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Prepared for:  
Maxwell Reuben  
123 North Main Street  
St. Joseph, Indiana 44444

November 18, 2008

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St. Joseph, Indiana 44444

Thank you for choosing Preferred Real Estate Inspection Services. I feel this inspection will provide you with necessary information concerning the purchase of your new home in an easy-to-read report.

Before reviewing this report, I would like to explain its contents:  
The "Attention/Summary" page refers to items that I feel should be brought to your attention. However, not all items needing attention are on this page. These items will require some form of repair or possible replacement. This report should be read in its entirety. There may be some conditions that I feel do not warrant enough significance to be placed on the attention page, but should not be overlooked.

Please do not hesitate to call my office with any questions you may have concerning this report.

Thank you,

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Joe Hartsough  
574.292.6491

## Attention/Summary Page

The Attention Items section includes components which the inspector believes are in need of immediate repair or will require repair in the near future. This page is also intended as a Summary of the Inspection.

- 1 Although the shingles are new (2-3 years), the plumbing boots are old and deteriorating. These need to be replaced to stop water infiltration.
- 2 The water heater is making noise, indicating that it is beginning to fail. Replacement will be needed in the future.
- 3 The brick mortar on the front stoop is cracking and the bricks are beginning to loosen. Tuck-pointing is recommended.
- 4 The paint on the rear windows is beginning to flake. These windows will need to be painted in order to prevent the wood from deteriorating.
- 5 All of the cabinet pulls are loose on the kitchen cabinets; they simply need to have the screws tightened.
- 6 No wood destroying insects were found on the day of inspection.

# Inspection Report

This report was prepared for exclusive use of:	<b>Maxwell Reuben</b>
Property inspected:	<b>123 North Main Street St. Joseph, Indiana 44444</b>
Date:	November 18, 2008
Type of Inspection	Whole home Termite Radon
People Present:	Myself/Max
Weather Conditions:	Clear, 55 degrees

## I. General Property Information

Style of Home:	Two Story
Entrance Faces:	East
Bedrooms:	3
Bathrooms:	2
Foundation Type:	Poured Concrete
Approximate Age:	50 years
Utility Status (Water, Electricity, Gas):	On
Type of Water Service:	City Water/Sewer

## II. Lots and Grounds

<b>Walkways</b>	Satisfactory
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<b>Building Front Entrance</b>	Satisfactory
Mortar is deteriorating on stoop, tuck-pointing needed.	

<b>Patios, Decks, Porches</b>	Satisfactory
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<b>Driveway</b>	Satisfactory
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<b>Foliage</b>	Satisfactory
(Trees, shrubs, etc.)	

<b>Sprinkling System</b>	None
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<b>Surface Drainage</b>	Satisfactory
(Negative grade)	

### III. Exterior Components

<b>Wall Covering</b>	Satisfactory
Cedar and Brick	
<b>Gutters and Fascia</b>	Satisfactory
<b>Exterior Doors</b>	Satisfactory
<b>Windows</b>	Satisfactory
Rear windows are in need of paint.	
<b>Moisture Protection</b>	Satisfactory
Paint needed on rear windows.	

### IV. Roofing and Components

\*This home was given a roof inspection, which consisted of a full "walked" evaluation.

<b>Roofing Materials</b>	Satisfactory
Type:	Laminate
Estimated Age:	2-3 years
<b>Flashing</b>	Marginal
All of the plumbing boots need to be replaced.	
<b>Chimney</b>	Satisfactory

### V. Attic

Method of Inspection: Attic was entered and evaluated.

<b>Insulation</b>	Satisfactory
Type:	Blown Fiberglass
R Value estimate:	30
<b>Ventilation</b>	Satisfactory
Type:	Roof Vents
Bathroom Vent Fans:	Yes
Exit Point:	Soffit