



## AP Inspections LLC

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260-668-6848 <https://www.ap-inspections.com>

Report Number  
**INS-2026-0010**  
3/1/2026

### PROPERTY ADDRESS

**9480 east 200 north**  
Fremont, IN 46737

### CLIENT INFORMATION

**David Nester**  
davidwnester@gmail.com

Inspection Date: 3/1/2026

### Inspector Summary

The home at 9480 East 200 North is in overall good condition, with satisfactory systems and structural components. Major concerns include the water heater and its restraints, which require evaluation by a qualified plumber to prevent potential leaks or safety issues. No significant deficiencies were observed in the roof, foundation, electrical, HVAC, or interior systems. It is recommended to have the water heater inspected and maintained promptly, and to consider professional chimney and fireplace assessments for safety assurance.



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## Property & Client Information

### Weather Conditions

 Not Rated

Observations:

Sunny, 32 degrees

Photos:



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## Roof System

### Roof Covering Material & Condition

✔ Satisfactory

Observations:

Metal.

8 years old. Looked at from ground.

Photos:



## Flashing Condition

✔ Satisfactory

Photos:



## Chimney Condition

✔ Satisfactory

Observations:

vents through roof on west side of house.

## Gutters & Downspouts

✔ Satisfactory

Observations:

Underground drainage

Photos:





## Roof Ventilation

✓ Satisfactory

Photos:



## Skylights & Roof Penetrations

ⓘ Not Inspected

Observations:

None

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## Exterior

### Siding & Exterior Wall Covering

 Not Rated

Observations:

Vinyl siding with real brick facade.

Photos:



## Exterior Doors

✔ Satisfactory

### Observations:

All doors fit snug and close and open properly

### Photos:





## Windows & Screens

 Not Rated

### Observations:

Windows are double hung and open and close properly

### Photos:





## Trim & Fascia

✔ Satisfactory

Photos:



## Decks, Porches & Balconies

✔ Satisfactory

Photos:







## Walkways & Driveways

✔ Satisfactory

Observations:

Driveway is gravel sidewalks are concrete, patio is concrete stamped

Photos:





## Grading & Drainage

 Not Rated

Observations:

All drainage runs toward pond away from House

Photos:



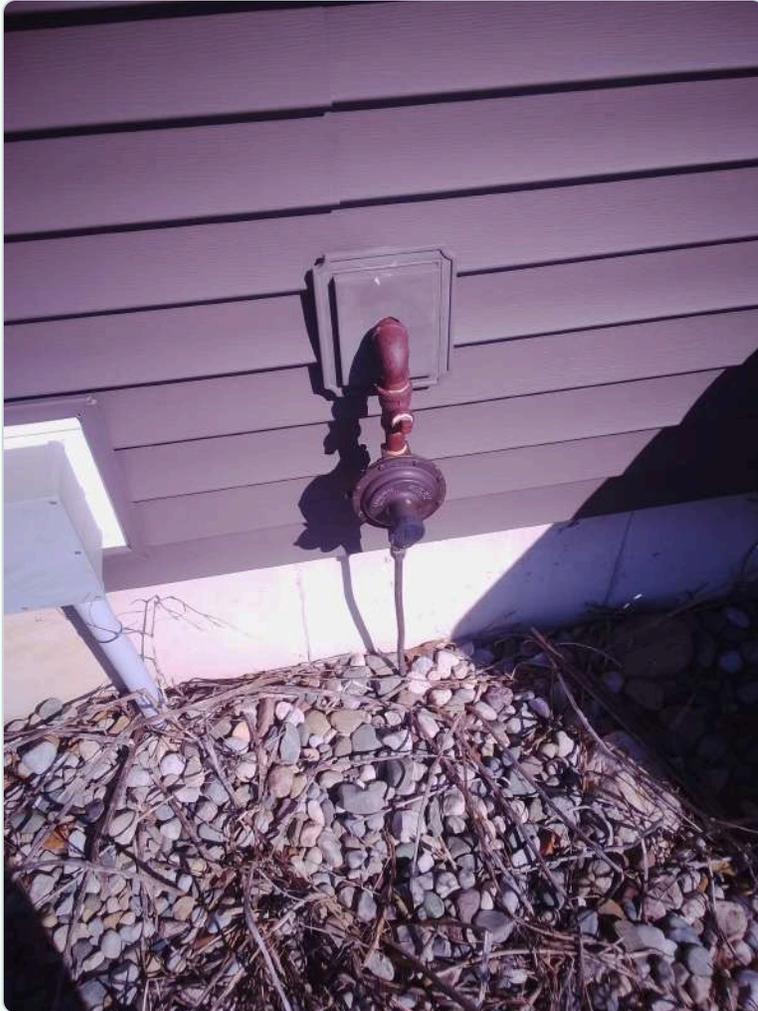
## Locate & Condition - Gas shut off

✔ Satisfactory

### Observations:

Underground propane tank. Piped into house. Shut off located west side of house.

### Photos:





## Retaining Walls

✔ Satisfactory

Photos:



## Foundation & Structure

### Foundation Type & Condition

✓ Satisfactory

Observations:

Foundations concrete with a basement

Photos:



### Basement/Crawl Space Condition

✓ Satisfactory

Observations:

All concrete walls no cracks



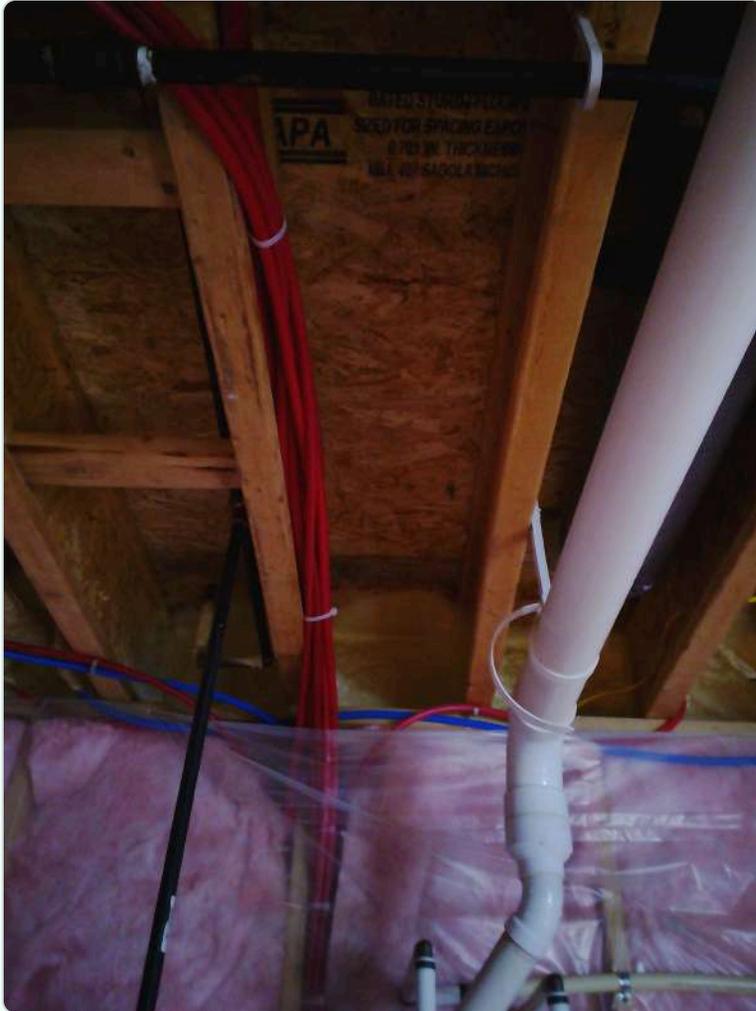
## Floor System & Framing

✔ Satisfactory

Observations:

OSB flooring with I joist

Photos:



## Wall Framing & Structure

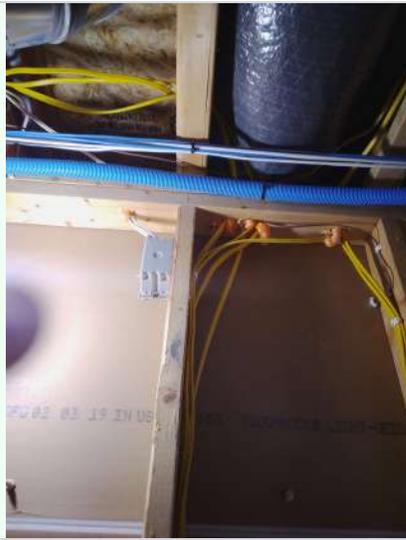
✔ Satisfactory

Observations:

2x4 studs with seal plate treated and drywalled

Photos:





## Ceiling & Roof Framing

✔ Satisfactory

Observations:

All drywalled

## Moisture & Water Intrusion

ⓘ Not Rated

Observations:

None found

## Columns

ⓘ Not Inspected

Observations:

No columns found



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## Electrical System

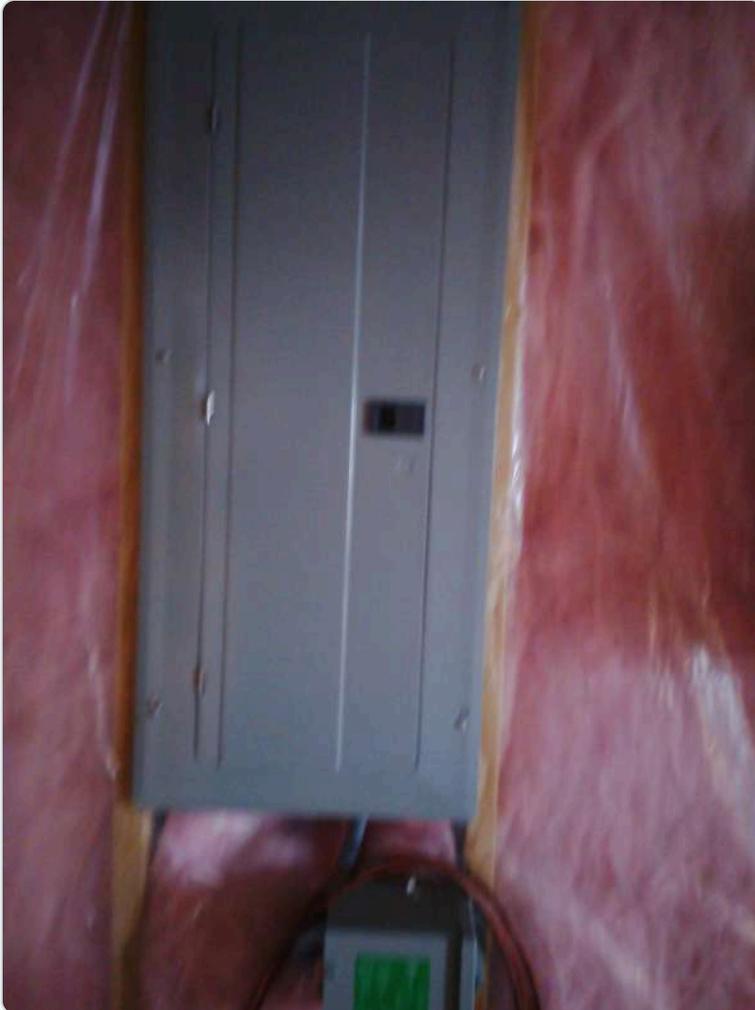
### Service Entry & Panel

✔ Satisfactory

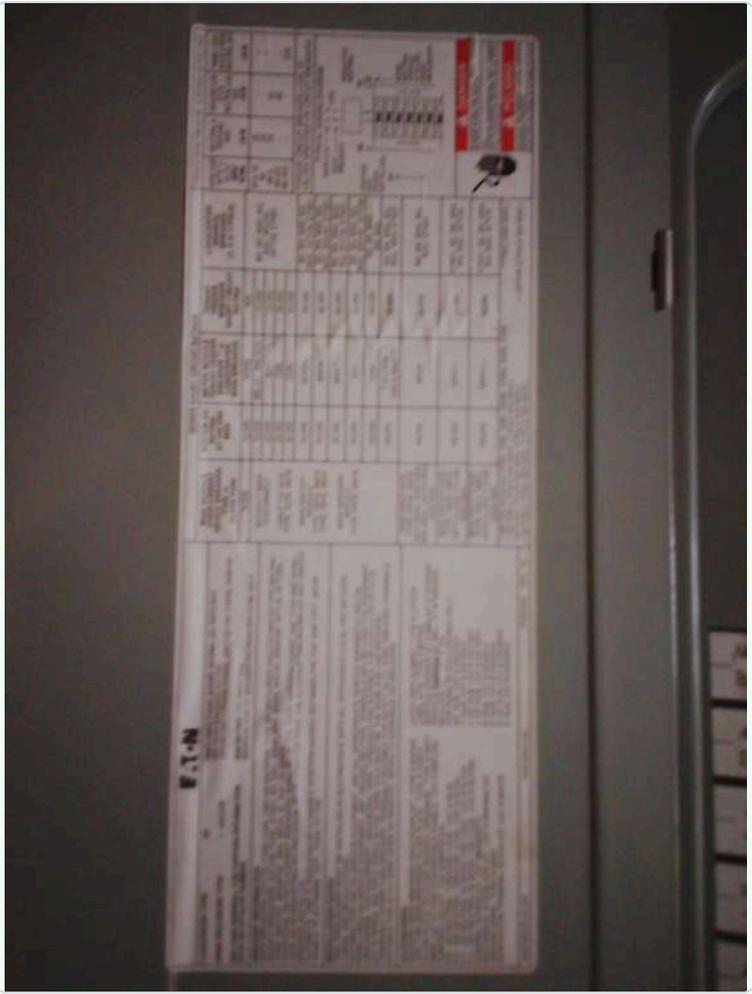
Observations:

Located in basement in utility room

Photos:







## Main Panel Condition

✓ Satisfactory

Observations:

Eaton, 200 amp service

Photos:



## Branch Circuits & Wiring

ⓘ Not Inspected

## Outlets & Switches

 Not Inspected

Observations:

All tested.

## GFCI & AFCI Protection

 Satisfactory

Observations:

All outside receptacles are GFI on one circuit

## Grounding & Bonding

 Not Inspected

## Light Fixtures & Fans

 Satisfactory

Observations:

All light fixtures and fans found work in a good condition

## Service Drop

 Satisfactory

Observations:

Service drop is located at out building and provided to the house underground.

## Sub Panel

 Not Inspected

Observations:

No sub panels.

## Smoke Detectors

✔ Satisfactory

### Observations:

I'll smoke detectors and checked and working properly.  
All smoke detectors are linked together.



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## Plumbing System

### Water Supply Service

✓ Satisfactory

Observations:

3/4 in connection PVC plastic to brass fitting

Photos:



## Water Heater

⚠ Needs Evaluation

### Observations:

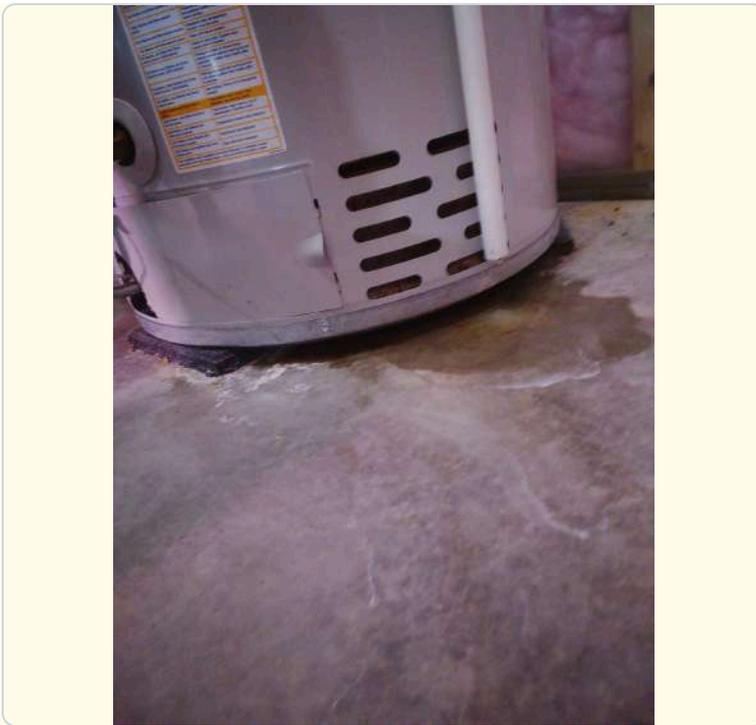
Puddle of water under trap drain valve

### Recommendations:

Recommend a qualified plumber evaluate the water heater's drain valve for leaks or damage. Prompt inspection and repair are advised to prevent potential water damage and ensure proper operation.

### Photos:





**DANGER**

**HOT**  
**BURN**

Temperature over 125°F cause severe burns or death from scalds. Children, disabled and elderly at highest risk of being killed.

Read instruction manual before attempting to install or use water heater.

Do not use hot water before bathing or showering.

Temperature limiting valves are available, see manual.

**OPERATING INSTRUCTIONS**

1. STOP! Read the safety information to the left on this label.
2. Turn off all electric power to the appliance.
3. Set the thermostat to lowest setting.
4. This appliance is equipped with an ignition device which automatically lights the pilot. Do not try to light the pilot by hand.

SWITCH SHOWN IN "ON" POSITION

**OPERATING INSTRUCTIONS**

5. Use thermostat to decrease setting.
6. Hold fire (2) minutes to allow hot air gas. Then smell for gas. (Indoors, near the tank, if you smell gas, STOP! Turn "OFF" in the safety information to left on this label. If you don't smell gas, go to the next step.)
7. After the switch on the right side of the gas valve up to the "ON" position.

**FOR YOUR SAFETY READ BEFORE OPERATING**

1. Read the safety information to the left on this label. Do not try to operate this appliance until you have read the instructions carefully. Do not use this appliance until you have read the instructions carefully. Do not use this appliance until you have read the instructions carefully.

**AUTOMATIC STORAGE WATER HEATER**

**DESIGN CERTIFIED**

**ASAP CERTIFIED**

BRADFORD WHITE CORPORATION www.bradfordwhite.com 3  
200 LAFAYETTE STREET MIDDLEVILLE MI 49333 USA

Model No: RG1PV5066X  
Serial No: TC43122188  
Nom. Cap.: 50 US gal  
Input: 38000 (Btu/hr) Type: PROPANE

Gas Pressure Manifold: 10.0 (InWC)  
Inlet Supply Max: 14.0 (InWC)  
Inlet Supply Min: 11.0 (InWC)

**CLOSET INSTALLATION MINIMUM CLEARANCES IN INCHES**

5 FRONT	0 LEFT	15 TOP
0 BACK	0 RIGHT	0 VENT CONNECTOR

**CATEGORY III**  
ANSI Z21.10.1-2017/CSA 4.1-2017  
Pressure: Test 300 psi, Working 150 psi

MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 4,858,448; 4,872,892; 4,898,398; 4,928,883; 4,861,868; 4,904,428; 5,000,880; 5,023,021; 5,052,340; 5,091,598; 5,083,519; 5,113,767; 5,198,380; 5,271,171; 5,302,880; 5,372,190; 5,485,678; 5,574,622; 5,598,900; 5,690,185; 5,761,378; 5,841,848; 5,924,482; 5,988,117; 6,142,748; 6,388,280; 6,604,421; 7,100,102; 7,307,748; OTHER U.S. AND FOREIGN PATENT APPLICATIONS PENDING. CURRENT CANADIAN PATENTS: 1,272,914; 1,280,043; 1,288,838; 1,245,882; 2,082,102; 2,107,872; 2,108,190; 2,112,618.

This water heater meets or exceeds all or portions of (where applicable) the minimum efficiency requirements of ASHRAE Code 90.

Water vapors can catch fire or severe. Keep flame 1. far as possible 2. in open 3. tightly 4. out of it. Water vapors protected. Read manual is inside.





## Water Heater Restraints-(TRP)

 Needs Evaluation

### Observations:

No restraints visible trp valve leaks

### Recommendations:

Recommend a qualified plumber evaluate the water heater restraints to ensure proper installation and safety. Additionally, have a professional inspect the temperature and pressure relief (TRP) valve for leaks or signs of malfunction.



## Drain, Waste & Vent System

✔ Satisfactory

### Observations:

All drain and waste go into grinder pump, vent system is through the roof and outside of house

### Photos:



## Fixtures & Faucets

✔ Satisfactory

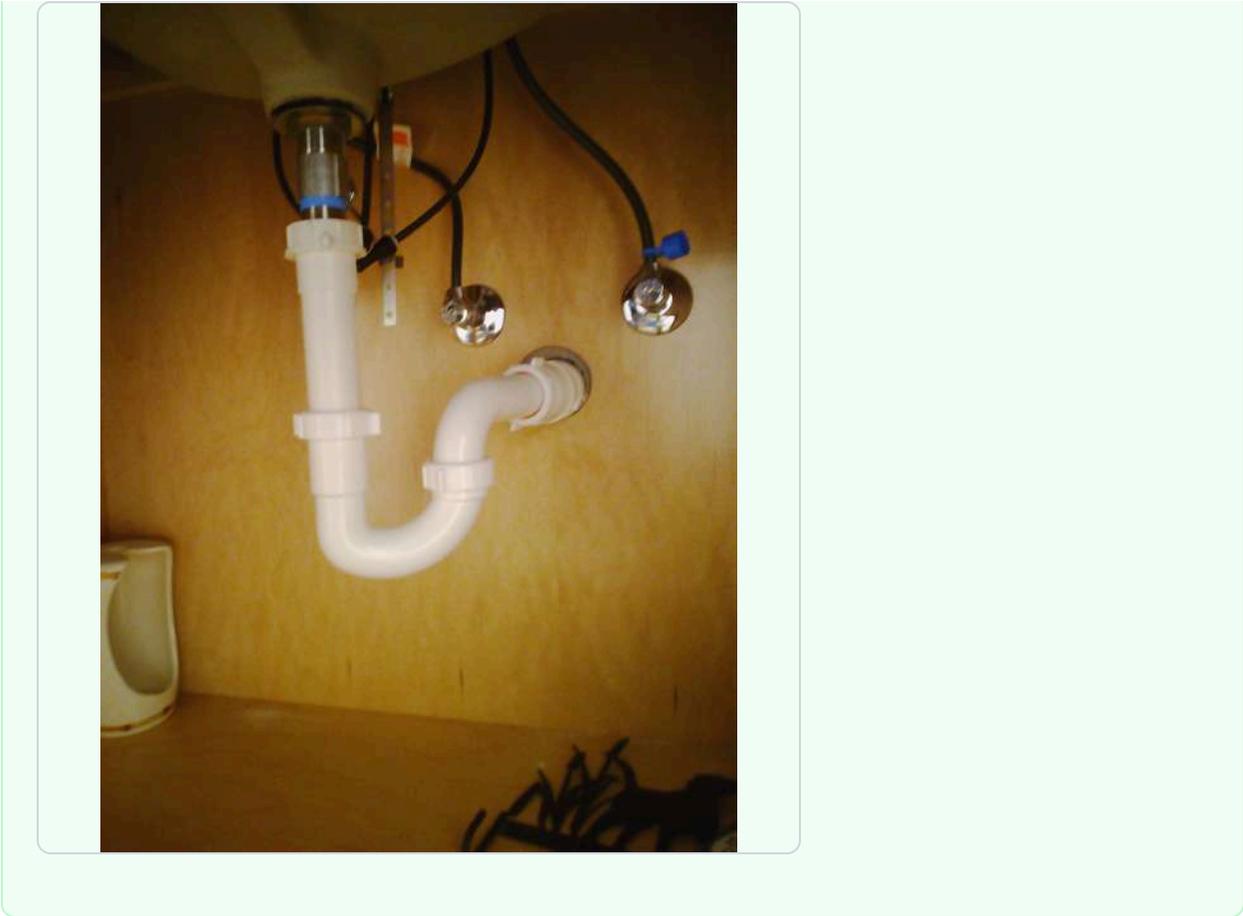
Observations:

All fixtures work good condition and properly

Photos:







## Water Pressure & Flow

✔ Satisfactory

Observations:

Functional flow test good

Functional drain test good

Photos:



## Sump Pump (if present)

ⓘ Not Inspected

Observations:

No sub pump

Photos:



## Fuel Service & Piping (if present)

✔ Satisfactory

Observations:

All fuel propane piping looks good no rust with shut off valves

Photos:





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## HVAC System

### Heating System Type & Condition

✓ Satisfactory

#### Observations:

Propane gas fed furnace with forced air.

Carbon monoxide tested nothing found around unit.

#### Photos:





## Cooling System Type & Condition

✔ Satisfactory

### Observations:

Forced air system good working condition air conditioner located on West side of house



## Ductwork & Venting

✔ Satisfactory

### Observations:

All ductwork in venting looks good. All vents lead to west side of house by air conditioner only bathroom vents is vented through the roof

### Recommendations:

No immediate issues were observed with the ductwork and venting system. It is recommended to periodically inspect vents for proper operation and ensure roof vents remain clear of obstructions to maintain optimal airflow.

### Photos:





## Air Filters

✔ Satisfactory

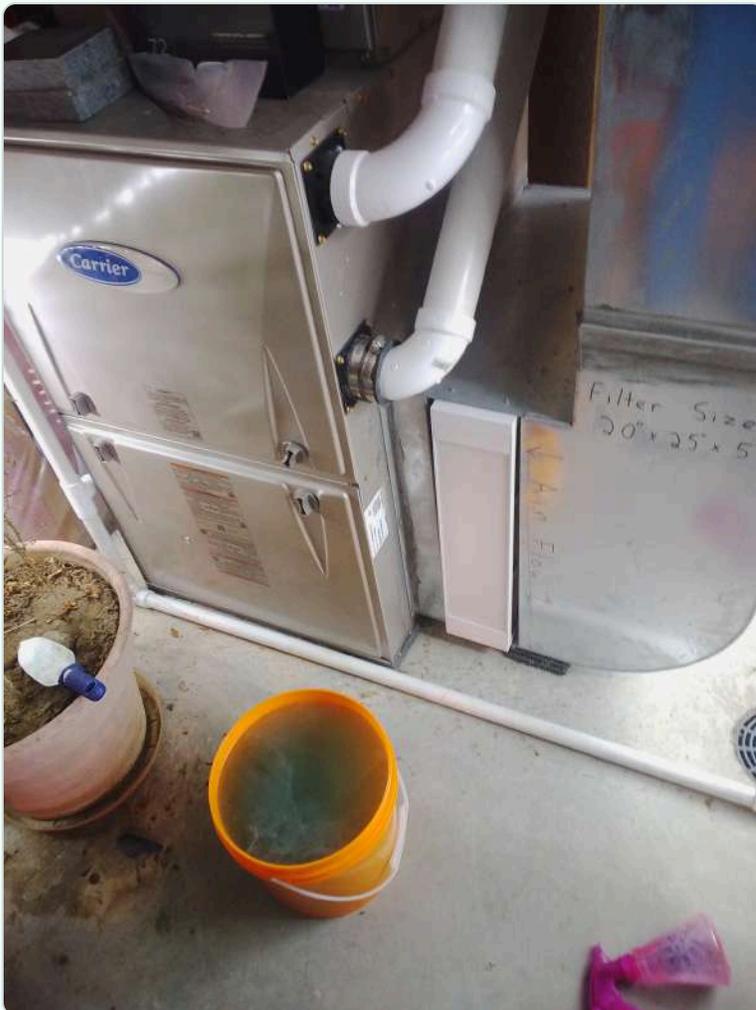
### Observations:

All air filters look good clean free of debris

### Recommendations:

Put date on air filters of wind changed and change air filters one to three months.

### Photos:



## Thermostat Operation

✔ Satisfactory

Photos:



## Carbon Monoxide Consideration

✔ Satisfactory

### Observations:

Combination smoke detector and carbon monoxide tested throughout the house no Co found.

### Photos:



## Interior

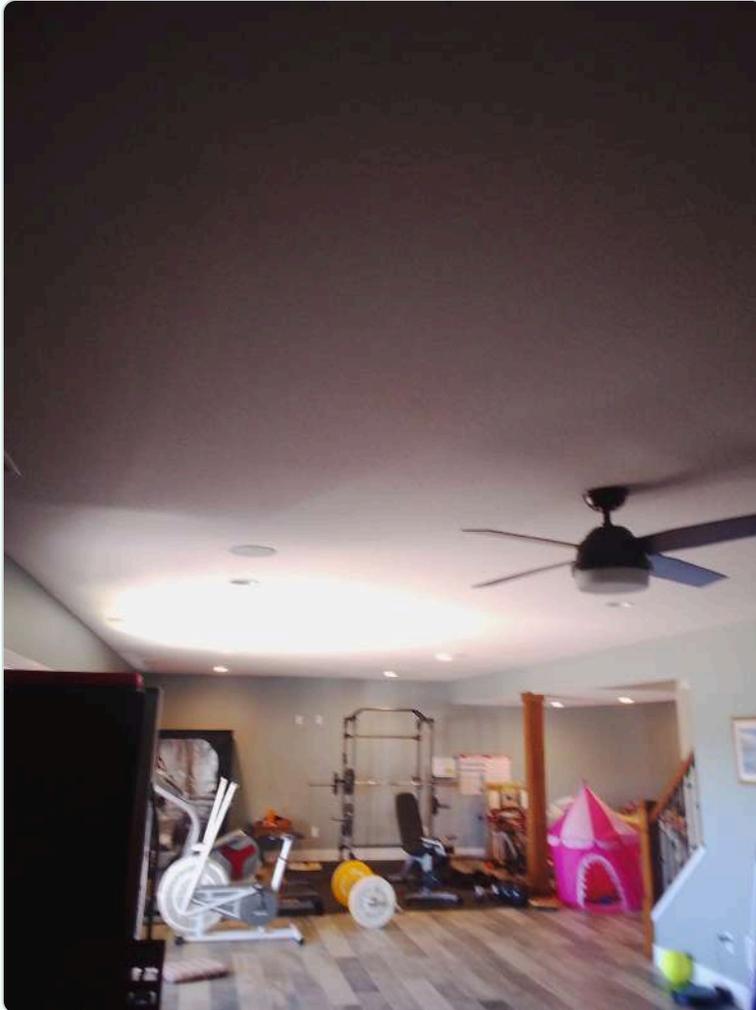
### Walls & Ceilings

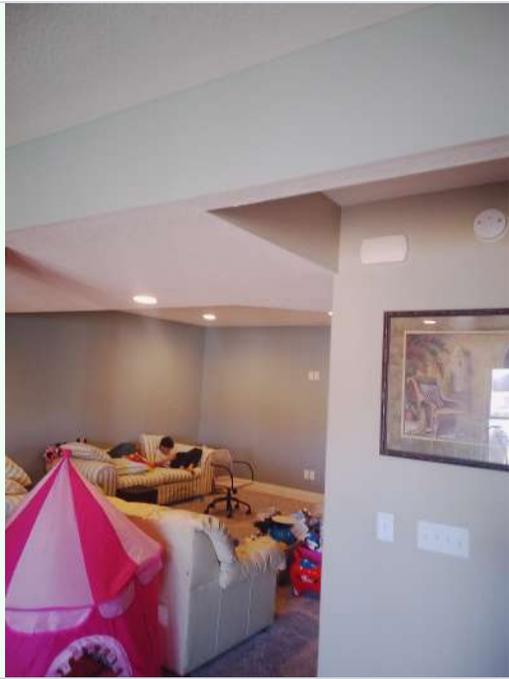
✔ Satisfactory

Observations:

No cracks found all in good condition

Photos:





## Floors

 Not Rated

### Observations:

All floors good condition no defects the basement has concrete floor with laminate flooring good condition

### Photos:



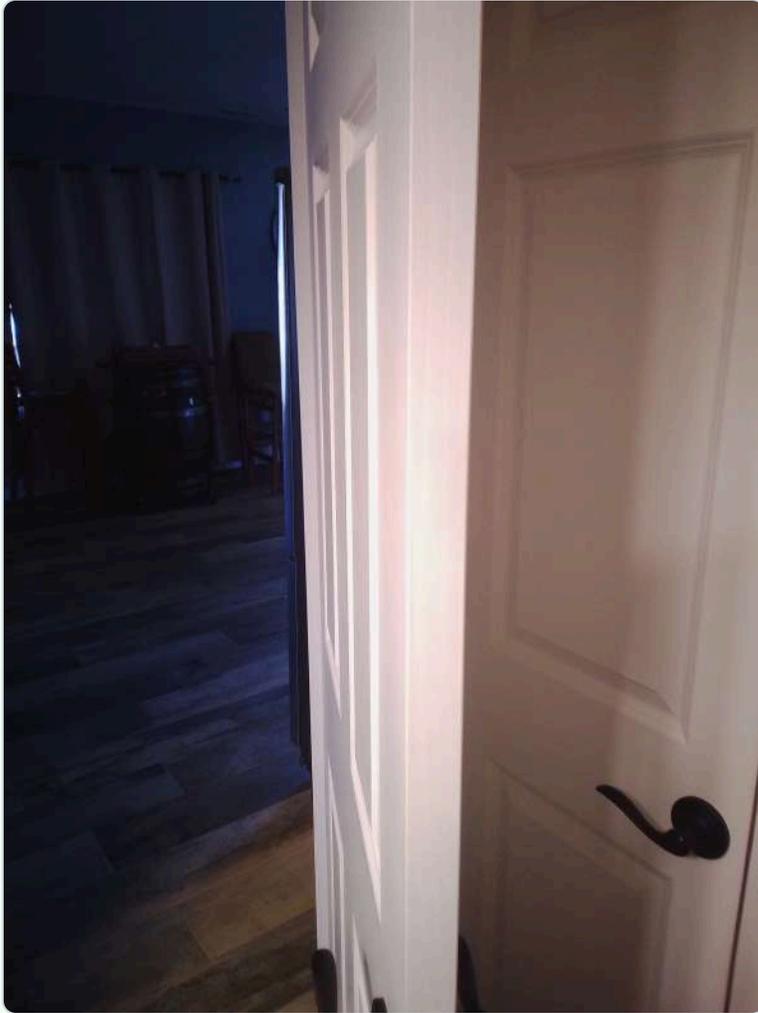
## Interior Doors

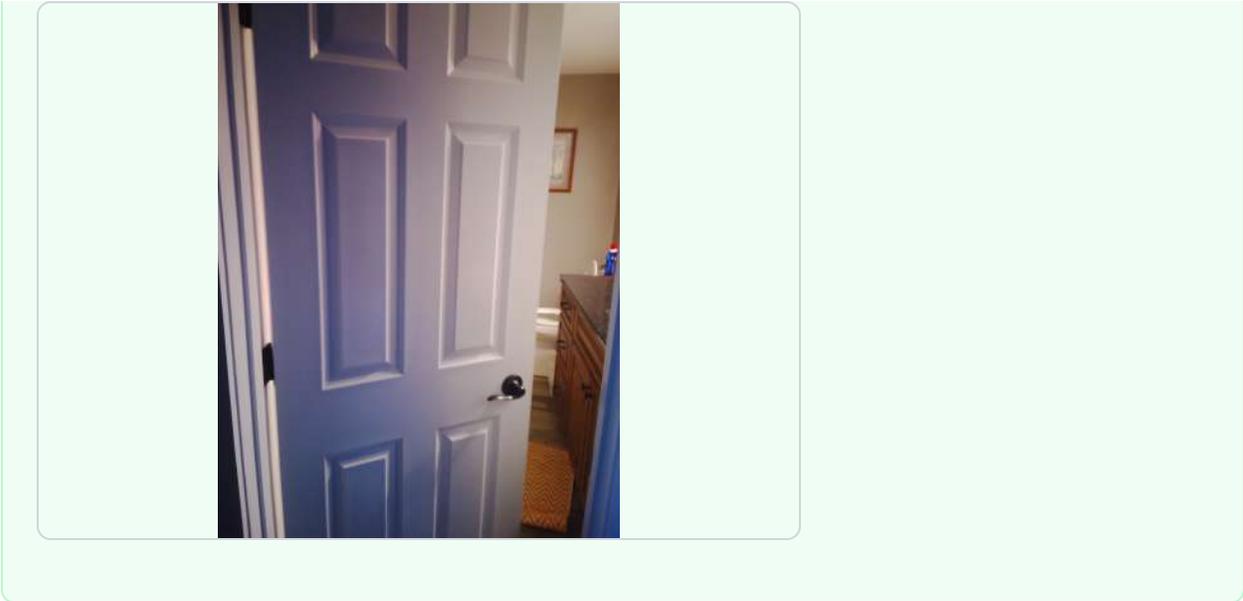
✔ Satisfactory

### Observations:

All interior doors are wood, and a good condition close and open properly

### Photos:





## Stairs & Railings

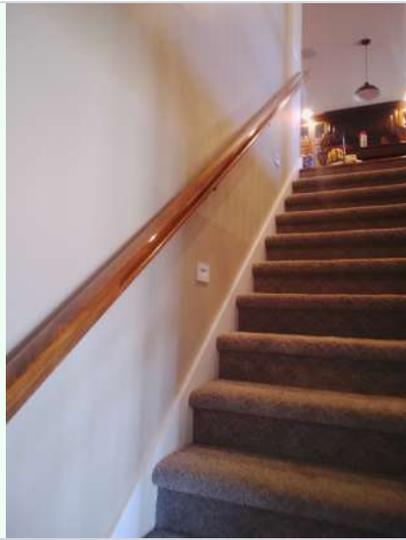
✔ Satisfactory

Observations:

All railings are wood with metal attachments snug fit properly and are correct height

Photos:





## Countertops & Cabinets

✔ Satisfactory

### Observations:

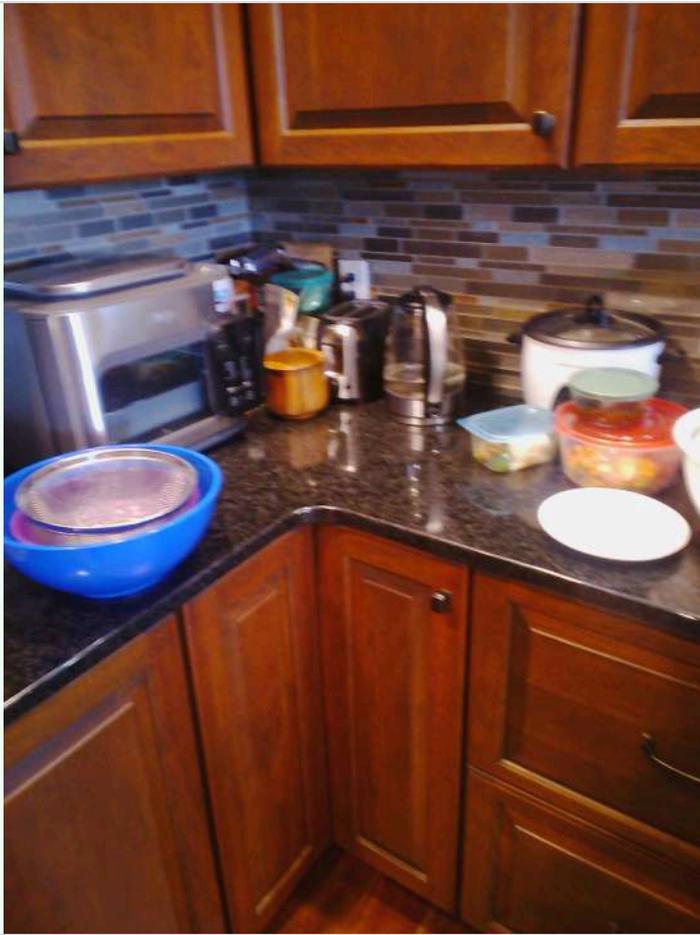
Countertops are granite no cracks no defects installed properly.

All cabinets are wood. Operate properly fastened properly no defects and good conditioner

### Photos:









## Windows & Window Treatments

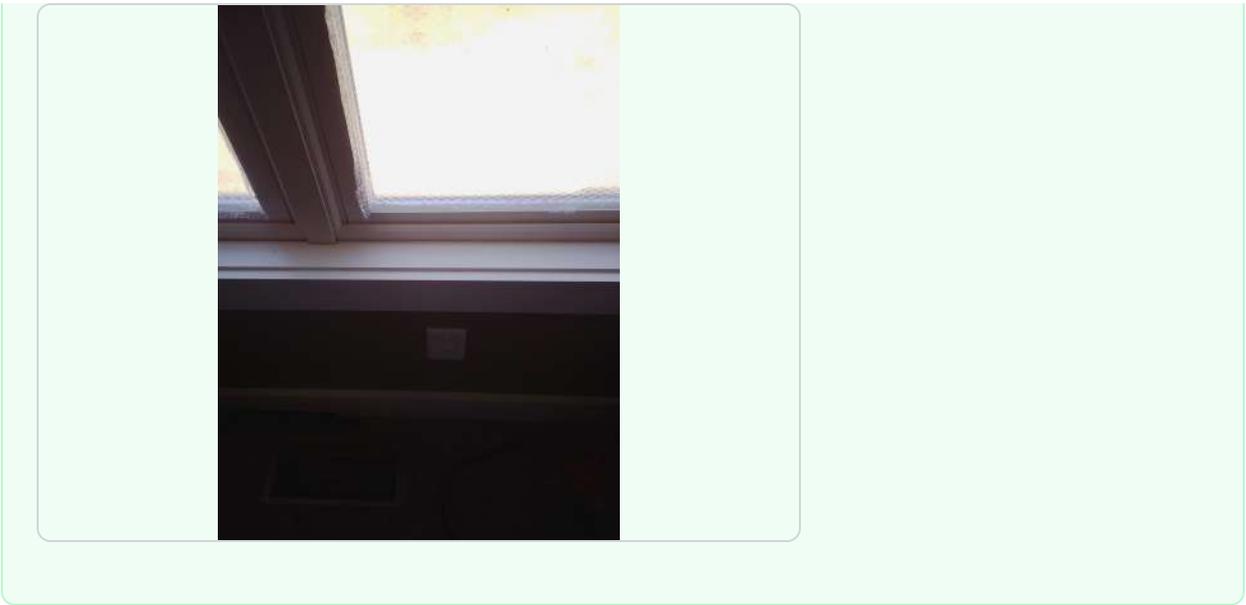
✔ Satisfactory

### Observations:

Due to some windows have plastic they are not open for tested

### Photos:





## Attic & Ventilation

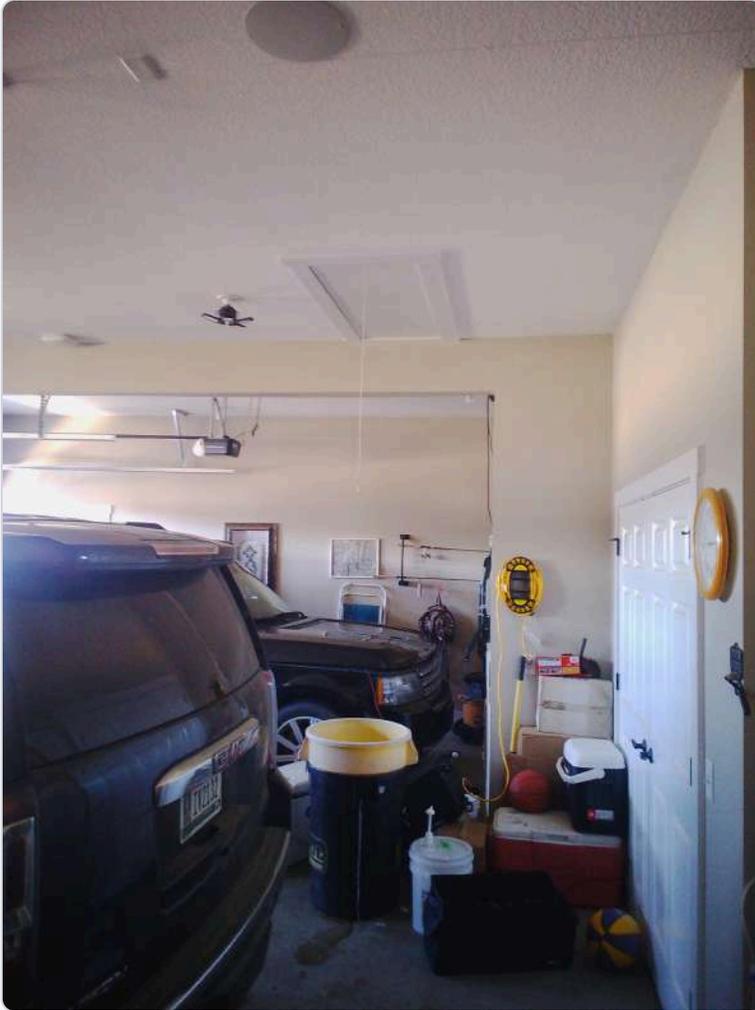
### Attic Access - Type & Location

ⓘ Not Inspected

#### Observations:

Not inspected due to items in the way.  
Car in the way of doorway.

#### Photos:



### Attic Insulation

ⓘ Not Inspected

**Wall Insulation (visible areas)**

 Not Inspected

**Attic Ventilation**

 Not Inspected

**Bathroom Ventilation**

 Satisfactory

Observations:

Vent to outside through the roof

**Kitchen Ventilation**

 Satisfactory

Observations:

In operation. Vent through east wall

**Roof Frame**

 Not Inspected

Observations:

No attic access

**Moisture & Mildew**

 Not Inspected

Observations:

Attic access blocked



# Appliances

## Dishwasher

✓ Satisfactory

Photos:





## Garbage Disposal

✔ Satisfactory

Observations:

Operated by owner.

Photos:





## Range/Oven/Cooktop

✓ Satisfactory

Observations:

In operation by owner

Photos:



## Microwave

✔ Satisfactory

### Observations:

Panasonic model number nn-sn975s manufactured in December 2024

### Recommendations:

The microwave appears to be in satisfactory condition; however, it is recommended to verify proper operation during use and schedule routine maintenance as recommended by the manufacturer. Ensure the unit is regularly cleaned and inspected for any signs of wear or damage.

### Photos:





## Range Hood/Exhaust

✔ Satisfactory

Observations:

In operation by owner

Photos:





# Garage & Carport

## Garage Door & Opener

✔ Satisfactory

Observations:

Operated by owner operates good safety stop does work.

Photos:





## Garage Floor & Structure

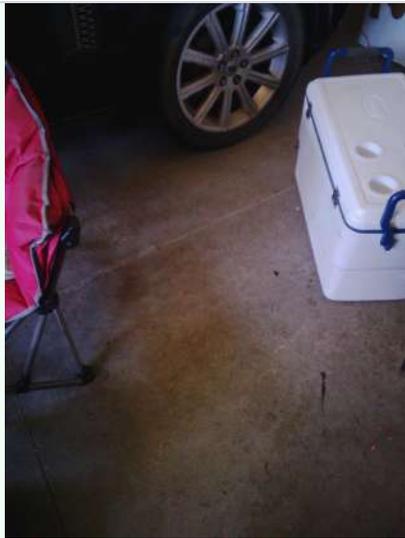
✔ Satisfactory

Observations:

Garage floor is concrete with drain no cracks and concrete no defects found.

Photos:





## Service Door & Safety

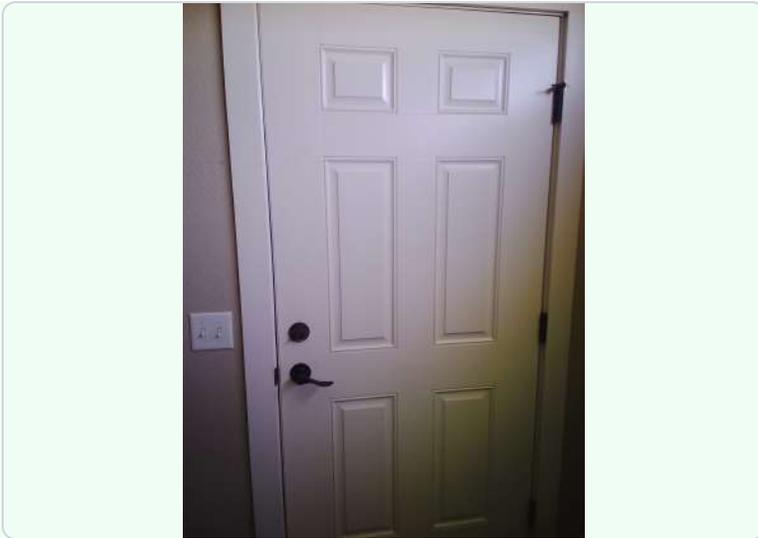
✔ Satisfactory

### Observations:

Service door to the outside properly works closes opens no defects found.

### Photos:





## Electrical in Garage

 Not Inspected

### Observations:

All electrical is from the panel all receptacles tested and works properly

### Recommendations:

No issues were identified with the garage electrical system during testing. It is recommended to conduct a comprehensive inspection of the electrical wiring and components periodically to ensure ongoing safety and code compliance.



## Fireplace & Chimney

### Fireplace Type & Condition

✓ Satisfactory

#### Observations:

Fireplace is gas. Properly functional and operational per owner not tested by inspector

#### Recommendations:

The gas fireplace appears to be properly installed and operational; however, it has not been tested during this inspection. It is recommended that a qualified technician conduct a thorough safety and functionality test to ensure proper operation and safety.

#### Photos:





### Firebox & Damper

 Not Inspected

#### Observations:

Did not dismantle to inspect

#### Recommendations:

Recommend scheduling a qualified chimney professional to conduct a thorough inspection of the firebox and damper, including dismantling if necessary, to ensure proper operation and safety. This inspection is essential to identify any hidden damage or obstructions that could pose a fire or safety hazard.

### Chimney Interior (visible)

 Not Inspected

#### Recommendations:

Recommend a qualified chimney professional conduct a thorough inspection of the chimney interior to assess for creosote buildup, obstructions, or structural issues. Regular inspections and maintenance are essential for safe operation and to prevent fire hazards.

## Hearth & Mantle

✔ Satisfactory

### Observations:

Over 12 in wide and good condition

### Recommendations:

The hearth and mantle are over 12 inches wide and in good condition; no immediate concerns are noted. Continue regular maintenance and inspections to ensure ongoing safety and stability.

### Photos:





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