose Fill	Attic Ventilation	Light Fixtures	Masonry	
Accessibility	Board Decking	Av Depth 4-6	Vent Screening	Visible Wiring	-not viewable	N/A
		R Value 10 - 15				

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

Photos

- 1 - MAJOR CONCERNS / SAFETY HAZARDS
- 2 - REPAIRS
 - We recommend adding more insulation to the attic to bring the house up to today's standards. - (See Photo 1)
- 3 - ITEMS TO MONITOR
- 4 - MAINTENANCE / IMPROVEMENTS
- 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 wiring was limited.
 - Any estimates of insulation R values or depths are rough average values.



FOUNDATION

Client: _____
Property: 1205 N Drexel
 Indianapolis IN 46201
Date: 2-4-2005

WHAT WE INSPECTED:

FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Basement	Limited	Entered
2		
3		

FOUNDATION	FLOOR FRAMING		DRYNESS	INSULATION	VENTILATION	MECHANICALS
Poured Concrete	Joists	Beams	Basement	None	Windows	Visible Wiring
Concrete Floor	Sub Flooring	Columns	Floor Drain			Visible Plumbing
	Sill Plates					Visible Ductwork

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

1 - MAJOR CONCERNS / SAFETY HAZARDS

2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
- 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 most basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.
