TALON
Home Inspections

Inspection Report

Ms. Amy Bishop

Property Address:
4100 Mangini Street
Lexington KY 40509

Talon Home Inspections, LLC

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Date: 9/15/2017	**Time:** 10:00 AM till 02:30 PM	**Report ID:** 170915BISHOP
Property: 4100 Mangini Street Lexington KY 40509	**Customer:** Ms. Amy Bishop	**Real Estate Professional:**

Congratulations and Thank you for choosing Talon Home Inspections.

In order for you to receive the full value of this inspection please read all of the information in your Inspection Report. Should you have further questions, please contact our office during regular business hours 7 days a week and we will be happy to assist you.

Photo/Video Documentation.

Your report includes many photographs. Most of the pictures are a general view, to help you understand where the inspector has been, what is looked at, and the condition of the item or area at the time of the inspection. Most of the pictures will be of problem areas, the pictures are to help you better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supported with pictures, that will be up to the discretion of the inspector.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Conditional (C) = I visually observed the item, component or unit and it appeared to be functioning as intended, but is in need of minor repair.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, is unsafe or hazardous, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

NEW HOME CONSTRUCTION

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder.

THIS REPORT IS NOT A WARRANTY.

Our report is not a guarantee or warranty on the condition of the property or its contents. This inspection service only warrants that its inspection service and report will be performed in accordance with scope and standards of practice of the American Society of Home Inspectors (ASHI).

There were no disclosures given to the inspector at the time of the inspection.

Definition of A Home Inspection

By definition, a home inspection is a visual analysis performed for compensation for the purpose of providing a professional opinion and home inspection report by a licensed home inspector, regarding the condition of a residential dwelling and the dwelling's attached garages and carports, any reasonable accessible installed components, and the operation of the dwelling's systems, including any controls normally operated by the owner of the dwelling, for systems and components in the standards of practice established by the Kentucky Board of Home Inspectors. Home inspection does not include a code compliance inspection. The obligations of a home inspector to a client do not extend to third parties who did not hire the home inspector or rely on the inspector's opinions.

Standards of Practice:
American Society of Home Inspectors

In Attendance:
Customer

Type of building:
Single Family (1.5 story)

House Built In:
New Construction

Home Faces:
East

Utilities Status:
All utilities On

Temperature:
60-70

Weather:
Overcast, Partly Cloudy

Ground/Soil surface condition:
Wet

Rain in last 3 days:
Yes

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation Type:
Crawlspace

Foundation Wall Structure:
Masonry Block

Method used to observe Crawlspace:
Crawled
Standing water

Floor Structure:
2 X12
Wood beams
I Wood Joist

Wall Structure:
Masonry
and
Wood frame construction

Columns or Piers:
Masonry block

Floor System Insulation:
Unfaced Batts
Below R-19

		IN	NI	NP	C	RR
1.0	Crawlspace Access					•
1.1	Crawlspace / Wall Foundation					•
1.2	Crawlspace Floor (Vapor Retarders)					•
1.3	Wall Structure	•				
1.4	Floors (Structural)					•
1.5	Insulation under Floor Systems				•	
1.6	Columns and/or Piers	•				
1.7	Ceilings (Structural)	•				
1.8	Ventilation of Foundation Area (crawlspace or basement)					•
1.9	Electrical Crawlspace / Basement	•				
1.10	General Comments	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

Comments:

1.0 (1) Access to the crawlspace is located at the right side of the home.

1.0 Item 1(Picture)

1.0 (2) For safety, recommend a lock be installed on the crawlspace access door to prevent a child entering which could result in a injury or death occurring.

1.0 (3) The access door to the crawlspace is missing a window well. Water may enter which can lead to crawlspace leakage resulting in mold or mildew to form. Recommend one be installed by a general contractor prior to moving in as needed.

Note: Recommend installing a cover over the access port for the crawlspace. This will prevent water entering the pit and possible deterioration to the door. It will also prevent water possibly entering the crawlspace area. Have provided an example of cover type in photo 2.

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.1 Standing water was observed in the crawlspace along the foundation walls around the perimeter of the home and under the kitchen area in the crawlspace at the time of the inspection. Wet crawl spaces risk building damage from rot, insects and can cause mold or mildew. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. I am unable to determine the extent of intrusion or how often it occurs. A sump pump and drainage system could be installed or other methods maybe needed to correct intrusion. Recommend further investigation by a qualified licensed contractor to determine cause and remedy to eliminate water standing along the foundation walls in the crawlspace. Roof and Lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawlspace.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.1 Item 3(Picture)

1.1 Item 4(Picture)

1.1 Item 5(Picture)

1.1 Item 6(Picture)

1.1 Item 7(Video) under guest bedroom area

1.1 Item 8(Video) right side of home

1.1 Item 9(Video) rear right side of home under master bedroom area

1.1 Item 10(Video) left side of home under master bathroom area

1.2 (1) All wood,cardboard, insulation and unused building materials should be removed from the crawlspace floor. The insulation will hold moisture creating condensation and possible mold growth on the wooden structure in the crawlspace. Wood debris risks rotting and can attract wood eating insects into the crawlspace which can lead to more costly repairs later. Recommend all types of debris resting on the crawlspace floor be removed to prevent damage to the wood structure of the home.

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)

1.2 Item 4(Picture)

1.2 Item 5(Picture)

1.2 (2) There are some gaps in the coverage of the crawl space floor. A plastic vapour barrier should be installed in the missing areas and needs to be a minimum of 9mil thick in Kentucky (recommend using 15 or 20 mil) Recommend adding additional vapour barrier cover where needed to cover entire crawlspace floor to prevent excessive moisture entering which can lead to mold and deterioration of the floor structure and insulation in the crawl space. Recommend correcting and replacement using a qualified contractor.

1.2 Item 6(Picture)

1.2 Item 7(Picture)

1.2 Item 8(Picture)

1.3 The wall structure is not visible due to exterior and interior walls are covered. There were no obvious signs of any problems.

1.4 The wood beam in the middle of the crawlspace under the entry foyer area has insufficient end bearing to support the floor joist above. Additional support maybe needed to reduce risk of structural movement and damage to floor and wall above. Strongly recommend a qualified contractor or structural engineer be consulted to further evaluate and improve support for the wood joist and correct as needed.

1.4 Item 1(Picture)

1.4 Item 2(Picture)

1.5 The insulation has not be installed correctly due to minor gaps between the insulation batts under the subfloor in the crawlspace. Complete coverage is essential; there should be no insulation voids. The batts should be installed flush against the subfloor to eliminate any gaps, which could serve as passageways for cold airflow between the insulation and the subfloor. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified contractor correct and repair as needed.

1.7 The ceilings in the home are covered and structural members are not visible due to insulation and ceiling coverings. No obvious problems discovered. I could not see behind these coverings. Was only able to partially examine ceiling structure.

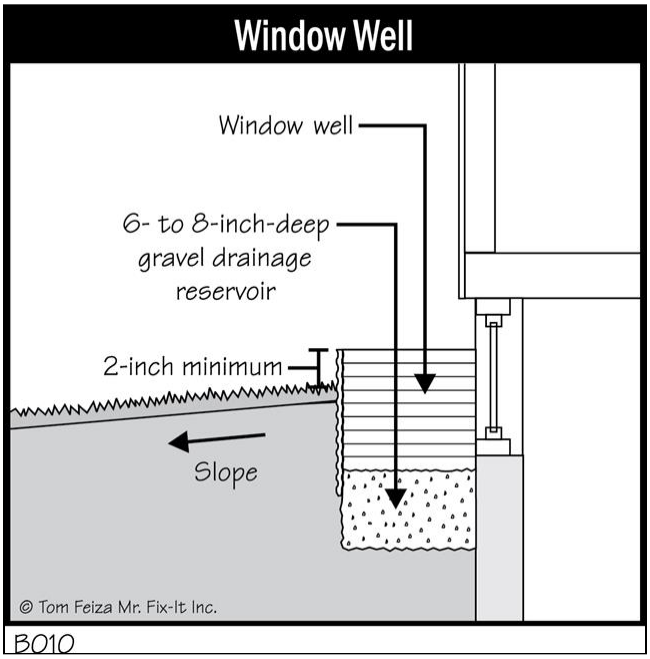
1.8 The foundation vent(s) at left side and rear right side of the home are at or near ground level. This can allow water entry into the crawlspace which was evident around the perimeter walls. Water intrusion in a crawlspace can lead to more costly repairs and cause mildew or mold to form. Recommend half-round window well be installed where needed. The dirt inside the well should be replaced with approximately four inches of gravel. A couple of inches clearance between the gravel and vent opening is recommended. Recommend a general contractor correct as needed.

1.8 Item 1(Picture)

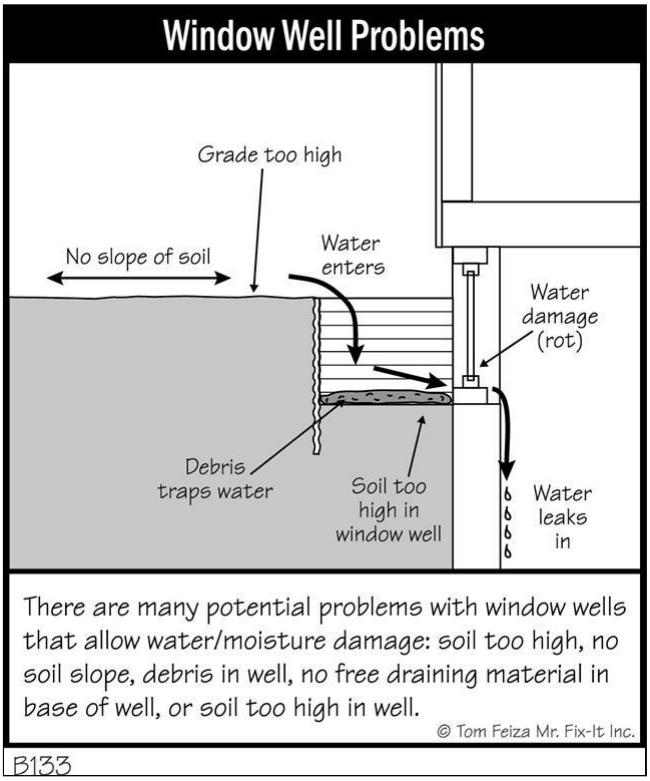
1.8 Item 2(Picture)

1.8 Item 3(Picture)

1.8 Item 4(Picture)



1.8 Item 5(Picture)



1.8 Item 6(Picture)

1.10 The crawlspace shows evidence of moisture penetration. It is impossible to predict the severity or frequency of moisture penetration on a one-time visit to home. Virtually all crawlspaces exhibit signs of moisture penetration and virtually all crawlspaces will indeed leak at some point in time. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. The vast majority of crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least 5 feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Roof ventilation; Roof framing; Flashings; Skylights, Chimneys, and roof penetrations; Attic insulation and thickness; sheathing and decking; and Signs of leaks or abnormal condensation on building components. The home inspector shall describe material comprising the roof structure; roof covering materials; and Report methods used to observe the roofing and attic. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, lightning arrestors, or similar attachments; Enter attic spaces with headroom of less than 5 feet; or if there are obstructions; and other detrimental conditions.

main attic

main attic

main attic

3rd bedroom closet attic

3rd bedroom closet attic

Styles & Materials

Viewed roof covering from:
Ground
Binoculars
Limitations: The roof is to high for inspector's ladder to reach

Roof-Type:
Dimensional

Roof Covering:
3-Tab Architectural Asphalt shingle

Roof Ventilation:
Soffit and Passive Vents

Chimney (exterior):
None

Sky Light(s):
None

Attic Access Location/Info:
Scuttle hole located in:
Master bedroom closet
No Storage
no light in attic

Method used to observe attic:
From scuttle hole opening only
Inaccessible due to insulation over ceiling joists

2nd Attic Access Location/Info:
Scuttle hole located in:
Bedroom 3 closet
No Storage
light in attic

Method used to observe 2nd attic:
From scuttle hole and
From the furnace platform
Partially inaccessible due to access and ductwork

Roof Structure:
Wood trusses
and
Stick-built
Lateral bracing
2 X 4 Rafters
and
2 X 8 Rafters
OSB (Oriented Strand Board) Sheathing

Ceiling Structure:
2X4
Partially visible

Attic Insulation:
Blown Fiberglass

		IN	NI	NP	C	RR
2.0	Roof Coverings - Asphalt				•	
2.1	Roof Flashings				•	
2.2	Roof Penetrations- Vents, Skylights, Etc	•				
2.3	Roof Drainage Systems (drip edge, gutters, downspouts, and splashblocks)					•
2.4	Attic Access					•
2.5	Roof Structure and Attic (Report leak signs or condensation)	•				
2.6	Roof/Attic Ventilation	•				
2.7	Attic Insulation	•				
2.8	Attic Electrical (Visible Electric Wiring in Attic, Switches,Outlets, and Light Fixtures)					•
2.9	Attic Plumbing	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

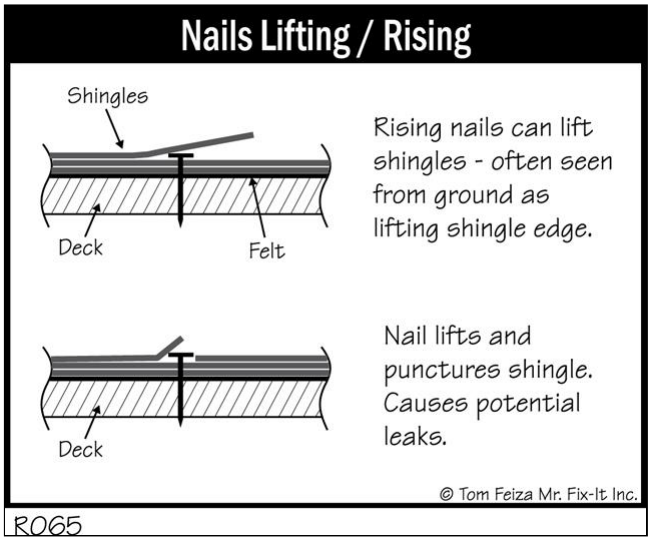
Comments:

2.0 The shingles are lifting where indicated in the photos in various places, (see photos for location) due to nails are starting to "back out" which causes the shingle tabs to raise, or the sealant of the shingle tabs has failed. Shingle damage or roof leakage can occur at these areas. They are also at risk to be blown off by high winds. If they raise the shingle more than 1/2" the nails should be reseated to prevent water entry under the shingles. Recommend a qualified roofing contractor repair as needed.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)



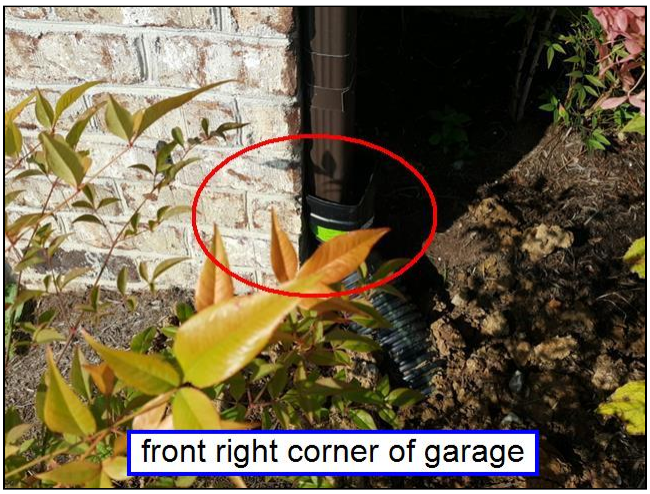
2.0 Item 4(Picture)

2.1 The flashing at the front of home has lifted between the wall and the front porch roof. Recommend the flashing be re-secured and flattened by a qualified contractor to prevent water entering underneath flashing and to allow ease of water runoff to reduce the risk of roof/wall leaks.

2.1 Item 1(Picture)

2.3 (1) Downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least 10 feet from the building or into a storm sewer system. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

Note: Could not locate exit port.



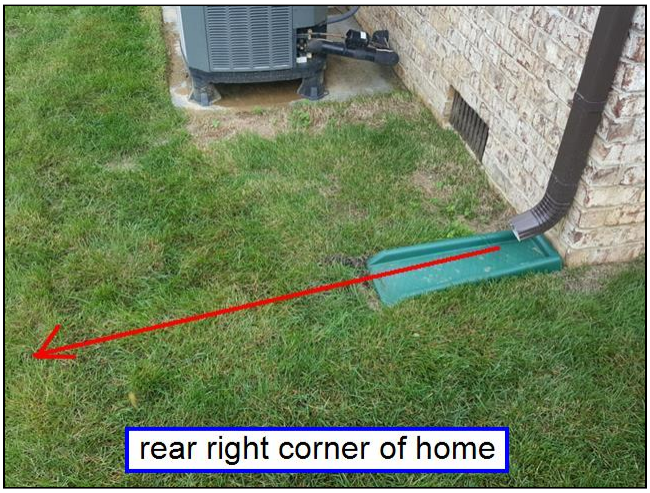
2.3 Item 1(Picture)

2.3 (2) Recommend the downspout(s) at the front left corner of the garage where indicated in the photo(s) be re-directed and extended at least 5 feet and flow onto splashblocks so water flows away from the foundation perimeter. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into/under the concrete slab. Also this will prevent settlement from occurring around the foundation perimeter. Recommend repair and replacement as needed.

2.3 Item 2(Picture)

2.3 (3) Recommend the downspout(s) around the perimeter of the home be extended at least 5 feet and flow onto splashblocks. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the crawlspace area via the vent which may cause settlement of the foundation.

Note: You may wish to consider burying the extension to prevent a tripping hazard. See photos for example.

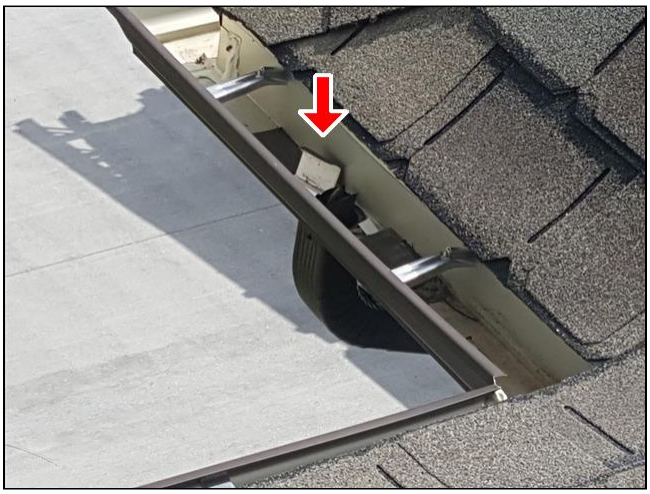


2.3 Item 3(Picture)

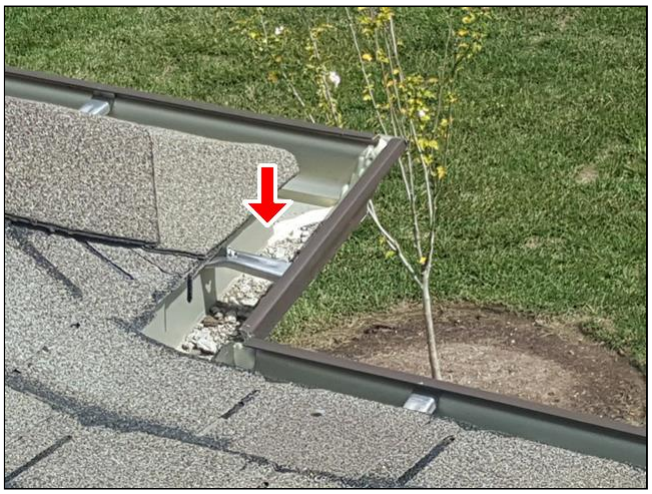
2.3 Item 4(Picture)

2.3 Item 5(Picture)

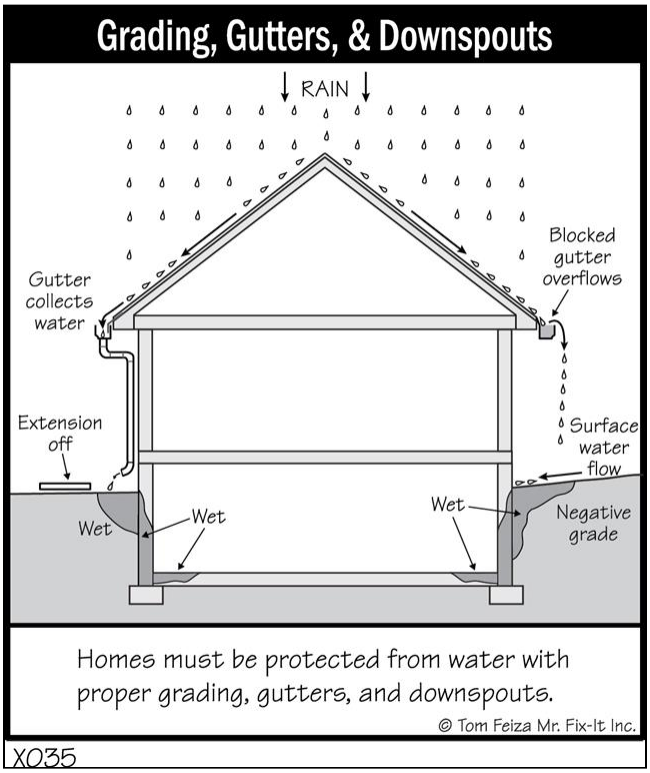
2.3 (4) The gutter(s) at the front of the home where indicated in the photos, especially where they drain into the downspouts, are full of debris and need to be cleaned. Gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. Recommend cleaning the gutters as needed.



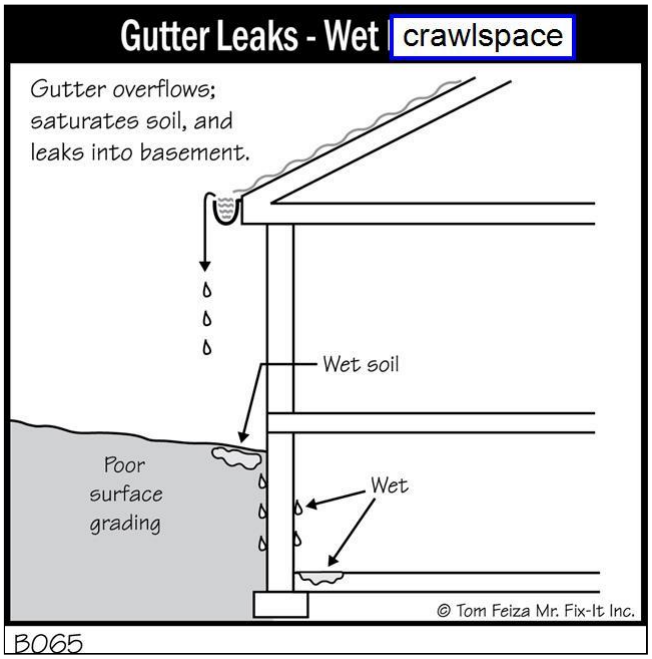
2.3 Item 6(Picture)



2.3 Item 7(Picture)



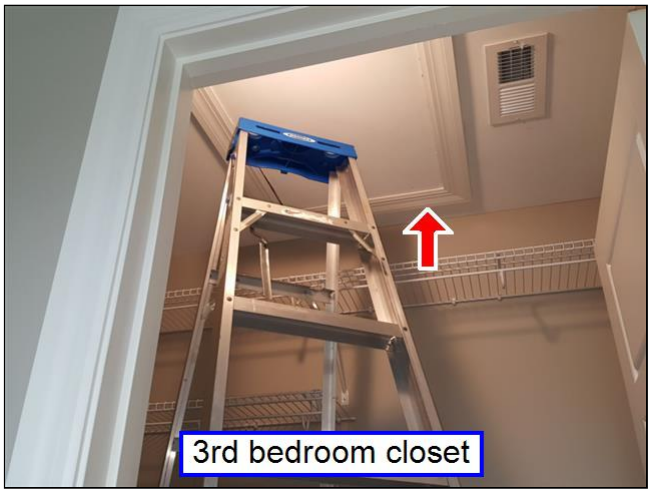
2.3 Item 8(Picture)



2.3 Item 9(Picture)

2.4 (1) Attic access location (see photo)

2.4 Item 1(Picture)

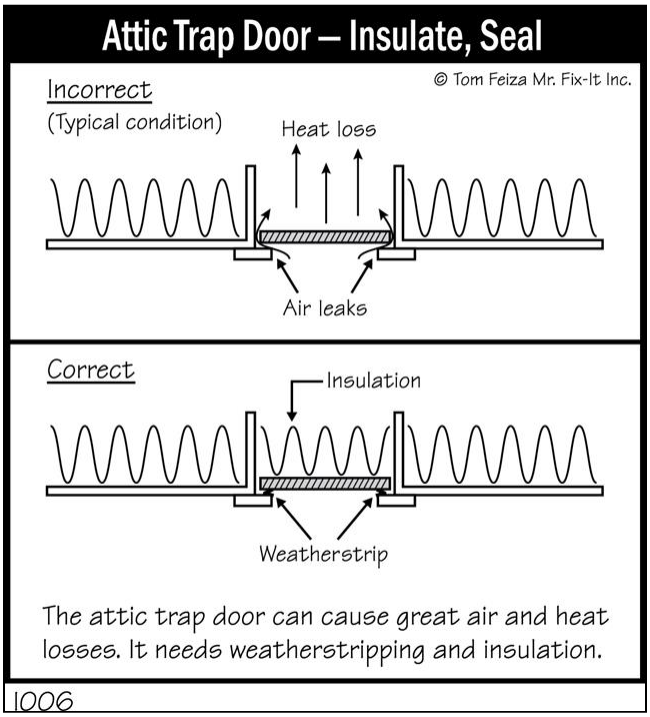


2.4 Item 2(Picture)

2.4 (2) The attic access in the 3rd bedroom door(s) does not fit the opening properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected. Recommend replacement as needed.

2.4 Item 3(Picture)

2.4 (3) Recommend the attic access hatch be insulated to prevent air and heat loss for energy conservation.



2.4 Item 4(Picture)

2.4 (4) The attic access above the guest bedroom was not inspected due to access. Ducts restricted access to ladder to enter this area.

2.4 Item 5(Picture)

2.4 Item 6(Picture)

2.4 (5) There was no real access to examine the attic above the garage.

2.7 The insulation is about fourteen inches thick or just under 40 R-Value.

2.7 Item 1(Picture)

2.8 The junction box near the air handler in the attic (3rd bedroom closet area) should have a cover installed to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician correct as needed.

2.8 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Attached porches, decks, stairs, steps, landings, and applicable railings; Eaves, soffits, and fascias; and Vegetation, intrusive trees, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Describe wall covering materials and type; material for driveways, walkways, and other items contiguous with the inspected structure; Operate and observe all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected.The home inspector is not required to evaluate function of: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; The home inspector is not required to observe: Fences; Evaluate the condition of; Trees, vegetation, Geological conditions, Soil conditions, and privacy walls; Recreational facilities (including spas, saunas, hot tubs, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; test or inspect for; window glass type; integrity of thermal window seals; operation of security locks, devices, or systems; Evaluate the presence, extent and type of insulation and vapour barriers in exterior walls; or Presence or condition of buried fuel 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.

Styles & Materials

Siding Material:
Brick veneer
Stone veneer
Hardiboard siding

Exterior Entry Doors:
Metal window door(s)
and
Wood window door(s)

Appurtenance:
Covered porch with steps

Driveway:
Concrete

		IN	NI	NP	C	RR
3.0	Siding and Trim	•				
3.1	Eaves, Soffits, Fascias and Paint					•
3.2	Doors (Front and Rear Exterior)	•				
3.3	Windows				•	
3.4	Porches, Balconies, Areaways, Stoops, Steps, and Applicable Railings	•				
3.5	Decks, Structure, Railings, Stairs			•		
3.6	Driveways, Walkways (With respect to their effect on the condition of the building)	•				
3.7	Patio Floor, Retaining Walls (With respect to their effect on the condition of the building)					•
3.8	Grading, Drainage, (With respect to their effect on the condition of the building)	•				
3.9	Vegetation, (With respect to their effect on the condition of the building)	•				
3.10	Plumbing Water Faucets (hose bibs)	•				
3.11	Outlets, Switches, Light Fixtures, (Exterior)					•

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

Comments:

3.0 Missing mortar in these areas of the brick siding are known as weep holes. They allow moisture to escape from behind the wall siding. They should not be filled in. This is for your information.

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.1 The soffit at the rear left corner of the home has a opening. These openings should be sealed to prevent entry of weather,rodents and insects. These openings can allow bees or wasps to enter which can lead to nests being formed in the attic. Also if water enters it can lead to deterioration of the roof structure and possible mold forming. Recommend a qualified contractor replace missing soffit.

3.1 Item 1(Picture)

3.1 Item 2(Picture)

3.3 The majority of the window frames around the home have missing sealant between the siding and the window frames. Water and/or insects may enter and deterioration may occur behind the wall cavity and siding. This is a small repair. Recommend re-caulking as needed. Which caulk to use

3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.3 Item 3(Picture)

3.3 Item 4(Picture)

3.7 The rear patio floor area is above grade and is missing steps/staircase that leads to the ground. This is a potential safety issue which could result in a person injuring themselves via a fall. Strongly recommend a qualified contractor correct as needed for safety prior to moving in.

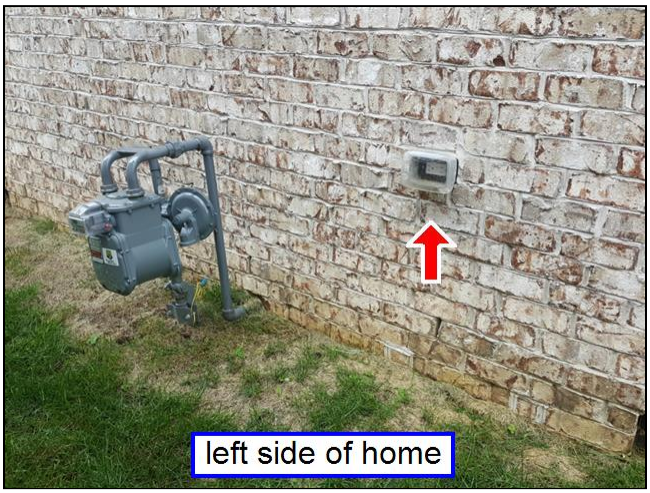
3.7 Item 1(Picture)

3.9 Vegetation should not to be in contact with the home, especially dense foliage and ivy. Plants can hold moisture against the building, slow down the drying effect of circulating air and they provide a hiding place for rodents. All vegetation needs to be kept neatly trimmed and away from the foundation, wall siding, and window frames to prevent damage to the home and allow proper venting and inspection of house. A 6" clearance is recommended. This is for you information for future reference.

3.11 (1) Recommend sealing the gap between the wall and outlet at the front porch left side of door entry to prevent children being electrocuted by placing objects inside opening an to prevent water intrusion which may lead to a short or possible fire. This is a serious safety issue. Recommend repair as needed.

3.11 Item 1(Picture)

3.11 (2) The home exterior outlet(s) where indicated in the photos are GFCI protected however when tripped you need to reset them at the panel box at the appropriate breaker No. 33. This is for your information.



3.11 Item 2(Picture)

3.11 Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage/Carport

The home inspector shall observe: Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation; Electrical system and components; Plumbing system and components; Garage door operators; The home inspector shall: Describe type and material of doors, exterior and interior walls, and roof; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; The home inspector is not required to observe: Garage door operator remote control transmitters; The home inspector is not required to: Move personal items, panels, furniture, or equipment that obstructs access or visibility.

Styles & Materials

Garage Insulation:
Not visible

Garage Door Type / Material:
One automatic
Metal
Insulated
Glass inserts

Auto-opener Manufacturer:
LIFT-MASTER

Ceiling Materials:
Drywall

Wall Material:
Drywall and Cinder Block

Floor Material/Covering(s):
Concrete

Door to Interior:
Solid
Wood

Door to Exterior:
NONE

Window Types:
NONE

		IN	NI	NP	C	RR
4.0	Garage Ceiling	•				
4.1	Garage Walls					•
4.2	Garage Floor	•				
4.3	Garage Door/Operators (Report whether or not doors will reverse when met with resistance)	•				
4.4	Occupant Door from Garage to inside home	•				
4.5	Steps, Stairways, Balconies and Railings	•				
4.6	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

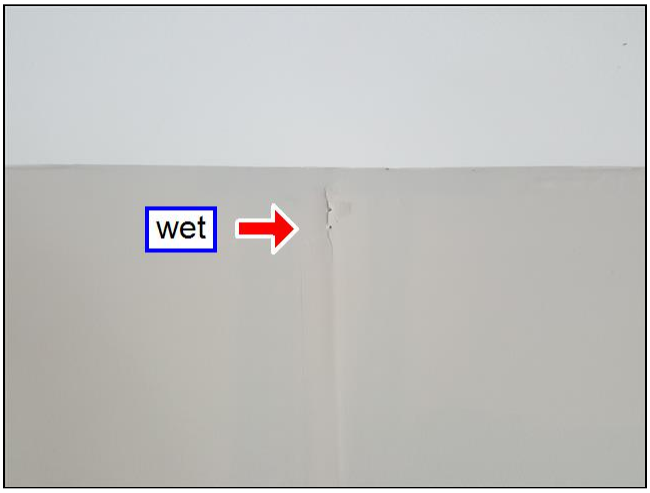
IN NI NP C RR

Comments:

4.0 The drywall at the ceiling in the garage has a previous water stain. This area was dry at the time of inspection. However I do believe water leakage will be experienced in this area, especially when heavy rainfall is expected. See note 4.1. Inspections are limited and destructive inspections are excluded. The extent of damage cannot be realized until the covering is removed.

4.0 Item 1(Picture)

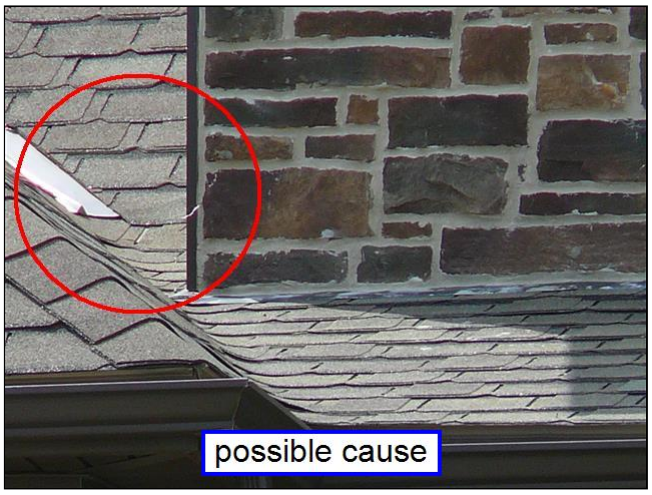
4.1 The wall in the garage right side is wet and moist. Mold and wood rot can occur if leakage is not repaired. This maybe due to the flashing, roof valley or roof leakage above between the outer wall and garage roof (see photo 4). Also refer to note 4.0. The step/side flashing was not inspected in this area due to visibility and access. Also could not access attic area. A diverter flashing may be needed in this area. Strongly recommend a qualified roofing contractor further investigate to determine cause and repair as needed prior to closing.



4.1 Item 1(Picture)

4.1 Item 2(Video)

4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.3 The garage door will reverse when met with resistance.

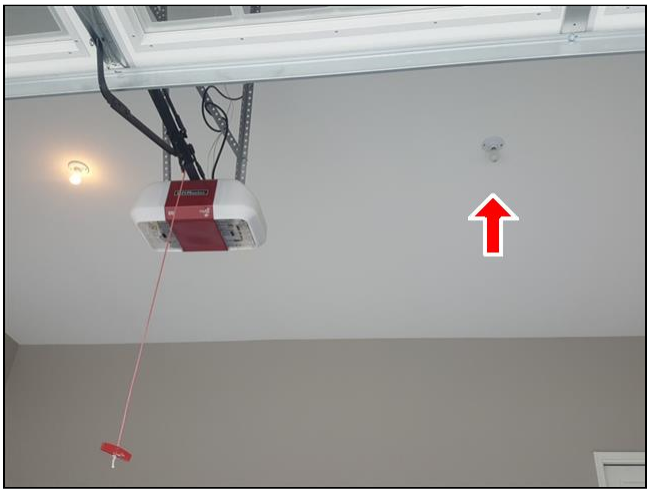
The sensors are in place for garage door(s) and will reverse the door when interrupted.

4.4 Recommend the door between the garage and the interior of the house be equipped with an auto-closer device to prevent automobile fumes from entering the house. This is for your information.

4.6 (1) If a refrigerator is installed in the garage it will be connected to a GFCI outlet. If the outlets are tripped the refrigerator will be turned off. This is for your information.

4.6 (2) The garage door opener is connected to a GFCI outlet. If the outlets are tripped in the garage the door will not open or close automatically. This is for your information.

4.6 (3) The light fixture need bulbs replaced at the garage. This is for your information.

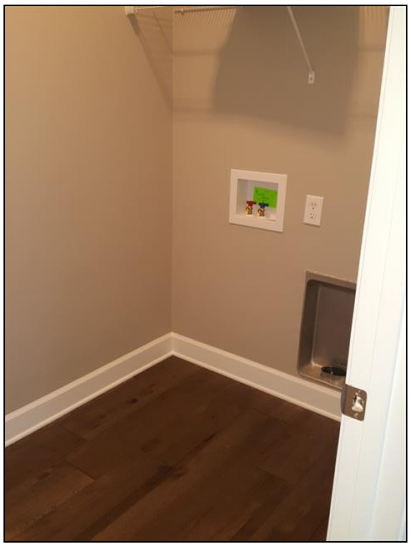


4.6 Item 1(Picture)

The garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Kitchen / Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven; Observe kitchen cabinets and countertops; Walls, ceiling, and floors; Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Operate all plumbing fixtures, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles; The operation of ground fault circuit interrupters; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to operate: Any water shut off valves; Appliances in use; or Any appliance that is shut down or otherwise inoperable.



washer dryer room

Styles & Materials

Dishwasher Brand:
BOSCH
Serial # Model# : #FD970302080 #SHXM78W55N/01

Disposer Brand:
FOOD WASTE DISPOSER
Serial # Model # : #17011075 #FWD 1-4A

Range/Oven:
BOSCH
Serial # Model # : #970400010 #HBL87M52UCC/02

Exhaust/Range hood:
VENTED
BOSCH
Serial # Model # : N/A

Built in Microwave:
BOSCH
Serial # : #9701058401 #HMB50152UC/01 #2017

Refrigerator:
BOSCH
Serial # Model # Year # : #FD9701 001427 #B21CL81SNS/01 #N/A

Washer and Dryer:
NONE

Clothes Dryer Vent Material:
Metal pipe

Dryer Power Source:
220 Electric

		IN	NI	NP	C	RR
5.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures	•				
5.1	Plumbing Drain and Vent Systems	•				
5.2	Dishwasher	•				
5.3	Food Waste Disposer					•
5.4	Ranges/Ovens/Cooktops	•				
5.5	Range Hood	•				

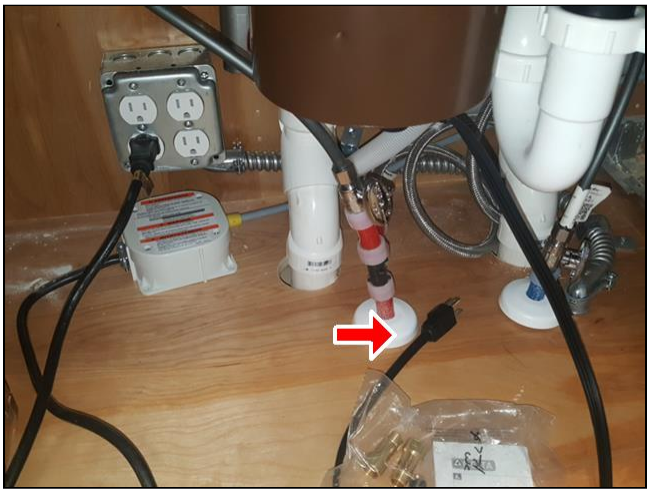
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

		IN	NI	NP	C	RR
5.6	Microwave Cooking Equipment	•				
5.7	Refrigerator	•				
5.8	Pantry/Closet Doors			•		
5.9	Counters and a representative number of Cabinets				•	
5.10	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.11	Clothes Dryer Vent Piping	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

5.3 The disposer was not inspected for operation due to it was not connected to power at time of inspection. Also the on/off switch is missing. The disposer cannot be operated even if connected due to missing switch. Recommend a qualified appliance contractor install missing switch and verify disposal is operational prior to closing.



5.3 Item 1(Picture)

5.3 Item 2(Picture)

5.5 The data plate was not present on the range hood cabinet at the time of inspection.

5.9 (1) drawer front below the stove top does not close flush against cupboard frame. Minor adjustment or replacement of hinges is required. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

5.9 Item 1(Picture)

5.9 (2) The trash compartment drawer squeaks when operated. This can cause wear on the the tracks. Recommend a general contractor correct and repair as needed.

5.9 Item 2(Picture)

5.9 Item 3(Video)

5.9 (3) Recommend sealing the gap between the upper cabinet and the splash tiles right of stove top.

5.9 Item 4(Picture)

5.10 (1) I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.

5.10 (2) The outlet(s) in the kitchen are GFCI protected however when tripped you need to reset them at the panel box at the appropriate breaker No. 20 and 24. This is for your information.

5.10 (3) The outlet(s) in the kitchen where indicated in the photo(s) are loose in the wall. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical contractor correct as needed.

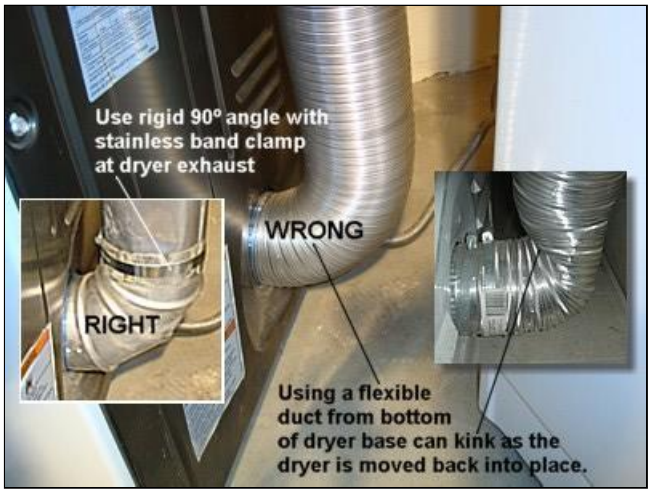
5.10 Item 1(Picture)

5.11 (1) The exterior port for the dryer vent pipe is located on the left side of the home. (see photo for location) This is for your information.

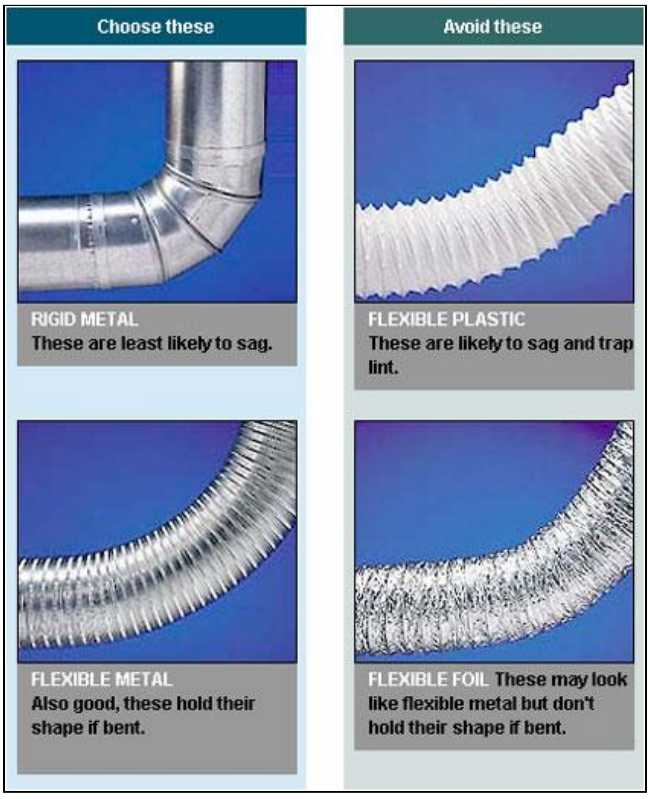
5.11 Item 1(Picture)

5.11 (2) When installing your dryer do not use flexible foil piping. The current recommendations are for dryer vents to be heavy flexible or solid metal to help prevent crushing and damage from fires. Dryer lint fires are reported to be the third leading cause of fires. Exhaust ducts should be constructed of minimum 0.016 inch thick rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet metal screws or fastening means which extend into the duct. All dryer vents should be disconnected and cleaned twice a year. This is a very common cause of fires. This is for your information.

5.11 Item 2(Picture)



5.11 Item 3(Picture)



5.11 Item 4(Picture)

The Kitchen area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rooms

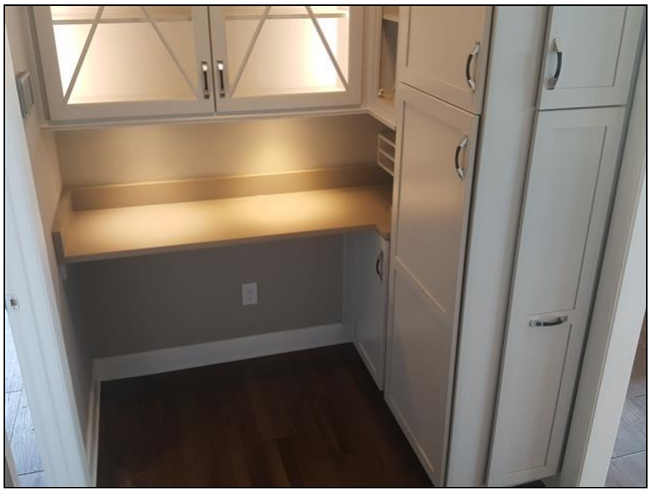
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, or equipment that obstructs access or visibility.

dining room

living room

formal dining room

guest bedroom



office room area

master bedroom

2nd bedroom

3rd bedroom

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
and
Hardwood

Interior Doors:
Hollow core
Wood

Window Types:
Single-hung
Thermal/Insulated

		IN	NI	NP	C	RR
6.0	Ceilings	•				
6.1	Walls	•				
6.2	Floors	•				
6.3	Steps, Stairways and Railings	•				
6.4	Doors (Representative number)				•	
6.5	Windows (Representative number)	•				

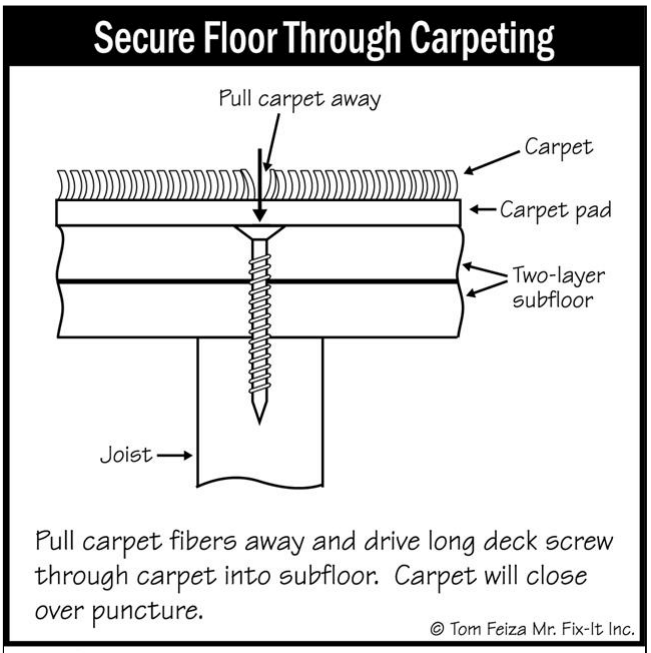
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

		IN	NI	NP	C	RR
6.6	Closets	•				
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
6.8	Smoke and Carbon Monoxide Detectors	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

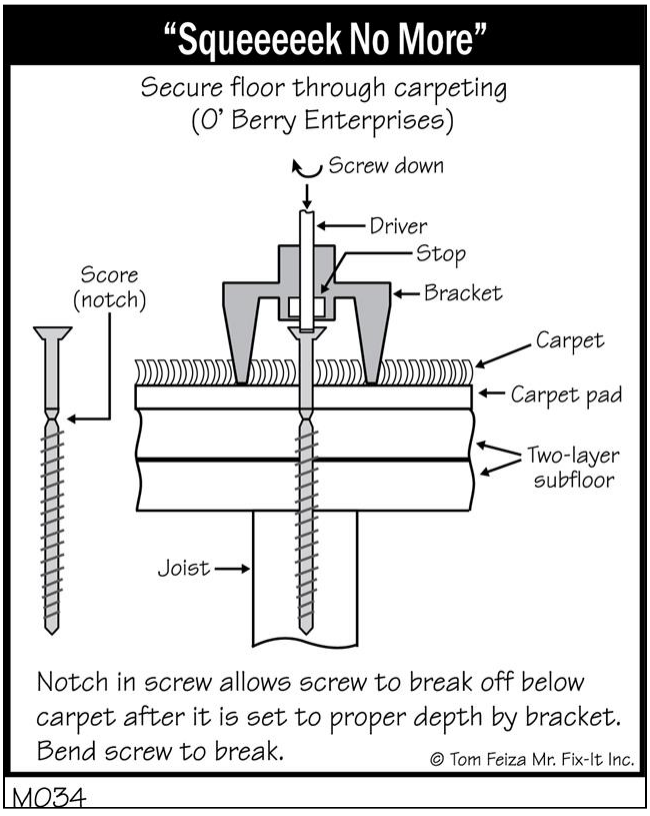
Comments:

6.2 The floor squeaks in the 3rd bedroom as indicated in the photo(s) (nuisance only). This is for your information and is of no concern from a structural perspective. A qualified carpenter should know how to eliminate or reduce squeaks in the flooring. This will likely involve the removal of the floor covering to repair squeak in the floor. Repair as desired.

6.2 Item 1(Picture)

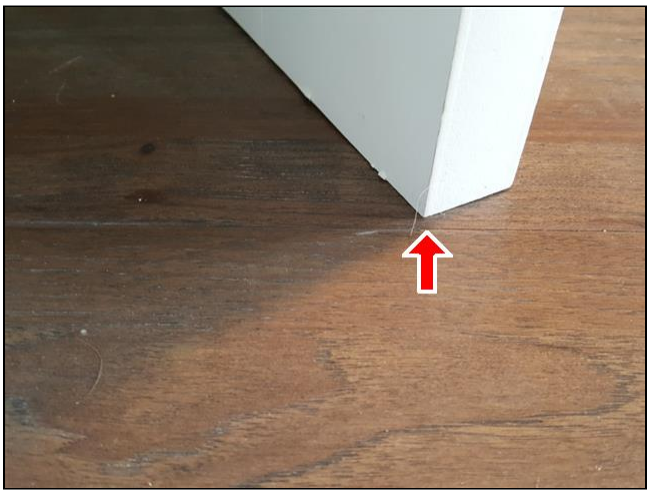


6.2 Item 2(Picture)



6.2 Item 3(Picture)

6.4 (1) The door between the main entry and the 2nd bathroom on the ground floor needs to be trimmed at the bottom. The door is difficult to operate and rubs the floor when opened which can damage the floor covering. Recommend a general contractor repair as needed.



6.4 Item 1(Picture)

6.4 (2) The door in the 2nd Bedroom closet rubs on the carpet when opened and closed. The bottom of the door needs to be trimmed to prevent wearing the carpet. Recommend a general contractor repair as needed.

6.4 Item 2(Picture)

6.7 (1) The outlet(s) where indicated in the photo(s) are loose in the wall. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical contractor correct as needed.

6.7 Item 1(Picture)

6.7 Item 2(Picture)

6.7 Item 3(Picture)

6.7 (2) The outlet(s) in the Washer/Dryer room are GFCI protected however when tripped you need to reset them at the panel box at the appropriate breaker No. 18. This is for your information.

6.8 Testing of smoke and CO detectors is not part of a home inspection. We do not want to create a false alarm. All detectors in the home exhibit the active green light which indicates they are on and functioning. Recommend the smoke detectors be tested at common hallway to bedrooms upon moving in to home.
Note: If the smoke/CO alarm is 10 years old or older, recommend replacement. Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

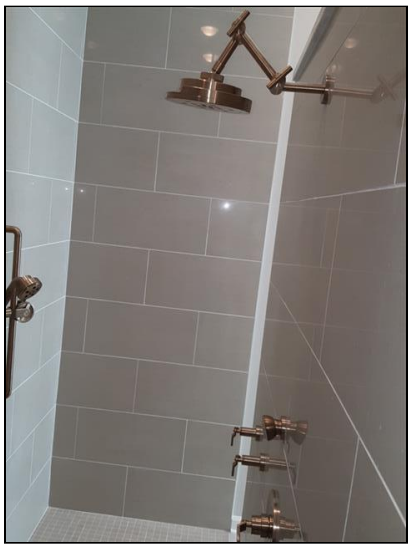
6.8 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

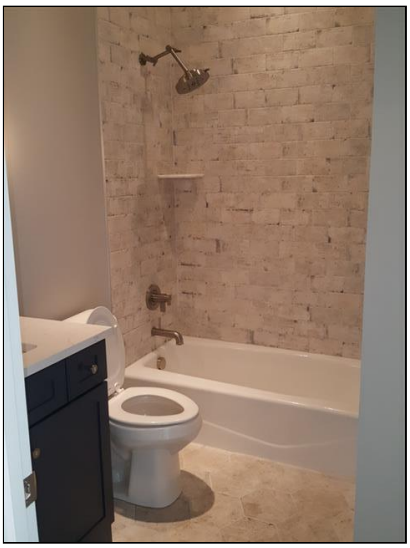
7. Bathroom and Components

The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; The home inspector shall operate all plumbing fixtures, except where the flow end of the faucet is connected to an appliance; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures. The home inspector is not required to: State the effectiveness of anti-siphon devices; or Observe the system for proper sizing, design, or use of proper materials; Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; The home inspector is not required to operate: Any water shut off valves; and Move personal items, panels, furniture, or equipment that obstructs access or visibility.

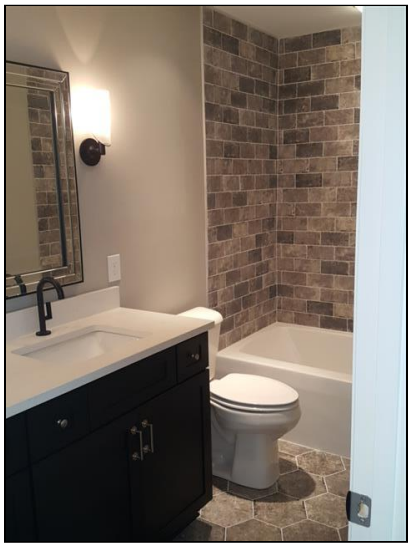
master bathroom



master bathroom



2nd bathroom



3rd bathroom

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall

Window Types:
None

Exhaust Fans:
Fan with light

		IN	NI	NP	C	RR
7.0	Floor	•				
7.1	Counters and Cabinets				•	
7.2	Doors (Representative number)	•				
7.3	Windows	•				
7.4	Plumbing Water Supply, Shutoffs, Faucets, and Fixtures					•
7.5	Plumbing Drain and Vent Systems	•				
7.6	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures	•				
7.7	Bath(s) and/or Shower(s) - walls,enclosure, and doors	•				
7.8	Toilet(s)					•
7.9	Exhaust fan	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace | IN | NI | NP | C | RR

Comments:

7.1 The cabinet door in the master bathroom near the window does not seal flush with the cabinet when closed. An adjustment of the hinge maybe required. Recommend repair or replace as necessary.

7.1 Item 1(Picture)

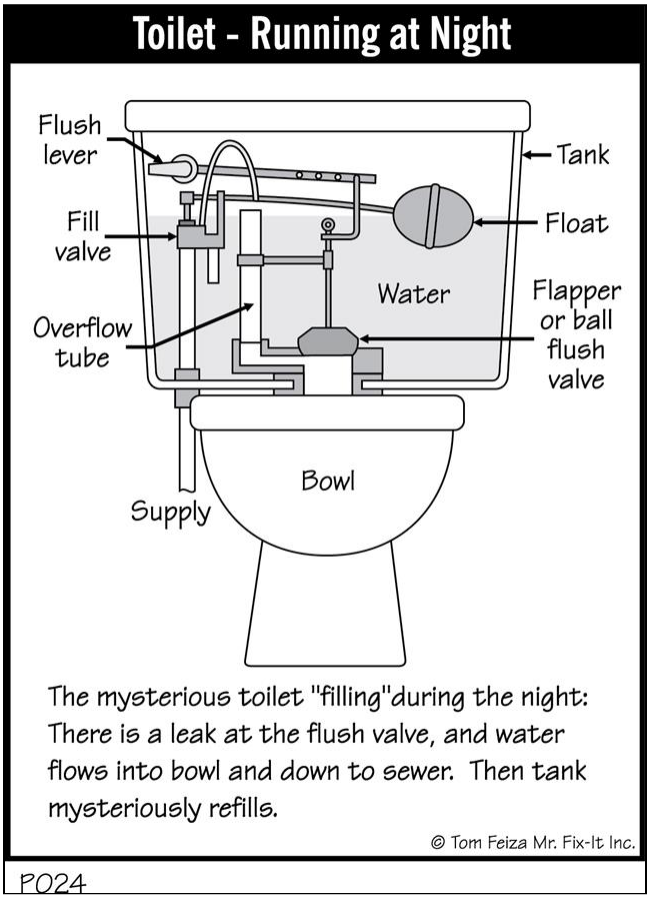
7.3 There is a fixed window in the Master bathroom. This is for your information.

7.4 The faucet for the tub in the 2nd bathroom does not appear to direct all the cold water to the faucet when the lever is activated. Warm water was experienced only when the lever is set for cold water only. This can be a safety issue as a small child could injure themselves via scalding trying to receive cold water only. Recommend a licensed plumber further evaluate and repair or correct as needed.

7.4 Item 1(Picture)

7.6 The outlets in the all the bathrooms are GFCI protected. This is for your information.

7.8 Water continues to run after flushing the toilet in the 3rd bathroom. Replacement of the flapper assembly or adjustment of the lever mechanism may be needed. Recommend a qualified plumber repair as needed.



7.8 Item 1(Picture)

7.8 Item 2(Video)

The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of main water supply shutoff device; Type and capacity of Water heating equipment;. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Swimming pools; or Observe the system for proper sizing, design, or use of proper materials; Solar water heating equipment.

water heater/under staircase

Styles & Materials

Main Water Valve Location:
Under Staircase
Master Bedroom closet
above the water heater
Extra Info : bedroom

Water Source:
Public

Plumbing Water Supply (into home):
Pex

Plumbing Water Distribution (inside home):
PEX

Plumbing Venting Line:
PVC
Partially Visible

Plumbing Waste Line:
PVC

Washer Drain Size:
2" Diameter

Main Gas Valve Location:
Outside front left side of home
near the electric meter

Gas Distribution (inside home):
Black Iron Pipe

Water Heater Manufacturer/Model/Age:
A.O. SMITH
Model# Serial# Year# : #ENS-50 110 #1704104702947 #2017

Water Heater Power Source/Capacity/ Location:
Electric
50 Gallon (2-3 people)
Master bedroom closet
under the staircase

		IN	NI	NP	C	RR
8.0	Plumbing Drain, Waste Pipes and Vent Systems					•
8.1	Plumbing Water Supply and Distribution Systems	•				
8.2	Hot Water Systems and Controls	•				
8.3	Pipes and Drainage (Hot Water Systems)	•				
8.4	Main Water Shut-off Device (Describe location)	•				
8.5	Main Fuel Shut-off (Describe Location)	•				
8.6	Fuels Storage and Distribution Systems (Interior fuel storage, piping, supports, leaks)	•				
8.7	Sump Pump			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

8.0 (1) The sewer clean out cap is located at the front left side of the home. This is for your information.

8.0 Item 1(Picture)

8.0 (2) The drain line in the crawlspace below the shower and tub in the 2nd bathroom area has a major water leak. Water leakage was experienced when faucet was turn on, drain plug sealed, and when water was drained in the tub. Cannot determine cause or how water is leaking. It maybe due to drain plug not sealing and there is a leak at the drain line. Water in a crawlspace can lead to mold or damage to the floor structure if not repaired. Recommend a qualified plumber further investigate, repair leaks prior to closing to prevent costly repairs in the future.

8.0 Item 2(Picture)

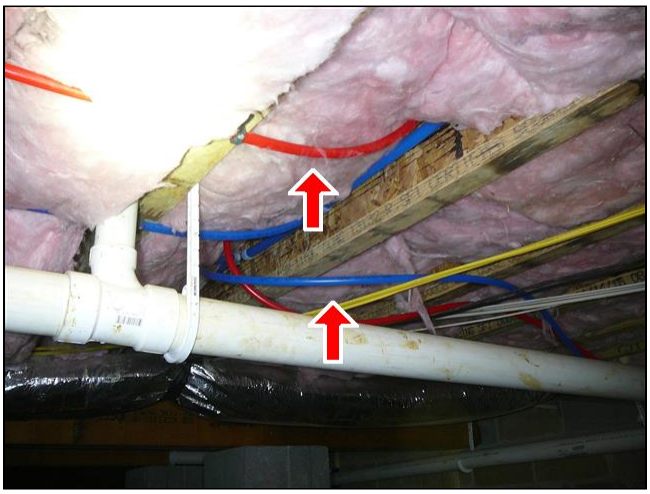
8.0 Item 3(Picture)

8.0 Item 4(Video) while faucet was turned on and water holding in tub

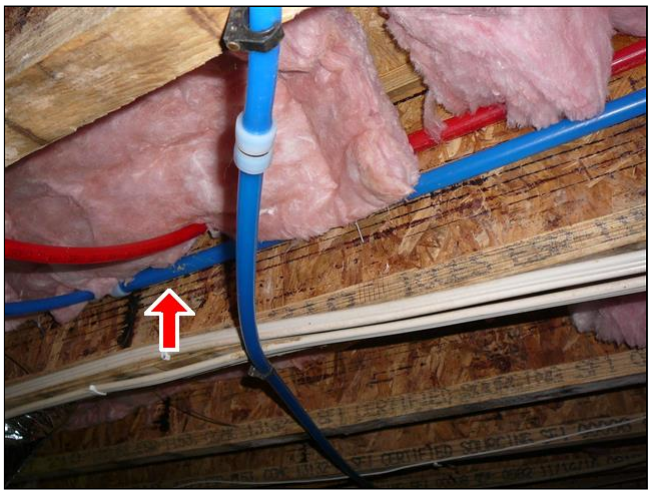
8.0 Item 5(Video) while tub was drained

8.1 (1) The water pressure over-all passed "functional flow" in the home. This is determined by running water at the sinks in the bathrooms, kitchen and shower while the toilet is being flushed. If the shower spray remains, it passes functional flow. This is for your information.

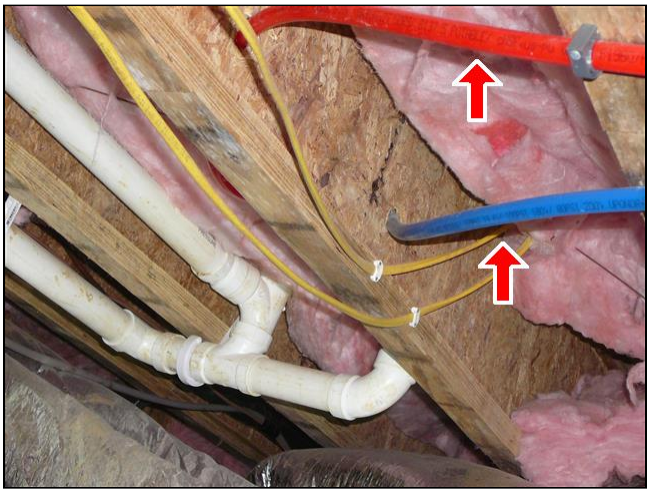
8.1 (2) Recommend insulating the water supply pipes underneath in the crawlspace (hot and cold) to ensure pipes do not freeze in winter which may cause a serious plumbing leak in the crawlspace, and to prevent heat loss of water when hot water is flowing into home. This will improve efficiency. This is for your information.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

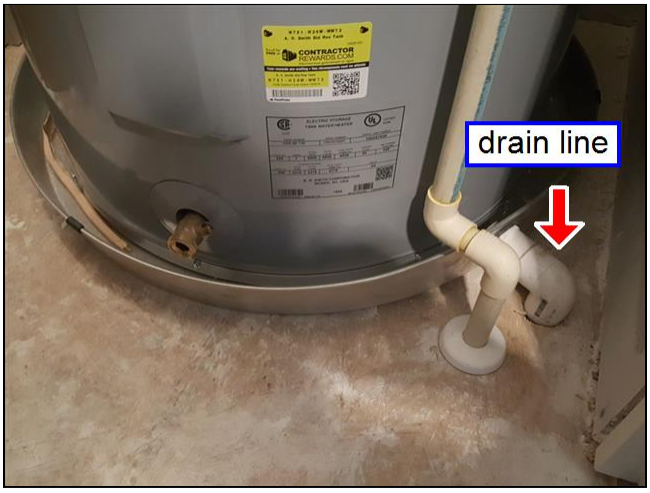


8.1 Item 3(Picture)

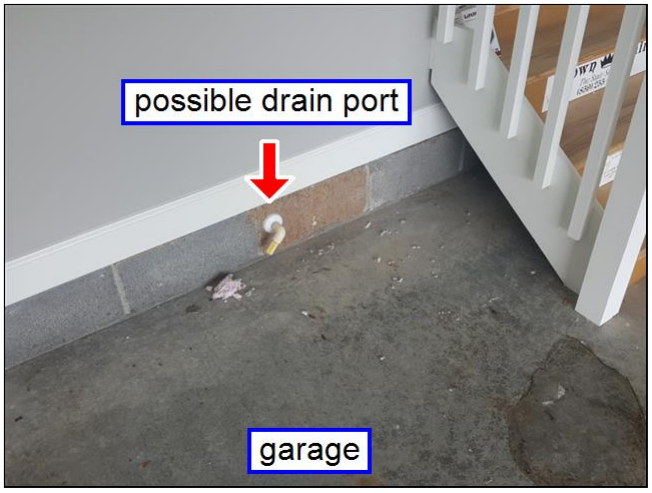
8.2 (1) The normal life expectancy of a water heater is between 12-16 years. This is for your information.

8.2 (2) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR or "pop-off" valve. If the water pressure gets high enough it can damage valves in the plumbing fixtures, joints in the supply pipes and even the water heater. Thermal expansion always occurs in water heaters. Like most substances, water expands as it is heated. There were no visible leaks or drips at the TPR valve during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. This is for your information.

8.2 (3) The drain pan installed under the water heater under the stair case does have a drain line, however could not determine where the drain line exits too. It should drain to the exterior of the home. Recommend asking the owner of the home for location prior to closing. It may drain directly into the drainage system or in the garage. If the owner is unaware then recommend consulting a licensed plumber to determine location. This is for your information.



8.2 Item 1(Picture)

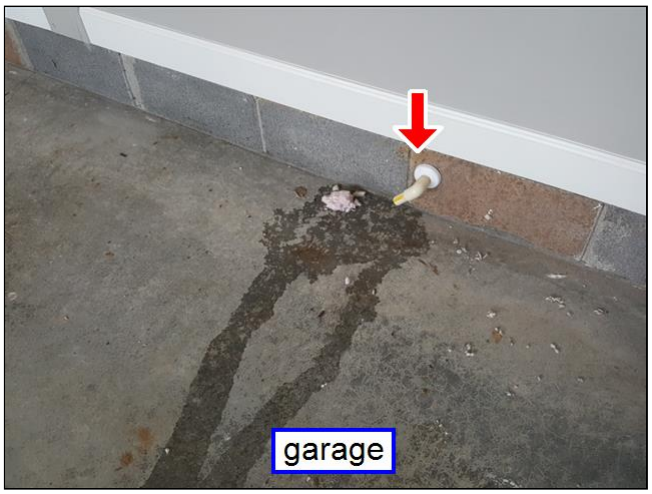


8.2 Item 2(Picture)

8.3 Location of the TPR (temperature pressure relief) drain line to exterior. (see picture)

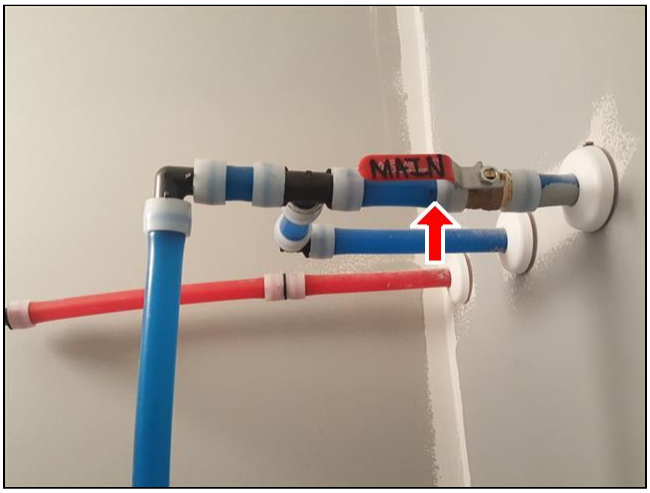
Recommend installing a tray under the TP Drain line in the garage to prevent water entering on the floor to prevent damage to walls and trim.

8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.4 (1) The main shut off is the red lever located above the water heater underneath the staircase. You may wish to consider relocating main shut closer to the entry point in the crawlspace. Before the main shut off the supply line will always have water flowing regardless if water has been shut to the interior of the home. If a leak occurs in the supply line before the main water shut off water will leak and possibly flood the crawlspace floor area which will lead to costly repairs. This is for your information. A qualified licensed plumber will be able to relocate main shut off if desired. Best alternative to shutting water to the home will be at street meter and a water key will be required. This is for your information.



8.4 Item 1(Picture)

8.4 Item 2(Picture)

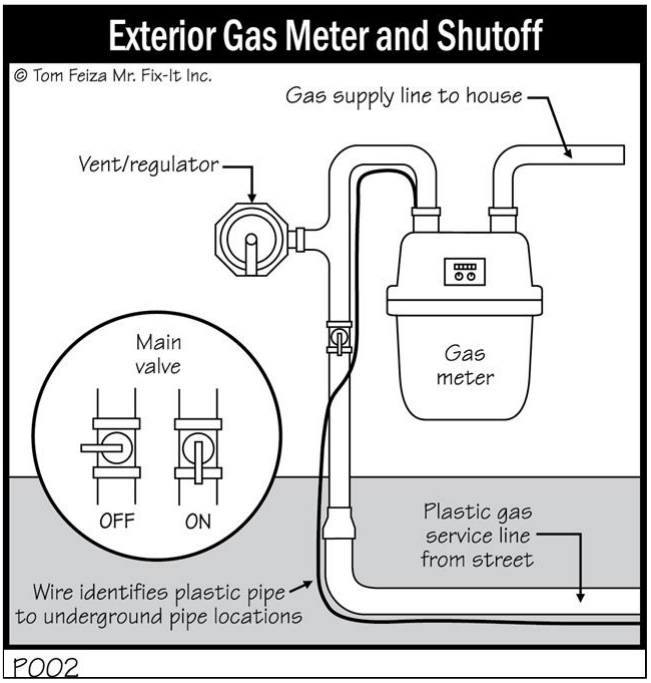
8.4 (2) Recommend insulating the main water supply line pipe in the crawlspace due to the pipe is located in an unconditioned area. This will ensure that the pipe does not freeze in winter which may cause a serious plumbing leak and prevent costly damage to the home. This is for your information.

8.4 Item 3(Picture)

8.4 Item 4(Picture)

8.5 The main fuel shut off is at gas meter outside.

8.5 Item 1(Picture)



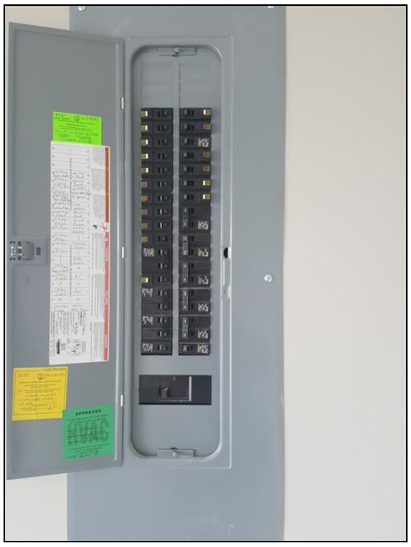
8.5 Item 2(Picture)

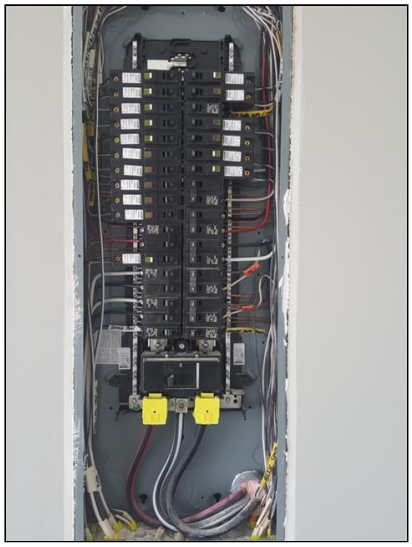
8.7 You may wish to consider installing a sump pump in the crawlspace in the event that if a serious plumbing leak occurs due to freezing water pipes or an elevated water table to prevent possible damage in the crawlspace which can lead to costly repairs. This is for your information.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring, and presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: The home inspector is not required to: Perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons, move personal items, panels, furniture, or equipment that obstructs access or visibility; Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





Styles & Materials

Meter Location:
Left side of garage (facing front)

Electrical Main Disconnect:
Panel Box

Electrical Service Conductors Entry:
Below ground
Aluminum
220 volts
4/0 200 Amps

Electric Panel Manufacturer/Type:
SQUARE D
Circuit breakers

Panel capacity:
200 AMP

Branch wire 15 and 20 AMP:
Copper

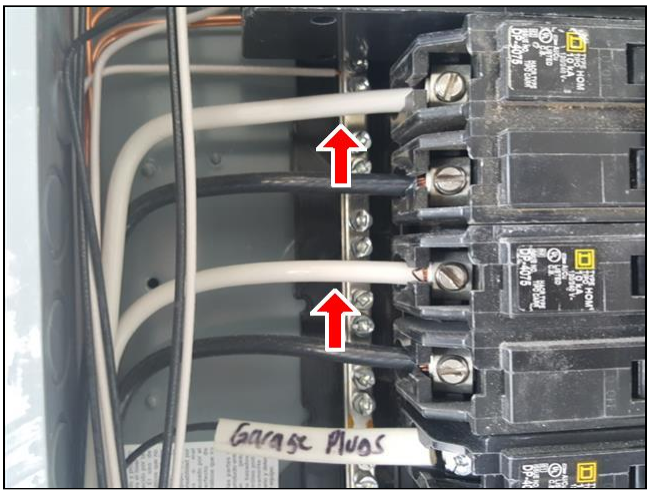
		IN	NI	NP	C	RR
9.0	Service Entrance Conductors and Meterbase	•				
9.1	Location of Main and Distribution Panels	•				
9.2	Main and Distribution Panels, Main Overcurrent Device, and Service.	•				
9.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•	
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
9.5	Breaker Operation of GFCI (Ground Fault Circuit Interrupters) AFCI (Arc Fault Circuit Interrupters)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

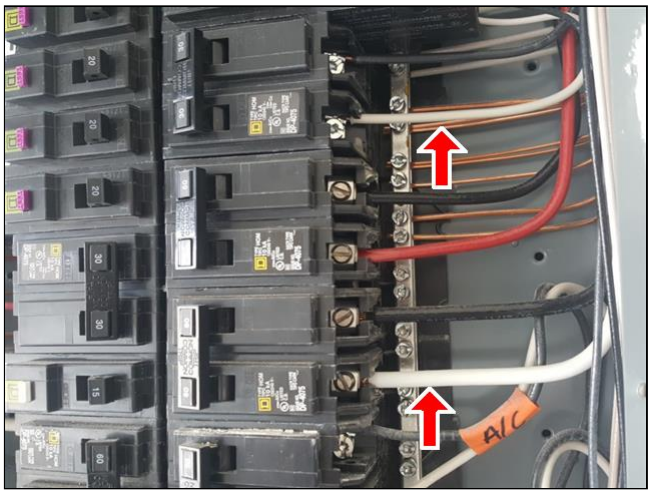
Comments:

9.1 The main panel box is located at the garage.

9.3 The white wire(s) that are connected to the circuit breaker(s) should be marked black to indicate that they are live (hot wires) and are being used for the flow of electricity to travel. Recommend an electrician correct due to safety.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(A) . Heating / Central Air Conditioning Unit 1 Lower Level

The home inspector shall observe permanently installed heating and cooling systems including: Cooling Equipment including; condenser and evaporative units; coils; refrigeration lines, and condensation lines; Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Check the electrical current drawn by the unit; Inspect gas fired refrigeration systems, evaporative coolers, or wall or window mounted air conditioning units; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; or The uniformity or adequacy of heat/cool supply to the various rooms.

heat pump/rear right side of home

air handler/crawlspace

Styles & Materials

Central Cooling Air Brand/Model/Year:
TRANE
Serial # Model# Year# : #16472URS1F #4TWV0048A1000BA #2016

Cooling Equipment Source/Capacity/ Type/Location:
Electric
4 tonne
Heat Pump Forced Air (also provides warm air)
Rear right side of home

Number of Cooling Units (excluding window units):
Two

Heat System Brand/Model/Year:
TRANE
Serial # Model# Year# : #16222UDUAV #TAM8C0C48V41EAA #2016

Heating Source/Capacity/Type/ Location:
Electric
4 tonne
Air Handler
Crawlspace

Number of Heat Systems (excluding wood):
Two

Filter Type/Size/Location:
Disposable
Cartridge

Ductwork:
Insulated

Fireplaces/Location:
One
Living Room

Types of Fireplaces:
Non-vented gas logs

		IN	NI	NP	C	RR
10.0.A	Heating / Cooling Equipment				•	
10.1.A	Filter Location/Condition	•				
10.2.A	Electrical (heating and cooling systems)	•				
10.3.A	Distribution Systems (Pipes and Pumps)					•
10.4.A	Ducts and Registers					•
10.5.A	Presence of installed heat and cooling source in each room	•				
10.6.A	Normal Operating Controls (Thermostat)					•
10.7.A	Temp Differentials (Cooling)	•				
10.8.A	Gas/LP Firelogs and Fireplaces	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

10.0.A (1) Due to the season, the heat pump was tested in the cooling and emergency heat modes only. The heating mode uses the same components as the cooling mode but in the reverse cycle. To avoid possible damage to the unit due to outside temperature is above 60 degrees, the unit was not tested in the heat mode.

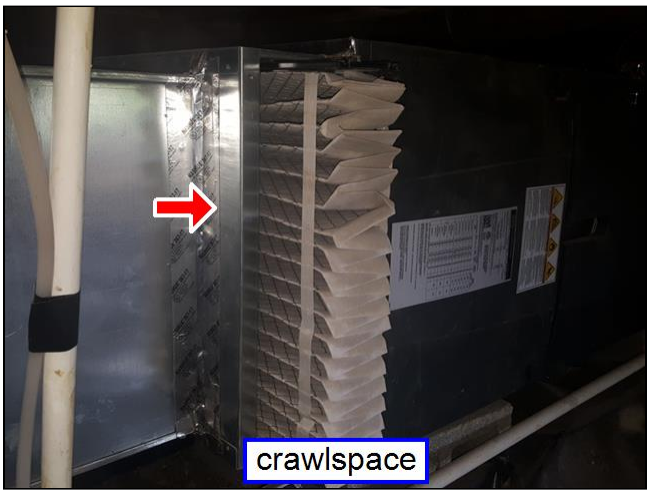
10.0.A (2) The cover is not secured correctly at the air handler in the crawlspace and leaks air. Besides inefficiency of cooling and heating the home the air escaping into the crawl can lead to mildew or condensation to form in the crawlspace. Though this wasn't evident at the time of the inspection, for efficiency would recommend a qualified licensed HVAC contractor correct and repair as needed.

10.0.A Item 1(Picture)

10.0.A (3) This home has a heat pump and an air handler with electric heat strips (coil heating elements). An electric heat strip is a heating device that is often used to supplement a heat pump, providing additional heat when external temperatures decrease enough to prevent the furnace from maintaining the desired temperature. Electric heat strips are also referred to as electric resistance heat, auxiliary heat and emergency heat. Electric heat strips resemble the coils in toasters and are housed inside air handlers of HVAC systems. Although electric heat strips are generally utilized as a supplementary source of heat, some homes use this heating mechanism as a primary heat source. Supplementary electric heat strips usually turn on when a building's inner temperature drops at least two degrees below the temperature that is set on the thermostat. These heat strips are also triggered on if a thermostat's setting is raised too quickly.

Energy experts advise against the use of electric heat strips as they can greatly increase heating costs. Electric heat strips require high amounts of electricity and are much less efficient than traditional heat furnaces. They work at 100 percent efficiency, while heat pumps work at 200-300 percent efficiency. Suggestions to avoid using heat strips include raising the thermostat temperature by only two degrees at a time and using a programmable thermostat, which changes the temperature based on user-specified settings. This is for your information.

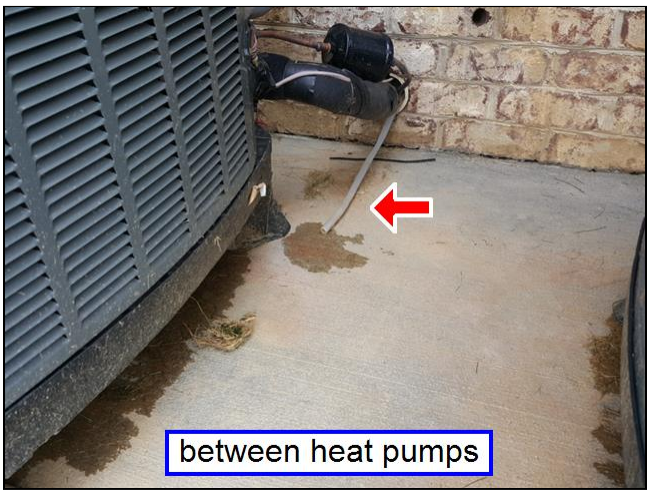
10.1.A Filter location (see photo). The arrow on the filter should always point towards the blower.



10.1.A Item 1(Picture)

10.2.A Recommend a lock be placed on the exterior electrical box for the Heat Pump unit to prevent children from being shocked.

10.3.A (1) Location of the condensate drain line to exterior. (see photo)



10.3.A Item 1(Picture)

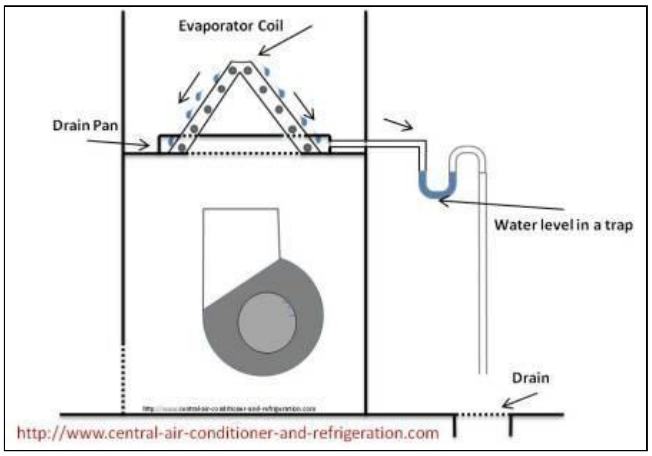
10.3.A (2) The condensate pump did not appear to be functioning at the time of the inspection. Water was leaking at the pump onto the crawlspace floor. The unit was full of water. Water in a crawlspace can lead to mildew or mold to form. Recommend a qualified HVAC contractor further investigate and repair or replace as needed.

10.3.A Item 2(Picture)

10.3.A Item 3(Video)

10.3.A (3) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the crawlspace. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

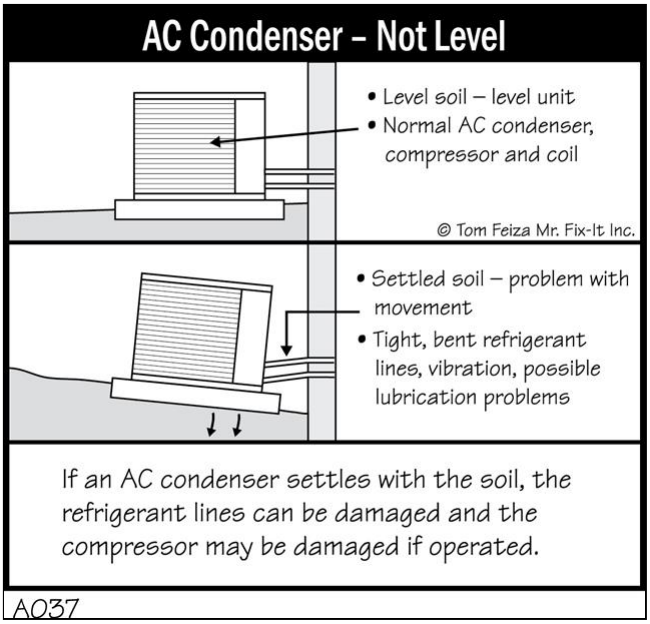
10.3.A Item 4(Picture)



10.3.A Item 5(Picture)

10.3.A (4) Recommend the discharge for the condensate drain line be improved via extending the drain line at the rear right side of the home. This will prevent water pooling near the foundation which could cause settlement of the foundation wall and water leakage into the crawlspace. Also to prevent possible settling of the platform for the Heat Pumps. A qualified HVAC contractor is recommended for these repairs.

10.3.A Item 6(Picture)



10.3.A Item 7(Picture)

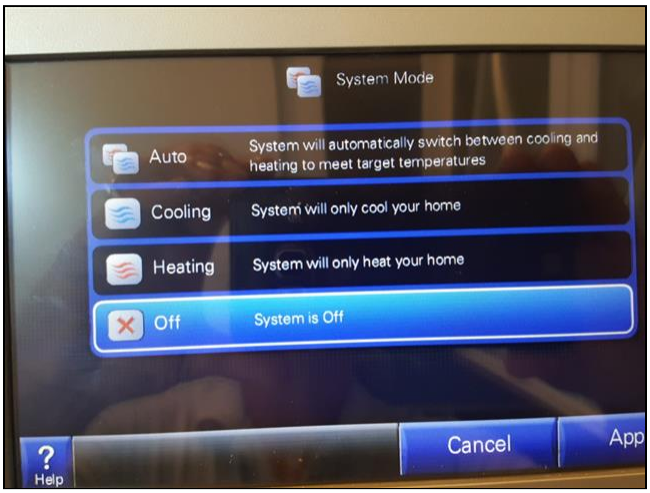
10.4.A (1) Never fully close any register in a particular room(s). This can place stress on the blower fan of your unit and may shorten it's life span. It is okay to partially close registers so long as there is an airflow being pushed through. This is for your information.

Here is an article explaining why supply and return ducts must be open and clear.

10.4.A (2) The supply register is missing a cover grill at the Washer/Dryer room. This is a safety issue as a small child or pet may fall into the hole or get stuck which may cause an injury. Also objects may fall down inside causing a blockage of air flow which can cause damage to the blower or force duct joints to dislodge at the connection between the boot cover. Recommend installing a grille cover over the hole prior to moving in.

10.4.A Item 1(Picture)

10.6.A The thermostat does not have the emergency heat mode to suit the heat pump. Recommend replace as needed by a qualified HVAC contractor in order to operate the emergency heat at the heat pump when needed.



10.6.A Item 1(Picture)

10.7.A The Delta T air test was performed by using digital thermometers. Measurements were taken at the point of intake air and from the supply air at the registers closest to the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 15 degrees and 25 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal.

10.7.A Item 1(Picture)

10.8.A (1) The gas fire place was tested for operation and appeared to functioning as intended. This is for your information.

10.8.A Item 1(Video)

10.8.A (2) The gas shut off for the gas log fireplace. (see photo) This is for your information.

10.8.A Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(B) . Heating / Central Air Conditioning Unit 2 Upper Level

The home inspector shall observe permanently installed heating and cooling systems including: Cooling Equipment including; condenser and evaporative units; coils; refrigeration lines, and condensation lines; Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Check the electrical current drawn by the unit; Inspect gas fired refrigeration systems, evaporative coolers, or wall or window mounted air conditioning units; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; or The uniformity or adequacy of heat/cool supply to the various rooms.

heat pump/rear right side of home

air handler/ 3rd bedroom closet attic

Styles & Materials

Central Cooling Air Brand/Model/Year:
TRANE
Serial # Model# Year# : #17054KCC1F #4TWV0024A1000BA #2017

Cooling Equipment Source/ Capacity/Type/Location:
Electric
2 tonne
Heat Pump Forced Air (also provides warm air)
Rear right side of home

Heat System Brand/Model/Year:
TRANE
Serial # Model# Year# : #14472NAMBV #TAM8C0A24V21CBA #2014

Heating Source/Capacity/Type/Location:
Electric
2 tonne
Air Handler
Attic

Filter Type/Size/Location:
Disposable
Cartridge
Refer to Owners manual

Ductwork:
Insulated

		IN	NI	NP	C	RR
10.0.B	Heating / Cooling Equipment	•				
10.1.B	Filter Location/Condition	•				
10.2.B	Electrical (heating and cooling systems)	•				
10.3.B	Distribution Systems (Pipes and Pumps)				•	
10.4.B	Ducts and Registers	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

		IN	NI	NP	C	RR
10.5.B	Presence of installed heat and cooling source in each room	•				
10.6.B	Normal Operating Controls (Thermostat)					•
10.7.B	Temp Differentials (Cooling)	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

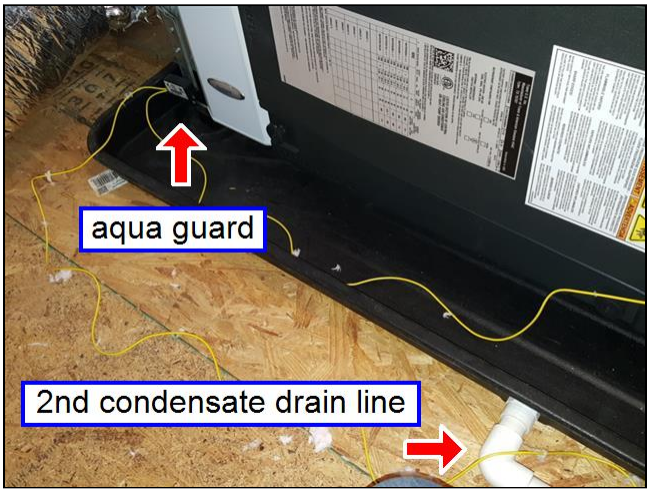
10.0.B (1) Due to the season, the heat pump was tested in the cooling mode only. The heating mode uses the same components as the cooling mode but in the reverse cycle. To avoid possible damage to the unit due to outside temperature is above 60 degrees, the unit was not tested in the heat mode.

Note: There was no emergency heat mode found on the thermostat, therefore not tested in this mode.

10.0.B (2) This home has a heat pump and an air handler with electric heat strips (coil heating elements). An electric heat strip is a heating device that is often used to supplement a heat pump, providing additional heat when external temperatures decrease enough to prevent the furnace from maintaining the desired temperature. Electric heat strips are also referred to as electric resistance heat, auxiliary heat and emergency heat. Electric heat strips resemble the coils in toasters and are housed inside air handlers of HVAC systems. Although electric heat strips are generally utilized as a supplementary source of heat, some homes use this heating mechanism as a primary heat source. Supplementary electric heat strips usually turn on when a building's inner temperature drops at least two degrees below the temperature that is set on the thermostat. These heat strips are also triggered on if a thermostat's setting is raised too quickly.

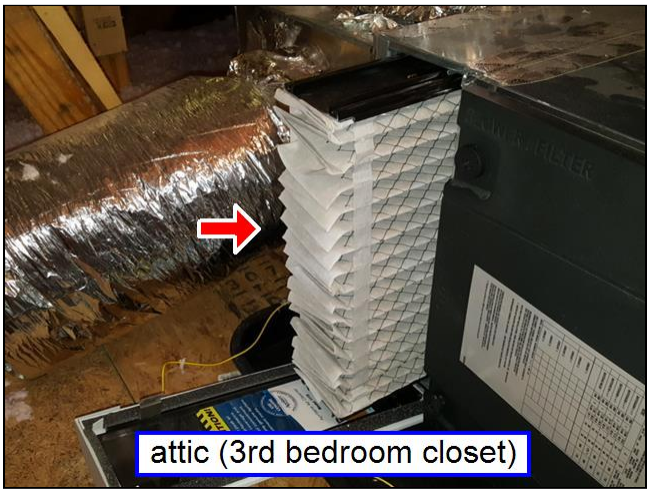
Energy experts advise against the use of electric heat strips as they can greatly increase heating costs. Electric heat strips require high amounts of electricity and are much less efficient than traditional heat furnaces. They work at 100 percent efficiency, while heat pumps work at 200-300 percent efficiency. Suggestions to avoid using heat strips include raising the thermostat temperature by only two degrees at a time and using a programmable thermostat, which changes the temperature based on user-specified settings. This is for your information.

10.0.B (3) The Air Handler in the attic has a condensate drip tray under the unit. In the event that condensate drain line malfunctions or water overflows into the tray the additional condensate line will drain the water to the outside from the drain pan. In the event that the 2nd condensate malfunctions the float switch will sense there is excess water in the tray and will shut down the system. This may be inconvenient in hot weather, but the installer or owner have chosen to protect the building against a potentially costly mold or water damage to the attic. This is for your information.



10.0.B Item 1(Picture)

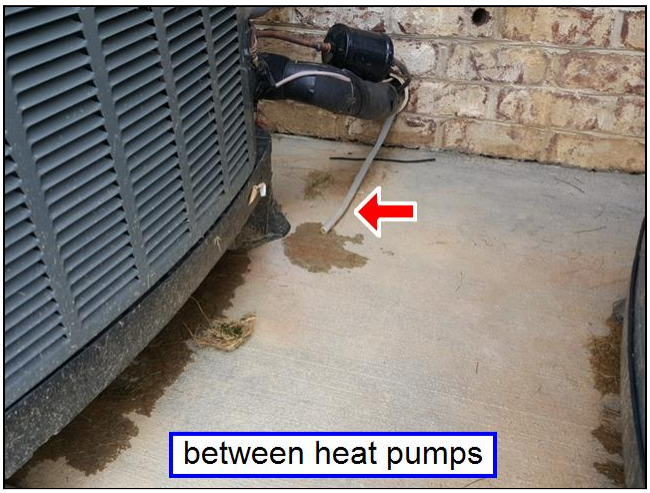
10.1.B Filter location (see photo). The arrow on the filter should always point towards the blower.



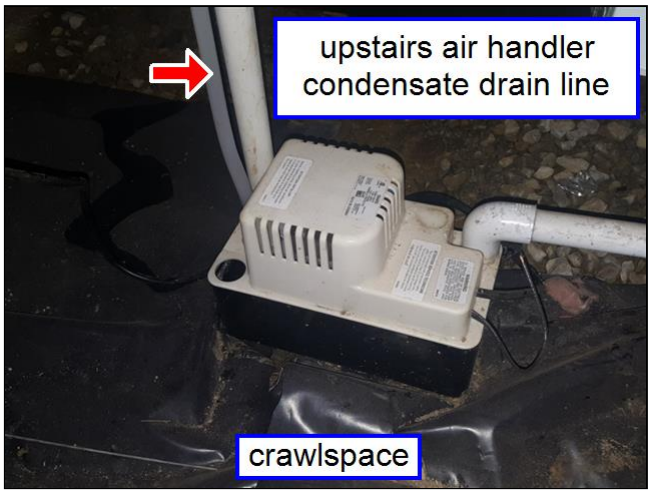
10.1.B Item 1(Picture)

10.2.B Recommend a lock be placed on the exterior electrical box for the Heat Pump unit to prevent children from being shocked.

10.3.B (1) The condensate drain line is directed to the condensate pump in the crawlspace then drains to the exterior. (see photo)



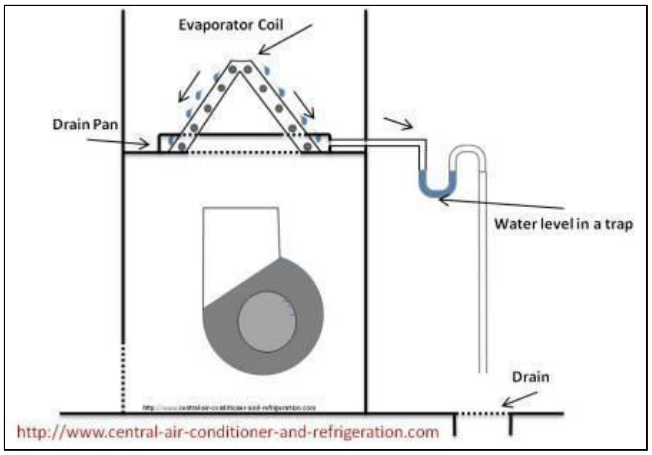
10.3.B Item 1(Picture)



10.3.B Item 2(Picture)

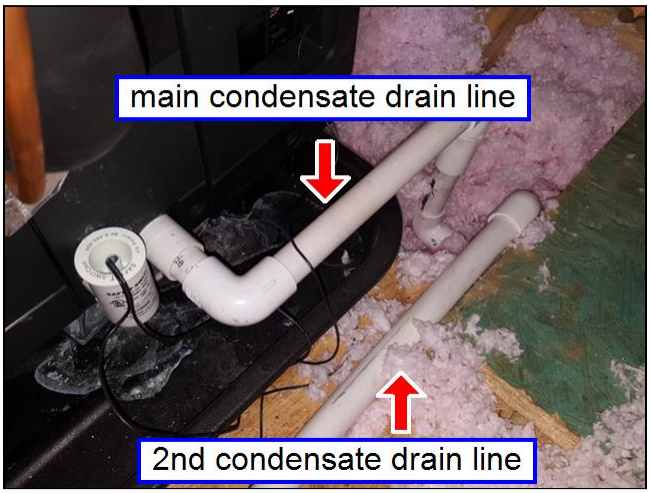
10.3.B (2) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the attic. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

10.3.B Item 3(Picture)



10.3.B Item 4(Picture)

10.3.B (3) The 2nd condensate drain line is connected to the main line in the attic which drains to the pump in the crawlspace. This is for your information.



10.3.B Item 5(Picture)

10.4.B Never fully close any register in a particular room(s). This can place stress on the blower fan of your unit and may shorten it's life span. It is okay to partially close registers so long as there is an airflow being pushed through. This is for your information.

Here is an article explaining why supply and return ducts must be open and clear.

10.6.B The thermostat does not have the emergency heat mode to suit the heat pump. Recommend replace as needed by a qualified HVAC contractor in order to operate the emergency heat at the heat pump when needed.

10.6.B Item 1(Picture)

10.7.B The Delta T air test was performed by using digital thermometers. Measurements were taken at the point of intake air and from the supply air at the registers closest to the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 15 degrees and 25 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal.

10.7.B Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Repair/ Replace General Summary

Talon Home Inspections, LLC

4101 Tates Creek Centre Drive
Suite 150 - PMB 312
Lexington, KY, 40517
(859) 447 0050

Customer
Ms. Amy Bishop

Address
4100 Mangini Street
Lexington KY 40509

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.0 Crawlspace Access

Repair or Replace

(3) The access door to the crawlspace is missing a window well. Water may enter which can lead to crawlspace leakage resulting in mold or mildew to form. Recommend one be installed by a general contractor prior to moving in as needed.

Note: Recommend installing a cover over the access port for the crawlspace. This will prevent water entering the pit and possible deterioration to the door. It will also prevent water possibly entering the crawlspace area. Have provided an example of cover type in photo 2.

1. Structural Components

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.1 Crawlspace / Wall Foundation

Repair or Replace

Standing water was observed in the crawlspace along the foundation walls around the perimeter of the home and under the kitchen area in the crawlspace at the time of the inspection. Wet crawl spaces risk building damage from rot, insects and can cause mold or mildew. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. I am unable to determine the extent of intrusion or how often it occurs. A sump pump and drainage system could be installed or other methods maybe needed to correct intrusion. Recommend further investigation by a qualified licensed contractor to determine cause and remedy to eliminate water standing along the foundation walls in the crawlspace. Roof and Lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawlspace.

1. Structural Components

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.1 Item 3(Picture)

1.1 Item 4(Picture)

1.1 Item 5(Picture)

1.1 Item 6(Picture)

1. Structural Components

1.1 Item 7(Video) under guest bedroom area

1.1 Item 8(Video) right side of home

1.1 Item 9(Video) rear right side of home under master bedroom area

1.1 Item 10(Video) left side of home under master bathroom area

1.2 Crawlspace Floor (Vapor Retarders)

Repair or Replace

(1) All wood,cardboard, insulation and unused building materials should be removed from the crawlspace floor. The insulation will hold moisture creating condensation and possible mold growth on the wooden structure in the

1. Structural Components

crawlspace. Wood debris risks rotting and can attract wood eating insects into the crawlspace which can lead to more costly repairs later. Recommend all types of debris resting on the crawlspace floor be removed to prevent damage to the wood structure of the home.

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)

1.2 Item 4(Picture)

1.2 Item 5(Picture)

(2) There are some gaps in the coverage of the crawl space floor. A plastic vapour barrier should be installed in the missing areas and needs to be a minimum of 9mil thick in Kentucky (recommend using 15 or 20 mil) Recommend

1. Structural Components

adding additional vapour barrier cover where needed to cover entire crawlspace floor to prevent excessive moisture entering which can lead to mold and deterioration of the floor structure and insulation in the crawl space. Recommend correcting and replacement using a qualified contractor.

1.2 Item 6(Picture)

1.2 Item 7(Picture)

1.2 Item 8(Picture)

1.4 Floors (Structural)

Repair or Replace

The wood beam in the middle of the crawlspace under the entry foyer area has insufficient end bearing to support the floor joist above. Additional support maybe needed to reduce risk of structural movement and damage to floor and wall above. Strongly recommend a qualified contractor or structural engineer be consulted to further evaluate and improve support for the wood joist and correct as needed.

1. Structural Components

1.4 Item 1(Picture)

1.4 Item 2(Picture)

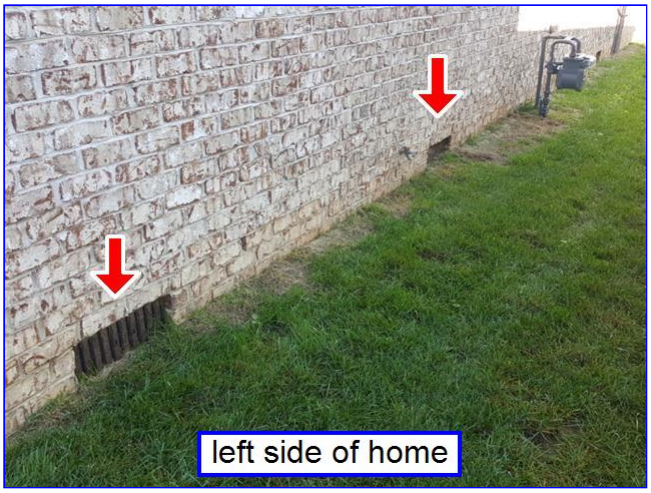
1.8 Ventilation of Foundation Area (crawlspace or basement)

Repair or Replace

The foundation vent(s) at left side and rear right side of the home are at or near ground level. This can allow water entry into the crawlspace which was evident around the perimeter walls. Water intrusion in a crawlspace can lead to more costly repairs and cause mildew or mold to form. Recommend half-round window well be installed where needed. The dirt inside the well should be replaced with approximately four inches of gravel. A couple of inches clearance between the gravel and vent opening is recommended. Recommend a general contractor correct as needed.

1. Structural Components

1.8 Item 1(Picture)

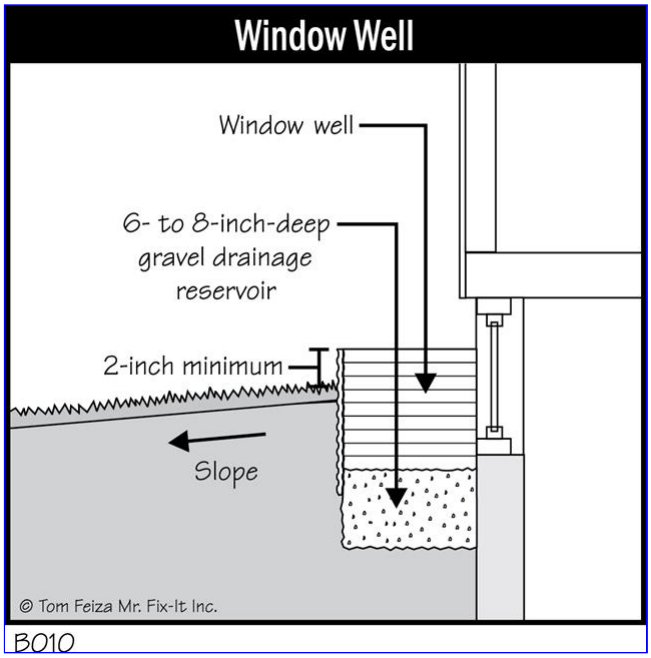


1.8 Item 2(Picture)

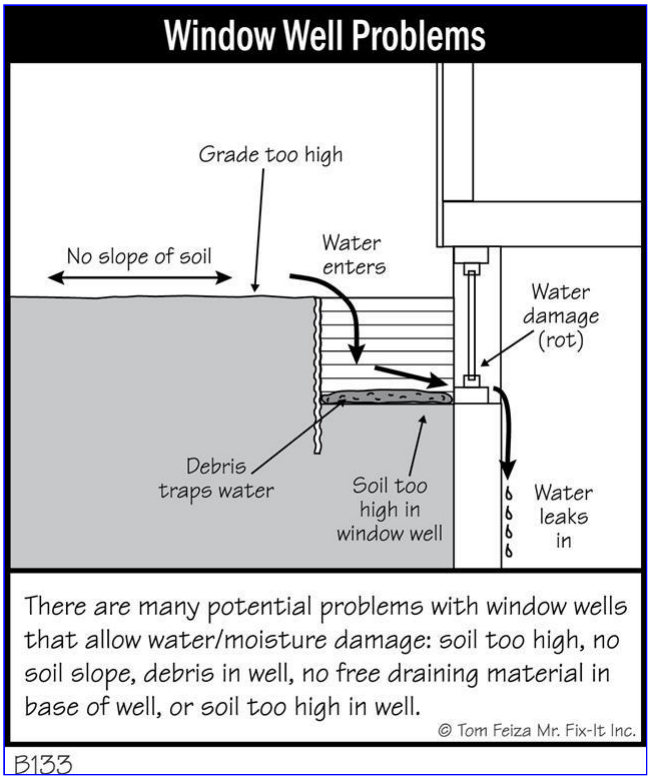
1.8 Item 3(Picture)

1.8 Item 4(Picture)

1. Structural Components



1.8 Item 5(Picture)



1.8 Item 6(Picture)

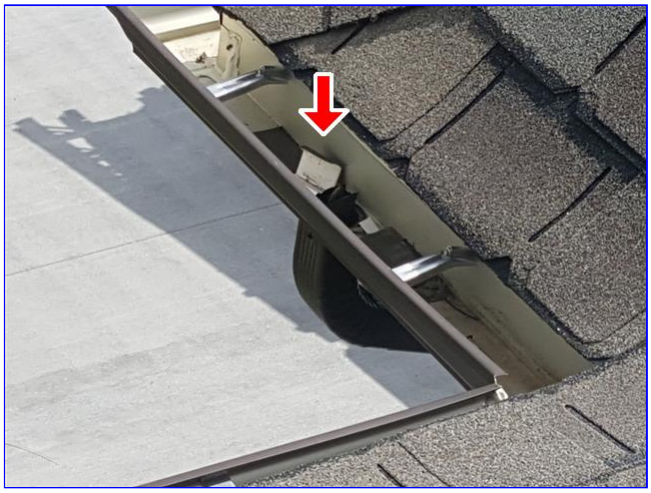
2. Roofing / Chimneys / Roof Structure and Attic

2.3 **Roof Drainage Systems (drip edge, gutters, downspouts, and splashblocks)**

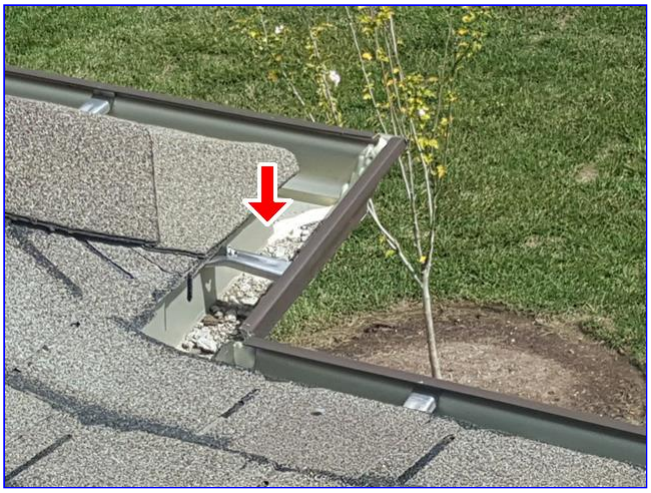
Repair or Replace

(4) The gutter(s) at the front of the home where indicated in the photos, especially where they drain into the downspouts, are full of debris and need to be cleaned. Gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. Recommend cleaning the gutters as needed.

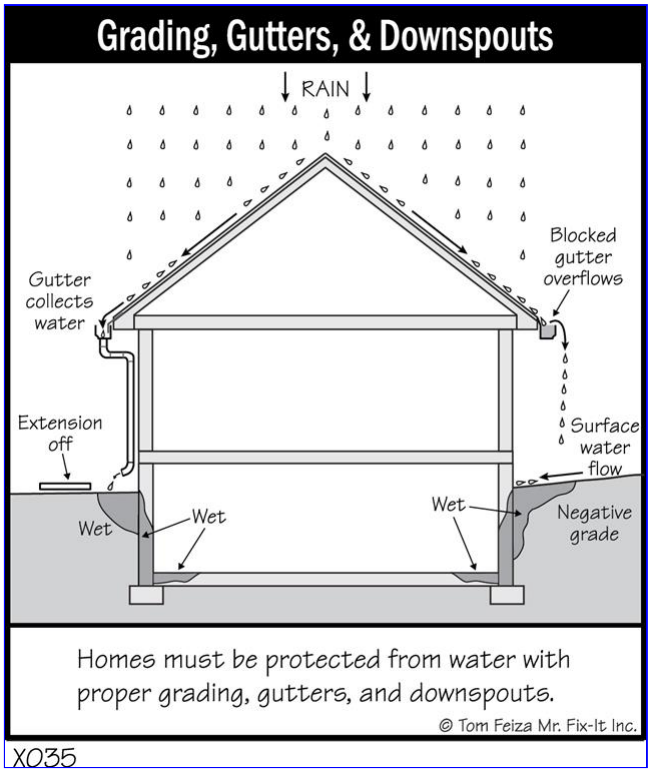
2. Roofing / Chimneys / Roof Structure and Attic



2.3 Item 6(Picture)



2.3 Item 7(Picture)



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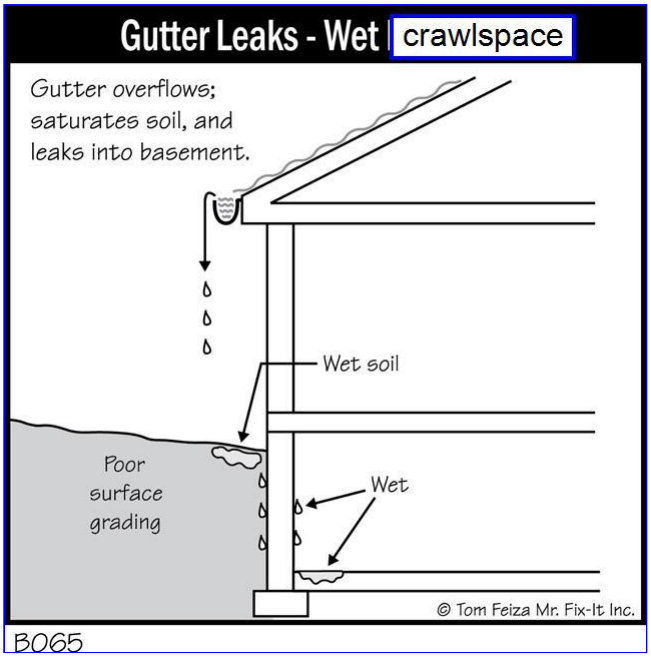
2.3 Item 8(Picture)



B065

2.3 Item 9(Picture)

2.4 Attic Access

Repair or Replace

(2) The attic access in the 3rd bedroom door(s) does not fit the opening properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected. Recommend replacement as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 3(Picture)

2.8 **Attic Electrical (Visible Electric Wiring in Attic, Switches,Outlets, and Light Fixtures)**

Repair or Replace

The junction box near the air handler in the attic (3rd bedroom closet area) should have a cover installed to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician correct as needed.

2.8 Item 1(Picture)

3. Exterior

3.1 **Eaves, Soffits, Fascias and Paint**

Repair or Replace

The soffit at the rear left corner of the home has a opening. These openings should be sealed to prevent entry of weather,rodents and insects. These openings can allow bees or wasps to enter which can lead to nests being formed in the attic. Also if water enters it can lead to deterioration of the roof structure and possible mold forming. Recommend a qualified contractor replace missing soffit.

3. Exterior

3.1 Item 1(Picture)

3.1 Item 2(Picture)

3.7 **Patio Floor, Retaining Walls (With respect to their effect on the condition of the building)**

Repair or Replace

The rear patio floor area is above grade and is missing steps/staircase that leads to the ground. This is a potential safety issue which could result in a person injuring themselves via a fall. Strongly recommend a qualified contractor correct as needed for safety prior to moving in.

3.7 Item 1(Picture)

3.11 **Outlets, Switches, Light Fixtures, (Exterior)**

Repair or Replace

(1) Recommend sealing the gap between the wall and outlet at the front porch left side of door entry to prevent children being electrocuted by placing objects inside opening an to prevent water intrusion which may lead to a short or possible fire. This is a serious safety issue. Recommend repair as needed.

3. Exterior

3.11 Item 1(Picture)

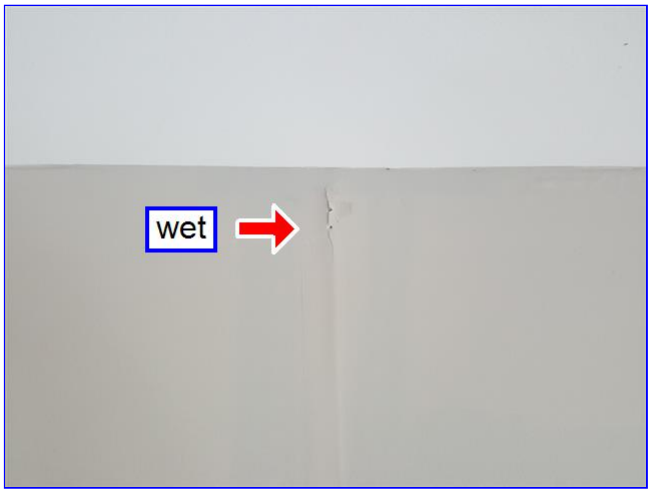
4. Garage/Carport

4.1 **Garage Walls**

Repair or Replace

The wall in the garage right side is wet and moist. Mold and wood rot can occur if leakage is not repaired. This maybe due to the flashing, roof valley or roof leakage above between the outer wall and garage roof (see photo 4). Also refer to note 4.0. The step/side flashing was not inspected in this area due to visibility and access. Also could not access attic area. A diverter flashing may be needed in this area. Strongly recommend a qualified roofing contractor further investigate to determine cause and repair as needed prior to closing.

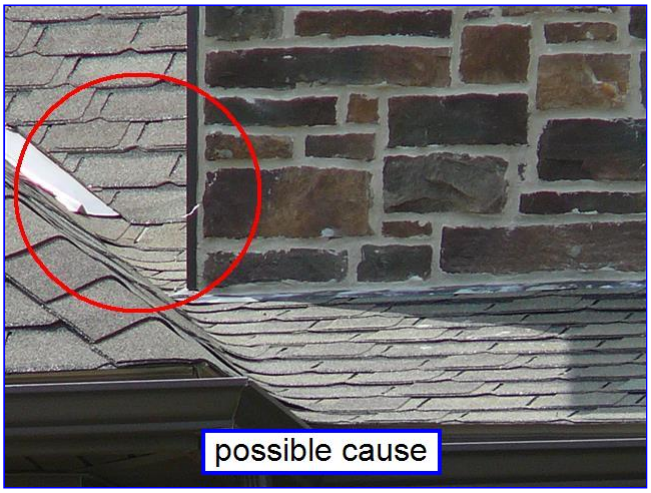
4. Garage/Carport



4.1 Item 1(Picture)

4.1 Item 2(Video)

4.1 Item 3(Picture)



4.1 Item 4(Picture)

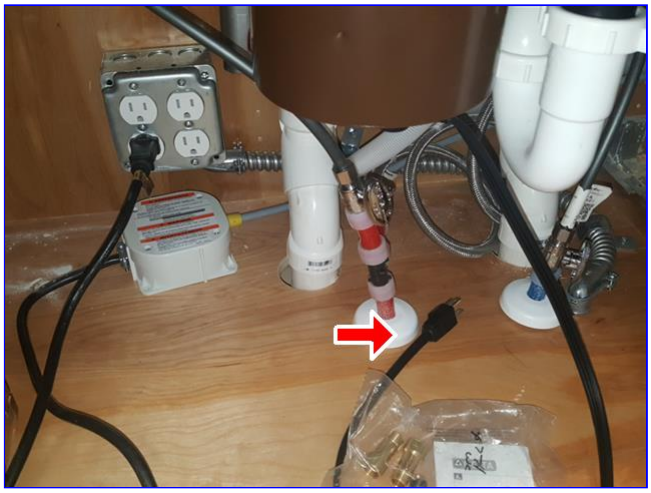
5. Kitchen / Components and Appliances

5.3 **Food Waste Disposer**

Repair or Replace

The disposer was not inspected for operation due to it was not connected to power at time of inspection. Also the on/off switch is missing. The disposer cannot be operated even if connected due to missing switch. Recommend a qualified appliance contractor install missing switch and verify disposal is operational prior to closing.

5. Kitchen / Components and Appliances



5.3 Item 1(Picture)

5.3 Item 2(Picture)

5.10 **Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)**

Repair or Replace

(3) The outlet(s) in the kitchen where indicated in the photo(s) are loose in the wall. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical contractor correct as needed.

5.10 Item 1(Picture)

6. Rooms

6.7 **Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)**

Repair or Replace

(1) The outlet(s) where indicated in the photo(s) are loose in the wall. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical contractor correct as needed.

6. Rooms

6.7 Item 1(Picture)

6.7 Item 2(Picture)

6.7 Item 3(Picture)

7. Bathroom and Components

7.4 **Plumbing Water Supply, Shutoffs, Faucets, and Fixtures**

Repair or Replace

The faucet for the tub in the 2nd bathroom does not appear to direct all the cold water to the faucet when the lever is activated. Warm water was experienced only when the lever is set for cold water only. This can be a safety issue as a small child could injure themselves via scalding trying to receive cold water only. Recommend a licensed plumber further evaluate and repair or correct as needed.

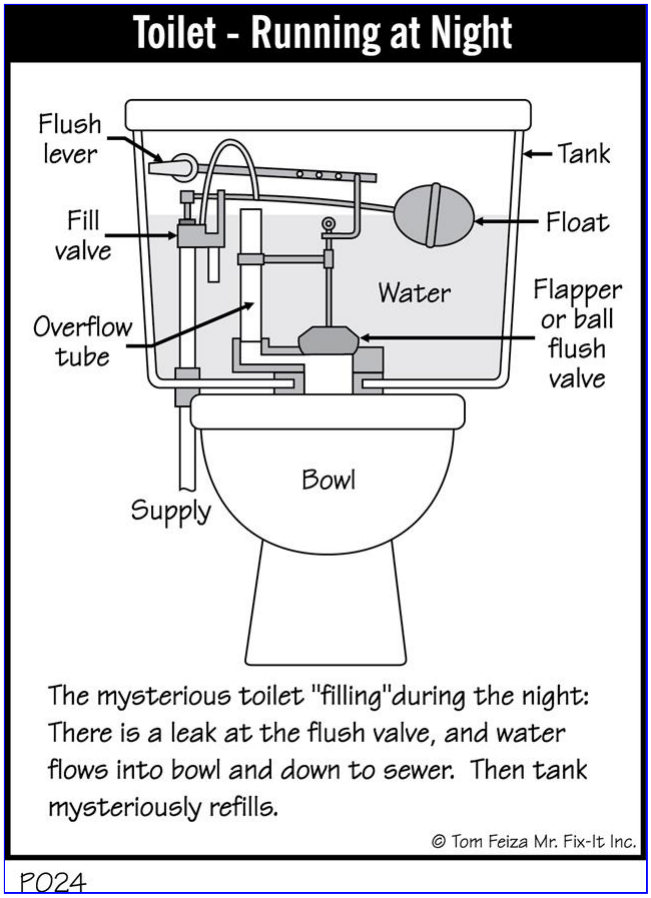
7. Bathroom and Components

7.4 Item 1(Picture)

7.8 **Toilet(s)**

Repair or Replace

Water continues to run after flushing the toilet in the 3rd bathroom. Replacement of the flapper assembly or adjustment of the lever mechanism may be needed. Recommend a qualified plumber repair as needed.



7.8 Item 1(Picture)

7.8 Item 2(Video)

8. Plumbing System

8.0 Plumbing Drain, Waste Pipes and Vent Systems

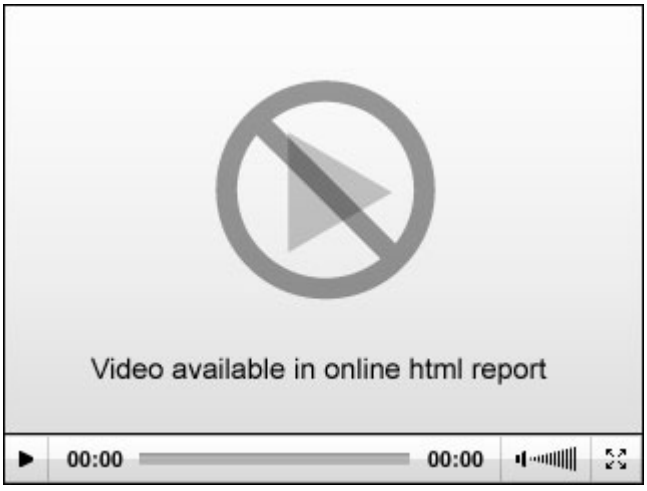
Repair or Replace

(2) The drain line in the crawlspace below the shower and tub in the 2nd bathroom area has a major water leak. Water leakage was experienced when faucet was turn on, drain plug sealed, and when water was drained in the tub. Cannot determine cause or how water is leaking. It maybe due to drain plug not sealing and there is a leak at the drain line. Water in a crawlspace can lead to mold or damage to the floor structure if not repaired. Recommend a qualified plumber further investigate, repair leaks prior to closing to prevent costly repairs in the future.

8. Plumbing System

8.0 Item 2(Picture)

8.0 Item 3(Picture)



8.0 Item 4(Video) while faucet was turned on and water holding in tub

8.0 Item 5(Video) while tub was drained

10(A). Heating / Central Air Conditioning Unit 1 Lower Level

10.3.A Distribution Systems (Pipes and Pumps)

Repair or Replace

(2) The condensate pump did not appear to be functioning at the time of the inspection. Water was leaking at the pump onto the crawlspace floor. The unit was full of water. Water in a crawlspace can lead to mildew or mold to form. Recommend a qualified HVAC contractor further investigate and repair or replace as needed.

10.3.A Item 2(Picture)

10.3.A Item 3(Video)

10.4.A Ducts and Registers

Repair or Replace

(2) The supply register is missing a cover grill at the Washer/Dryer room. This is a safety issue as a small child or pet may fall into the hole or get stuck which may cause an injury. Also objects may fall down inside causing a blockage of air flow which can cause damage to the blower or force duct joints to dislodge at the connection between the boot cover. Recommend installing a grille cover over the hole prior to moving in.

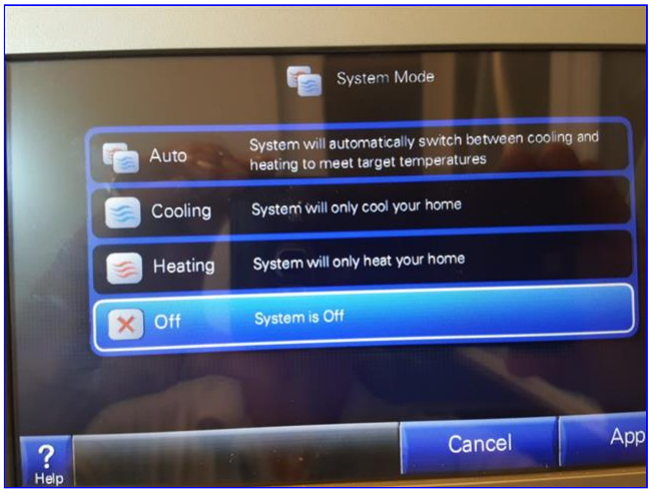
10.4.A Item 1(Picture)

10.6.A Normal Operating Controls (Thermostat)

Repair or Replace

The thermostat does not have the emergency heat mode to suit the heat pump. Recommend replace as needed by a qualified HVAC contractor in order to operate the emergency heat at the heat pump when needed.

10(A). Heating / Central Air Conditioning Unit 1 Lower Level



10.6.A Item 1(Picture)

10(B). Heating / Central Air Conditioning Unit 2 Upper Level

10.6.B Normal Operating Controls (Thermostat)

Repair or Replace

The thermostat does not have the emergency heat mode to suit the heat pump. Recommend replace as needed by a qualified HVAC contractor in order to operate the emergency heat at the heat pump when needed.

10.6.B Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; 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; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Conditional General Summary

Talon Home Inspections, LLC

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Suite 150 - PMB 312
Lexington, KY, 40517
(859) 447 0050

Customer
Ms. Amy Bishop

Address
4100 Mangini Street
Lexington KY 40509

The following items or discoveries indicate that these systems or components **appeared to be functioning as intended, but is in need of minor repair or correcting to prevent possible issues that can effect the building.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.5 Insulation under Floor Systems

Conditional

The insulation has not be installed correctly due to minor gaps between the insulation batts under the subfloor in the crawlspace. Complete coverage is essential; there should be no insulation voids. The batts should be installed flush against the subfloor to eliminate any gaps, which could serve as passageways for cold airflow between the insulation and the subfloor. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified contractor correct and repair as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Roof Coverings - Asphalt

Conditional

The shingles are lifting where indicated in the photos in various places, (see photos for location) due to nails are starting to "back out" which causes the shingle tabs to raise, or the sealant of the shingle tabs has failed. Shingle damage or roof leakage can occur at these areas. They are also at risk to be blown off by high winds. If they raise

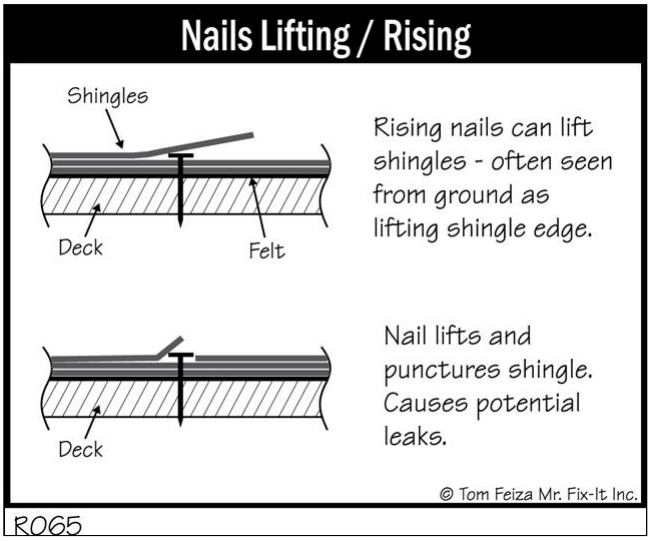
2. Roofing / Chimneys / Roof Structure and Attic

the shingle more than 1/2" the nails should be reseated to prevent water entry under the shingles. Recommend a qualified roofing contractor repair as needed.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)



2.0 Item 4(Picture)

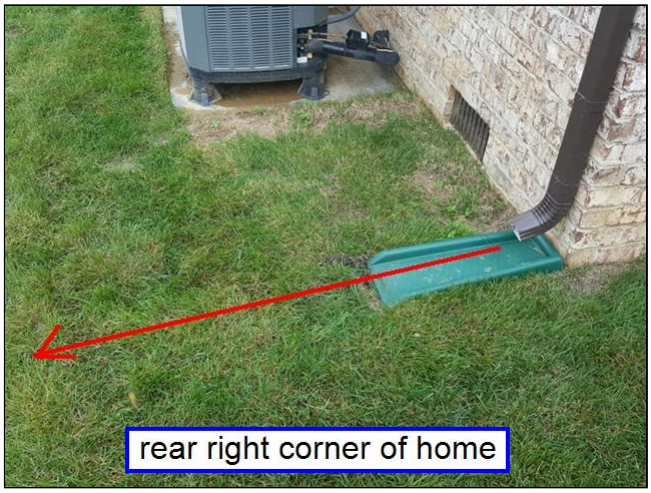
2.3 Roof Drainage Systems (drip edge, gutters, downspouts, and splashblocks)

Repair or Replace

(3) Recommend the downspout(s) around the perimeter of the home be extended at least 5 feet and flow onto splashblocks. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the crawlspace area via the vent which may cause settlement of the foundation.

Note: You may wish to consider burying the extension to prevent a tripping hazard. See photos for example.

2. Roofing / Chimneys / Roof Structure and Attic



2.3 Item 3(Picture)

2.3 Item 4(Picture)

2.3 Item 5(Picture)

3. Exterior

3.3 **Windows**

Conditional

The majority of the window frames around the home have missing sealant between the siding and the window frames. Water and/or insects may enter and deterioration may occur behind the wall cavity and siding. This is a small repair. Recommend re-caulking as needed. Which caulk to use

3. Exterior

3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.3 Item 3(Picture)

3.3 Item 4(Picture)

5. Kitchen / Components and Appliances

5.9 **Counters and a representative number of Cabinets**

Conditional

(1) drawer front below the stove top does not close flush against cupboard frame. Minor adjustment or replacement of hinges is required. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

5. Kitchen / Components and Appliances

5.9 Item 1(Picture)

(2) The trash compartment drawer squeaks when operated. This can cause wear on the the tracks. Recommend a general contractor correct and repair as needed.

5.9 Item 2(Picture)

5.9 Item 3(Video)

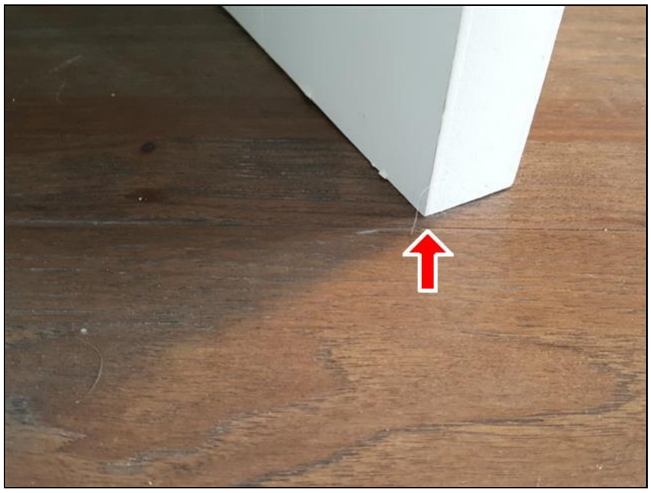
6. Rooms

6.4 **Doors (Representative number)**

Conditional

(1) The door between the main entry and the 2nd bathroom on the ground floor needs to be trimmed at the bottom. The door is difficult to operate and rubs the floor when opened which can damage the floor covering. Recommend a general contractor repair as needed.

6. Rooms



6.4 Item 1(Picture)

(2) The door in the 2nd Bedroom closet rubs on the carpet when opened and closed. The bottom of the door needs to be trimmed to prevent wearing the carpet. Recommend a general contractor repair as needed.

6.4 Item 2(Picture)

7. Bathroom and Components

7.1 **Counters and Cabinets**

Conditional

The cabinet door in the master bathroom near the window does not seal flush with the cabinet when closed. An adjustment of the hinge maybe required. Recommend repair or replace as necessary.

7. Bathroom and Components

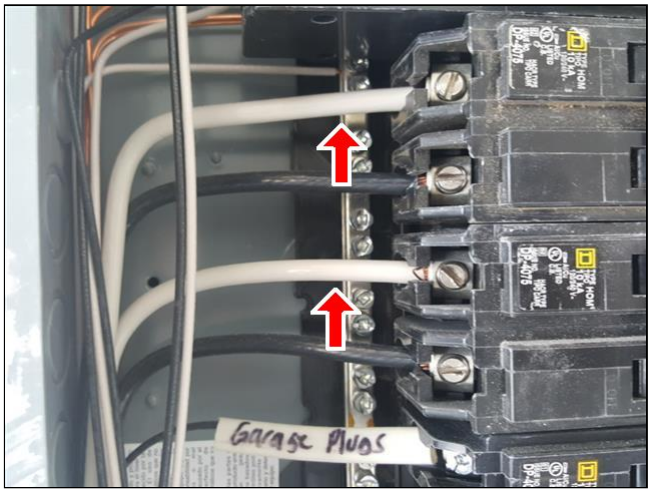
7.1 Item 1(Picture)

9. Electrical System

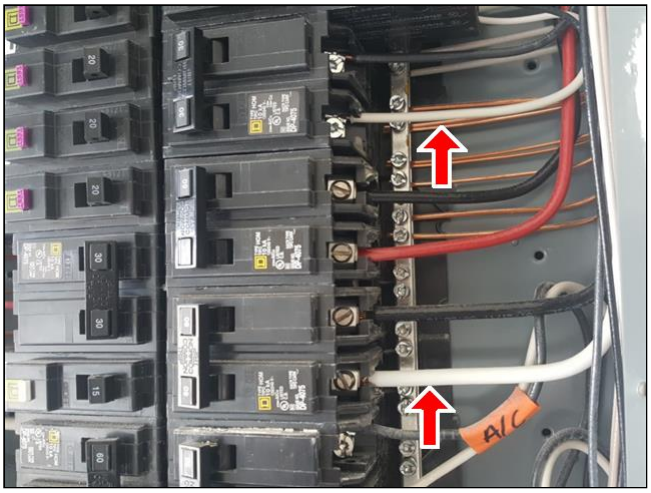
9.3 **Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Conditional

The white wire(s) that are connected to the circuit breaker(s) should be marked black to indicate that they are live (hot wires) and are being used for the flow of electricity to travel. Recommend an electrician correct due to safety.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

10(A). Heating / Central Air Conditioning Unit 1 Lower Level

10.0.A **Heating / Cooling Equipment**

Conditional

(2) The cover is not secured correctly at the air handler in the crawlspace and leaks air. Besides inefficiency of cooling and heating the home the air escaping into the crawl can lead to mildew or condensation to form in the crawlspace. Though this wasn't evident at the time of the inspection, for efficiency would recommend a qualified licensed HVAC contractor correct and repair as needed.

10(A). Heating / Central Air Conditioning Unit 1 Lower Level

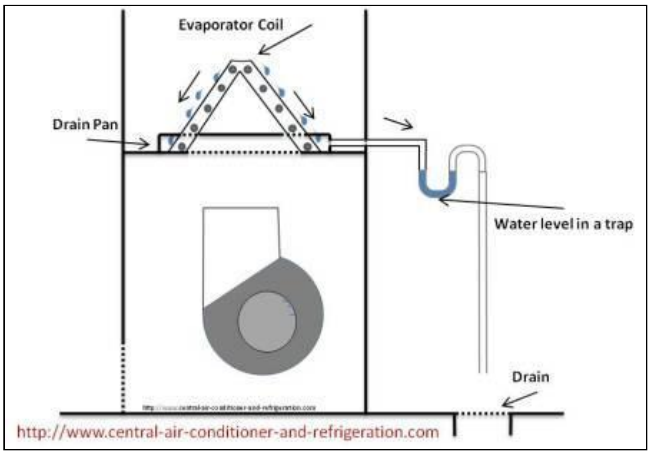
10.0.A Item 1(Picture)

10.3.A Distribution Systems (Pipes and Pumps)

Repair or Replace

(3) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the crawlspace. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

10.3.A Item 4(Picture)

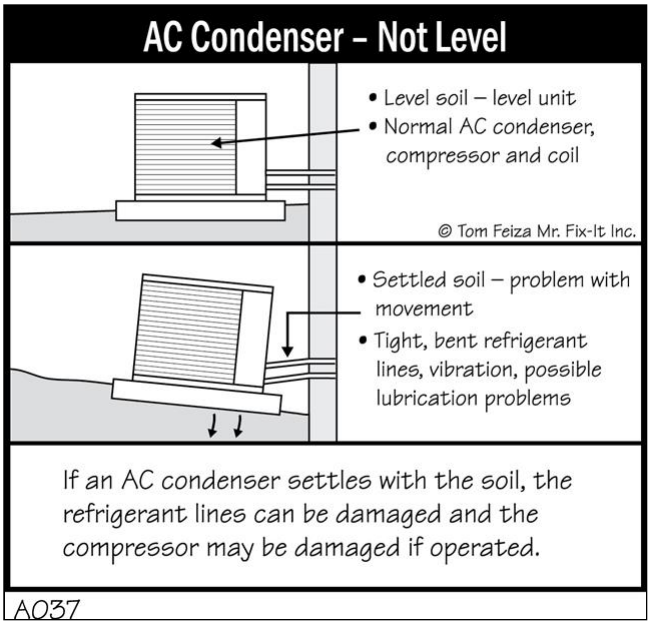


10.3.A Item 5(Picture)

(4) Recommend the discharge for the condensate drain line be improved via extending the drain line at the rear right side of the home. This will prevent water pooling near the foundation which could cause settlement of the foundation wall and water leakage into the crawlspace. Also to prevent possible settling of the platform for the Heat Pumps. A qualified HVAC contractor is recommended for these repairs.

10(A). Heating / Central Air Conditioning Unit 1 Lower Level

10.3.A Item 6(Picture)



10.3.A Item 7(Picture)

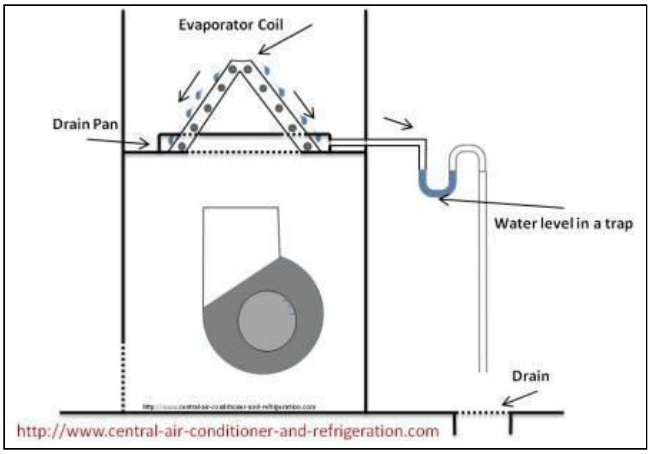
10(B). Heating / Central Air Conditioning Unit 2 Upper Level

10.3.B Distribution Systems (Pipes and Pumps)

Conditional

(2) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the attic. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

10.3.B Item 3(Picture)



10.3.B Item 4(Picture)

INVOICE

Talon Home Inspections, LLC
4101 Tates Creek Centre Drive
Suite 150 - PMB 312
Lexington, KY, 40517
(859) 447 0050
Inspected By: Giancarlo Barone

Inspection Date: 9/15/2017
Report ID: 170915BISHOP

Customer Info:	Inspection Property:
Ms. Amy Bishop 4612 Charwood Court Lexington KY 40515 **Customer's Real Estate Professional:**	4100 Mangini Street Lexington KY 40509

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2001 - 2500	375.00	1	375.00
Crawlspace / Basement	40.00	1	40.00

Tax $0.00
Total Price $415.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:

Talon Home Inspections, LLC

Giancarlo Barone

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Suite 150 - PMB 312
Lexington, KY, 40517
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