

RESIDENTIAL REPORT

499 Hidden Hills Dr Winchester KY 40391

Mark Beauchamp JANUARY 4, 2021



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1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner, Instructor/Home Inspector **Occupancy** Furnished, Occupied, Rented **Style** Ranch

Construction Date

2012-12-31

Orientation, Facing

North, East

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Type of Building Single Family

Inspection Type Residential

Inspection Overview

Case Applied Home Services strives to perform all inspections in substantial compliance with the Standards of Conduct as set forth by the State of Kentucky (http://kyrules.elaws.us/rule/815kar6:030) and the Standards of Practice as set forth by InterNACHI (https://www.nachi.org/sop.htm). As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. <u>This inspection is neither technically exhaustive or quantitative</u>. **Kentucky Home Inspectors are prohibited from indicating orally or in writing any compliance or noncompliance with Kentucky Residential Code**. (https://apps.legislature.ky.gov/law/statutes/statute.aspx?id=39909)

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when we feel we have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople. In all cases the highest level tradesman will be suggested but this is not a requirement as a general repairman will suffice as long as they are a qualified repair individual.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of Case Applied Home Services and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the InterNACHI Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED**, **regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report should be used alongside with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

ITEMS NOT INSPECTED AND OTHER LIMITATIONS - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide unless those tests are offered and agreed upon.

Notice to Third Parties: This report is the property of Case Applied Home Services. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable**, **in whole or in part**, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

CONTRACTORS / FURTHER EVALUATION: <u>It is recommended that licensed professionals be used for repair</u> <u>issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes.</u>

The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: <u>Any suggested causes of damage or defects, and methods of repair</u> mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon.</u> <u>Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and</u> <u>the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the</u> <u>information found in this report.</u>

This report divides deficiencies into three categories; Significant/Major Defects (in red), Marginal Defects (in orange), and Minor Defects/Maintenance Items/FYI (colored in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. **The recommendations in each comment is more important than its categorization**. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, Orange items to Red, etc.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, we will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by InterNACHI Standards of Practice or State of KY. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge to us once you have completed reading this report. At that time we will be happy to answer any questions you may have, or provide clarification. <u>Non-acknowledgement implies that you understood all information contained in this report.</u>

Limitations

General

PERSONAL BELONGINGS PRESENT

There were personal belongings present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, under-sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas. If any concerns are noticed during your final walk through, feel free to contact us at 910-583-9634.

2: GROUNDS

Information

Ground Conditions

Wet

Precipitation in the Last 48 Hrs

Weather Conditions Light Rain, Cold **Temperature (approximate)** 48 Fahrenheit (F)

Driveway, Walkways, & Sidewalks: Driveway Material Concrete

Grading/Drainage: Grading/Drainage Overview

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



Driveway, Walkways, & Sidewalks: Walkway, Sidewalk

Pavers

The walkway(s) (as applicable) were inspected to determine their affect on the structure of the home as well as possible trip hazards. In many urban areas of KY the sidewalk/walkway is considered part of the homeowner's property and therefore the responsibility of the homeowner to repair.

I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the State of KY only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure.

Driveway, Walkways, & Sidewalks: Driveway and Walkway Conditions

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the State of KY only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

Grading/Drainage

GRADING/DRAINAGE LIMITATIONS

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Deficiencies

2.1.1 Grading/Drainage INSUFFICIENT GRADING





The current configuration of the grading will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is at (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper grading, the possibility of moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat grading and negative grading allows the soil in these areas to become saturated, once saturated the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry itself to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allow for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). When the proper grade can not be achieved a swale or drain should be installed as needed to manage rainwater runoff. An evaluation of the grading around the home with repairs made as needed to allow for the proper runoff of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other qualified contractor.

This deficiency will be labeled in Red (significant concern) when active moisture infiltration was observed, labeled in Orange (moderate concern) when indications of past moisture infiltration was observed, or Blue when no indications of water infiltration was observed.

A video about proper grading can be seen here: https://m.youtube.com/watch?v=5hYIda7tWqA

Here's a link to a HUD document discussing how common this defect is along with some current building standards: https://www.hud.gov/sites/documents/41451X8HSGH.PDF

Recommendation Contact a qualified grading contractor.

2.2.1 Driveway, Walkways, & Sidewalks

TRIP HAZARDS

Trip hazards are present in the walkway and the sidewalk. Sidewalks re considered part of the home owner's property including maintenance and liability of trip hazards. It is recommended a concrete contractor assess the issue and suggest remedy.

Recommendation

Contact a qualified concrete contractor.



499 Hidden Hills Dr



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding

Material Vinyl Decks, Balconies, Porches & Steps: Appurtenance Covered Porch, Deck with Steps, Front Porch, Sidewalk Decks, Balconies, Porches & Steps: Material Concrete, Wood

Wood Probing

The KY Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

These areas will be, but not limited to, door frames, window frames, shutters, decking, stairs, decorative columns, porches, eaves, etc

Door (exterior)

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Handlesets

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Windows (exterior)

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Eaves, Soffits & Fascia: Eaves, Soffit, Fascia

The eaves, soffit, and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Decks, Balconies, Porches & Steps: Decks

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

It is very common to find multiple deficiencies in relation to a decks' construction; and in my opinion there are a few reasons for this.

- Most decks are built by laborers during the construction of the home and while they can build a "functional" deck, typically multiple important details are missed due to them not knowing the building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why I will evaluate all decks by today's standards, as safety can not be compromised, and safety is the primary purpose of an inspection. While I may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Decks, Balconies, Porches & Steps: Stairs

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Deficiencies

3.3.1 Decks, Balconies, Porches & Steps CONTACT WITH SOIL

Wood decking is in contact with soil. This will increase the rate of deterioration.

Post is incased in concrete but soil contact will negate the protection.

Recommendation Contact a qualified professional.

Recommendation



3.3.2 Decks, Balconies, Porches & Steps

POST CHECKING AND ROTATION, SEPARATION

Recommendation

The effective age of the rear deck is nearing the end of its useful life. Through age there is splitting, rotation, and separation in various areas of decking. While currently still safe there should be efforts made to make replacement.

Recommendation Contact a qualified professional.



4: ROOF

Information

Coverings: Material

Fiberglass

Roof Drainage Systems: Gutter Material Aluminum

Inspection Method

Ground, Not Walkable

The shingles were inspected from the walking surface or if inaccessible from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed I recommend consulting a roofing contractor. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Type/Style

Gable

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age



Roof Drainage Systems: Gutters

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems: Downspouts

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Roof Drainage Systems: Gutter Maintenance

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Flashings: Material

Aluminum

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and <u>these areas are excluded from this inspection</u>. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Flashings: Drip edge

A drip edge guides the water from the roof covering into the gutter helping to prevent water damage to the roof sheathing.



Drip-Edge Installation

Skylights, Chimneys & Other Roof Penetrations: Roof penetrations

Plumbing Vents

The roof protrusions were viewed from the roof surface, ground level, a ladder, or by a drone and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Limitations

General

ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Recommendation

Coverings

ROOF CONDITIONS

Could not climb to roof due to weather related safety conditions. Roof was inspected from the ground or from the edge with a ladder. Other tools may have been used including a scoping pole, drone, and binoculars.

Deficiencies

4.2.1 Roof Drainage Systems **DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a gualified

Here is a helpful DIY link and video on draining water flow away from your house.

contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



4.2.2 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED



Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

The device at the bottoms of the downspout used to direct water away from the home is misplaced allowing water to drain against the foundation. This can cause water intrusion or foundational issues over time.

Recommend moving directional assist into correct position to eliminate drainage issue.

Recommendation Contact a qualified gutter contractor



5: ATTIC, INSULATION & VENTILATION

Information

Inspection Method Attic Access, Visual	Attic Access method Hatch, Ladder	Roof Structure & Attic: Material (Roof Supports) Truss
Attic Insulation: Insulation Type Fiberglass, Loose-fill	Attic Insulation: R-value Approx R22, loose-fill fiberglass insulation 6 inches deep	Ventilation: Attic Ventilation Type Passive, Soffit Vents
Exhaust Systems: Exhaust Fans Fan with Light, Bathroom, Kitchen	Exhaust Systems: Dryer Vent Metal (Flex)	

Attic Limitations

Attics are navigated as best I can and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be safely physically and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. And any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

Attic Insulation: Insulation

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Ventilation: Ventilation

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.



For more information, please see: Attic Ventilation link

Ventilation: Plumbing Vent Stacks

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exhaust Systems: Exhaust Fans

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.



6: DOORS, WINDOWS & INTERIOR

Information

General: Inspection Method Visual

Windows: Window Type Double-hung

Countertops & Cabinets: Cabinetry Laminate Exterior Doors: Exterior Entry Door Hollow Core, Steel

Walls: Wall Material Drywall

Countertops & Cabinets: Countertop Material Laminate Windows: Window Manufacturer Unknown

Floors: Floor Coverings Carpet, Laminate, Tile

present.

HVAC: HVAC Floor Register Are heating and cooling sources

General: Surfaces

Ceilings, Walls, Floors: Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Exterior Doors: Number of Exterior Doors

2 each

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to damage or the misalignment of the door only, preventing them from latching or locking properly.

Windows: Windows

The windows were inspected by operating a representative number. Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

When Safety Glass is Required



GLASS IN SIDELITES - ELEVATION





GLASS WITHIN SHOWER WALLS

Ceilings: Ceilings

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Walls: Walls

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Floors: Floors

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Steps, Stairways & Railings: Stairs

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Lighting Fixtures, Switches & Receptacles: Receptacles

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Smoke Detectors: Smoke Detector

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

Installing and Maintaining Smoke Alarms

Amazon: Smoke Detector



Limitations

General SURFACES - SETTLING

FYI - Interior indications of movement and/or settlement are limited to their visible condition as existing at the time of inspection only. I can not render a professional opinion as to any settlement's severity, cause, current activity, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to the home's history.

Indications of settlement will be reported as either being minor, moderate, or significant as it visually appeared at the time of inspection.

Although indications of settlement may be listed as being minor or moderate in nature, this observation only applies to the settlement's visible appearance at the time of inspection. Furthermore minor or moderate indications of settlement may have been in the same condition for years with no activity, or may be still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any indications of settlement. Only a structural engineer can offer an opinion on the cause and true severity of settlement and they should be consulted to acquire more information.

Deficiencies

6.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

Door does not close or latch properly. Recommend qualified

handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.

Rear exterior door latches but can easily be pulled open leading to more damage than is already present.

Recommendation Contact a qualified carpenter.



6.2.2 Exterior Doors

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation Contact a qualified carpenter.





Rear exterior door closing device damaged by forceful opening likely by

6.4.1 Windows IMPROPER ALIGNMENT Window could not fully close and latch. Recommendation

Contact a qualified window repair/installation contractor.

7: BEDROOM

S00N nU3LTgxMTQtODz

Windows: Window Type

Double-hung

Walls: Wall Material

Bedrooms

3 each

Drywall

Information

Inspection Method Visual

VISUUI

Windows: Window Manufacturer Unknown

Ceilings: Ceiling Material Drywall

HVAC: HVAC

Floor Register

Are heating and cooling sources present.

Surfaces

Ceilings, Walls, Floors: Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Doors: Number of Interior Doors

1 entry, double doors per bedroom closet each

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Case Applied Home Services, llc

Doors: Door Types Single, Double

Windows: Windows 1-2 per bedroom each

Floors: Floor Coverings Carpet

Windows: Windows

The windows were inspected by operating a representative number. Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

When Safety Glass is Required



GLASS IN SIDELITES - ELEVATION





GLASS WITHIN SHOWER WALLS

Ceilings: Ceilings

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Walls: Walls

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Floors: Floors

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Lighting Fixtures, Switches & Receptacles: Receptacles, Lights

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Smoke Detectors: Smoke Detector

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

Installing and Maintaining Smoke Alarms

Amazon: Smoke Detector



Deficiencies

7.2.1 Doors

DAMAGES TO DOOR



Closet doors in master bedroom have been damaged. Recommend a qualified individual to repair or replace.

Recommendation

Contact a qualified professional.



8: KITCHEN

Information

Countertops & Cabinets:

Sink: Manual Drain Stop Present

Countertop Material Laminate

Present, Operational

Countertops & Cabinets: Cabinetry

Laminate

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sink: Garbage Disposal

Garbage disposal is present and operational using normal operational controls.

Sink: Sink

Double

The <u>kitchen sink</u> was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

The <u>spray wand</u>, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

The <u>supply and drain pipes</u> were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

GFCI & AFCI: GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: GFCI Protection



Limitations

Sink

ACCESS BLOCKED

I could not fully assess the piping under the sink due to personal items



9: BUILT-IN APPLIANCES

Information

Inspection Method

Visual

Refrigerator: Inspection Method Visual

Unknown Range/Oven/Cooktop: Inspection Range/Oven/Cooktop:

Method Visual, Operation

Dishwasher: Brand

Refrigerator: Brand Electrolux

Range/Oven Brand Unknown

Range/Oven/Cooktop: **Range/Oven Energy Source** Electric

Garbage Disposal: Inspection Method Visual, Operation

Dishwasher: Inspection Method

Visual

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

Dishwasher: Dishwasher

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

Refrigerator: Refrigerator

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing.

Range/Oven/Cooktop: Exhaust Fans



Range/Oven/Cooktop: Range/Stove

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Limitations

Dishwasher

OBSTRUCTED

This area was obstructed and inaccessible. If you are interested in having this area inspected, please contact me about a follow-up inspection.

10: BATHROOM

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material Pex, PVC Water Supply, DistributionDrain, Waste, & Vent Systems:Systems & Fixtures: Water SupplyDrain SizeMaterial1 1/2"PVC1



Drain, Waste, & Vent Systems: Material PVC

Countertop Material Laminate

Vanity & Cabinets, Sink:

Vanity & Cabinets, Sink: Manual Drain Stop Present Present, Operational

Bathing: Manual Drain Stop Present

Present, Operational

Master bath: present, placed on window sill



Drain, Waste, & Vent Systems: Exhaust Fans

Fan with Light, Bathroom, Kitchen

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Vanity & Cabinets, Sink: Cabinetry

Laminate

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Vanity & Cabinets, Sink: Sink

Single

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Vanity & Cabinets, Sink: Mirrors

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathing: Bathing

Shower/Tub

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

GFCI & AFCI: GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: https://prohitn.com/gfci-protection/



Limitations

Vanity & Cabinets, Sink

ACCESS BLOCKED

I could not fully assess the drain/waste piping under the sink due to personal items



Bathing SHOWER PAN

Shower Pan: Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

Bathing

DRAINS

Drains: Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

Bathing

TUB/SINK OVERFLOW

Tub/Sink Overflow: Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Deficiencies

10.2.1 Drain, Waste, & Vent Systems

WATER LEVEL IN TOILET LOW

The base water level in the toilet is low. Recommend a plumber evaluate.

Recommendation Contact a qualified plumbing contractor.





Water level in bowl is low, water level in tank is accurate.

10.3.1 Vanity & Cabinets, Sink

SINK - POOR DRAINAGE

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



Hallway bath, hindered drainage

11: LAUNDRY ROOM

Information

Dryer Power Source

220 Electric

Inspection Method Visual **Dryer Vent** Metal (Flex)

Dryer Vent

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

Visible Plumbing

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Limitations

General

WASHER/DRYER

As inspections are visual, if a washer and dryer are present they may obstruct the view of plumbing or vents.

12: PLUMBING

Information

General: Filters Unknown

Drain, Waste, & Vent Systems: **Drain Size** 1 1/2"

Water Supply, Distribution Systems & Fixtures: Water Supply Flues & Vents: Capacity Material Pex. PVC

Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric

General: Water Source Public

Drain, Waste, & Vent Systems: Material PVC

Hot Water Systems, Controls, 40 gallons

Hot Water Systems, Controls, Flues & Vents: Water Heater General



Main Water Shut-off Device: Location Crawlspace

Water Supply, Distribution Systems & Fixtures: Distribution Material Pex. PVC

Hot Water Systems, Controls, Flues & Vents: Location Crawlspace

Fuel Storage & Distribution Systems: Main Gas Shut-off Location Crawlspace



Sump Pump: Location Crawl space



Main Water Shut-off Device: Water Pressure/Regulator

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.

Drain, Waste, & Vent Systems: Drain, Waste, Vent (DWV) Pipes

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.

Drain, Waste, & Vent Systems: Functional Drainage

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Unknown

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: TPR Valve Information

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Hot Water Systems, Controls, Flues & Vents: TPR Discharge Pipe

A TPR valve discharge pipe was present. No deficiencies were observed unless otherwise noted in this report.



Hot Water Systems, Controls, Flues & Vents: Expansion Tank



13: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors Overhead, Copper, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 800 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Kitchen Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Unknown

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Service Entrance Conductors: Service Disconnect Location

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Exterior

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Branch Wiring Circuits, Breakers & Fuses: Breakers

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Lighting Fixtures, Switches & Receptacles: Receptacles

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Lighting Fixtures, Switches & Receptacles: 220V/240V Receptacles

220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Lighting Fixtures, Switches & Receptacles: Switches, Lights

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

GFCI & AFCI: AFCI Not Present

FYI - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - and upgrading the panel should be considered in these situations.

GFCI & AFCI: GFCI Protection

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCl protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCl breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: GFCI Protection

e GFI circuitry within the	black
ference between the current	(hot) wire
there is a difference of at least milliamps, there is a current ak and the GFI shuts off the utlet and all outlets downstream	white (neutral) wire
-	and some
if the GFI is in the	currente wire
will be shut down	

Smoke Detectors: Smoke Alarms

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

Installing and Maintaining Smoke Alarms

Testing: The State of KY Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. We highly recommend replacing all the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

Amazon: Smoke Detector



Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

EXTERIOR, WEATHER CONDITIONS

The main panel is on the exterior of the home. Weather conditions are rainy. Due to safety concerns the panel will not be removed for inspection.



14: HVAC

Information

Air Filter: Air Filter Location Air filter in located in the crawl space as part of the heat pump	Heating Equipment: Energy Source Natural Gas	Heating Equipment: Heat Type Forced Air
Cooling Equipment: Brand Goodman	Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Location Exterior South
Cold Distribution System: Configuration Split	Heat Distribution Systems: Ductwork Insulated	

HVAC Testing Info

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Split System Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

Thermostat: Inspection Method

Visual

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Thermostat: Normal Operating Controls

Thermostat is located in the main hallway and worked correctly under normal operating controls

Thermostat: Thermostat location

Thermostat is located in the hallway between the living room and the bedrooms.

Heating Equipment: Auxiliary Drain Pan

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Presence of Installed Heat/Cooling Source per Room: Air Return

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls.

Presence of Installed Heat/Cooling Source per Room: Air Supply

An infrared camera was used to show the system responded to normal operating controls, at the time of inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 10 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Limitations

Cooling Equipment

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

15: FIREPLACE

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Floor Structure Visual Obstructions Insulation, Duct work, Pipes, Wiring	Foundation: Support Material Masonry Block	Foundation: Foundation type Crawl Space, Partially Below Grade
Basements & Crawlspaces: Crawlspace entry location rear wall of home, under the deck	Basements & Crawlspaces: Basement/Crawlspace Floor Dirt	Basements & Crawlspaces: Vapor Barrier Present
Floor Structure: Material (Supports) Wood Beams	Floor Structure: Flooring Insulation Batt	Floor Structure: Sub-floor Inaccessible
Inspection Method Crawlspace Access, Visual		

The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, perceived safety hazards, etc. The amount of the crawl space that was able to be safely physically and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. And any areas that were not visible are excluded from this inspection. Hidden damage is always possible, and no crawl space can be fully evaluated at the time of the inspection.

Moisture - Areas Below Grade

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event. For this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade.

Foundation Walls

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. And honestly no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen evaluate cracks will recommend monitoring the crack for further movement over a period of time.

I recommend both consulting with the seller(s) in regards to any cracks activity, and if a concern, evaluation by a structural engineer. Lastly foundation contractors will quote repairs on basically any crack no matter their severity, if you want any cracks repaired, you are advised to obtain quotes from a foundation contractor prior to the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.



Vapor Barrier

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Limitations

General

VISUAL LIMITATIONS

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

General

INSULATION LIMITATIONS

Insulation was present between the floor joists/trusses. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

16.2.1 Basements & Crawlspaces

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Recommend monitoring.



16.3.1 Floor Structure EVIDENCE OF WATER INTRUSION



There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a qualified plumbing contractor.



17: ENVIRONMENTAL

JONGVILTIN

Information

Environmental: Odors

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Environmental: Organic Growth

I determine the presence of organic growth that can possibly lead to adverse health conditions or advanced decay in wood but I cannot determine what the growth is (mold, fungi, other) without testing. It is highly recommended you contact a remediation specialist to test and determine the type of growth and remedy.

In accordance with the State of Kentucky standards of practice reporting on the presence of organics is excluded from a home inspection but if I see obvious signs of growth, I will recommend further evaluation and testing as a courtesy. These individual references should not be construed as an all-inclusive listing of areas of growth present. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal more organics that were not visible at the time of inspection.

If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector, remediation specialist, or industrial hygienist prior to the end of your inspection contingency period.

Environmental: Pests, Rodents, Insects

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the State of Tennessee Standards of Practice, and is excluded from this inspection. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.

Deficiencies

17.1.1 Environmental

- Recommendation

ORGANIC GROWTH

There were visible area(s) of organic growth found at the home. Any referenced area(s) should not be viewed as an all-inclusive listing of areas containing organic growth, as organic growth could be present at areas that were not visible. Once spores are present in the home, they can collect at other "damp" locations and grow. You are advised to have a mold inspection of the structure by a certified mold inspector, remediation specialist, or industrial hygienist prior to the end of your inspection contingency period.

1. An evaluation of the floor joists and repairs to the source of the moisture and growth is recommended to be conducted by a qualified contractor familiar with building sciences and ventilation.

2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.

3. If the testing results of the growth is determined to be mold or fungal, evaluation and remediation is recommended to be conducted by an environmental contractor.

Recommendation

Contact a qualified mold remediation contractor



17.1.2 Environmental

PEST, RODENT EVIDENCE

Evidence of rodent presence was noted in the laundry rom. Recommending a pest control contractor to investigate and determine course of action..

Recommendation Contact a qualified pest control specialist.





18: FINAL CHECKLIST

Information

Refrigerator/Freezer Powered and Other Appliances off		All GFCIs Reset	
Closed	Ensure no other appliances are	All GFCI outlets have been reset	
Ensure outlet was not tripped or powered off.	on	and in working order.	
Lights turned off	Doors Locked		
All lights have been turned off	All doors have been closed,		

Oven/Range Turned Off

Ensure oven, range is off, nothing left on/near a burner, all knobs turned to the off position.

Thermostat Initial setting

After testing through normal controls Thermostat has been reset to original setting.

Water off, Drained

All water faucets have been turned off nd water drained from tubs, sinks, etc

STANDARDS OF PRACTICE

Grounds

In accordance with the Kentucky Standards of Practice the home inspector shall observe: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is not required to observe: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for

safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Bedroom

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Kitchen

In accordance with the Kentucky Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Laundry Room

In accordance with the State of Kentucky Standards of Practice the inspector will examine and report on the condition of: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable. The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

HVAC

In accordance with the State of Kentucky Standards of Practice the home inspector shall observe: the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. The home inspector shall describe: the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Environmental

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.