TALO

Home Inspe

Inspection Report

Mr. Peter Bishop

Property Address:
303 Wheeler Avenue
Georgetown KY 40324

Talon Home Inspections, LLC

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Lexington, KY, 40517
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2017
Angie's list
SUPER SERVICE
AWARD


Angie's list
SUPER
SERVICE
AWARD
2016


BEST OF
HomeAdvisor
2016 WINNER


Thumbtack
BEST OF
2016

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Date: 8/12/2018	**Time:** 10:30 AM till 03:30 PM	**Report ID:** 140812WRIGHT
Property: 303 Wheeler Avenue Georgetown KY 40324	**Customer:** Mr. Peter 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 repair, second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be strongly 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 a minor repair and/or correction. This will ensure the item, component or unit is performing or functioning as intended.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or is defective, is unsafe or hazardous, or needs further inspection/evaluation by a qualified contractor. All comments made that are marked as Repair or Replace in this report and/or in the summary should be dealt with before you purchase the property.
Note: Any Items, components or units mentioned in the report that can be repaired to satisfactory condition may not need replacement.

OLD HOME INFORMATION

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old

plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

LEAD PAINT INFORMATION

It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. This work exceeding 6 sq Ft of demolition on more than 20 Sf of painting per room. Under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting must be done by a certified contractor following lead safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present.

It is recommended that a preliminary screening for lead based paint be conducted to determine the likelihood of the presence of lead before closing. Part of the procedures are for the "Certified LBP Contractors" included LBP dust sampling. The contractor can do his/her own sampling at the beginning or as part of the clearance testing.

For more information visit Remodeling Your Home? Have You Considered Indoor Air Quality? and Lead; Renovation, Repair, and Painting Program; Lead Hazard Information

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:	**In Attendance:**	**Type of building:**
American Society of Home Inspectors	Vacant (inspector only)	Single Family (1.5 story)
House Built In:	**Home Faces:**	**Utilities Status:**
1938	South	All utilities On
Temperature:	**Weather:**	**Ground/Soil surface condition:**
80-90	Partly Cloudy	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:
Basement

Foundation Wall Structure:
Stone

Basement Floor Structure/Covering:
Concrete
Unfinished

Basement Ceiling Structure/Covering:
2 X 10
Wood joists and beams
Cross Bracing
Unfinished

Wall Structure:
Wood frame construction

Columns/ Posts or Piers:
Wood posts

Floor System Insulation (Type/R value):
Not visible

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

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

Comments:

1.0 Visible signs of water intrusion/stains in the basement walls at the rear left and right corners of the basement wall was noted. 90% of water entry into the foundation walls has been found to be caused by improper grading or defective gutter/drainage systems. Refer to Roofing and Exterior of this report for improvements and recommendations. After corrections recommend these areas be monitored to see if other corrections are needed.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.1 (1) Vertical cracks present on the foundation wall varied from hairline to approximately 1/16" in width. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. Some degree of settlement movement is common in older homes with this type of foundation wall. Since this type of movement generally occurs over an extended period of time, a wall monitoring system is recommended to observe any significant additional movement that would require a structural repair. In the absence of any sign of ongoing movement, repair should not be necessary. If these cracks become greater in width, a structural engineer who is familiar with foundation repair or a qualified foundation repair contractor should be consulted. Sealing the cracks is recommended by a qualified masonry contractor after correction of the grade, downspout run off and cleaning gutters. If the these measures are not corrected the condition could result in a major structural problem in the future.

1.1 Item 1(Picture) rear right corner of home

1.1 Item 2(Picture) rear right corner of home

1.1 Item 3(Picture) rear right side of home

1.1 Item 4(Picture) rear left corner of home

1.1 Item 5(Picture) rear left side of home

1.1 Item 6(Picture) rear center of home

1.1 (2) The Typical settlement crack(s) in the foundation wall between the home and the side porch at the front of the home needs to be repaired. The cracks do not appear significant. This condition is common in many old homes and does not usually represent a serious structural concern unless the cracks are between an 1/8 or 1/4 inch thick. Recommend the crack be sealed to prevent water intrusion into the basement and minimize further deterioration. Sealing Concrete Cracks It is recommended that you monitor periodically to see if further movement occurs and if so a foundation contractor should be consulted to correct and prevent further movement.

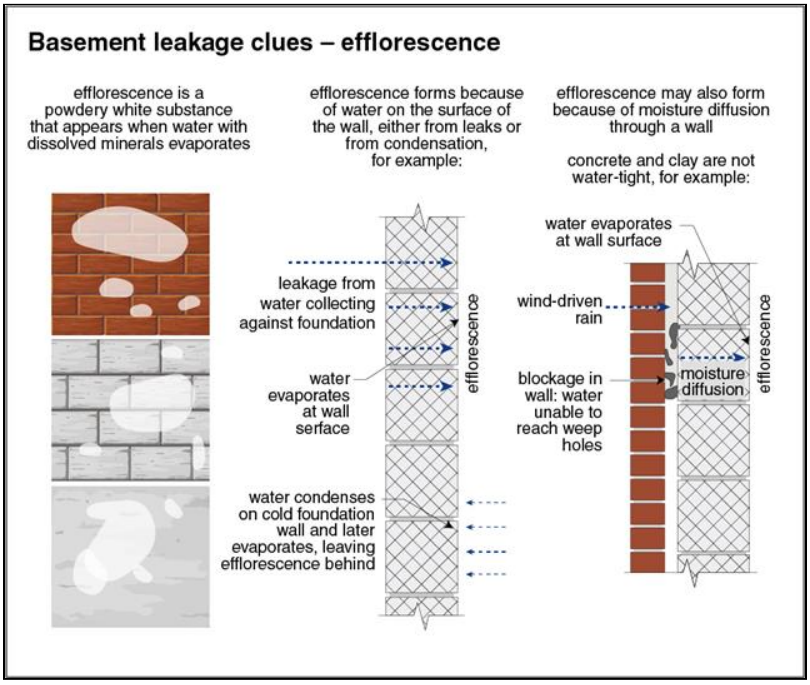
1.1 Item 7(Picture)

1.1 Item 8(Picture) right side of home

1.1 (3) Efflorescence was found on the bottom courses of the block walls at the unfinished basement where indicated in the photos which indicates moisture is in contact with the masonry. The white chemical deposits (Efflorescence) are caused by water evaporation from the exterior. This does not necessarily indicate that water intrusion is occurring in the basement. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

1.1 Item 9(Picture) rear right corner of home

1.1 Item 10(Picture) rear left corner of home



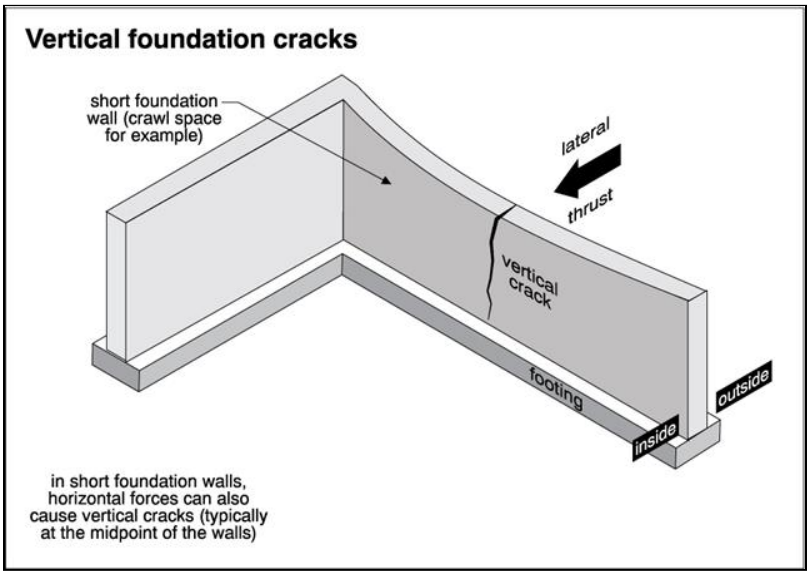
1.1 Item 11(Picture)

1.1 (4) The vertical settlement crack(s) in the foundation wall in the basement was noted. These cracks do not appear significant. This condition is common in many homes and does not usually represent a serious structural concern unless the cracks are between an 1/8 or 1/4 inch thick. Recommend the crack be sealed to prevent water intrusion into the basement and minimize further deterioration. Sealing Concrete Cracks It is recommended that you monitor periodically to see if further movement occurs and if so a foundation contractor should be consulted to correct and prevent further movement.

1.1 Item 12(Picture) left side of home

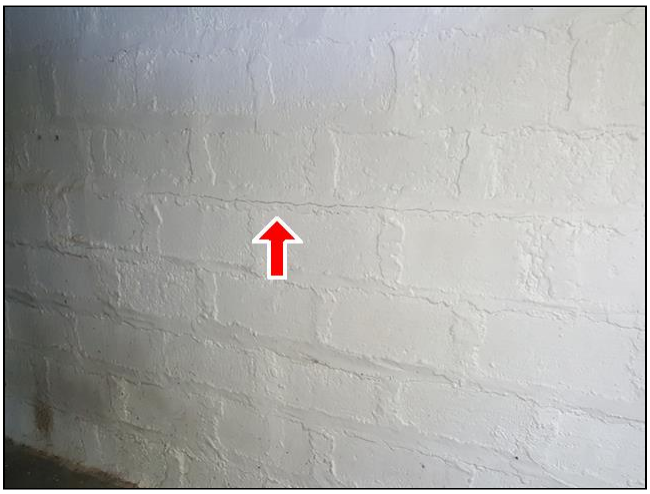
1.1 Item 13(Picture) rear wall center

1.1 Item 14(Picture) rear left side of home



1.1 Item 15(Picture)

1.1 (5) Minor horizontal crack in the mortar was noted on the rear wall in the basement. Cracks of this nature are usually the result of soil or frost pressure due to freeze/thaw. The size, pattern and location of these cracks do not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. Recommend sealing these cracks with the appropriate caulk to prevent water intrusion and efflorescence, Caulk for Concrete Cracks . It is recommended that you monitor periodically after repairs. If these cracks should become greater and the wall starts to bow, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.



1.1 Item 16(Picture) rear wall

1.1 Item 17(Picture)

1.1 Item 18(Picture)

1.1 (6) The front basement wall under the formal dining room area has a horizontal crack greater than 1/8 inch in width and has slightly bowed between the original foundation wall. It appears some repair has been made and walls have been painted. Cracks seem to be re-appearing is some areas after repairs and corrections. Horizontal cracks is usually the result of excessive soil or frost pressure on the wall. If not corrected or addressed this can cause further settlement and result in more costly repairs in the future. The masonry block wall may need reinforcing. Recommend a structural engineer who is familiar with this type of repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

1.1 Item 19(Picture)

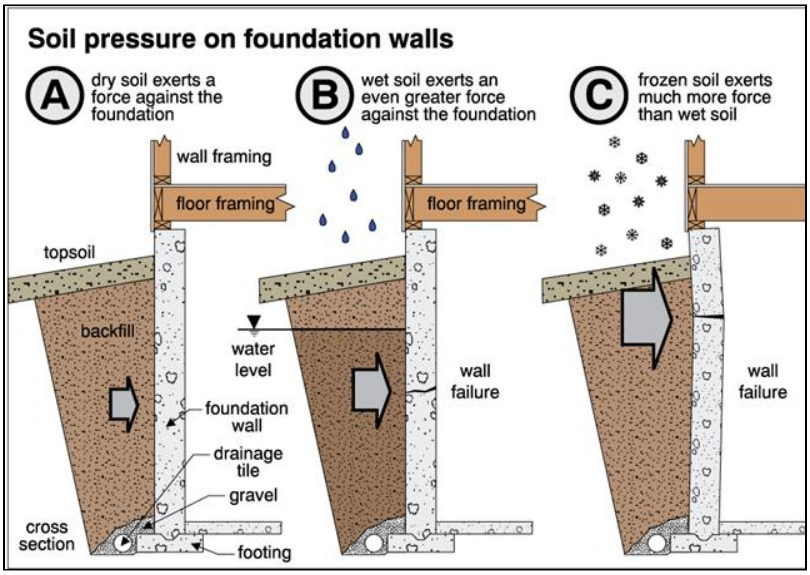
1.1 Item 20(Picture)

1.1 Item 21(Picture)

1.1 Item 22(Picture)

1.1 Item 23(Picture)

1.1 Item 24(Picture)



1.1 Item 25(Picture)

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

1.5 The inspection of the upper floor structure is not visible due to ceiling and floor coverings/was limited because most of the structural members are not visible. There are no obvious problems visible.

1.6 The insulation under the upper floor system was not inspected due most of the floors are covered by drywall ceiling and floor coverings.

1.8 Most of 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.

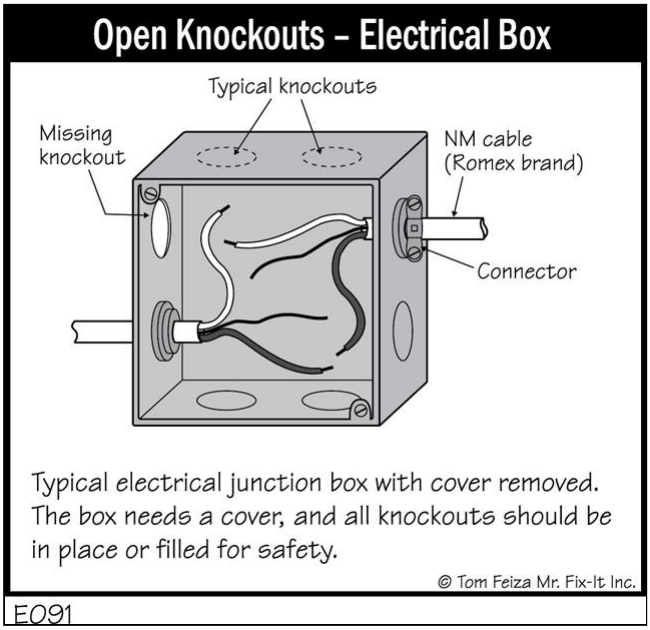
1.9 (1) Possible water leakage at the basement window on the right side underneath the kitchen area. Recommend a qualified contractor further investigate and correct as needed to prevent water intrusion and further deterioration of the window frame.

1.9 Item 1(Picture)

1.9 (2) Ventilation of the basement is insufficient. Proper ventilation will help control humidity and reduce the potential for rot. Though there were no signs of these conditions at the time of the inspection, Heating/ cooling ducts or operable windows should be installed. You may wish to seek further advice in improving ventilation in the basement.

1.10 (1) Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the electrical junction boxes. Cable clamps serve to protect the wiring from the metal edges of the box to prevent a short from occurring or from the box becoming energized which can result in a death via electric shock. This is a safety issue. Recommend a qualified licensed electrician repair as needed.

1.10 Item 1(Picture) rear left corner



1.10 Item 2(Picture)

1.10 (2) The light fixture does not work (try bulb first) in the basement. If the bulb is not burned out, the fixture or circuit should be repaired using a qualified electrician.

1.10 Item 3(Picture)

1.11 No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement 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 six feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

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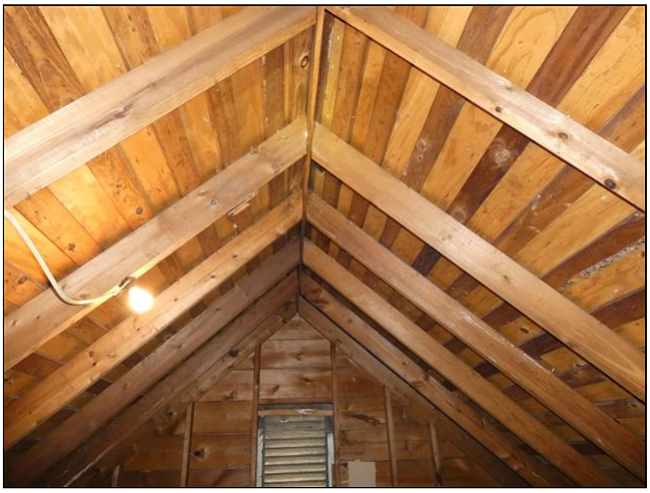
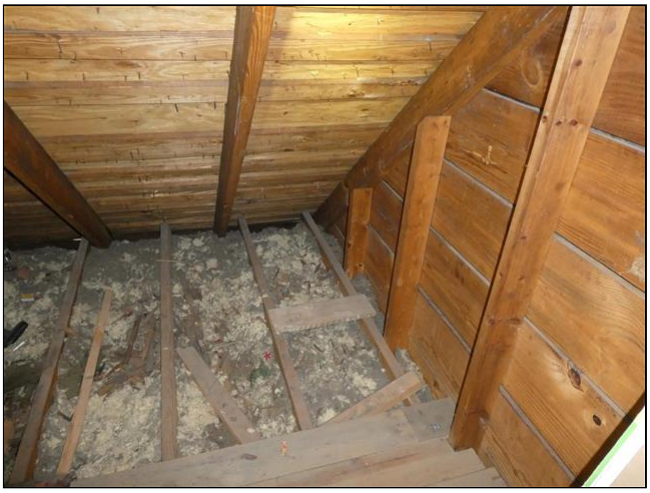
2. Roofing / Chimneys / Roof Structure and Attic

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.






Styles & Materials

Viewed roof covering from:
Ground
Binoculars

Roof-Type:
Dimensional

Roof Covering:
3-Tab Composition Shingles

Roof Ventilation:
Gable vents
Passive vents

Chimney (exterior):
Brick

Sky Light(s):
None

Attic Access Location/Info:
Door located at:
Upstairs loft area
Storage
light in attic

Method used to observe attic:
Walked
and
Crawled and Partially Inaccessible
Inaccessible areas were viewed with flashlight

Roof Structure:
Stick-built
2 X 4 Rafters
Wood Board Sheathing
Wood slats
and

Ceiling Structure:
2X6
Wood Joists
Partially visible

Attic Insulation:
Mineral Wool Batts
and
Fiberglass loose fill
Below
R-19

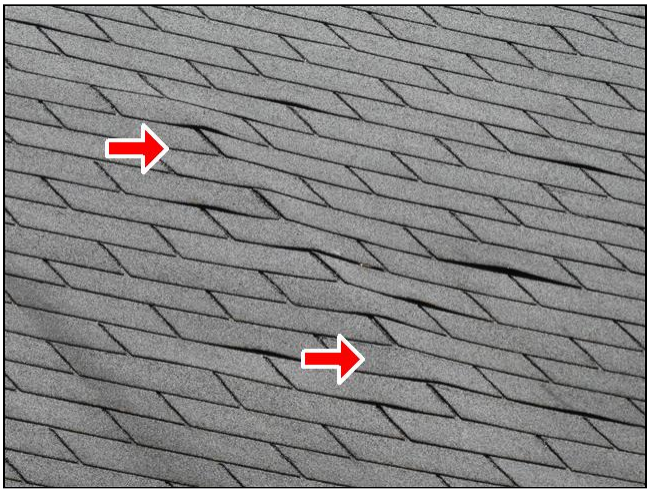
		IN	NI	NP	C	RR
2.0	Roof Coverings - Asphalt					•
2.1	Roof Flashings					•
2.2	Chimney/Flue Pipe (fireplace)- Roof Penetrations	•				
2.3	Roof Penetrations- Vents, Skylights, Etc					•
2.4	Roof Drainage Systems (drip edge, gutters, downspouts, and splashblocks)					•
2.5	Attic Access	•				
2.6	Roof Structure and Attic (Report leak signs or condensation)	•				
2.7	Roof/Attic Ventilation	•				
2.8	Attic Insulation					•
2.9	Attic Electrical (Visible Electric Wiring in Attic, Switches,Outlets, and Light Fixtures)	•				
2.10	Attic Plumbing	•				
2.11	General Notes	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

2.0 (1) Algae/moss was seen on the shingles at the rear left side of the home. This growth is common in shady areas and it holds moisture. This section of the home does not receive direct sunlight. Removal of moss is possible and can be removed with soap and water or chemicals made for this purpose. Be aware that this will not extend the useful life of the shingles but may only improve it's appearance for a few years. Replacement with an Algae resistant shingles is the only long lasting improvement.

2.0 Item 1(Picture)

2.0 (2) The roof covering shows a mump-like appearance at the front left left side of the home, see photo for location. These small little bumps might be caused by hot weather, in which some air beneath the cover layer has become hot and has expanded. These areas will eventually blister creating a water leak and the roof area will need replacing. Recommend a qualified roofing contractor further investigate and repair as needed as these bumps may cause ruptures, and cause leakage later on.



2.0 Item 2(Picture)

2.0 (3) The roof covering is lifted on the rear left side of the home. Recommend this be repaired by a roofing contractor to prevent water entering which can lead to damaged roof sheathing.

2.0 Item 3(Picture)

2.0 (4) Signs of loss of protective granules, curling and fibers exposed of the roof shingles are starting to appear especially at the front of the home. This indicates that the roof is close to the end of it's life span. This usually increases the potential for ultraviolet damage to the membrane. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is required now before roof leaks start to develop. If the roof is not to be replaced it should be closely watched and repaired or replaced at the first sign of leaking to prevent damage to the interior finishes or roof framing in the attic.

Note: When shingles start to show signs of curling, cracking, cupping or when shingles start to dislodge, replacement of the roof should be planned before water leaks occur. Life expectancy of a three tab asphalt shingle ranges from 12 to 18 years. This is for your information.

Note: This part of the roof faces the sun all day thus reason why this area of the roof shingles are deteriorating faster than all other shingles on the roof at the rear of home. This section of the roof may need repairing earlier than the rest of roof.

2.0 Item 4(Picture)

2.0 Item 5(Picture)

2.0 (5) The shingles are starting to lift a little bit at the "entire roof" of the home. This is probably due to a lack of ventilation or age of the covering. Generally, lifting shingles are caused by ventilation issues and the shingles are baked from the inside out. Over time, this heat causes the sealants on the back of the shingles to detach from the course underneath and the shingles start to lift. The shingles are less resistant to the action of ice and wind. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is needed now. If not then repair lifting shingles as needed.

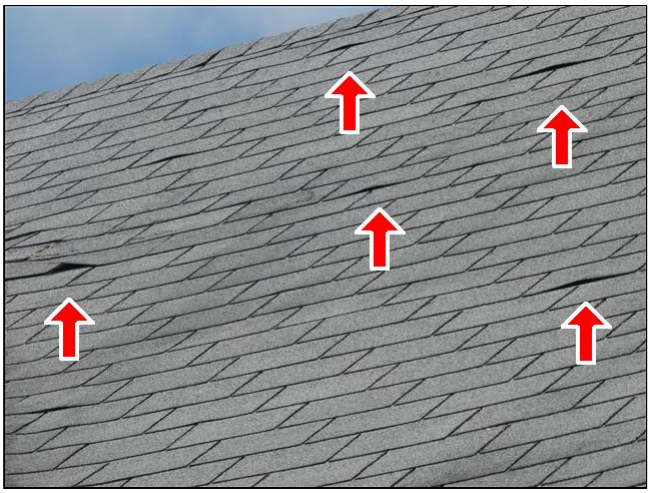
2.0 Item 6(Picture) rear left side of home

2.0 Item 7(Picture) rear of home center

2.0 Item 8(Picture) front left side of home

2.0 Item 9(Picture) front left side of home

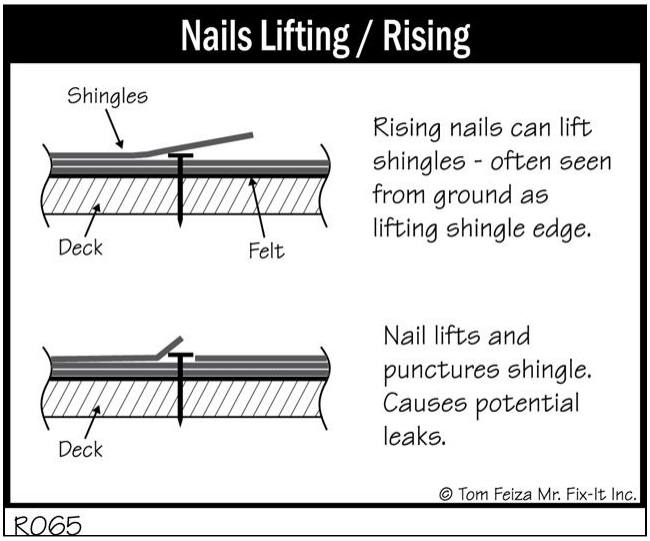
2.0 Item 10(Picture) front left side of home



2.0 Item 11(Picture) front right side of home

2.0 Item 12(Picture) front right side of home

2.0 Item 13(Picture) rear left side of home

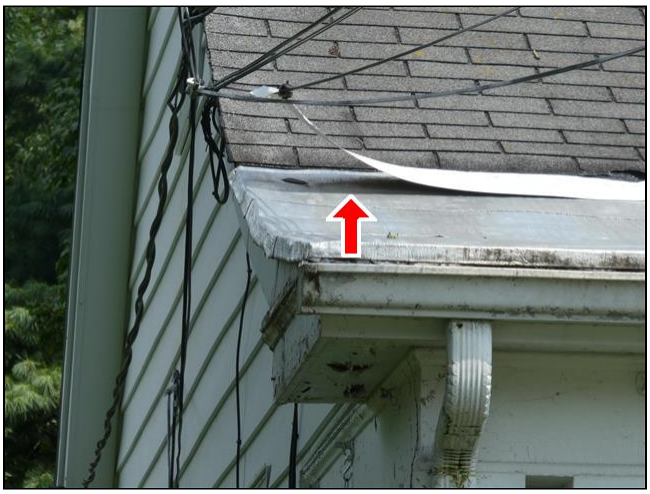


2.0 Item 14(Picture)

2.0 (6) Stains were noted on the shingles at the rear of the home. This is caused by water reacting with the metal flashing around the vents. The staining usually does not affect the longevity of the roof and is primarily a cosmetic concern.

2.0 Item 15(Picture)

2.1 The flashing at the front of home (above porch roof) needs flattening and is loose. Recommend they be re-secured to prevent water entering underneath flashing and to allow ease of water runoff to reduce the risk of leaks. Recommend repair or replace as needed using a qualified roofing contractor.



2.1 Item 1(Picture)

2.1 Item 2(Picture)

2.2 The height of the chimney prevented us from performing any type of inspection of the chimney cap, and interior of the chimney at this time.

2.3 The plumbing vent stack is damaged/broken at the rear of the home center of the roof. Recommend replacement by a qualified contractor.

2.3 Item 1(Picture)

2.4 (1) The downspout is missing a splashblock and is discharging on the ground next to the foundation of the home where indicated in the photos. The downspouts should discharge water through leaders then onto splash blocks at least 6 feet from the home. Storm water should be encouraged to flow away from the foundation/home at the point of discharge to prevent water entering the basement and to prevent settlement of the foundation. Recommend repair and correcting as needed by a general contractor.

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

2.4 Item 1(Picture) rear right corner of home

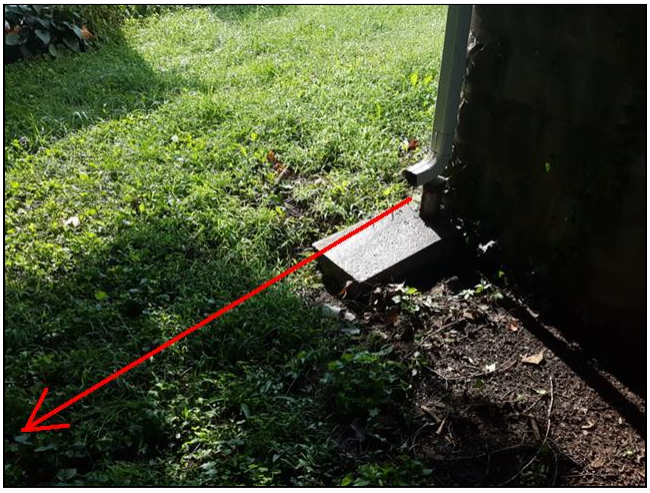
2.4 Item 2(Picture) front left corner of home

2.4 Item 3(Picture) front center of home

2.4 Item 4(Picture)

2.4 Item 5(Picture)

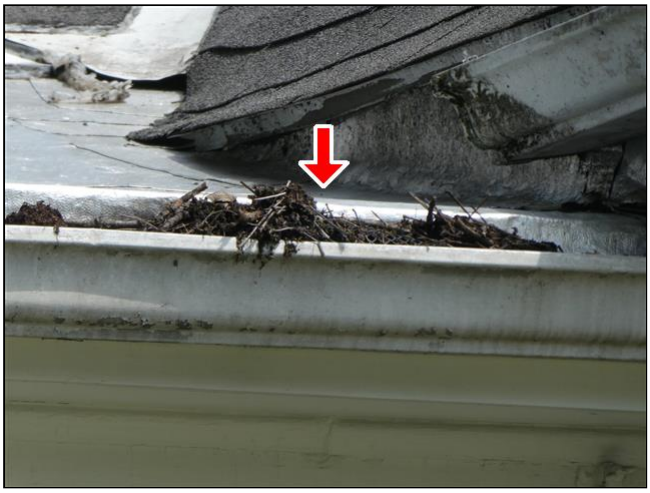
2.4 (2) Recommend the downspout(s) at the rear left corner of the home where indicated in the photo(s) be extended at least 6 feet and flow onto splashblocks. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the basement area which may cause settlement of the foundation.



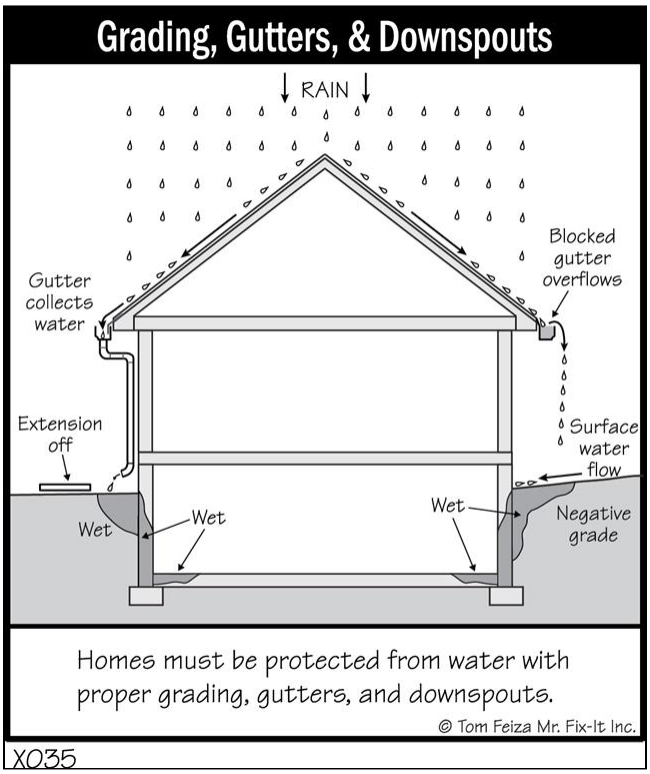
2.4 Item 6(Picture)

2.4 (3) The gutter(s) around the home, especially where they drain into the downspouts, are full of debris and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage, and/or the fascia could become damaged. Recommend cleaning the gutters as needed.

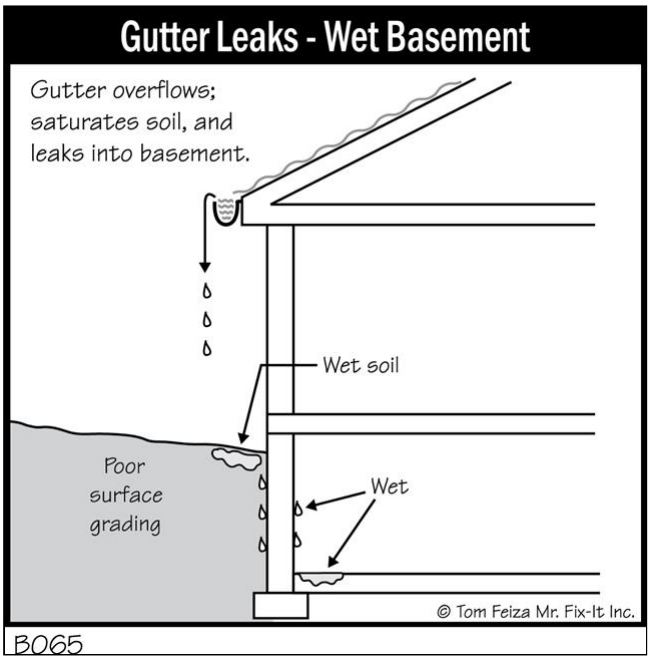
2.4 Item 7(Picture) rear of home



2.4 Item 8(Picture) front left side of home



2.4 Item 9(Picture)



2.4 Item 10(Picture)

2.4 (4) Recommend the downspout extension(s) be attached to the downspout at the front right corner of the home by placing a screw at the top and bottom where it connects to the downspout to ensure the extension(s) does not pull away from the downspout(s). Failing to do this may create future problems to the foundation around the home due to soil erosion and water entering the basement which may result in the foundation settlement if the extension detaches from the downspout.

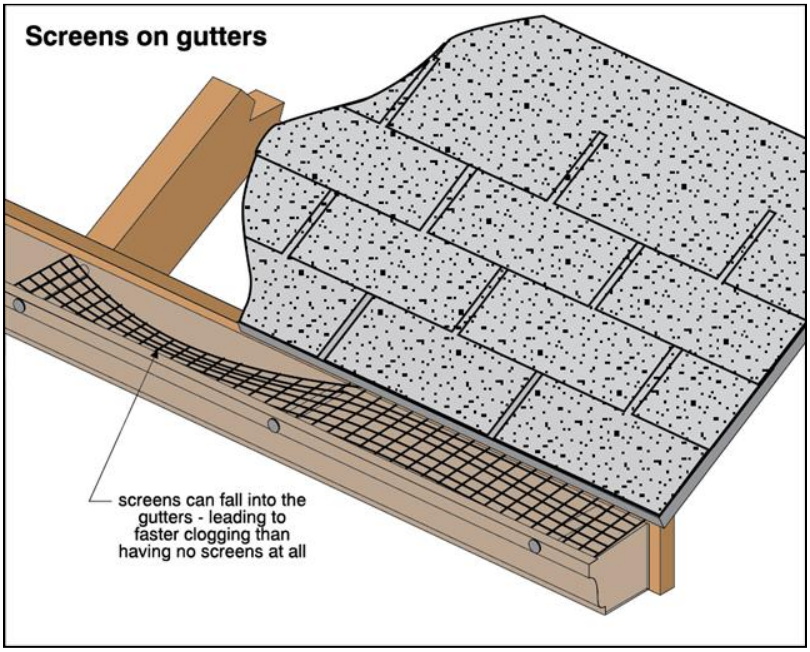
2.4 Item 11(Picture)

2.4 (5) The gutter needs to be tightened against the fascia and sealed at the front of the home where indicated in the photo. This may cause water to pool in this area and may cause the gutter to pull away and detach from the fascia. Recommend a general contractor repair as needed.

2.4 Item 12(Picture)

2.4 (6) The gutter screens are collapsed inside the gutters in some areas around the home. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. If the Gutter screens are not properly in place leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend repair or replacement as needed by a general contractor.

2.4 Item 13(Picture)



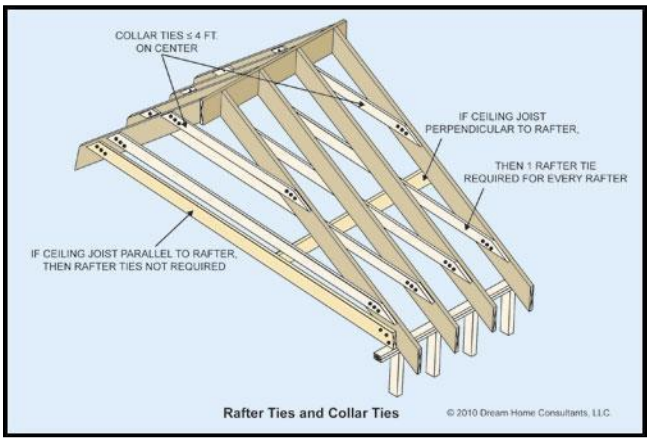
2.4 Item 14(Picture)

2.5 Attic access location (see photo)

2.5 Item 1(Picture) loft area upstairs

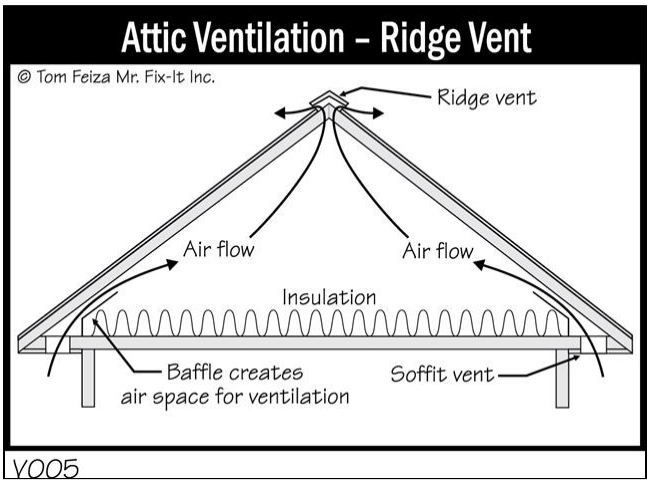
2.5 Item 2(Picture) loft area closet

2.6 Recommend installing collar ties (horizontal members running between each rafter, near their mid span) be added to add extra support to the roof structure and to resist rafters and ridge beam from sagging in the future. Heavy loads such as snow may cause the ridge of the roof to sag, cracked rafters appearing or the roof to develop leaks near this area from stress. Recommend a qualified roof framing contractor perform these corrections/repairs. You may wish to seek a 2nd opinion by a qualified roofing contractor for further advice in strengthening the roof structure.

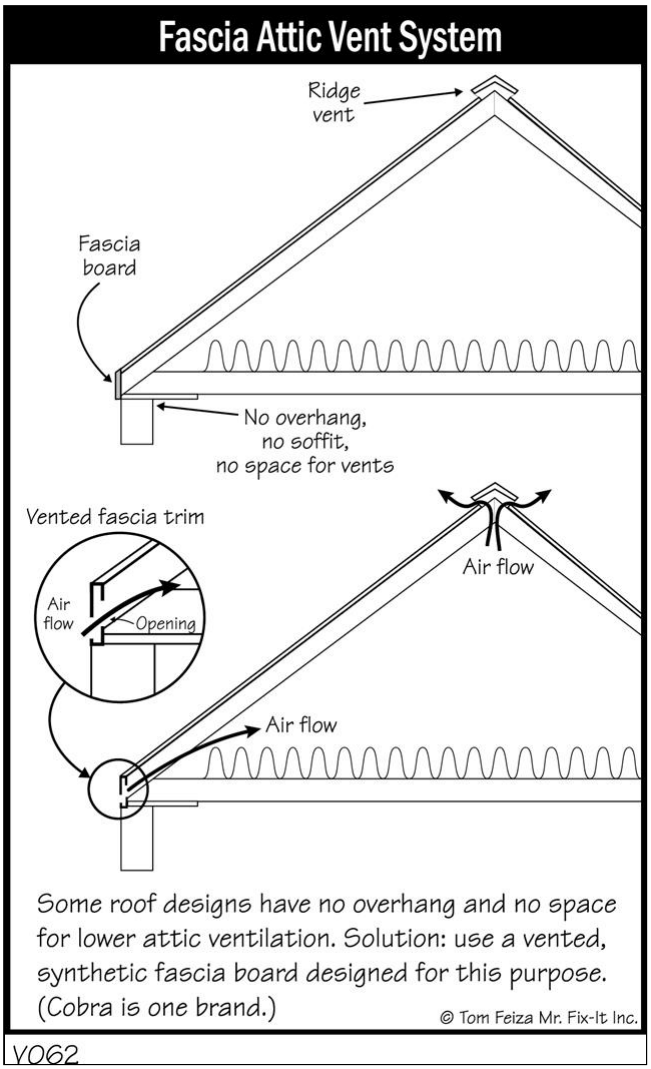


2.6 Item 1(Picture)

2.7 The level of ventilation is marginal and can be improved. Old homes tend to be constructed more loosely and have natural ventilation. It is generally recommended that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Half of the ventilation should be at the ridge and the other half at the eaves. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In the winter, it will help reduce the potential for ice dams on the roof and condensation within the attic. Here is a link explaining ventilation. Look at Trap 4. Recommend improving the ventilation at the next replacement of the roof coverings.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

2.8 The insulation is old and has settled, and is less than six inches in thickness in the attic. Consider adding un-faced or loose insulation on top of the existing insulation in the attic to conserve energy. Insulation that has settled does not perform to the R-value that it once did. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified contractor replace as needed due to R factor is below R19.

Note: Low valued insulation will increase cooling and heating costs in the home which leads too high energy bills and puts stress on the HVAC system trying to keep the house cool and heated during the seasons. Strongly recommend additional and/or replacement of the insulation by a qualified contractor where needed to reduce heat/cool loss within the home and to prevent possible ice dams forming in winter.
Insulation Guidelines for Kentucky


2.8 Item 1(Picture)


2.8 Item 2(Picture)


2.8 Item 3(Picture)

2.11 (1) For safety reasons, walking on the roof exceeds the scope of a general home inspection as required by the Standards of Practice. To ensure the safety of the inspector it is our policy that readily visible areas of the roof surfaces and components are to be inspected from a safe vantage point using binoculars from the ground or ladder. This policy is in compliance with the Kentucky Board of Home Inspectors approved Standards of Practice.

2.11 (2) Limited inspection of the attic was performed at the home upstairs due to vaulted ceiling and no access above the loft area. This prevented an inspection of the structural materials, insulation, moisture conditions, etc. located within the attic in this area of the home. Strongly recommend an access area be installed to allow better access in the event work is needed to be performed within the attic and for future inspections when needed. This is for your information.

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:
Aluminium siding

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

Appurtenance:
Porch with step

Driveway:
Asphalt

		IN	NI	NP	C	RR
3.0	Vinyl/Aluminuim 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	Grading, Drainage, (With respect to their effect on the condition of the building)	•				
3.8	Vegetation, (With respect to their effect on the condition of the building)					•
3.9	Plumbing Water Faucets (hose bibs)				•	
3.10	Outlets, Switches, Light Fixtures, (Exterior)	•				

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

Comments:

3.0 The siding of the home has two layers around the perimeter of the home. The aluminium siding may have been installed over the original wall covering. (Wood type siding original) It is impossible to determine the condition of the original material without removal of the new covering. Most of the wall covering for houses of this age was wood lap. There may be defects in the wall structure, possible mold on wood siding, and/or water intrusion behind the siding that is not evident. Inspections are limited and destructive inspections are excluded. There may also be damaged or decayed areas which required it being covered or the owners may have gotten tired of painting it. Be aware that the paint used in homes during this period may contain lead. Covering and protecting the lead based paint is acceptable to the EPA. This is for your information.

3.1 (1) The fascia and wood post for the side porch at the front of the home has peeling/missing paint in various areas. Deterioration and/or wood rot may occur if not corrected via water intrusion. Recommend these areas be painted to prevent deterioration of exposed wood. To reduce long term maintenance and improve appearance, it may be advantageous to install metal wrapping over these areas.

3.1 Item 1(Picture)

3.1 Item 2(Picture)

3.1 Item 3(Picture) front left corner of porch

3.1 (2) It was noted that the posts at the side porch at the front of the home may have lead paint due to how the paint is cracking. Only laboratory testing can determine the presence or absence of this covering. Keeping the intact paint covered is considered safe in most cases. If renovations are to be done the proper methods should be explored for removal and disposal of the paint. It is recommended that a preliminary screening for lead based paint be conducted to determine the likelihood of the presence of lead before closing. Part of the procedures are for the "Certified LBP Contractors" included LBP dust sampling. The contractor can do his/her own sampling at the beginning or as part of the clearance testing.

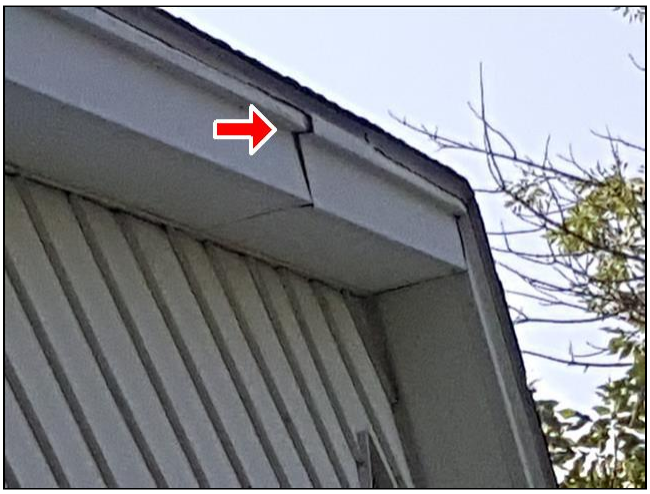
For more information visit Remodeling Your Home? Have You Considered Indoor Air Quality? and Lead; Renovation, Repair, and Painting Program; Lead Hazard Information

3.1 Item 4(Picture)

3.1 Item 5(Picture)

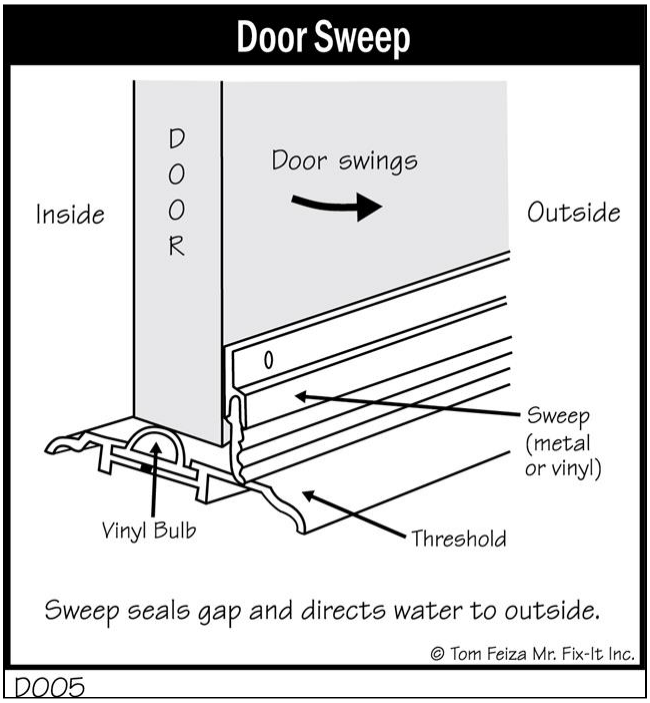
3.1 Item 6(Picture)

3.1 (3) The metal fascia wrap at the eave on the right side of the home is loose. Moisture or water could enter when raining and deterioration may occur of the fascia board if not corrected. A qualified person should repair or replace as needed.



3.1 Item 7(Picture) left side of home

3.2 I would recommend a door sweep be installed at the front entry door of the home to ensure water intrusion does not occur especially in winter when it snows. This is for your information



3.2 Item 1(Picture)

3.4 (1) The concrete porch is cracked and chipped in various areas. Further deterioration of the flooring can occur via water entry which could lead to possible cracking of concrete. Recommend these areas be repaired by a qualified masonry contractor.

3.4 Item 1(Picture)

3.4 Item 2(Picture)

3.4 (2) Recommend a guard rail be installed at the left side of the front patio porch to prevent a fall from occurring which may result in an injury of a person. This is a potential safety issue. The railing needs to be at least 36 inches high and balusters need spacing to be at least 4 inches. Recommend a qualified contractor install one for safety.

3.4 Item 3(Picture)

3.6 (1) The front walkway leading up to the porch at the front of the home has settled creating a tripping hazard. For safety recommend the walkway be repaired or replaced to prevent a tripping hazard and/or a fall or injury from occurring. Also the cracks need to be sealed to prevent further settlement via water intrusion. Recommend a qualified masonry contractor repair or replace as needed.

3.6 Item 1(Picture)

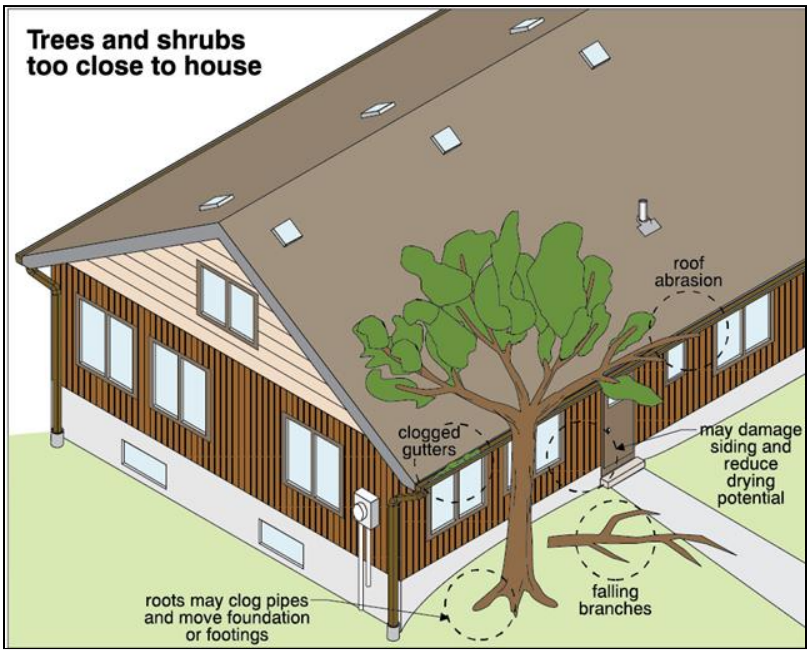
3.6 (2) The rear driveway slopes towards the detached garage. These areas can allow water to pool and drain towards the foundation of the garage which can lead to settlement of the garage floor slab, water intrusion, and possible settlement of the foundation wall in the future if not corrected. Recommend a qualified contractor further evaluate to determine repairs and correction to prevent settlement and water intrusion which could lead to more costly repairs to the detached garage in the future.

3.6 Item 2(Picture)

3.8 (1) The tree limbs that are in contact or hanging near the roof at the rear right side of the home should be trimmed to prevent damage to the shingles and from scraping on the roof surface. They will also clog gutters which will cause water run off problems around the home. Recommend cutting back tree branches as needed.

3.8 Item 1(Picture)

3.8 Item 2(Picture)



3.8 Item 3(Picture)

3.8 (2) Vines growing on exterior walls at the rear left and right corner of the home should not be in contact with siding, window trims and the eaves to reduce the risk of insect and water damage to the building. Recommend removing plant.

3.8 Item 4(Picture) rear right corner of home

3.8 Item 5(Picture) rear left corner of home

3.8 Item 6(Picture) rear center of home

3.8 Item 7(Picture) rear right corner of home

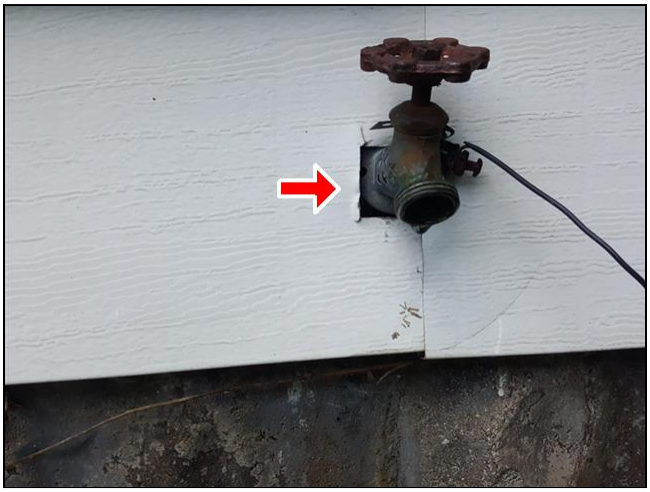
3.8 (3) The vegetation is overgrown around the perimeter of the home where indicated in the photo(s). Recommend that all bushes, shrubs and trees where applicable be kept neatly trimmed and away from the foundation, wall siding, and window frames to prevent damage to the home and allow proper venting and inspection of house. A 6" clearance is recommended.

3.8 Item 8(Picture) left side of home

3.8 Item 9(Picture) front right side of home

3.9 (1) To reduce the risk of contamination of the supply water, installation of anti-siphon devices on exterior faucets is recommended.

3.9 (2) The outside water faucet has an opening where the pipe protrudes the wall at the right side of the home. The opening can allow insects or water to enter which can cause deterioration of the wall structure. Recommend a general contractor repair as needed.



3.9 Item 1(Picture) left side of home

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. Detached Garage

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

Foundation:
Slab
Stone

Roof Type/Covering/ Structure/ Ventilation:
Gable
3 Tab Asphalt Shingle
Stick-built
2 X 4 Rafters
Wood Sheathing
Wood slats
No Ventilation

Siding Material:
Vinyl siding

Wall Structure:
Wood frame construction
2 X 4 Wood Studs

Garage Insulation:
NONE

Garage Door Type / Material:
One manual
Metal
Insulated

Ceiling Materials:
Unfinished

Wall Material:
Unfinished

Floor Material/Covering(s):
Concrete

Door to Exterior:
NONE

Window Types:
NONE

		IN	NI	NP	C	RR
4.0	Garage Roof Coverings/Drainage Systems					•
4.1	Roof Structure and Attic (Report leak signs or condensation)				•	
4.2	Garage Structure/Exterior/Interior				•	
4.3	Eaves, Soffits, Fascias and Paint	•				
4.4	Garage Siding and Trim	•				

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

		IN	NI	NP	C	RR
4.5	Garage Walls	•				
4.6	Garage Floor	•				
4.7	Garage Door/Operators (Report whether or not doors will reverse when met with resistance)	•				
4.8	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 (1) The gutters are missing at the garage on both sides. This can possibly cause settlement of the foundation, water to enter under the slab, and/or soil erosion near the foundation perimeter. Recommend gutters be installed on both sides of the roof. Ensure downspouts drain water roof runoff away from the garage and have splash blocks installed to prevent soil erosion near the foundation perimeter. A qualified contractor is recommended for these repairs.

4.0 Item 1(Picture) right side

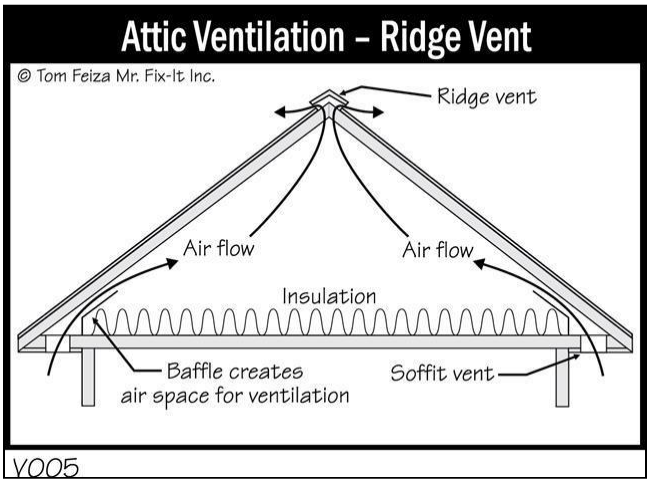
4.0 Item 2(Picture) left side

4.0 (2) Signs of loss of protective granules of the roof shingles are starting to appear on the roof covering of the garage. This indicates that the roof is close to the end of it's life span. This usually increases the potential for ultraviolet damage to the membrane of shingles. Consideration for replacement of the roof is to be expected in the near future because of the condition of the shingles they could be easily weathered damaged. Recommend this area be closely watched and repaired or replaced at the first sign of leaking to prevent damage to the interior finishes or roof framing in the attic.

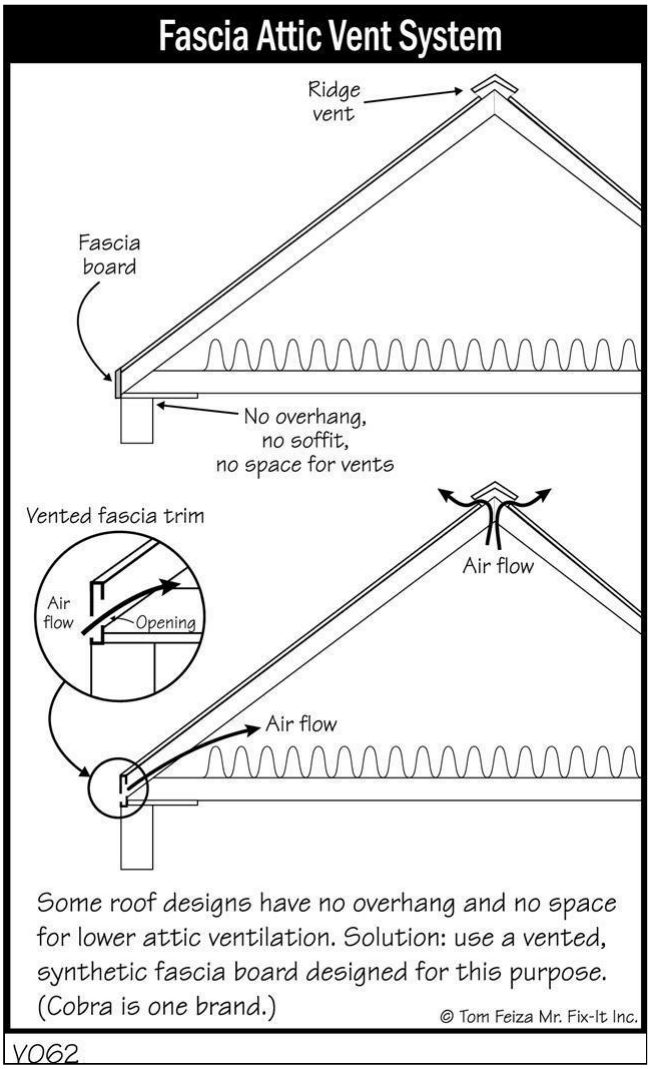
Note: When shingles start to show signs of curling, cracking, cupping or when shingles start to dislodge, replacement of the roof should be planned before water leaks occur. Life expectancy of a three tab asphalt shingle ranges from 12 to 18 years. This is for your information.

4.1 (1) Recommend additional collar ties (horizontal members running between each rafter, near their mid span) to add extra support to the roof structure and to resist rafters and ridge beam from sagging in the future. Heavy loads such as snow may cause the ridge of the roof to sag, cracked rafters appearing or the roof to develop leaks near this area from stress. Recommend a qualified roofing contractor make the necessary corrections as needed.

4.1 (2) There is no ventilation in the garage. It is generally recommended that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Half of the ventilation should be at the ridge and the other half at the eaves. Proper ventilation will help to keep the garage cooler during warm weather and extend the life of roofing materials. In the winter, it will help reduce the potential for ice dams on the roof and condensation within the garage. Here is a link explaining ventilation. Recommend improving the ventilation at the next replacement of the roof coverings.

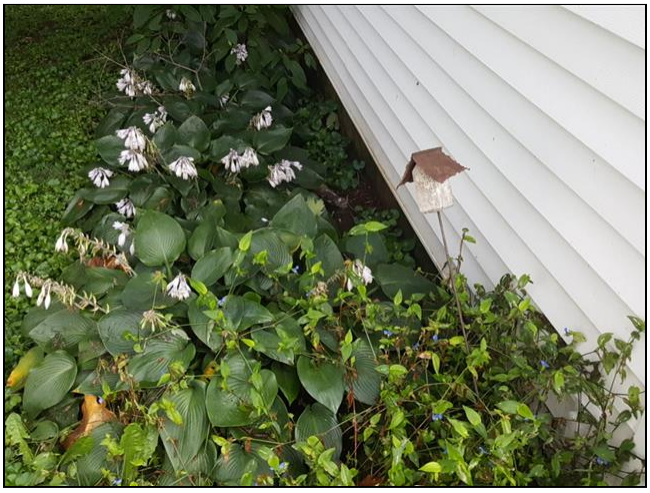


4.1 Item 1(Picture)



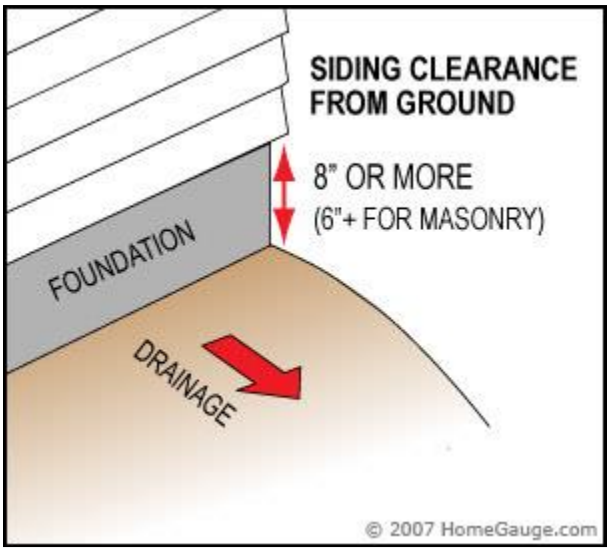
4.1 Item 2(Picture)

4.2 There are depressions in the soil around the foundation perimeter of the garage of the home. Recommend filling all depressions and re-grading the soil so the soil slopes away from the home around the foundation to ensure water pooling does not occur in these areas. Water pooling could lead to to garage leakage.



4.2 Item 1(Picture) left side

4.2 Item 2(Picture) right side

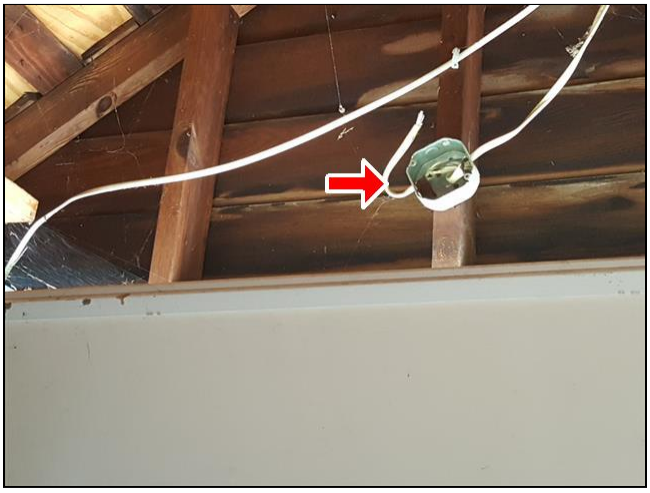


4.2 Item 3(Picture)

4.4 The siding of the garage has two layers. The vinyl siding has been installed over the original wall covering. (Wood type siding original). This is for your information.

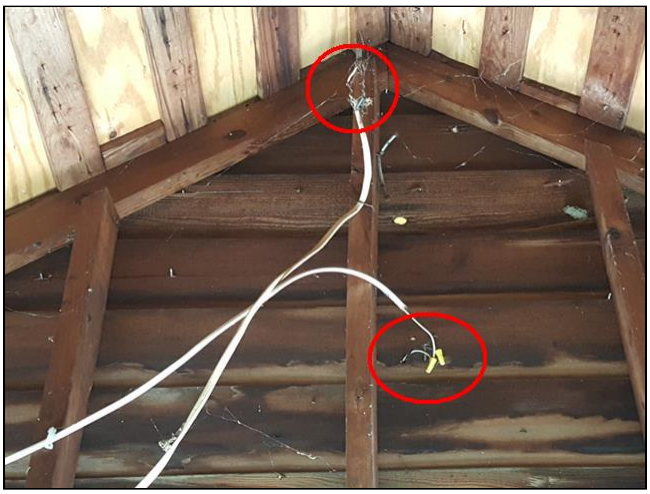
4.8 (1) The outlets in the garage are not GFCI protected. GFCI (Ground fault circuit interrupters) outlets should be considered for installation as a safety upgrade in all locations where water is present if the outlets are not presently connected to a GFCI. They are now required in all bathrooms, kitchen, unfinished basements, garages, exterior outlets, or other locations within 6' of a water source or sink. GFCI outlets may not have been required when this house was built but should be considered for safety. This is for your information. Personally recommend a licensed electrician replace as needed.

4.8 (2) All junction boxes in the garage should have covers installed to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. If a leak was to occur it could result in a short then a fire in the home. Recommend a qualified licensed electrician correct as needed.

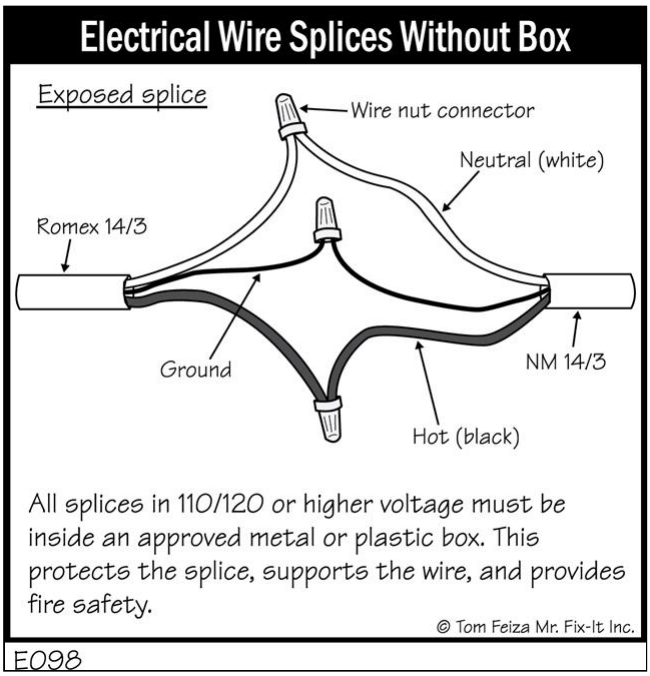


4.8 Item 1(Picture)

4.8 (3) Wires that are connected with twist caps in a garage need to be placed in a junction box to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. If a leak was to occur it could result in a short then a fire in the garage. Recommend a qualified licensed electrician correct as needed.



4.8 Item 2(Picture)



4.8 Item 3(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.

Styles & Materials

Dishwasher Brand:
NONE

Disposer Brand:
NONE

Range/Oven Fuel Type and Brand:
ELECTRIC
FRIGIDAIRE
Serial # Model # : #VF15077992 #LGEF3043KFH

Exhaust/Range hood:
AGED
RE-CIRCULATE
GENERAL ELECTRIC
Model # : #JN322
OV1AD

Built in Microwave Vent Type and Brand:
NONE

Refrigerator Brand:
KENMORE
Serial # Model # Year # : #BA13517762 #253.68884014 #2011

Cabinetry:
Wood

Countertop:
Wood with laminate top

Washer and Dryer:
NONE

Clothes Dryer Vent Material:
Thin Metal Pipe

Dryer Power Source:
240 Electric

		IN	NI	NP	C	RR
5.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures					•
5.1	Plumbing Drain and Vent Systems					•
5.2	Ranges/Ovens/Cooktops					•

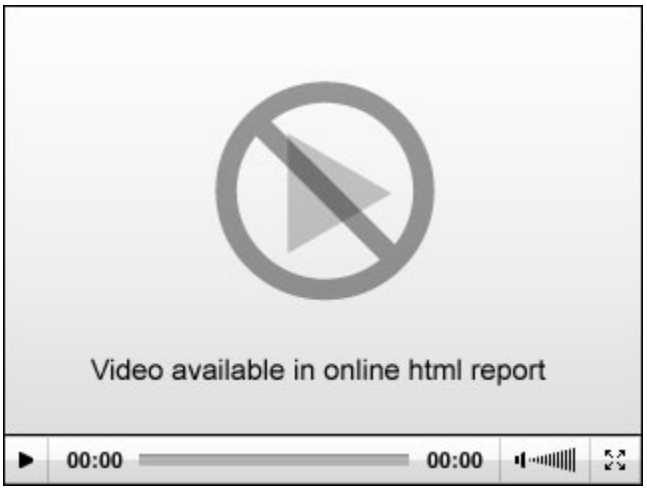
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

		IN	NI	NP	C	RR
5.3	Range Hood					•
5.4	Refrigerator	•				
5.5	Pantry/Closet Doors			•		
5.6	Counters and a representative number of Cabinets					•
5.7	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.8	Clothes Dryer Vent Piping			•		

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

Comments:

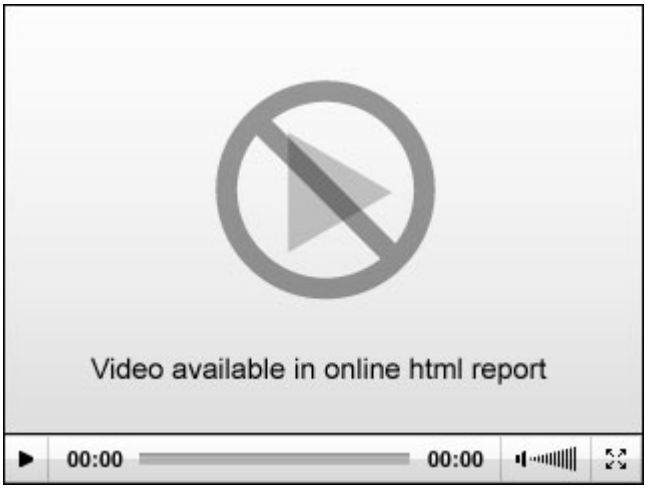
5.0 (1) The kitchen spray nozzle when used does not direct all the water to the nozzle. This is creating low pressure at the spray nozzle. All the water flow should be directed to the kitchen spray nozzle when used. Recommend repair of replace of the spray nozzle or connections by a qualified plumber.



5.0 Item 1(Video)

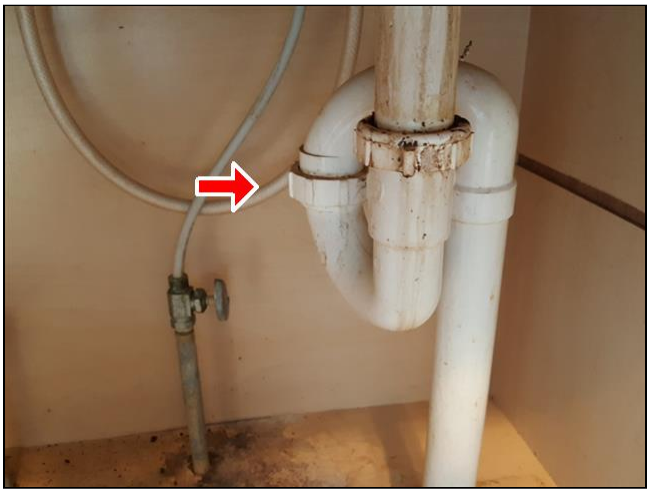
5.0 (2) The hot water faucet at the washer dryer sink in the basement leaks at the stem when water is turned off . Repairs by a licensed plumber is recommended.

5.0 Item 2(Picture)



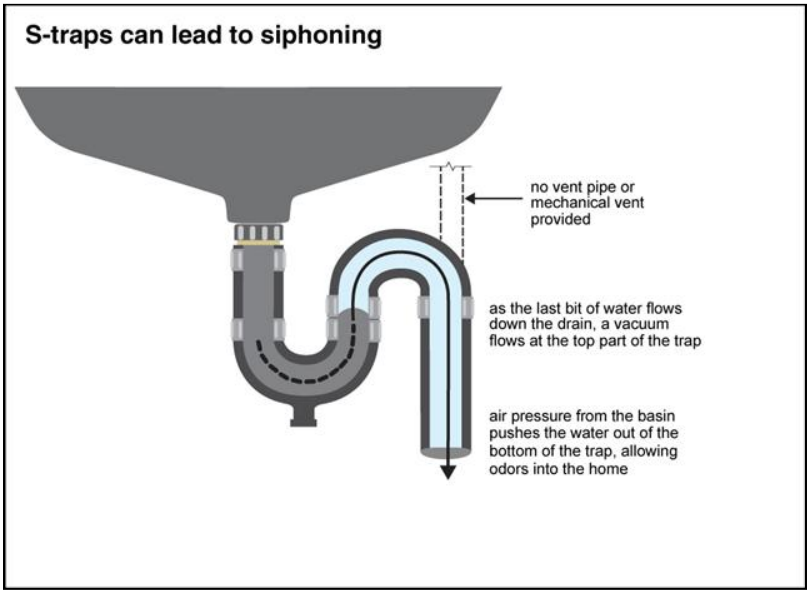
5.0 Item 3(Video)

5.1 (1) An "S" trap is being used under the kitchen sink. "S" traps should be replaced during any new plumbing work as they are subject to siphoning problems. "S" Type drain traps do not meet today's standards and are now illegal to be used in Kentucky. This type of trap could allow all the water to drain from the trap and allow sewer gases to enter the house. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor. Examination of the drain trap and correction by a licensed plumber is recommended.



5.1 Item 1(Picture)

5.1 Item 2(Picture) washer dryer room basement



5.1 Item 3(Picture)

5.1 (2) The waste line is leaking at the connection underneath the sink in the kitchen. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber is recommended for repairs as needed.

5.1 Item 4(Picture)

5.1 Item 5(Video)

5.1 (3) Corrosion was noted at the waste line in the basement under the kitchen sink area. Recommend replacement by a qualified plumber to prevent a water leak occurring in the future. This will prevent damage to the wood framing and sill plate.

5.1 Item 6(Picture)

5.2 The "Anti Tip" bracket for the range has not been installed as required by manufacturer's installation instructions. This could allow the range to tip if it is pulled or if the oven door is pushed down or stepped on. This is a safety issue. A tip over hazard exists for small children and a serious injury or death could occur. Strongly recommend the bracket be installed for safety around small children or others. Information about "anti tip" bracket

5.2 Item 1(Picture)

5.3 The range hood fan and the light bulb for fan did not work when tested. Recommend repair or replace as needed.

5.6 (1) The laminated countertop is loose and not fastened securely to the cabinet (right and left of stove). This is a safety issue as the top may fall causing an injury of a person. Recommend repair or replace as necessary.

5.6 Item 1(Picture)

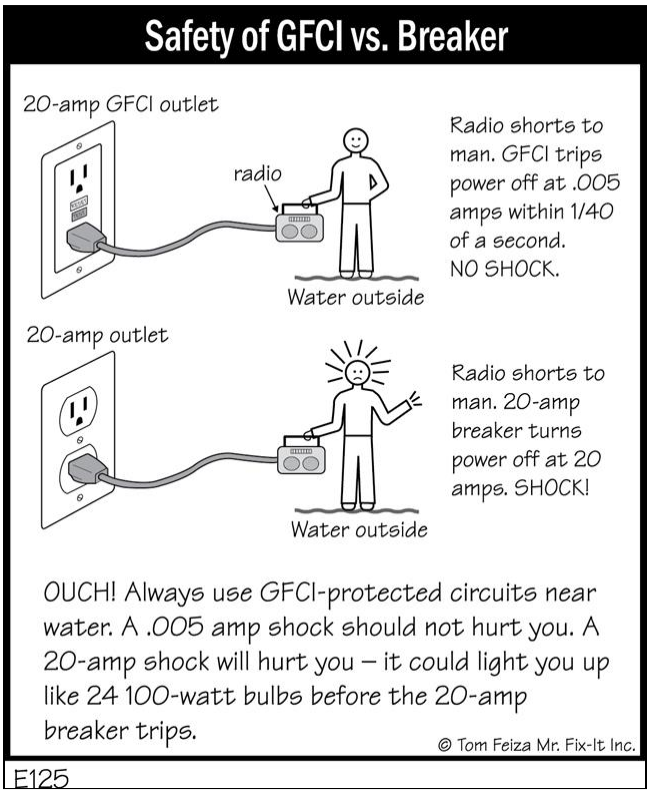
5.6 Item 2(Picture)

5.6 (2) The wall cabinet on the right side of the stove is not secured to the wall correctly. The top fasteners are missing. This is a safety issue as the cabinet may detach from the wall if excess weight is placed inside. Recommend a general contractor repair as needed prior to moving in.

5.6 Item 3(Picture)

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

5.7 (2) The outlet(s) are not GFCI protected in the kitchen in the home. Although GFCIs may not have been required at the time that this house was built, these are now required and recommended for safety within any water source as a safety feature when any changes to the outlets are made. GFCI outlet offers protection from shock or electrocution. Recommend a licensed electrician correct as needed.



5.7 Item 1(Picture)

5.7 (3) The outlet in the kitchen where indicated in the photo(s) is improperly wired with the hot and neutral wires reversed. This is extremely dangerous and a potential shock hazard. You **CAN BE SHOCKED** causing a possible death when the switch to the appliance is off when plugged into the outlet. Recommend a qualified licensed electrician repair as needed for safety prior to moving.

5.7 Item 2(Picture)

5.7 (4) Recommend the two prong outlet in the kitchen be replaced with a 3-prong and grounded and converted to GFCI for safety. A qualified electrician is recommended for replacement.

5.7 Item 3(Picture)

5.7 (5) The mount for the clothes dryer receptacle is loose and not secured correctly. It should be secured to the wall to prevent tugging on wires and causing damage to wire covering which could then be a shock hazard. Recommend repair by a qualified licensed electrician for safety.

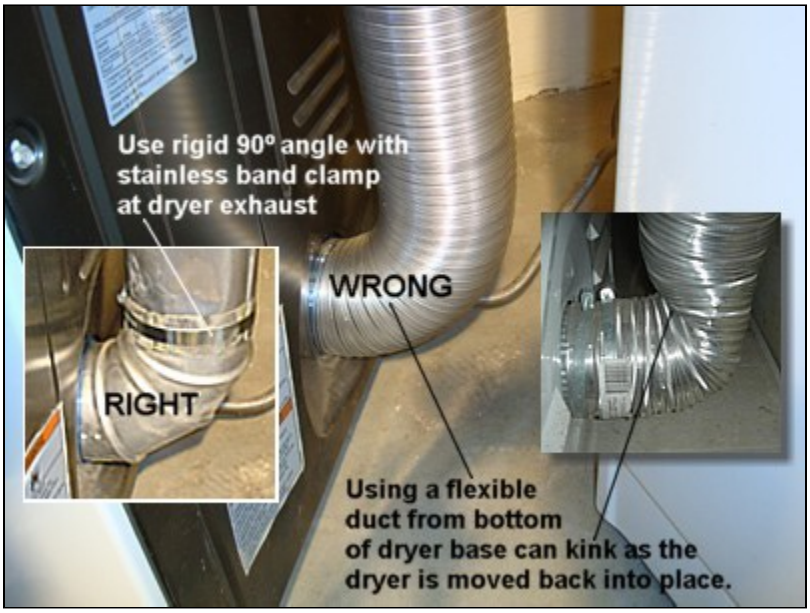
5.7 Item 4(Picture)

5.8 (1) The exterior port for the dryer vent pipe is located at the rear of the home. (see photo for location) This is for your information.

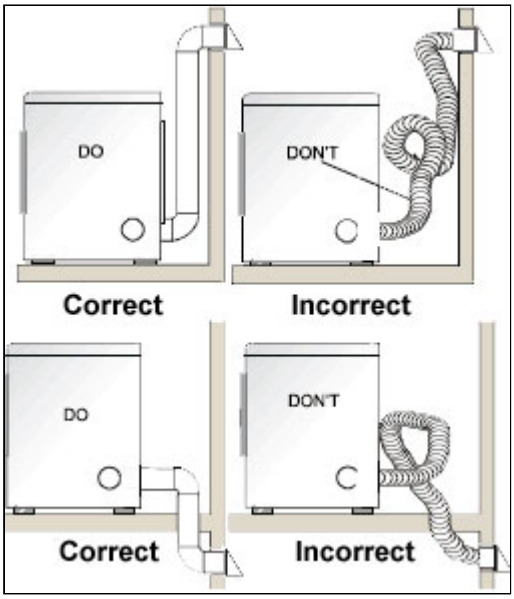
5.8 Item 1(Picture)

5.8 (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.

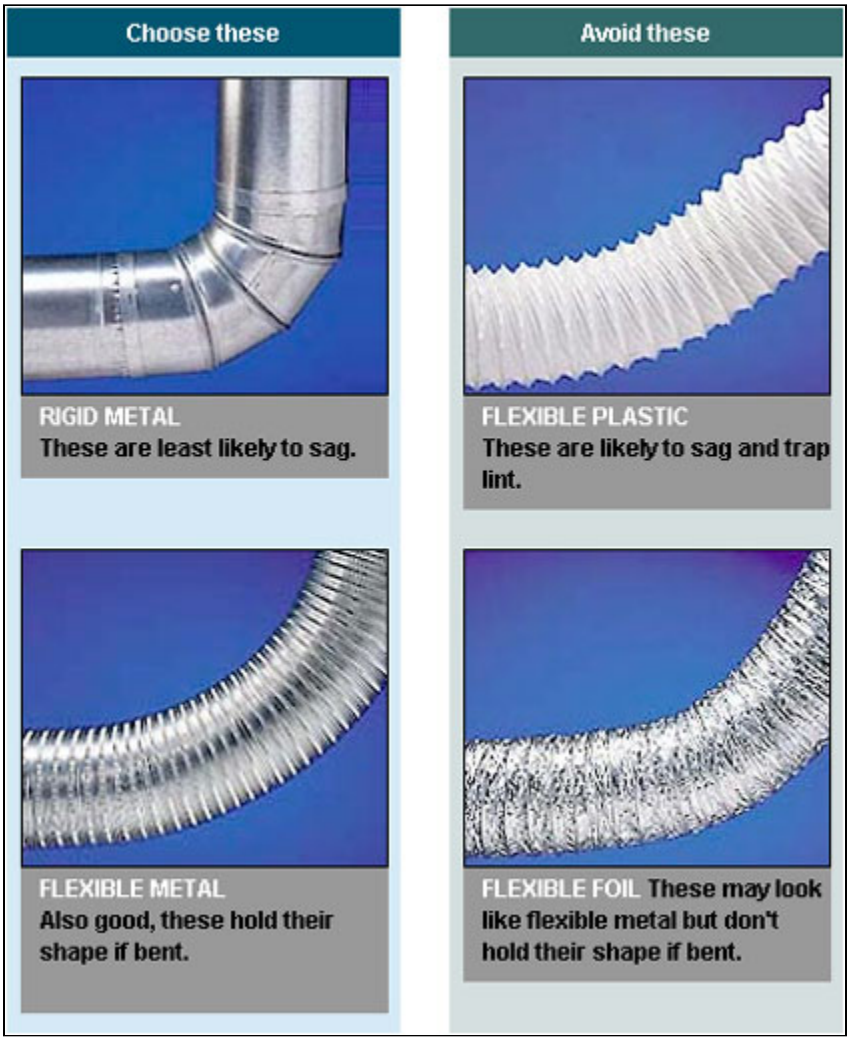
5.8 Item 2(Picture)



5.8 Item 3(Picture)



5.8 Item 4(Picture)



5.8 Item 5(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.

formal dining room

living room

master bedroom

2nd bedroom

upstairs 3rd bedroom

upstairs loft area

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall
and
Plaster
Wallpaper

Floor Covering(s):
Hardwood
Vinyl

Interior Doors:
Solid
Wood

Window Types:
Double Hung-Tilt feature, Thermal/Insulated

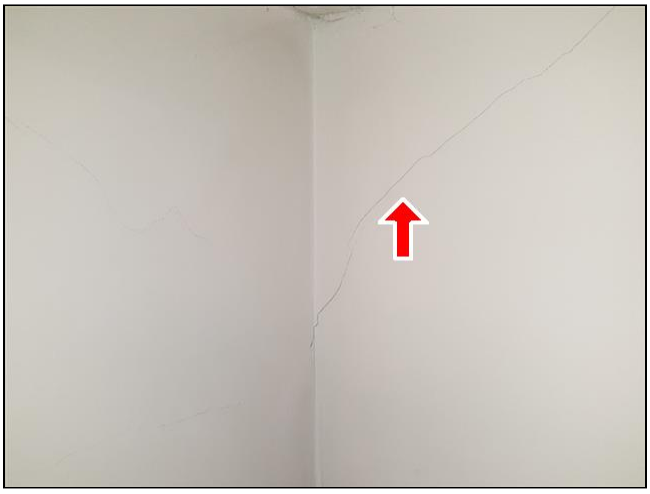
		IN	NI	NP	C	RR
6.0	Ceilings	•				
6.1	Walls	•				
6.2	Floors	•				
6.3	Steps, Stairways and Railings					•
6.4	Doors (Representative number)					•
6.5	Windows (Representative number)	•				
6.6	Closets	•				
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
6.8	Smoke and Carbon Monoxide Detectors					•
6.9	General Notes	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

6.1 (1) The crack(s) noted on the walls where indicated in the photo(s) in the master bedroom closet are common minor settlement vertical and diagonal crack(s). Cracks larger than 1/8" wide are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps via framing shrinkage. This damage is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.

6.1 Item 1(Picture)

6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.1 (2) The wall in the 3rd Bedroom where indicated in the photo reveals a water stain indicating a leak did or still exists. Although there was no leaking or elevated moisture content found at this time, could not determine how the stain existed. The area tested dry at the time of inspection. Perhaps ask the owner of the home to explain stain. Inspections are limited and destructive inspections are excluded. Recommend cleaning the wall then monitor this area to see if a leak is active and if a leak does exist, recommend further investigation and repair as needed. The repair work will likely involve the removal of the covering in order to determine where the leak is coming from and if it still exists. The extent of damage cannot be realized until the covering is removed.

6.1 Item 4(Picture)

6.2 The floor slopes a little towards the center of the room because of framing shrinkage. This is not a structural concern and is normal and to be expected in a house of this age. This is for your information.

6.2 Item 1(Picture)

6.3 (1) The balcony railing is loose and not secured to the floor in the loft area. This is extremely dangerous and is a safety concern. An injury of a person will occur if not corrected. Recommend repair or replace by a qualified contactor before moving in.

6.3 Item 1(Picture)

6.3 (2) The guard rails for the staircase leading to the basement are missing balusters. A fall or injury could occur if not corrected. This is a safety issue. Ensure the baluster spacing is 4 inches apart to prevent a child or pet from falling through. A qualified contractor should repair or replace as needed prior to moving in.

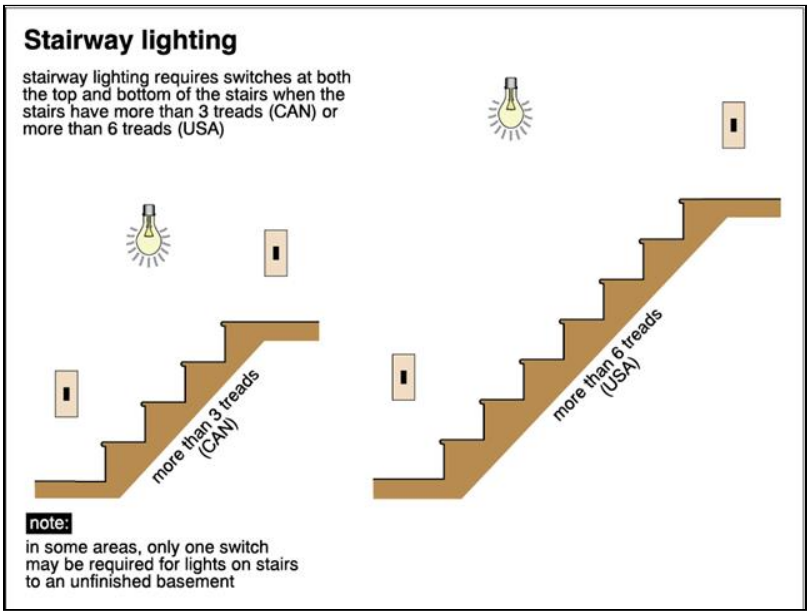
6.3 Item 2(Picture)

6.3 Item 3(Picture)

6.3 (3) There is low headroom at the staircase leading to the basement. This is normal for a home of this age. There are no real corrections that can be done to improve this situation. Extreme care should be practiced when using the stairs. This is for your information.

6.3 Item 4(Picture)

6.3 (4) The lighting for the staircase leading to the basement is poorly lit. This is a safety hazard as it could contribute to falls. Recommend a light be installed by a qualified licensed electrician to provide adequate illumination.

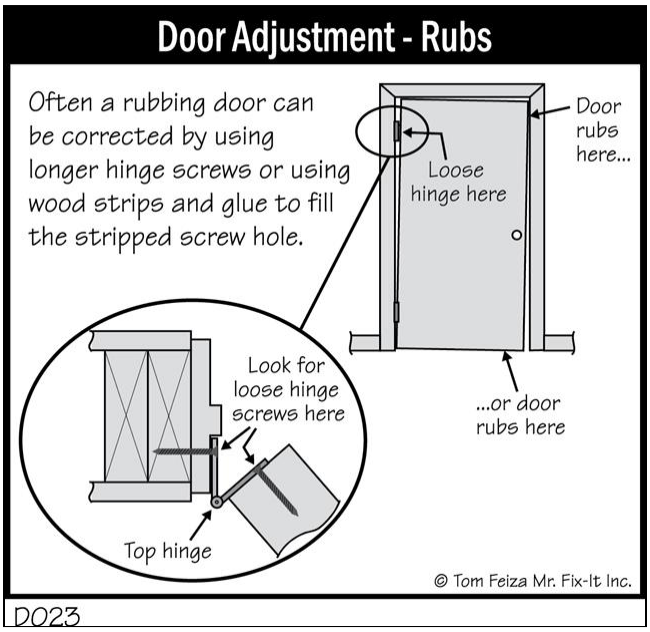


6.3 Item 5(Picture)

6.4 (1) The door in the formal dining room hits the door jamb at the top and does not close shut. This is a maintenance issue. Sometimes correcting the door opening can require door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of door. Recommend repair as needed by a general contractor.

6.4 Item 1(Picture)

6.4 Item 2(Picture)

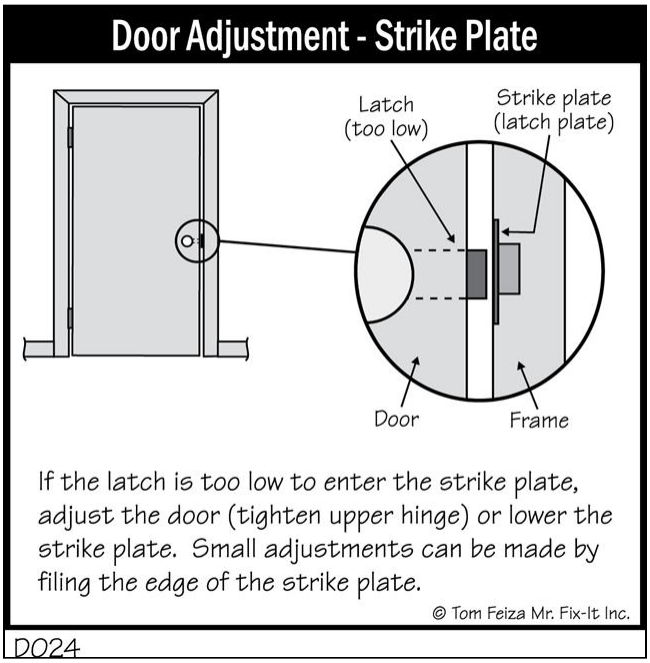


6.4 Item 3(Picture)

6.4 (2) The door knob hardware is not latching in the Master and 2nd Bedrooms where indicated in the photo. It requires an adjustment. The strike plate may need to be adjusted or trimmed to be able to lock/close the door. Recommend repair as needed.

6.4 Item 4(Picture) master bedroom

6.4 Item 5(Picture) 2nd bedroom



6.4 Item 6(Picture)

6.4 (3) The side entry door at the front of the home does not lock. The locking mechanism maybe faulty. Recommend replacement to ensure security within the home.

6.4 Item 7(Picture)

6.7 (1) The light fixture in the loft area upstairs is loose at the ceiling. This is a safety issue as the light fitting may fall causing an injury and/or wire connections come loose which may cause a short that could result in a fire. Recommend securing as needed. A qualified contractor or electrician maybe needed for repairs for safety.

6.7 Item 1(Picture)

6.7 (2) The outlets in various rooms in this home are 2-slot and 3-slot ungrounded devices. Appliances that are equipped with 3-spade grounding plug, such as refrigerators, microwaves, clothes washers, sump pumps and personal computers, cannot be safely connected to these outlets. These appliances must be connected to 3-slot grounded outlets. The installation of new circuits with properly grounded 3-slot outlets will be required to allow appliances with 3-spade plugs to be safely used in the home. Recommend a qualified electrician correct where needed.

6.7 Item 2(Picture) formal dining room

6.7 Item 3(Picture) entry hallway

6.7 Item 4(Picture) master bedroom

6.7 Item 5(Picture) 2nd bedroom

6.7 Item 6(Picture) 2nd bedroom

6.7 Item 7(Picture) loft area upstairs

6.7 Item 8(Picture) loft area upstairs

6.7 Item 9(Picture) 3rd bedroom

6.7 (3) Some of the outlets in the rooms have been painted. Paint clumps in crevices can clog the openings in the outlet, making it difficult to insert the blades from the plug. Forcing the blades in may damage them and/or lead to a poor connection with the internal contacts creating a hazardous condition causing a fire. Additionally, paint chips can fall off the outlet or switch after repeated use creating a health hazard for young children and pets. Recommend replacing outlets and covers where necessary for safety by an electrician.

6.7 Item 10(Picture) living room

6.7 Item 11(Picture) living room

6.7 Item 12(Picture) 2nd bedroom

6.7 Item 13(Picture) 2nd bedroom

6.7 (4) The outlet in the 2nd bedroom where indicated in the photo(s) is loose at the wall or in the outlet box. 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 14(Picture)

6.7 (5) The light switch(s) in the main entry hallway is missing a cover-plate. All missing switch covers should be installed to prevent touching the sides of the devices to prevent and electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

6.7 Item 15(Picture)

6.8 (1) Testing smoke and CO detectors is not part of a home inspection. We do not want to create a false alarm. If the smoke/CO detector is 10 years old or older, then would recommend replacement. Recommend the smoke detectors be tested in the home upon moving into the home. Note: Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

6.8 (2) There are no smoke detectors installed in the bedrooms. For safety considerations, you should consider installation of a battery or hard wired smoke detector in each bedroom. The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. Recommend a licensed electrician install alarms if desired.
Note: 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 (3) The smoke detector is missing a cover at the hallway. Without a working smoke detector in your home you have no first alert to a possible fire. Recommend replacement as needed.

6.8 Item 1(Picture)

6.9 Some of the ceilings and walls have been recently painted in the home. There may have been cracks in the ceiling and walls that have been repaired but are now not visible. This limits inspection for possible problems with the home due to no visible cracks. If cracks start to appear within a few months in various areas, recommend these be inspected by a qualified contractor to determine if major problems exist. Most cracks in drywalls and ceilings are the result of shrinkage of building materials cracking due to contraction and expansion of a home during various seasons. Cracks greater than 1/8 inch wide are cause for concern. This is for your information.

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

2nd bathroom

Styles & Materials

Floor Covering(s):
Vinyl

Wall Material/Coverings:
Drywall
and
Plaster
Wallpaper
Tile

Window Types:
None

Exhaust Fans:
Fan with light
and
Fan

		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					•

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

		IN	NI	NP	C	RR
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:

7.0 The vinyl flooring in the 2nd bathroom is missing. Recommend flooring be added to prevent damage to the subfloor if a water leak occurs in the bathroom.

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

7.4 (1) The drain stopper is missing at the bath tub in the master bathroom. Recommend a qualified licensed plumber install one or a rubber stopper can be used.

7.4 Item 1(Picture)

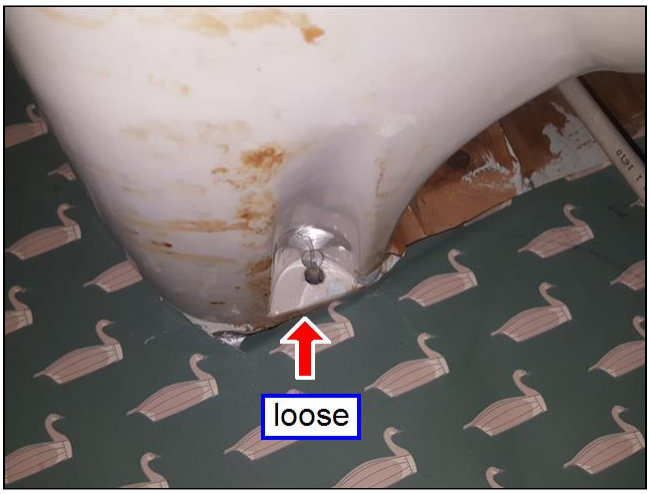
7.4 (2) The bath/shower water spout leaks when the water is turned off in the 2nd bathroom. Recommend a licensed plumber repair as needed.

7.4 Item 2(Picture)

7.4 Item 3(Video)

7.4 (3) The water pressure over-all is weak but did pass "functional flow" at the faucet sink in the 2nd bathroom. A possible reason for weak volume or pressure could be the plumbing supply configuration and diameter, or poor pressure can vary from simple to complex. Recommend checking shut off valves to determine if they are fully opened. If this does not correct problem, recommend a qualified plumber further investigate cause and repair if desired.

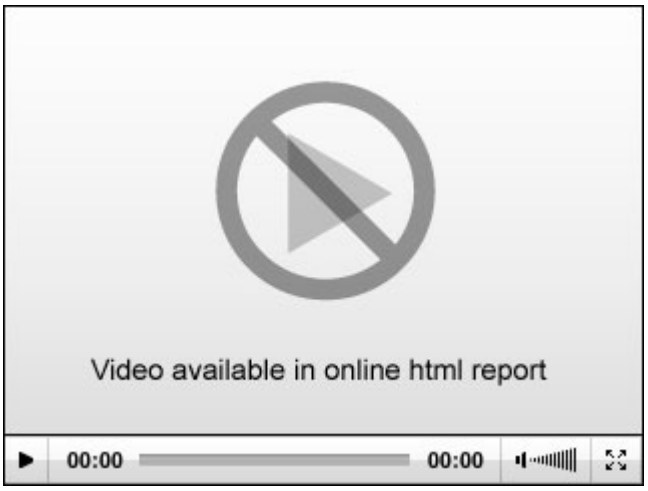
7.4 (4) The sink in the 2nd bathroom is loose and not fastened securely to the wall. This should be secured to prevent strain on supply and drainage lines which could result in a leak occurring. This may also be a safety issue as the sink bowl may fall resulting in an injury. Recommend a general contractor repair as as needed.



7.4 Item 4(Picture)

7.5 (1) The waste line is leaking at the connection underneath the sink in the master bathroom. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber is recommended for repairs as needed.

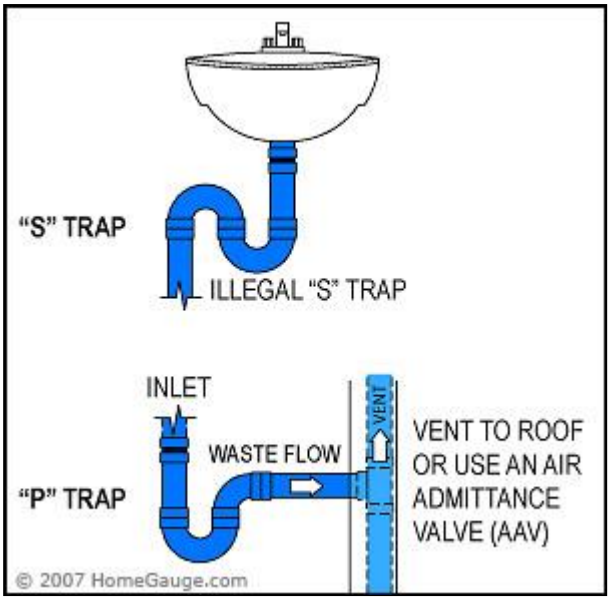
7.5 Item 1(Picture)



7.5 Item 2(Video)

7.5 (2) An "S" trap is being used under the 2nd bathroom sink. "S" traps should be replaced during any new plumbing work as they are subject to siphoning problems. "S" Type drain traps do not meet today's standards and are now illegal to be used in Kentucky. This type of trap could allow all the water to drain from the trap and allow sewer gases to enter the house. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor. Examination of the drain trap and correction by a licensed plumber is recommended.

7.5 Item 3(Picture)

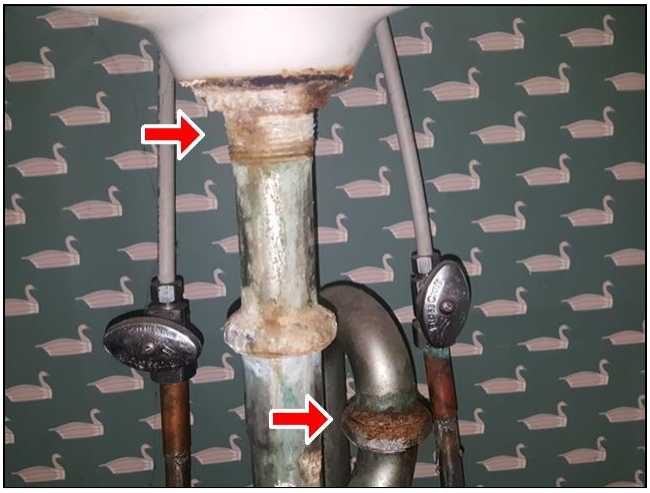


7.5 Item 4(Picture)

7.5 (3) The brass drain lines under the sinks in the 2nd bathroom are subject to corrosion by the acids that are present in a drain system. The downside of brass pipe (chrome plated) is that it's made of thin-wall brass and is known to leak at joins over time. The anticipated service life of thin-wall brass tubing is about 12-15yrs. By contrast, plastic piping is impervious to the acids therefore the expected life of the plastic pipe is 50+ years. The other distinct advantage of plastic piping is that it only costs a mere fraction of what the plated brass tubing would cost. This is for your information.

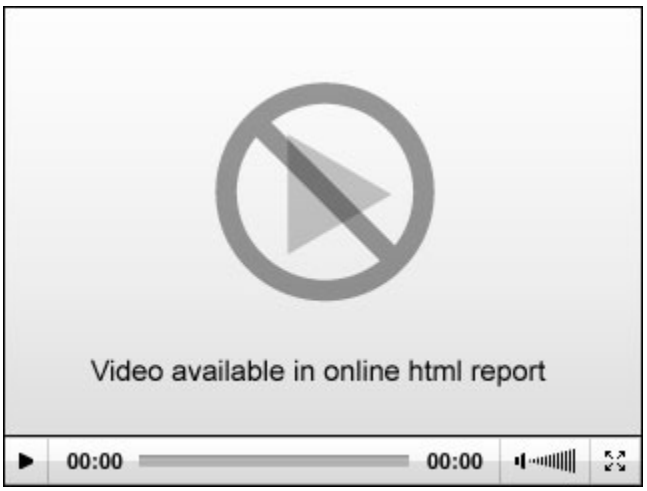
7.5 Item 5(Picture)

7.5 (4) Corrosion was noted at the waste line under the sink in the 2nd bathroom. Recommend replacement by a qualified plumber to prevent a water leak occurring in the future. This will prevent damage to the base cabinetry.



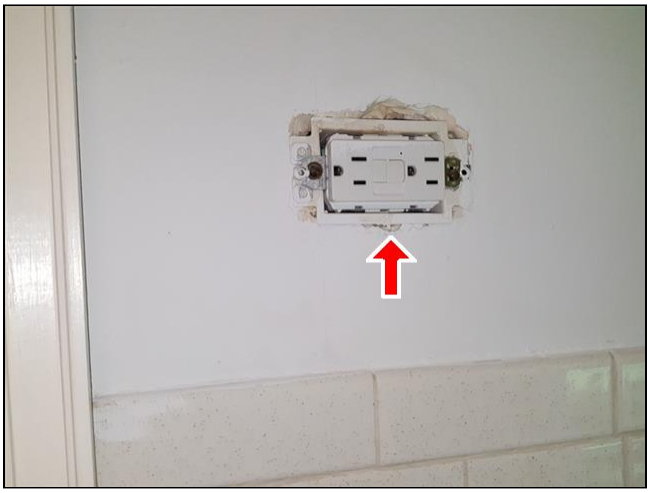
7.5 Item 6(Picture)

7.5 (5) The Tub drain is leaking at the drain line underneath the tub in the 2nd bathroom. This can cause mold to develop under the crawl. Also the floor structure could weaken which could result in the tub sagging. Further deterioration will occur if not repaired immediately. Strongly recommend a qualified plumber repair leakage, then a qualified contractor repair damaged sub floor, joists and insulation where needed prior to closing.



7.5 Item 7(Video)

7.6 (1) The outlet(s) in the master bathroom where indicated in the photo(s) is missing a cover-plate. All missing covers should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.



7.6 Item 1(Picture)

7.6 (2) The light switch(s) in the Master bathroom is missing a cover-plate. All missing switch covers should be installed to prevent touching the sides of the devices to prevent and electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

7.6 Item 2(Picture)

7.6 (3) There is no outlet found in the 2nd bathroom. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor. This is for your information.

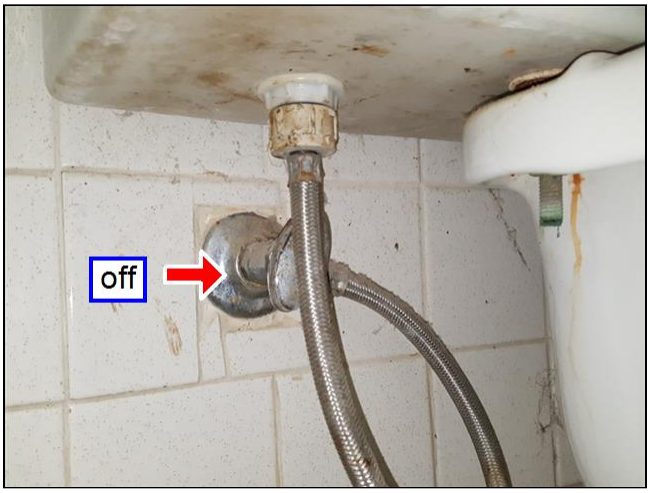
7.7 Old, shrinking, or dirty caulk with holes and cracks was seen in the master bathroom shower enclosure. All of the caulk should be kept in perfect condition to prevent further cracking or more holes appearing to reduce the possibility of water leaking underneath the shower enclosure and tiled wall. If not corrected mold and/or deterioration of the floor/wall framing can occur beneath the shower enclosure. Recommend re-caulking where needed to seal openings and deteriorated caulk. Use a quality silicone caulk that is expandable and moisture resistant. Choosing the right caulk Would recommend a qualified general contractor repair as needed.

7.7 Item 1(Picture)

7.7 Item 2(Picture)

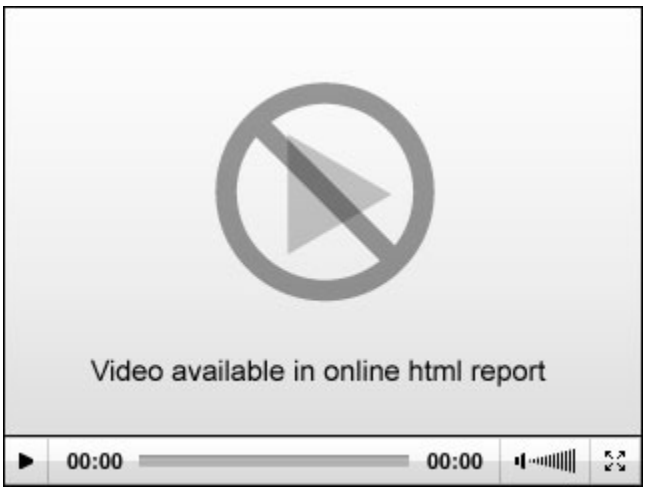
7.7 Item 3(Picture)

7.8 (1) The water supply is turned off at the supply line to the toilet at time of the inspection in the master bathroom. I cannot determine if any problems will arise after water supply is restored. Our company prohibits an inspector from turning on any water supply valves due to it may cause harm to the unit or damage to the building via a possible water leaks. Recommend checking with the owner to verify operation of the faucets and toilets and ask for reason why the water supply has been turned off prior to closing.

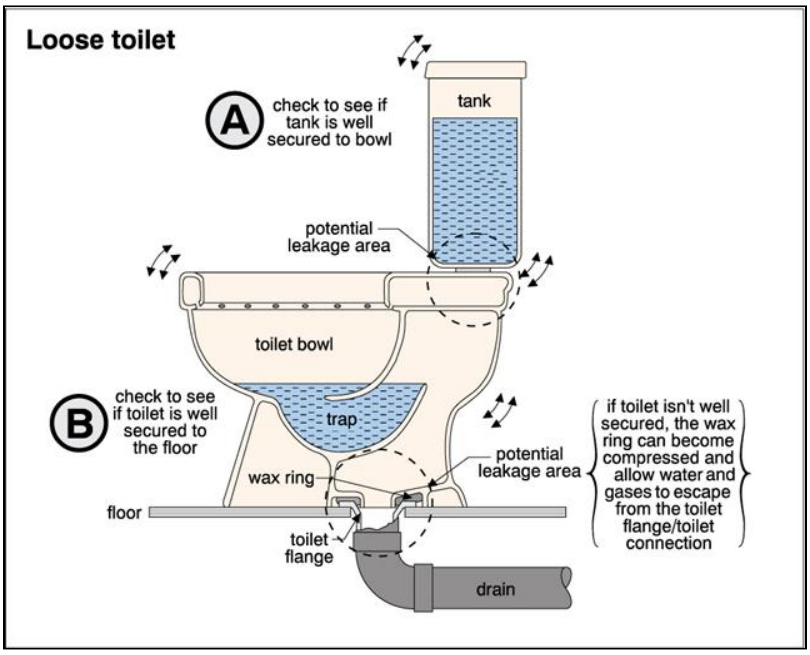


7.8 Item 1(Picture)

7.8 (2) The toilet tank base is loose at the floor in the 2nd bathroom. The screws may need tightening to secure the toilet base to the floor to prevent a water leak between the toilet and the drain line connection. If tightening the screws at the base of the toilet does not secure the toilet, repairs may involve re-setting the toilet on a new wax seal and/or repairs to the floor may be required. Recommend a qualified licensed plumber repair or correct as needed.



7.8 Item 2(Video)



7.8 Item 3(Picture)

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/basement

Styles & Materials

Main Water Valve Location:
Basement
on the left wall of the home

Water Source:
Public

Plumbing Water Supply (into home):
Galvanized (old)

Plumbing Water Distribution (inside home):
Galvanized

Plumbing Venting Line:
Galvanized Steel
Partially Visible

Plumbing Waste Line:
PVC
Cast iron

Washer Drain Size:
Not Present

Main Gas Valve Location:
Outside left side of home

Gas Distribution (inside home):
Black Iron Pipe

Water Heater Manufacturer/Model/Age:
BRADFORD-WHITE
Model# Serial# Year# : #RG240S6N #NA37148442 #2016

Water Heater Power Source/ Capacity/Location:
Gas (Natural)
40 Gallon (1-2 people)
Basement

		IN	NI	NP	C	RR
8.0	Plumbing Drain, Waste Pipes and Vent Systems	•				
8.1	Plumbing Water Supply and Distribution Systems	•				

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

		IN	NI	NP	C	RR
8.2	Hot Water Systems and Controls					•
8.3	Pipes and Drainage (Hot Water Systems)					•
8.4	Ventilation and Flue Pipes (Water Heater)					•
8.5	Main Water Supply Pipe and Shut-off Device (Describe location)	•				
8.6	Main Fuel Shut-off (Describe Location)	•				
8.7	Fuels Storage and Distribution Systems (Interior fuel storage, piping, supports, leaks)	•				
8.8	Sump Pump			•		
8.9	General Info	•				

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

Comments:

8.0 (1) Cast Iron drain lines are known to corrode internally and will leak at the joins after a long period of time. The corrosion will eventually restrict the drainage and leaks will occur. The cast iron drainage lines are fifty or more years old and could fail at any time. Replacement of the drainage lines should be strongly considered before major leaks occur. This is for your information. There were no present leaks visible at time of inspection.

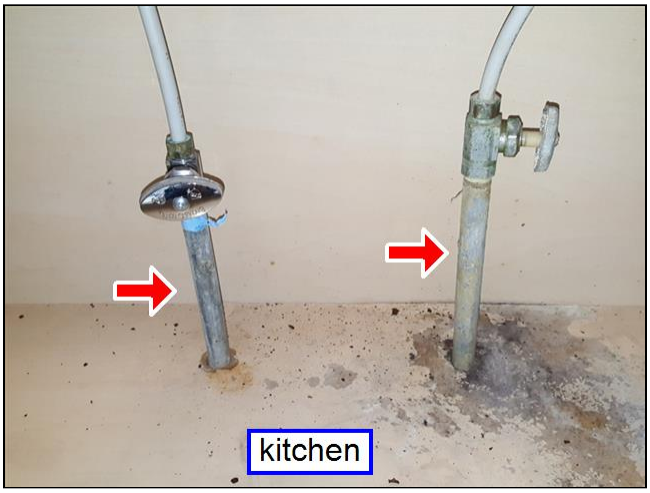
8.0 Item 1(Picture)

8.0 Item 2(Picture)

8.0 (2) The lead drain pipe for the master bathroom toilet in the basement was not leaking at the time of inspection. It does not warrant replacement at this time. Lead drainage pipes will leak at the joins as they are constructed with cast iron. Recommend this be monitored and if any plumbing work is required in the home in the future, it would be advisable to change out the lead drain pipe as well before a leak does develop. Provided there is no back siphonage of water this is safe. Ensure the toilet is equipped with an anti siphonage device in the tank.

8.0 Item 3(Picture)

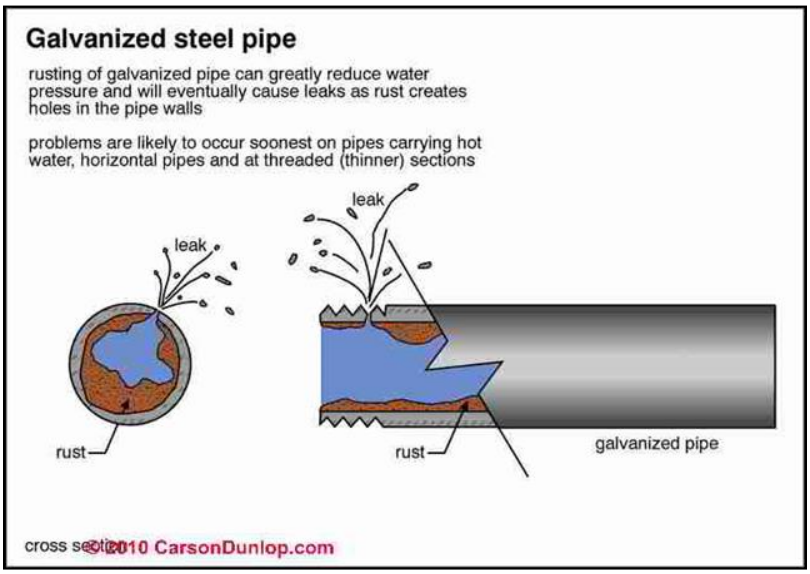
8.1 (1) Galvanized water lines were found in the home and are known to corrode internally and will leak after a long period of time. The corrosion will eventually restrict the water supply to the fixtures and the pressure will drop. These galvanized water lines are fifty or more years old and could fail at any time. Replacement of the galvanized water lines should be strongly considered before major leaks occur. This is for your information. There were no present leaks visible and water pressure was within normal parameters at time of inspection except for the 2nd bathroom at the sink. See note 7.4(3).



8.1 Item 1(Picture)

8.1 Item 2(Picture)

8.1 Item 3(Picture)



8.1 Item 4(Picture)

8.1 (2) The water pressure over-all is weak but did pass "functional flow." Which is determined by running water at the sinks and shower while toilet is flushed. If the shower spray remains, it passes. A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. If so, this problem will eventually become worse. Recommend asking owner for possible cause or a qualified licensed plumber may need to be consulted to determine cause and repair where needed if desired.

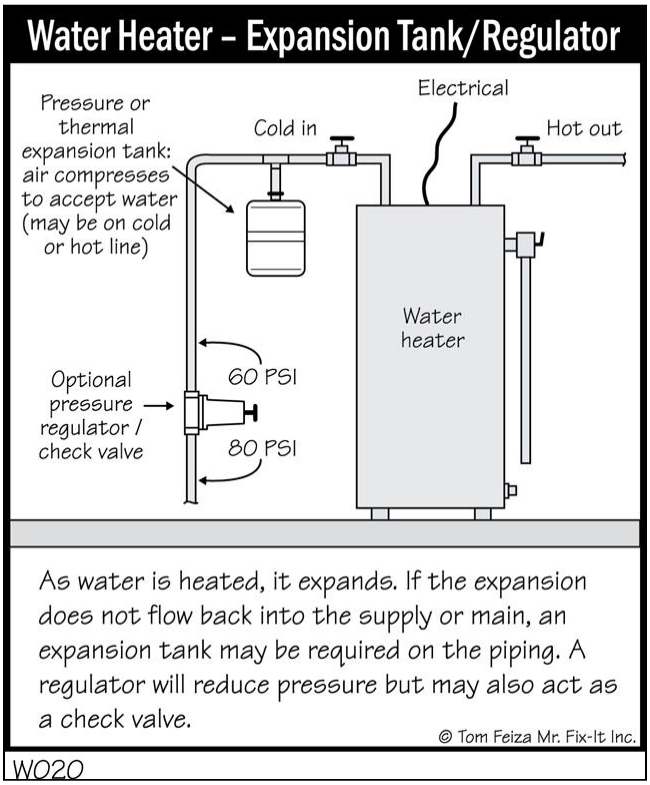
8.1 (3) Recommend insulating the water supply pipes in the basement (hot and cold) to ensure pipes do not freeze in winter which may cause a serious plumbing leak in the basement, and to prevent heat loss of water when hot water is flowing into home. This will improve efficiency. This is for your information.

8.1 Item 5(Picture)

8.1 Item 6(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.



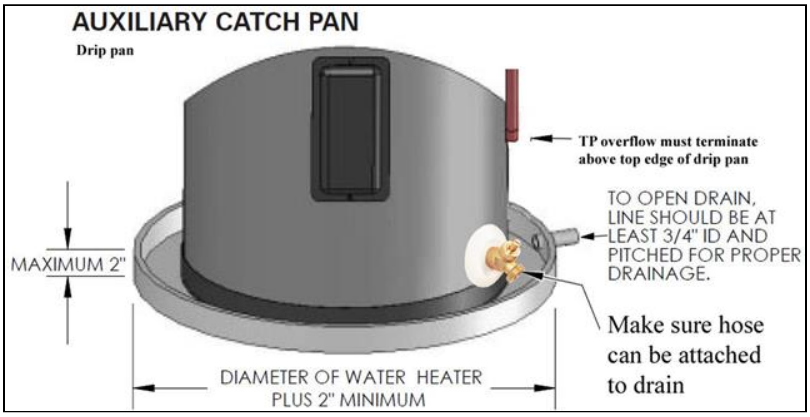
8.2 Item 1(Picture)

8.2 (3) The water heater was installed some time in 2016 or 2017 due to the age of the unit and does not have an "inspection approved label" by the state plumbing inspector that was visible at the time of inspection. This is a red flag. When the water heater was installed, the owner and the installer are both to submit paper work to the local county so the state plumbing inspector comes out and overlooks the installation to ensure it is up to code. Recommend contacting the owner to ask if this was done. If not, recommend contacting your local county to have there inspector check installation or have a qualified plumber verify installation is correct and up to code before closing.

8.2 (4) Due to the water heater being located in the basement you may wish to consider insulating the water heater to improve efficiency and possible freezing especially in the winter season due to the water heater being located in an unconditioned space. This is for your information. How to insulate your water heater

8.2 (5) The water heater in a basement has the potential to cause severe damage if a leak should develop. Consider installing a drain pan under the water heater to prevent damage to the home if a leak develops. This will allow any water leaks to safely drain without damaging the finished materials, floor or furnishings. A qualified plumber could examine and install the drainage pan and drain line, but may need to install a drain line with a trap to the current drainage system. As an inexpensive safe-guard a drain pan with a moisture alarm can easily be installed as another option. Recommend a qualified plumber make the necessary corrections if desired.

8.2 Item 2(Picture)



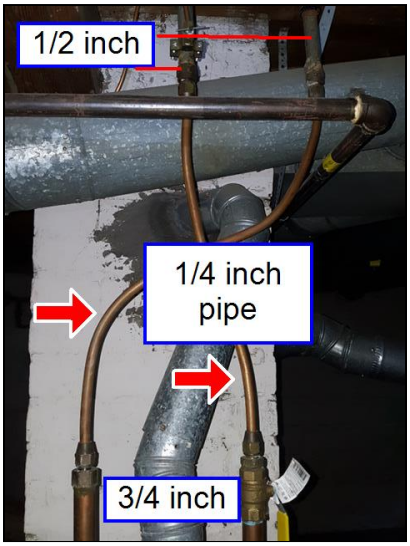
8.2 Item 3(Picture)

8.2 (6) The water heater maybe undersized for the home depending on the number of occupants. You may wish to consider replacing unit with a larger capacity when a replacement is due. This is for your information.

8.3 (1) The gas line to the water heater lacks proper support. This is a safety issue and hazardous. If the pipe is knocked it could cause stress at the joints and a possible gas leak could occur which could result in an explosion or house fire. Recommend a qualified contractor install the necessary supports prior to moving in.

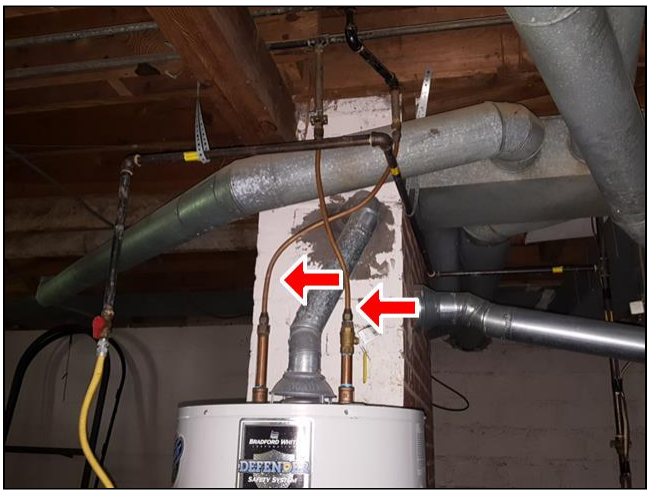
8.3 Item 1(Picture)

8.3 (2) The cold water supply line and the hot supply line pipes leading into the water heater have been reduced to 1/4 inch pipe. They should be 3/4 inch pipe. This reduces the water pressure leading in wards and outwards from the water heater which can cause damage to the unit and result in poor water pressure for the hot water supply lines in the home. Most manufacturers recommend the pipes that are connected to the water heater are to be 3/4 inch pipes in diameter. Recommend a qualified licensed plumber further investigate and repair/correct as needed prior to moving in.



8.3 Item 2(Picture)

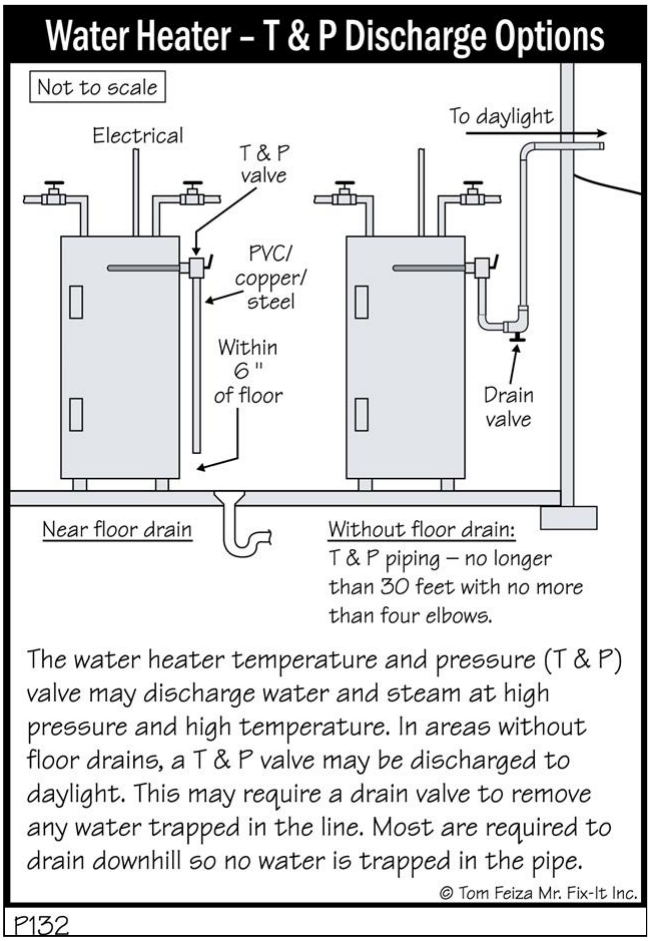
8.3 (3) Recommend insulating the water pipes leading into the water heater (hot and cold) to ensure pipes do not freeze in winter which may cause a serious plumbing leak in the basement or harm the water heater, and to prevent heat loss of water when hot water is flowing into the home. This will improve efficiency.



8.3 Item 3(Picture)

8.3 (4) The TPR (temperature pressure relief) drain line should be 6 inches from the ground. Recommend correcting drain line then install a bucket or tray to collect water so that water does not enter the basement floor and prevent rusting the base of the water heater.

8.3 Item 4(Picture)



8.3 Item 5(Picture)

8.4 The chimney is being used for venting the gas water heater. A stainless steel vent pipe should be installed and properly sized for the gas appliance to prevent damage to the interior of the chimney mortar joints, possible entry of CO (carbon monoxide) gases into the home, and sized to promote good drafting of the gas appliance. Clay flue tile is usually to large to allow proper drafting. A cap should be installed at the same time. **Strongly** recommend that a qualified licensed plumber examine the chimney to determine if the chimney or flues have been damaged and require repairs to prevent CO entry into the home and to verify that the flue or clay liner is properly sized to provide good drafting of the gasses.

8.4 Item 1(Picture)

8.5 (1) The main water shut off is the red knob located in the basement under the living room area. This is for your information.

8.5 Item 1(Picture)

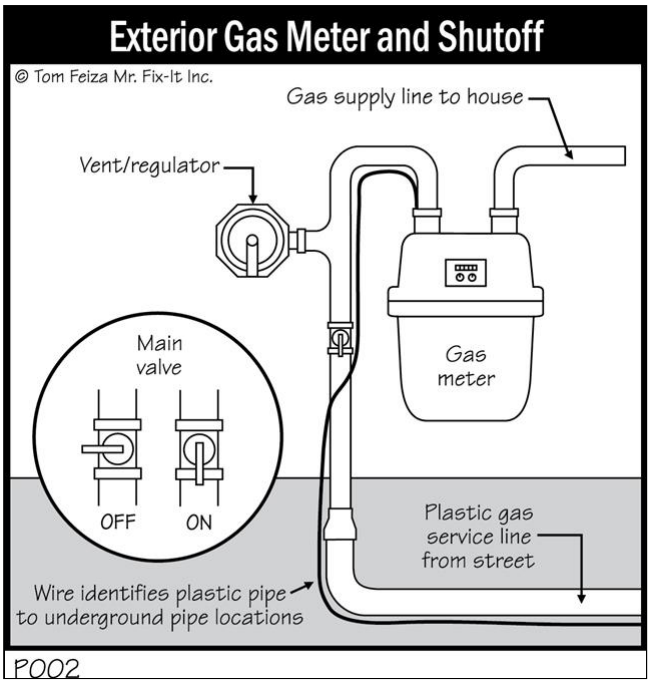
8.5 (2) The water supply line coming into the home is galvanized pipe. Galvanized pipe is known to corrode internally and restrict the water supply to the house and will eventually require updating. This older pipe can also begin leaking at any time and may require replacement of the supply line to the street. Recommend checking the line periodically to ensure there are no leaks. You may wish to budget for a replacement of the water line to the house.

8.5 (3) Recommend insulating the main water supply line pipe in the basement 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.

8.5 Item 2(Picture)

8.6 The main fuel shut off is at gas meter at the left side of the home outside.

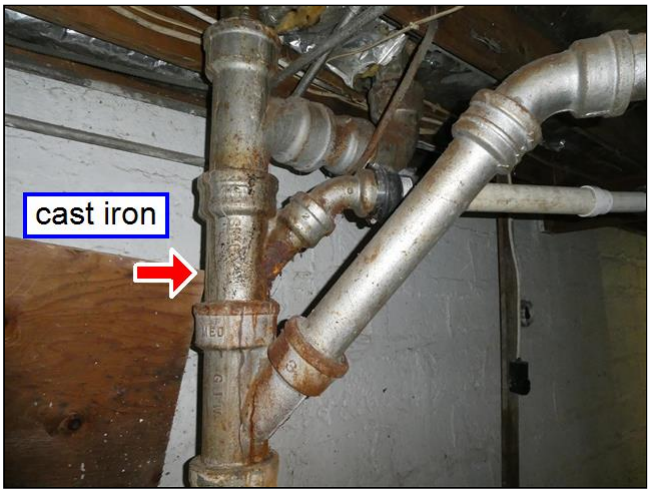
8.6 Item 1(Picture)



8.6 Item 2(Picture)

8.9 (1) Cast Iron drain lines and Galvanized water supply lines are known to corrode internally and will leak at the joins after a long period of time. The corrosion will eventually restrict the drainage and flow and leaks will occur. The cast iron drainage lines and galvanized supply lines are fifty or more years old and could fail at any time. Replacement of the both lines should be strongly considered before major leaks occur. This is for your information. There were no present leaks visible in the basement and water pressure was within normal parameters at time of inspection.

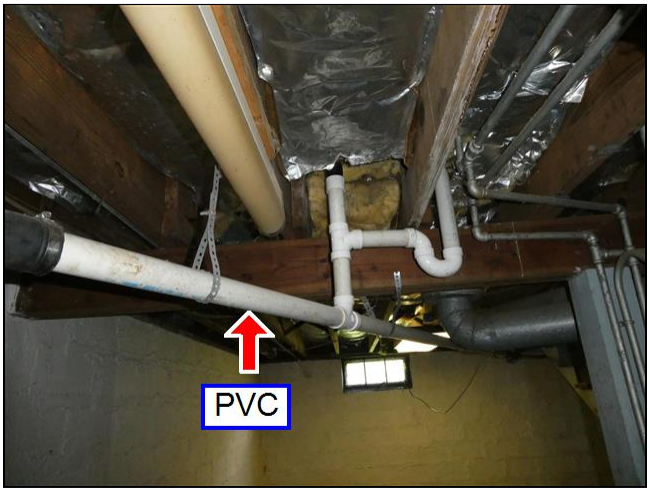
8.9 Item 1(Picture)



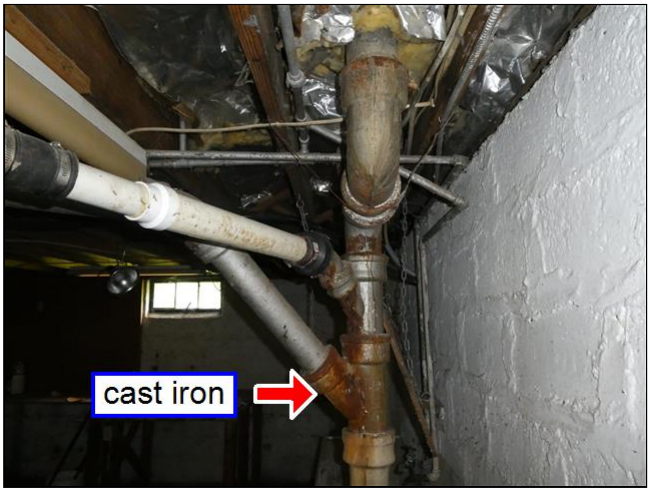
8.9 Item 2(Picture)

8.9 Item 3(Picture)

8.9 (2) Older homes have usually had many system changes and improvements as noted in this home. Sometimes these improvements were not made professionally. Be aware that older systems may develop problems or leaks. If an exhaustive inspection of the plumbing system is desired a licensed plumber should be contacted.
Please note that the drain lines in the basement are a combination of cast iron, PVC, and galvanize pipes combined. The ground floor and external faucets shut off valves are located in the basement in various areas between supply lines. Recommend as desired a licensed plumber or the owner identify which valves shut off water supply to various areas and tag these valves in order to determine which ones shut off water supply to various areas within the home.



8.9 Item 4(Picture)



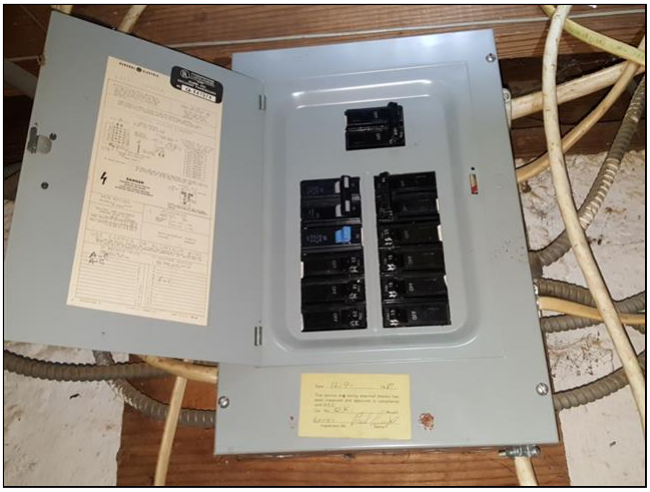
8.9 Item 5(Picture)

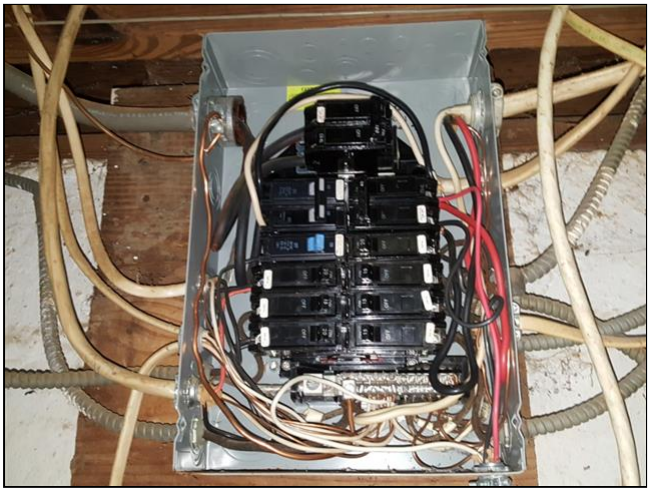
8.9 (3) At the time of this inspection, the house is vacant and the plumbing system has not been used for an unknown period of time. Although no visual issues were observed at this time, it is important to remember that because of the inactivity of the plumbing system, some problems or issues may not become apparent until normal usage is resumed. Often latent problems occur in vacant homes because of the inability to inspect the plumbing system under normal operating conditions. Although every effort is made to determine the adequacy of the plumbing system, future problems may occur during normal use. Generally these problems will be of a minor nature and easily repaired. As such, please verify with the current owner on the plumbing systems's history prior to the expiration of your inspection period. Also recommend checking faucets and under sinks in the home 2 weeks after normal plumbing has been used to ensure no minor leaks are occurring. 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 home (facing front)

Electrical Main Disconnect:
Panel Box

Electrical Service Conductors Entry:
Overhead service
Aluminum
240 volts
1/0 100 Amps

Electric Panel Manufacturer/Type:
GENERAL ELECTRIC
Circuit breakers

Panel capacity:
125 AMP

Branch wire 15 and 20 AMP:
Copper
and
Aluminum

		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

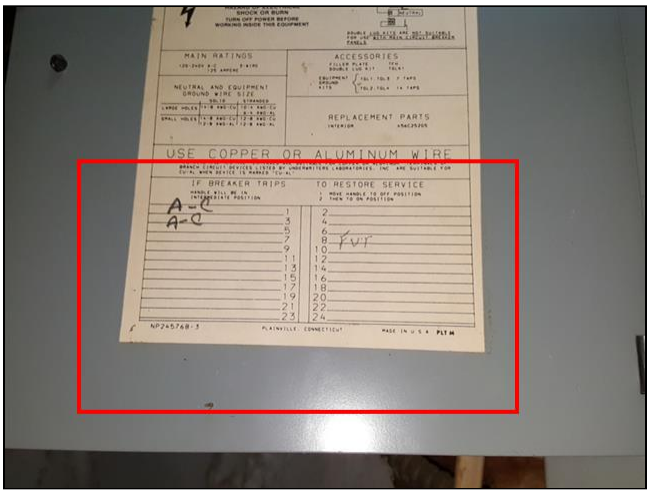
		IN	NI	NP	C	RR
9.6	General Comments	•				

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

Comments:

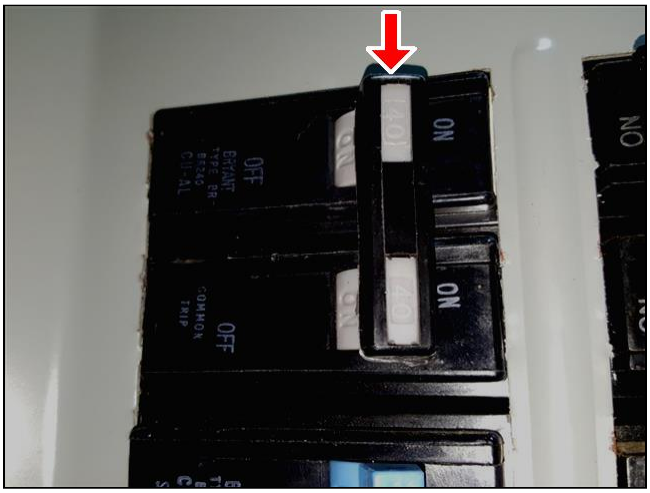
9.1 The main panel box is located in the basement.

9.2 The circuit breakers are not labelled on the cover of the electrical panel. This is a safety issue. Could not check if breakers may be overloaded with appliances in the home. (example: Heating and air conditioning cannot be on the same circuit breaker even though they are used at different times of the year). The electrical panel should be indexed, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be fully labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.

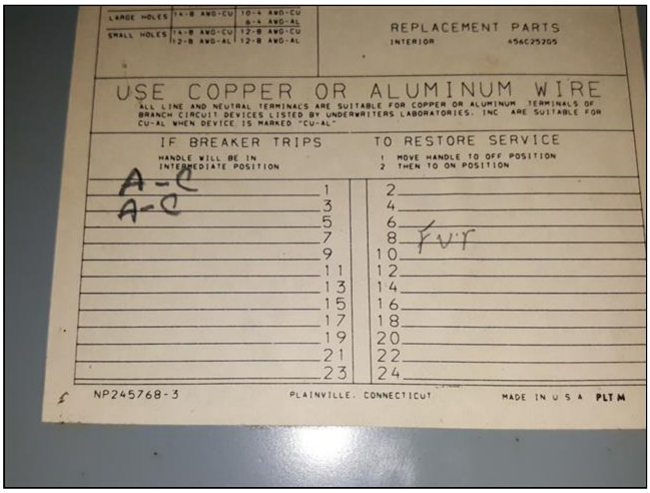


9.2 Item 1(Picture)

9.3 (1) The breaker for the Air Conditioner is oversized in the panel box. Currently it has a 40 amp breaker installed, whereas the data plate on the Air Conditioner specifies maximum breaker of 25 amps. The concern with an oversized breaker is typically causing possible damage to the equipment, and if the unit pulls more than 25 amps it could cause the insulation on the wires to start to melt. This will avoid warranty on the unit. Recommend a qualified HVAC contractor and/or electrician further evaluate to determine if correction is needed.

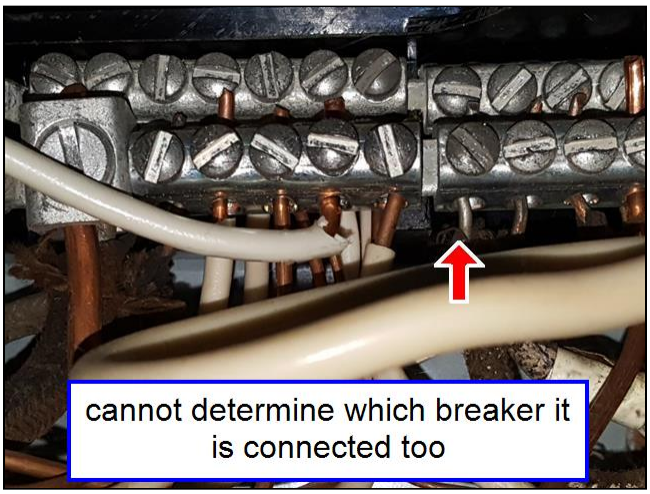


9.3 Item 1(Picture)



9.3 Item 2(Picture)

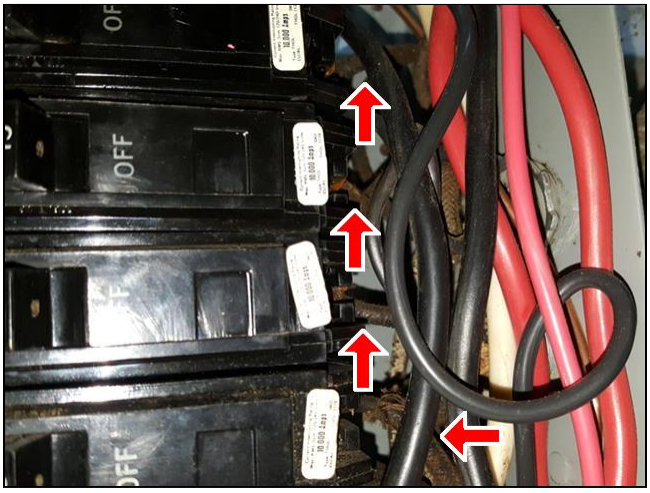
9.3 (2) Aluminum wire is installed on 120 VAC (volts (electrical pressure) of alternating current) branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



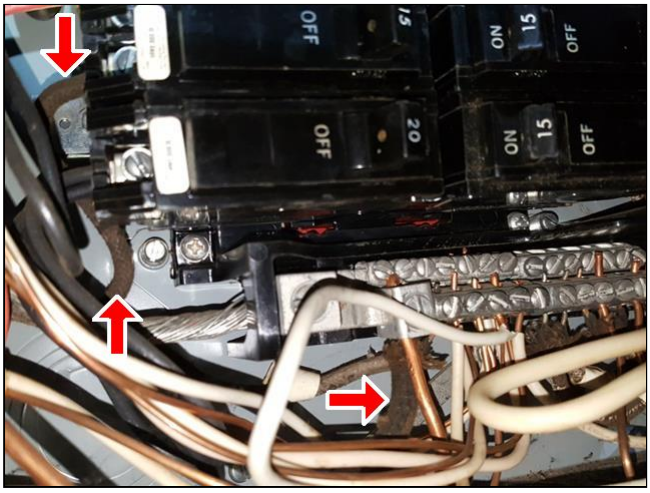
9.3 Item 3(Picture)

9.3 (3) When aluminium wiring is used as noted this panel at the 15 and 20 amp breakers it should be coated with a good antioxidant. The antioxidant grease is missing. When aluminium wire is exposed to the atmosphere a film of aluminium oxide forms. This is hazardous and a safety issue because the current is supplied at a much lower rate of voltage and as the oxidation builds up, it builds up resistance which creates heat. Also movement of the wire can occur from oxidation due to expansion/contraction of the wire and can cause loose connections. Recommend a qualified licensed electrician further inspect and repair as needed.

9.3 (4) Cloth covered wires are visible in the panel box. These circuits are older systems with cloth coverings that fray and become brittle with age. This is a safety issue. Be aware that some insurance companies will not issue policies on homes with this type of wiring. Recommend contacting a qualified licensed electrician and your insurance carrier to determine what needs to be done to make this system safer.

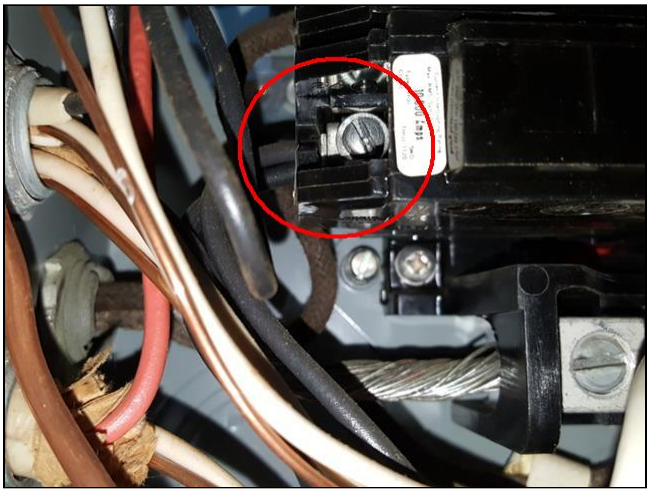


9.3 Item 4(Picture)

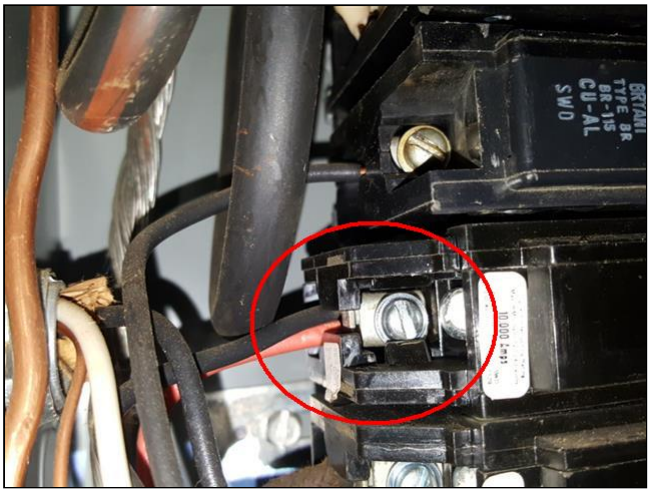


9.3 Item 5(Picture)

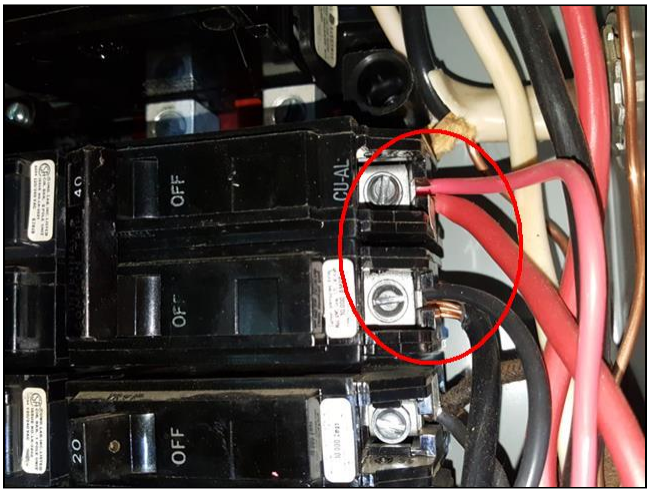
9.3 (5) Multiple tap wiring (more than one hot wire attached to the same breaker) was found in the panel. This panel and breakers are NOT MADE or DESIGNED to provide adequate holding power for multiple wires on a single breaker. A separate breaker should serve each circuit. This is a very hazardous and is a safety issue. May cause a fire or short. Recommend a qualified electrician further evaluate the panel box for further issues and repair and correct as needed.



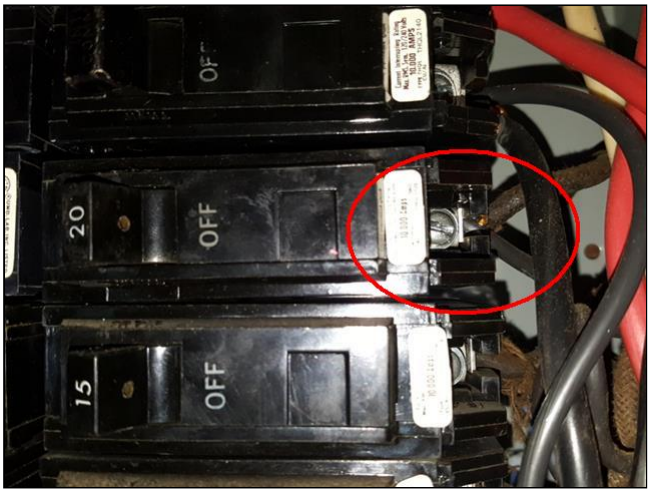
9.3 Item 6(Picture)



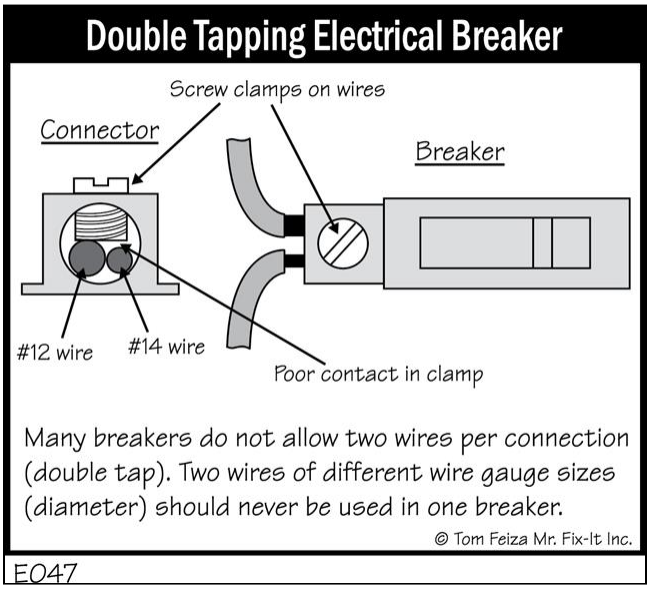
9.3 Item 7(Picture)



9.3 Item 8(Picture)

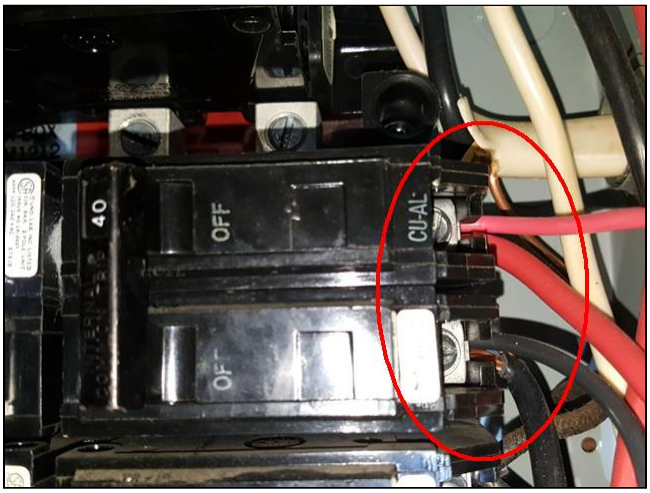


9.3 Item 9(Picture)

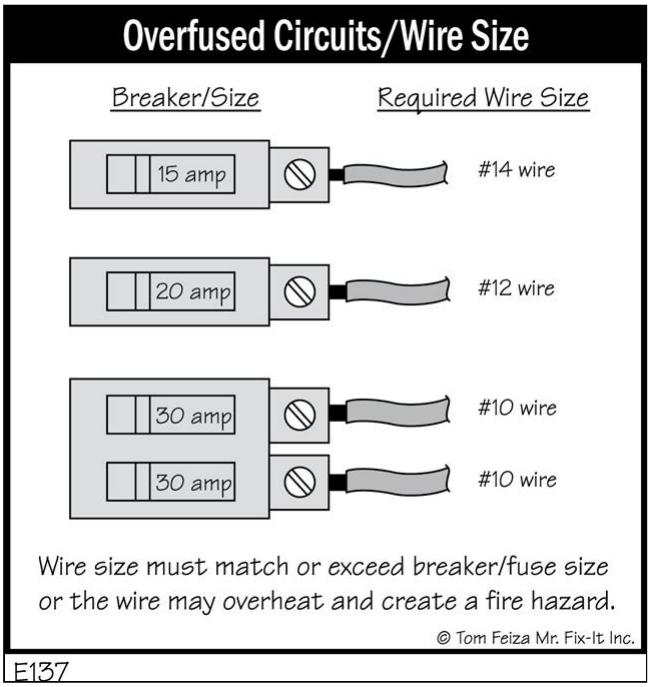


9.3 Item 10(Picture)

9.3 (6) There are incorrect amperage gauge wire sizes connected to non matching amperage circuit breakers in the panel box where indicated in the photo(s). This is extremely dangerous and could result in an electrical fire within the home. The wires could over heat and catch fire without tripping the circuit breakers. As an example a 30 amp wire should not be connected to a 40 amp circuit breaker. Recommend a licensed electrician further evaluate wire size connected to the circuit breaker in the panel box where indicated and for other faults or hazards then repair or replace as needed.

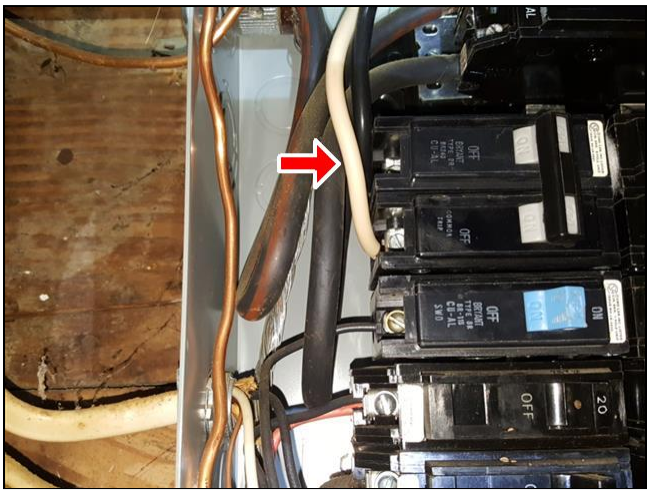


9.3 Item 11(Picture)



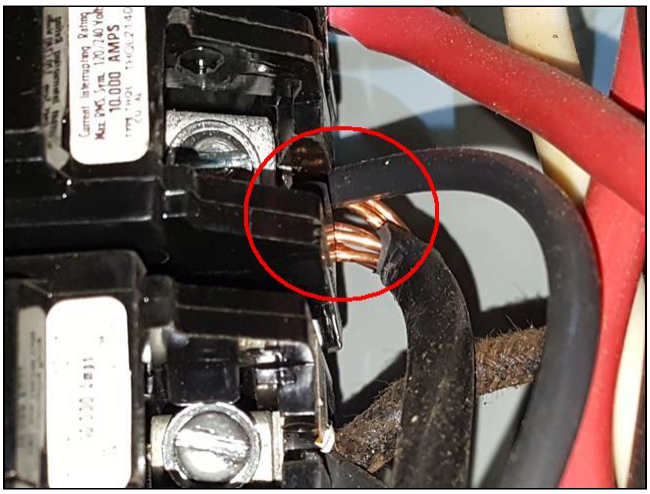
9.3 Item 12(Picture)

9.3 (7) 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 13(Picture)

9.3 (8) The wire is not connected correctly in the breaker at the 40 amp breaker on the right side. Some of the strands are missing and the wire connection is weak. This could cause a short or a fire to develop. Recommend a qualified licensed electrician correct as needed for safety.



9.3 Item 14(Picture)

9.4 (1) Some of the outlets in this home are 2-slot non-grounding devices and this was normal at the time of it's construction. They would be safer by upgrading them to modern standards to prevent shock hazards. Many lamps and other small appliances do not have or require the three slot electrical receptacles. Appliances that are equipped with a 3-spade grounding plug, such as refrigerators, microwaves, clothes washers, sump pumps, personal computers, and power tools, cannot be safely connected to 2-slot outlets. These appliances must be connected to 3-slot outlets. The installation of new circuits with properly-grounded 3-slot outlets will be required to allow appliances with 3-spade plugs to be safely used in the home. Recommend a qualified electrician convert and replace outlets as needed for safety of the occupants in the home.

9.4 (2) See outlets for rooms in this report.

9.6 (1) Due to the findings with some issues in the electrical panel in the basement, strongly recommend a qualified electrician further inspect the panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time of the modifications and make the necessary repairs as needed to ensure safety of the occupants and condition within the home prior to closing.

9.6 (2) The size of the electrical service supplied to the home may not be sufficient, depending on the life style of the occupants. A marginally sized electrical service is not a safety concern, but may represent and inconvenience if the main circuits trip, shutting down the power in all or part of the home. If it is found that the main circuits trip regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload.
Please note if your replacing the gas furnace, dryer or water heater and convert it to electric rather than gas you may wish to consult an electrician to see if the electric service to the home can support the conversion first. This is for your information.

9.6 (3) Many older homes have had modifications made to the electrical for convenience or to add appliances, lights, or receptacles. These modifications may have used the existing circuits in the house instead of installing additional breakers and wiring as required by the code in effect at that time. Be aware that this may result in overloaded breakers or wiring cables. Unfortunately these conditions cannot be discovered during a general home inspection and may only be discovered when several of the components are used at the same time resulting in an overloaded circuit and tripped breaker. Due to last approval sticker is dated 1980 and with some of the findings, strongly recommend a qualified licensed electrician further inspect the panel box to ensure safety and function and to correct problems they may find that were not visible at time of inspection.

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. Heating / Central Air Conditioning

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.

air conditioner/rear of home

gas furnace/basement

Styles & Materials

Central Cooling Air Brand/Model/Year:
TEMPSTAR
Serial # Model# Year# : #E112500145 #T4A330GKD300 #2011

Cooling Equipment Source/ Capacity/Type/Location:
Electric
2.5 tonne
Air conditioner unit
rear of home

Heat System Brand/Model/Year:
AGED
LUXAIRE
Serial # Model# Year# : #WKMM067256 #G8T10016UHB11A #

Heating Source/Capacity/Type/ Location:
Gas
100000 BTU/HR
Forced Air
Basement

Filter Type/Size/Location:
Disposable
Cut to fit
Return air grille located at
Living room
and
Formal Dining Room

Ductwork:
Non-insulated
Possible asbestos sleeving

Fireplaces/Location:
One
Living Room

Types of Fireplaces:
Wood/Coal Burning
Sealed off
Non Functional

		IN	NI	NP	C	RR
10.0	Cooling Equipment					•
10.1	Heating Equipment	•				
10.2	Filter Location/Condition	•				
10.3	Automatic Safety Controls	•				
10.4	Electrical (heating and cooling systems)	•				
10.5	Distribution Systems (Pipes and Pumps)	•				
10.6	Ducts and Registers					•
10.7	Presence of installed heat and cooling source in each room	•				
10.8	Normal Operating Controls (Thermostat)	•				
10.9	Temp Differentials (Cooling)					•
10.10	Ventilation (heating systems)					•
10.11	Solid Fuel heating Devices (Fireplaces, Woodstove, Damper)		•			
10.12	Chimneys, Flues and Damper (for fireplaces)		•			
10.13	General Notes	•				

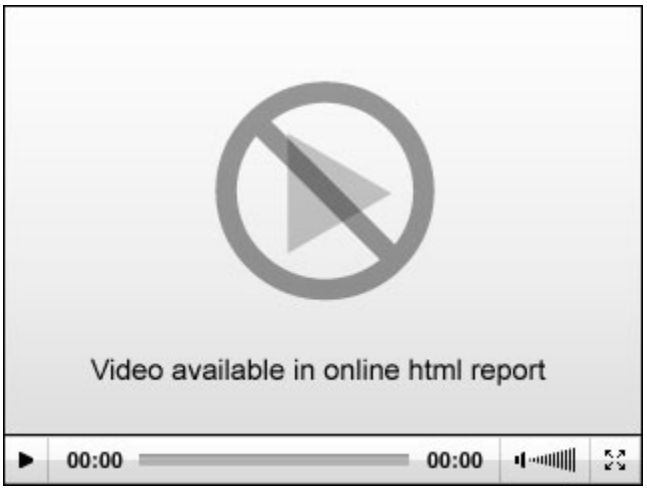
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

10.0 (1) The Air Conditioner was continuously running during the inspection period. This indicates that the unit is not running efficiently. This can cause a shorter life span on the compressor and damage to the unit. The unit may need servicing. Recommend a qualified HVAC contractor further evaluate and repair as needed.

10.0 (2) The air conditioner was functioning, however it may be undersized for cooling the upper and ground level of home. When a replacement is needed ensure the HVAC contractor places the correct size unit. During inspection the unit was working hard to keep the ground floor level cool and did not reach the desired temperature setting, 69 degrees during the inspection. It would stay constant at 71 degrees. The system may be low on refrigerant or is not performing efficiently. Recommend a qualified HVAC contractor further investigate and repair issues not found at time of inspection.

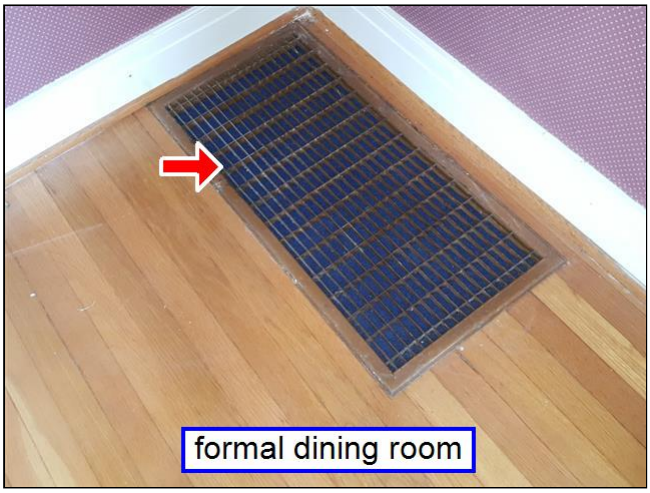
10.1 The gas furnace appeared to be operating normally. The average furnace life span is approximately 20 years, though it can range from 15 to 30 years. While the equipment may last that long, it's likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. This is for your information.



10.1 Item 1(Video)

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

10.2 Item 1(Picture)



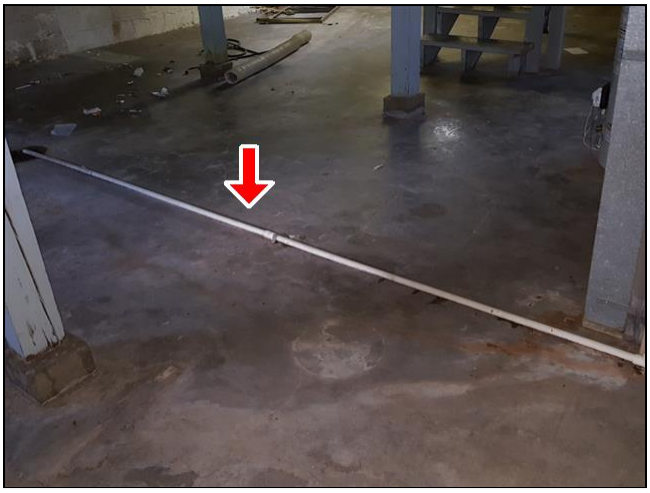
10.2 Item 2(Picture)

10.4 Recommend a lock be placed on the exterior electrical box for the Air Conditioner unit to prevent children from being shocked.

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

10.5 Item 1(Picture)

10.5 (2) The condensate drain line runs across the floor in the basement to the floor drain, which may be a tripping hazard. Recommend this be improved by installing a condensate drain pump that pumps the water to the exterior or directly into the drainage system.



10.5 Item 2(Picture)

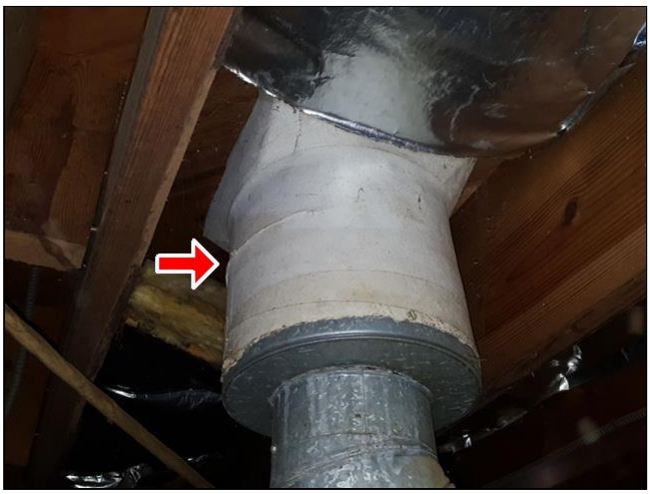
10.6 (1) Never fully close any register in a particular room(s). This can place stress on the blower fan of your unit and may shorten it's life span. It is okay to partially close registers so long as there is an airflow being pushed through. This is for your information.

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

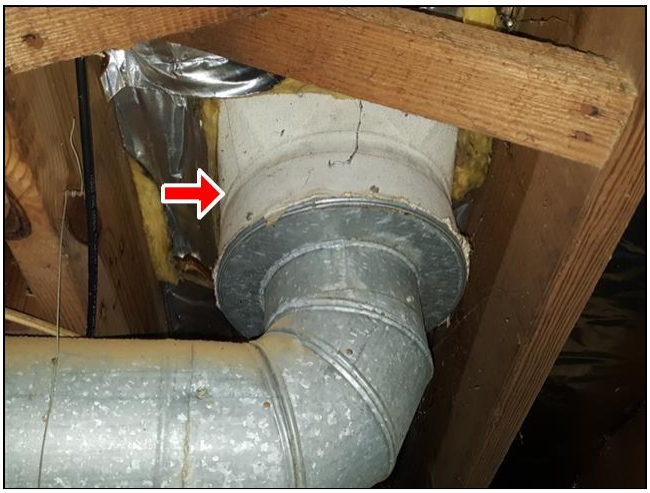
10.6 (2) Ensure the return air ducts in the home are kept clear and not blocked with furniture. Return air ducts must have a clearance of at least 2 feet so they are doing their job in returning air back into the system. Blocking an air vent with a sofa or furniture can reduce the air flow by 30 percent or more.This can have a significant impact on the way your system is operating. Blocked ducts reduces the efficiency of the heating and cooling systems in the home. You will stop the system from working efficiently. This is for your information.

10.6 (3) The white tape covering some of the joints in the duct work in the basement may be asbestos. Some of the tape is damaged and maybe harmful to occupants in the home if the product is asbestos and due to the product is exposed and friable (damaged). Only laboratory testing can determine the presence of asbestos. Professional removal of any known asbestos material is sometimes needed. Covering the white material with furnace tape is suggested if the material is in good condition. This traps any particles and prevents spreading them into the home. Here is a link to the EPA explaining more information about asbestos. **Strongly** recommend a qualified asbestos contractor further inspect to determine if this product is asbestos and if correcting/removing product is needed prior to closing to ensure safety and health within the home. You may wish to have an air quality test done within the home also if the product is asbestos.

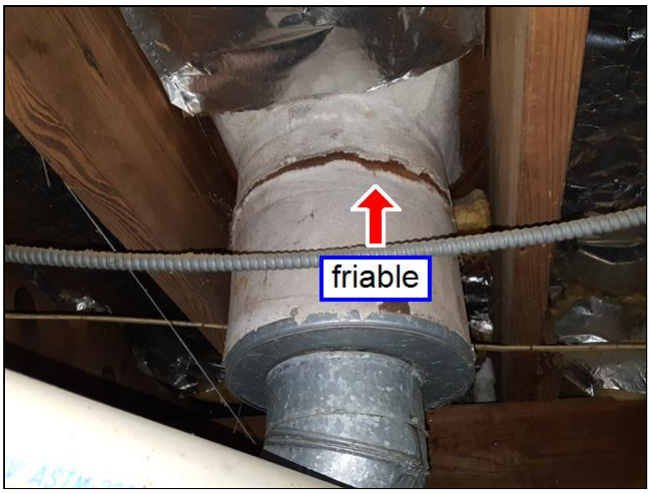
10.6 Item 1(Picture)



10.6 Item 2(Picture)



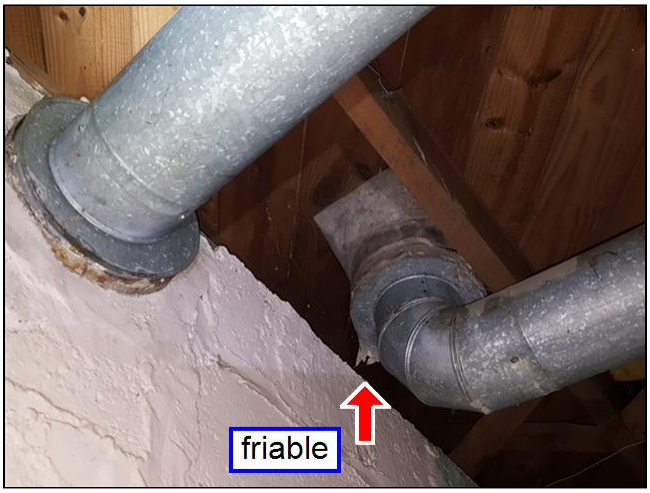
10.6 Item 3(Picture)



10.6 Item 4(Picture)

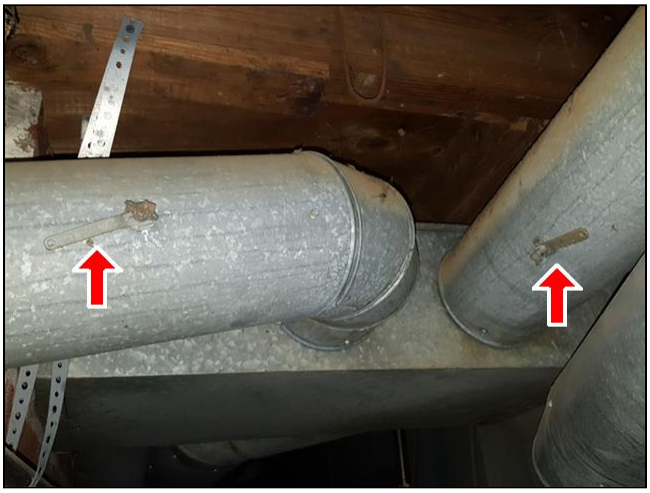
10.6 Item 5(Picture)

10.6 Item 6(Picture)

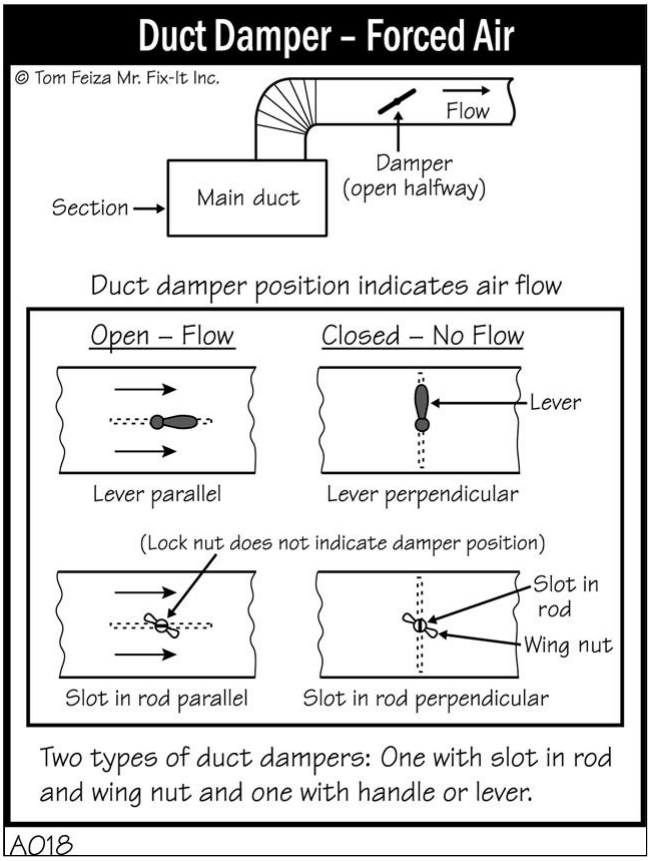


10.6 Item 7(Picture)

10.6 (4) The ducts in the basement have internal dampers to shut or direct the amount of air that goes to the supply registers in the basement. A damper is a valve or plate that stops or regulates the flow of air inside a duct, air handler, or other air handling equipment. A damper may be used to cut off central air conditioning (heating or cooling) to an unused room, or to regulate it for room-by-room temperature and climate control. This is for your information.



10.6 Item 8(Picture)



10.6 Item 9(Picture)

10.6 (5) The supply duct pipes are not insulated in the basement. This could cause condensation to form around duct pipes, this was not occurring during the inspection. Condensation in a Basement can lead to mold or mildew and cause damage to building materials. Also, insulating the exposed ducts will result in sometimes significant energy savings. Insulating the exposed metal duct work is recommended. Recommend a qualified HVAC contractor insulate duct pipes in the basement.

10.6 (6) The supply registers in the upstairs rooms have weak to low pressure of air. The registers may need to be opened or adjusted. If this does not increase air flow, recommend a qualified HVAC contractor further investigate and repair or correct as needed.
Note: Some causes of this would be a closed internal damper, blocked ducts, crushed ducts, poor design, excessive distance from the furnace, or disconnected ducts. These problems may be hidden from my view and can be discovered only with additional exhaustive inspections of the ducts and possibly the use of a remote camera.

10.6 Item 10(Picture)

10.7 (1) There is no heat/cool source in the basement. It is recommended for occupant comfort and ventilation for the basement. Recommend consulting a qualified HVAC contractor to further examine and determine if additional supply registers can be installed or what improvements can be made. This is for your information.

10.7 (2) It is difficult to eliminate temperature differences between the lower and upper levels of a multi level home. In the winter the warm air tends to rise causing the upper levels to be warmer. In the summer the cool air flows down causing the lower floors to be cooler. This condition can be somewhat adjusted by opening or partially closing the internal louvres inside the ducts in the rooms. If adjusting the registers does not fulfill your comfort needs, recommend you consult a qualified HVAC contractor for solution and correction. It is possible to have a "zoned" system using additional thermostats for the upper floor.

10.8 A digital or programmable thermostat is a real energy saver up to 25% in energy bills and is more accurate. Recommend updating thermostat if desired. This is for your information.

10.9 The ambient air test was performed by using thermometers at the registers closest to the blower to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 63 degrees, and the return air temperature was 71 degrees. This indicates that the unit is **not** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem Note: There maybe a leak in the refrigerant line or the refrigerant levels need topping up..

10.9 Item 1(Picture)

10.10 The chimney is being used for venting the gas furnace. A stainless steel vent pipe should be installed and properly sized for the gas appliance to prevent damage to the interior of the chimney mortar joints, possible entry of CO (carbon monoxide) gases into the home, and sized to promote good drafting of the gas appliance. Clay flue tile is usually to large to allow proper drafting. A cap should be installed at the same time. Strongly recommend that a qualified licensed plumber examine the chimney to determine if the chimney or flues have been damaged and require repairs to prevent CO entry into the home and to verify that the flue or clay liner is properly sized to provide good drafting of the gasses. There was no access to the chimney.

10.10 Item 1(Picture)

10.11 (1) The fireplace in the living room was sealed off. I did not inspect the fireplace for proper operation. Before considering using the fireplace, strongly recommend further investigation by a qualified fireplace contractor to determine if repairs are needed to determine function and safety of the fireplace and chimney.

10.11 Item 1(Picture) living room

10.11 Item 2(Picture)

10.11 (2) There is a gas line in the fireplace. This is not connected, however it may be used for installing a gas ignitor or if you wish to convert the fireplace to gas logs. Before you consider adding gas logs, I would **strongly** recommend a qualified fireplace contractor further inspect the fireplace who is a member of the CSIA (Chimney Safety Institute of America) to determine if the fireplace is designed for vented or non vented gas logs. This is for your information.

10.11 Item 3(Picture)

10.12 Our inspection of the chimney is limited to the readily visible portions only. The view of the interior of the chimney was not inspected due to access. There could be issues that could not be seen. **Strongly** recommend the chimney be inspected prior to use in the future by a qualified fireplace professional who is a member of the CSIA, (Chimney Institute of America) to ensure safe operation of the chimney and fireplace before using the fireplace for either gas or wood.

10.13 (1) During the inspection it was noted that the home was not being cooled as intended upstairs. After the furnace was tested for heating. The temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 69 degrees and the system was continuously running after 4.5 hours and the thermostat reading was 71 degrees. This indicates that the home may not be well insulated or the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the air conditioner for proper operation before closing.

Note: You may need to consult a qualified contractor in evaluating the insulation properties of the home prior to closing due to the limited access of the insulation in the roof and no visible examination of insulation inside the wall cavity of the home. If additional insulation is needed this can be a costly correction.

10.13 (2) Due to issues found with the Air Conditioner and there age, strongly recommend a qualified HVAC contractor further evaluate both units, repair issues found and others that are not visible during the inspection, and have both units serviced to ensure they are operating efficiently and safely before moving into home.

10.13 (3) If the Gas Furnace has not been serviced within the past 12 months, recommend this be done due to the age of the unit(s) to ensure efficient operation.

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
Mr. Peter Bishop

Address
303 Wheeler Avenue
Georgetown KY 40324

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

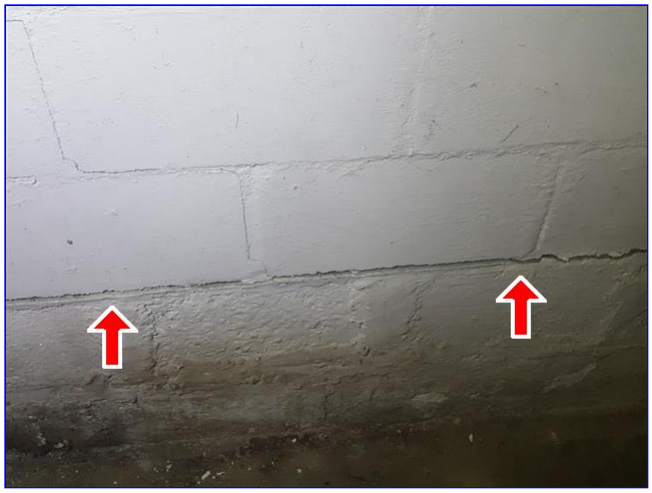
1.1 Basement Walls (Structural)

Repair or Replace

(6) The front basement wall under the formal dining room area has a horizontal crack greater than 1/8 inch in width and has slightly bowed between the original foundation wall. It appears some repair has been made and walls have been painted. Cracks seem to be re-appearing is some areas after repairs and corrections. Horizontal cracks is usually the result of excessive soil or frost pressure on the wall. If not corrected or addressed this can cause further settlement and result in more costly repairs in the future. The masonry block wall may need reinforcing. Recommend a structural engineer who is familiar with this type of repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

1. Structural Components

1.1 Item 19(Picture)



1.1 Item 20(Picture)

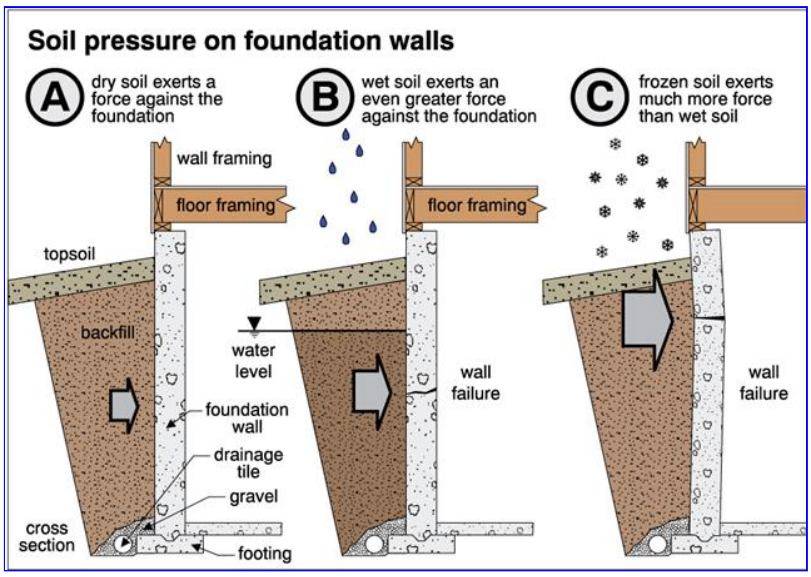
1.1 Item 21(Picture)

1.1 Item 22(Picture)

1. Structural Components

1.1 Item 23(Picture)

1.1 Item 24(Picture)



1.1 Item 25(Picture)

1.9 Ventilation of Foundation Area (crawlspace or basement)

Repair or Replace

(1) Possible water leakage at the basement window on the right side underneath the kitchen area. Recommend a qualified contractor further investigate and correct as needed to prevent water intrusion and further deterioration of the window frame.

1. Structural Components

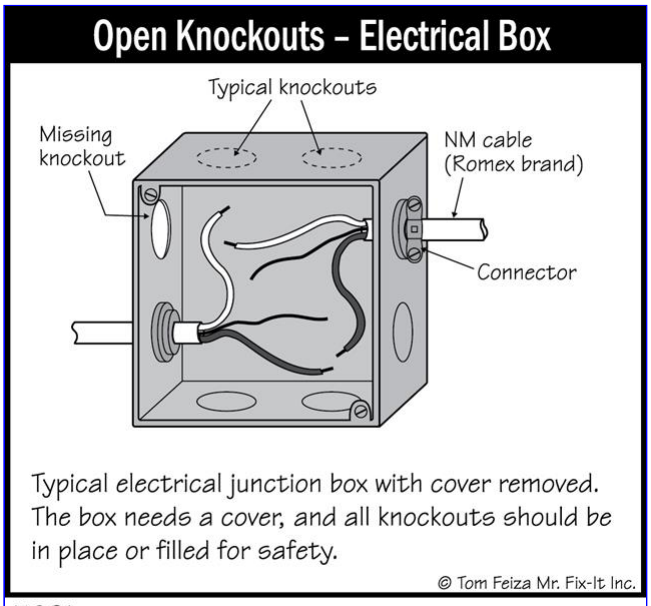
1.9 Item 1(Picture)

1.10 Electrical Crawlspace / Basement

Repair or Replace

(1) Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the electrical junction boxes. Cable clamps serve to protect the wiring from the metal edges of the box to prevent a short from occurring or from the box becoming energized which can result in a death via electric shock. This is a safety issue. Recommend a qualified licensed electrician repair as needed.

1.10 Item 1(Picture) rear left corner



1.10 Item 2(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

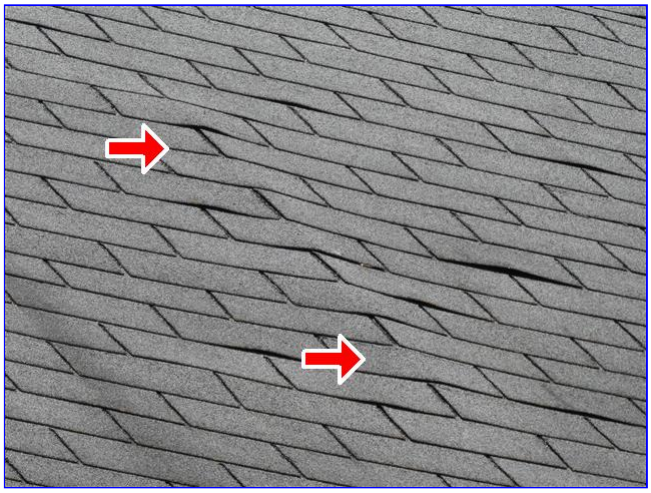
2.0 Roof Coverings - Asphalt

Repair or Replace

(2) The roof covering shows a mump-like appearance at the front left left side of the home, see photo for location. These small little bumps might be caused by hot weather, in which some air beneath the

2. Roofing / Chimneys / Roof Structure and Attic

cover layer has become hot and has expanded. These areas will eventually blister creating a water leak and the roof area will need replacing. Recommend a qualified roofing contractor further investigate and repair as needed as these bumps may cause ruptures, and cause leakage later on.



2.0 Item 2(Picture)

(3) The roof covering is lifted on the rear left side of the home. Recommend this be repaired by a roofing contractor to prevent water entering which can lead to damaged roof sheathing.

2.0 Item 3(Picture)

(4) Signs of loss of protective granules, curling and fibers exposed of the roof shingles are starting to appear especially at the front of the home. This indicates that the roof is close to the end of it's life span. This usually increases the potential for ultraviolet damage to the membrane. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is required now before roof leaks start to develop. If the roof is not to be replaced it should be closely watched and repaired or replaced at the first sign of leaking to prevent damage to the interior finishes or roof framing in the attic.

Note: When shingles start to show signs of curling, cracking, cupping or when shingles start to dislodge, replacement of the roof should be planned before water leaks occur. Life expectancy of a three tab asphalt shingle ranges from 12 to 18 years. This is for your information.

Note: This part of the roof faces the sun all day thus reason why this area of the roof shingles are deteriorating faster than all other shingles on the roof at the rear of home. This section of the roof may need repairing earlier than the rest of roof.

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 4(Picture)

2.0 Item 5(Picture)

(5) The shingles are starting to lift a little bit at the "entire roof" of the home. This is probably due to a lack of ventilation or age of the covering. Generally, lifting shingles are caused by ventilation issues and the shingles are baked from the inside out. Over time, this heat causes the sealants on the back of the shingles to detach from the course underneath and the shingles start to lift. The shingles are less resistant to the action of ice and wind. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is needed now. If not then repair lifting shingles as needed.

2. Roofing / Chimneys / Roof Structure and Attic

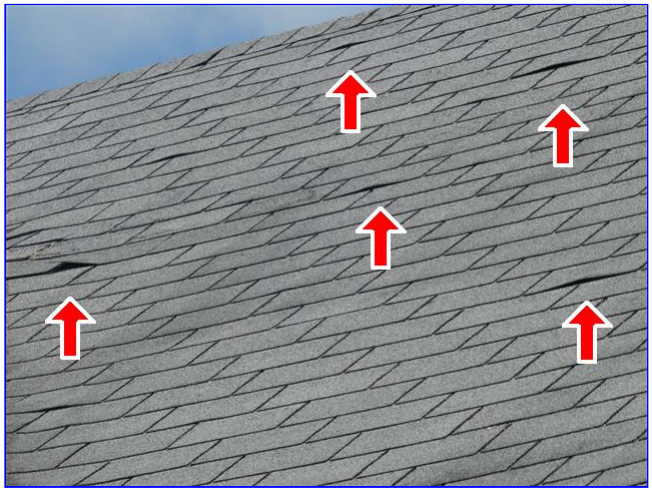
2.0 Item 6(Picture) rear left side of home

2.0 Item 7(Picture) rear of home center

2.0 Item 8(Picture) front left side of home

2.0 Item 9(Picture) front left side of home

2.0 Item 10(Picture) front left side of home

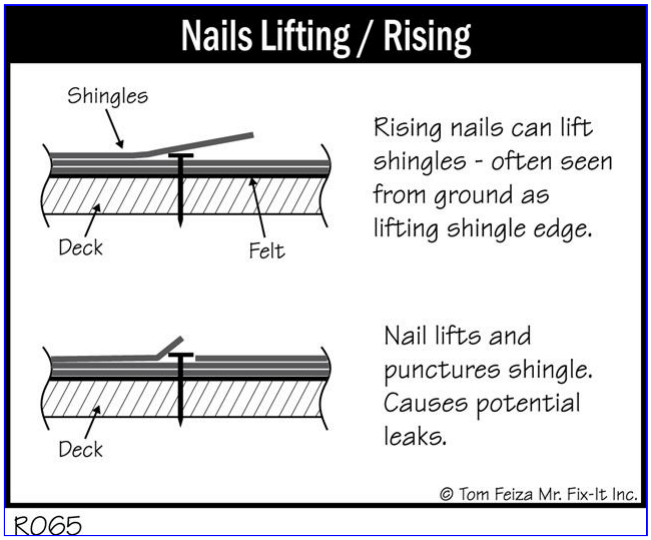


2.0 Item 11(Picture) front right side of home

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 12(Picture) front right side of home

2.0 Item 13(Picture) rear left side of home



2.0 Item 14(Picture)

2.1 Roof Flashings

Repair or Replace

The flashing at the front of home (above porch roof) needs flattening and is loose. Recommend they be re-secured to prevent water entering underneath flashing and to allow ease of water runoff to reduce the risk of leaks. Recommend repair or replace as needed using a qualified roofing contractor.

2. Roofing / Chimneys / Roof Structure and Attic

2.1 Item 1(Picture)

2.1 Item 2(Picture)

2.3 Roof Penetrations- Vents, Skylights, Etc

Repair or Replace

The plumbing vent stack is damaged/broken at the rear of the home center of the roof. Recommend replacement by a qualified contractor.

2.3 Item 1(Picture)

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

Repair or Replace

(1) The downspout is missing a splashblock and is discharging on the ground next to the foundation of the home where indicated in the photos. The downspouts should discharge water through leaders then onto splash blocks at least 6 feet from the home. Storm water should be encouraged to flow away from the foundation/home at the point of discharge to prevent water entering the basement and to prevent settlement of the foundation. Recommend repair and correcting as needed by a general contractor.

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

2.4 Item 1(Picture) rear right corner of home

2.4 Item 2(Picture) front left corner of home

2.4 Item 3(Picture) front center of home

2.4 Item 4(Picture)

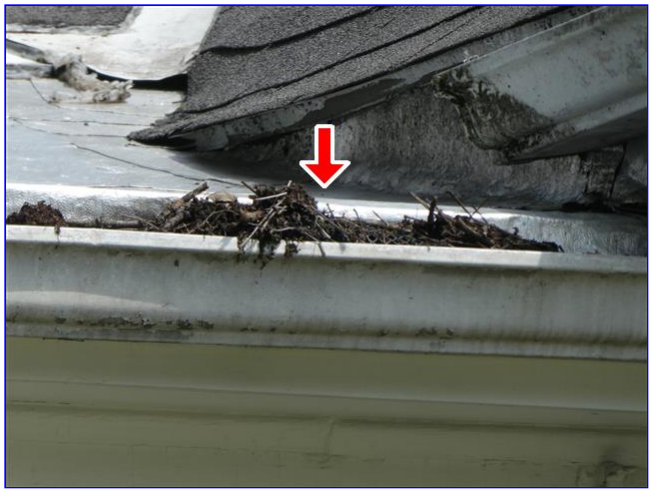
2.4 Item 5(Picture)

(3) The gutter(s) around the home, especially where they drain into the downspouts, are full of debris and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Gutters require

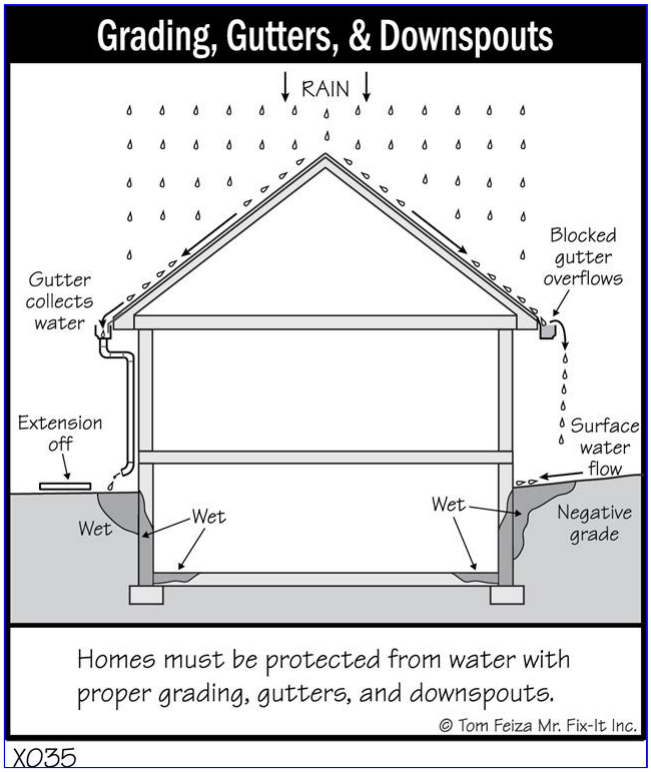
2. Roofing / Chimneys / Roof Structure and Attic

cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage, and/or the fascia could become damaged. Recommend cleaning the gutters as needed.

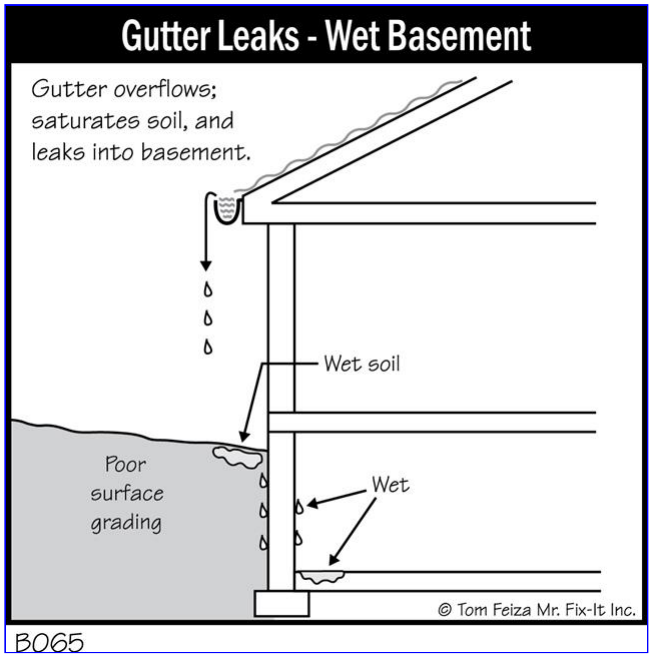
2.4 Item 7(Picture) rear of home



2.4 Item 8(Picture) front left side of home



2.4 Item 9(Picture)

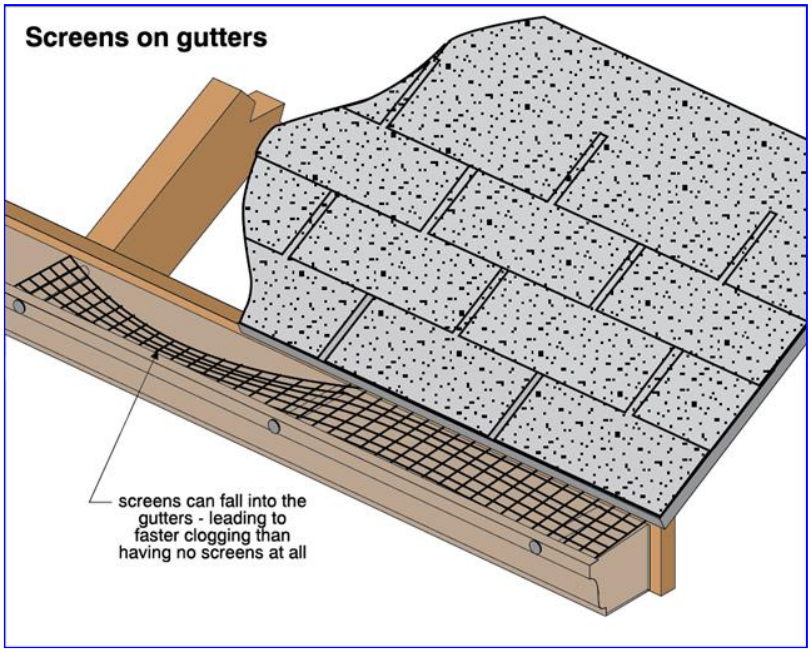


2.4 Item 10(Picture)

(6) The gutter screens are collapsed inside the gutters in some areas around the home. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. If the Gutter screens are not properly in place leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend repair or replacement as needed by a general contractor.

2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 13(Picture)



2.4 Item 14(Picture)

2.8 Attic Insulation

Repair or Replace

The insulation is old and has settled, and is less than six inches in thickness in the attic. Consider adding un-faced or loose insulation on top of the existing insulation in the attic to conserve energy. Insulation that has settled does not perform to the R-value that it once did. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified contractor replace as needed due to R factor is below R19.

Note: Low valued insulation will increase cooling and heating costs in the home which leads too high energy bills and puts stress on the HVAC system trying to keep the house cool and heated during the seasons. Strongly recommend additional and/or replacement of the insulation by a qualified contractor where needed to reduce heat/cool loss within the home and to prevent possible ice dams forming in winter.
Insulation Guidelines for Kentucky

2. Roofing / Chimneys / Roof Structure and Attic

2.8 Item 1(Picture)

2.8 Item 2(Picture)

2.8 Item 3(Picture)

3. Exterior

3.4 **Porches, Balconies, Areaways, Stoops, Steps, and Applicable Railings**

Repair or Replace

(2) Recommend a guard rail be installed at the left side of the front patio porch to prevent a fall from occurring which may result in an injury of a person. This is a potential safety issue. The railing needs to be at least 36 inches high and balusters need spacing to be at least 4 inches. Recommend a qualified contractor install one for safety.

3. Exterior

3.4 Item 3(Picture)

3.6 Driveways, Walkways (With respect to their effect on the condition of the building)

Repair or Replace

(1) The front walkway leading up to the porch at the front of the home has settled creating a tripping hazard. For safety recommend the walkway be repaired or replaced to prevent a tripping hazard and/or a fall or injury from occurring. Also the cracks need to be sealed to prevent further settlement via water intrusion. Recommend a qualified masonry contractor repair or replace as needed.

3.6 Item 1(Picture)

(2) The rear driveway slopes towards the detached garage. These areas can allow water to pool and drain towards the foundation of the garage which can lead to settlement of the garage floor slab, water intrusion, and possible settlement of the foundation wall in the future if not corrected. Recommend a qualified contractor further evaluate to determine repairs and correction to prevent settlement and water intrusion which could lead to more costly repairs to the detached garage in the future.

3. Exterior

3.6 Item 2(Picture)

3.8 **Vegetation, (With respect to their effect on the condition of the building)**

Repair or Replace

(2) Vines growing on exterior walls at the rear left and right corner of the home should not be in contact with siding, window trims and the eaves to reduce the risk of insect and water damage to the building. Recommend removing plant.

3. Exterior

3.8 Item 4(Picture) rear right corner of home

3.8 Item 5(Picture) rear left corner of home

3.8 Item 6(Picture) rear center of home

3.8 Item 7(Picture) rear right corner of home

4. Detached Garage

4.0 **Garage Roof Coverings/Drainage Systems**

Repair or Replace

(1) The gutters are missing at the garage on both sides. This can possibly cause settlement of the foundation, water to enter under the slab, and/or soil erosion near the foundation perimeter. Recommend gutters be installed on both sides of the roof. Ensure downspouts drain water roof runoff away from the garage and have splash blocks installed to prevent soil erosion near the foundation perimeter. A qualified contractor is recommended for these repairs.

4. Detached Garage

4.0 Item 1(Picture) right side

4.0 Item 2(Picture) left side

4.8 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)**

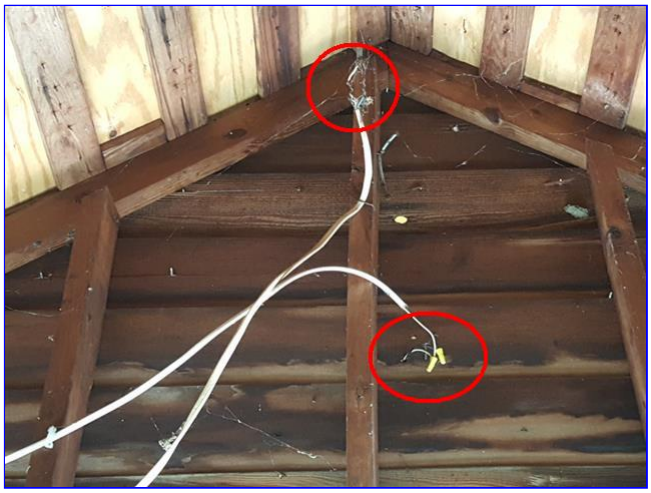
Repair or Replace

(2) All junction boxes in the garage should have covers installed to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. If a leak was to occur it could result in a short then a fire in the home. Recommend a qualified licensed electrician correct as needed.

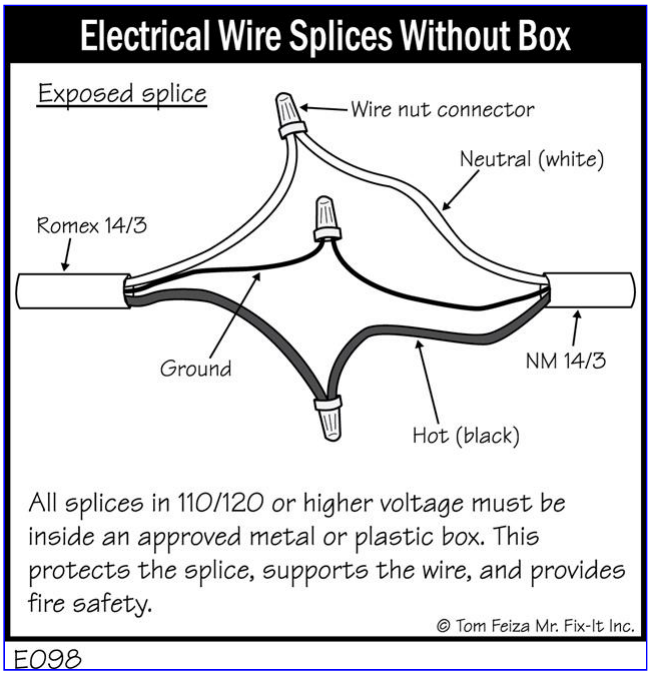
4.8 Item 1(Picture)

(3) Wires that are connected with twist caps in a garage need to be placed in a junction box to prevent tampering, protect the wire connections, and for personal protection. This is a safety issue that needs to be corrected. If a leak was to occur it could result in a short then a fire in the garage. Recommend a qualified licensed electrician correct as needed.

4. Detached Garage



4.8 Item 2(Picture)



4.8 Item 3(Picture)

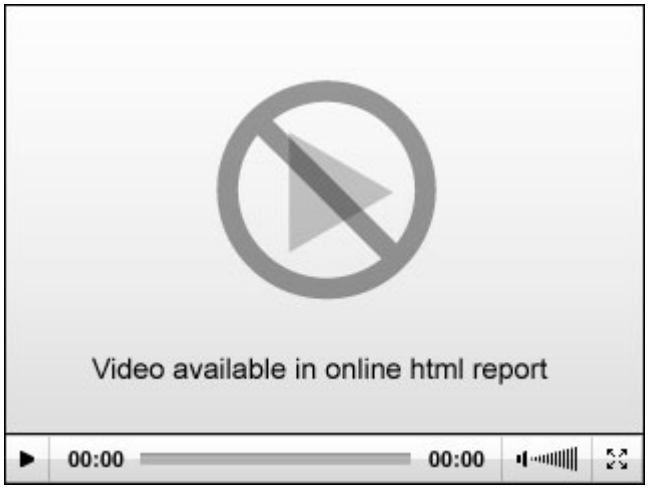
5. Kitchen / Components and Appliances

5.0 Plumbing Water Supply, Faucets, Shutoffs, and Fixtures

Repair or Replace

(2) The hot water faucet at the washer dryer sink in the basement leaks at the stem when water is turned off . Repairs by a licensed plumber is recommended.

5.0 Item 2(Picture)



5.0 Item 3(Video)

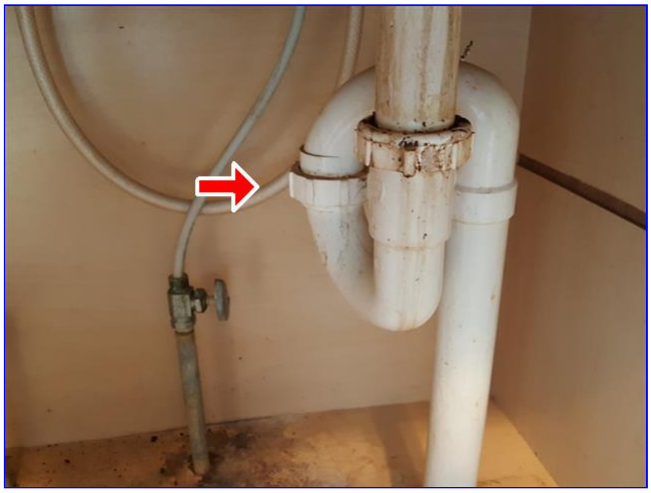
5.1 Plumbing Drain and Vent Systems

Repair or Replace

(1) An "S" trap is being used under the kitchen sink. "S" traps should be replaced during any new plumbing work as they are subject to siphoning problems. "S" Type drain traps do not meet today's standards and are now illegal to be used in Kentucky. This type of trap could allow all the water to drain from the trap and allow sewer gases to enter the house. Care should be taken to keep the trap

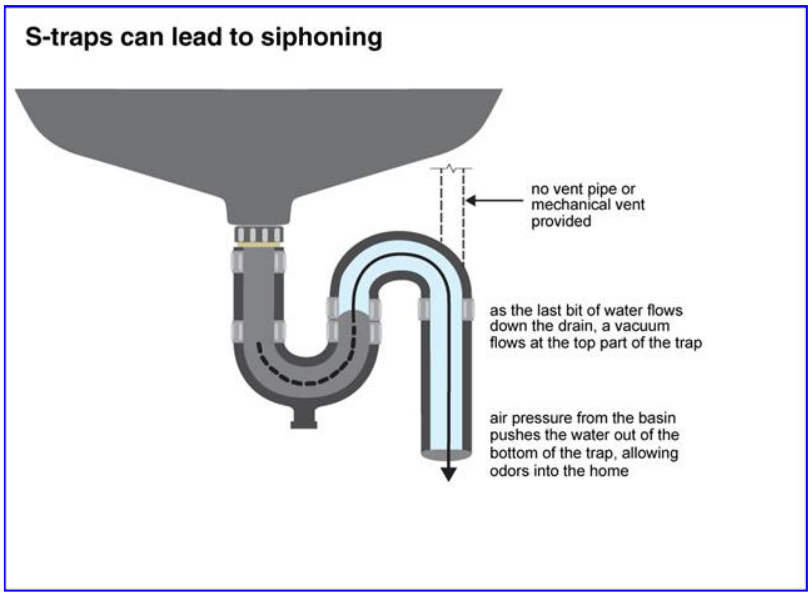
5. Kitchen / Components and Appliances

"primed". Fixtures should be monitored for sewer odor. Examination of the drain trap and correction by a licensed plumber is recommended.



5.1 Item 1(Picture)

5.1 Item 2(Picture) washer dryer room basement

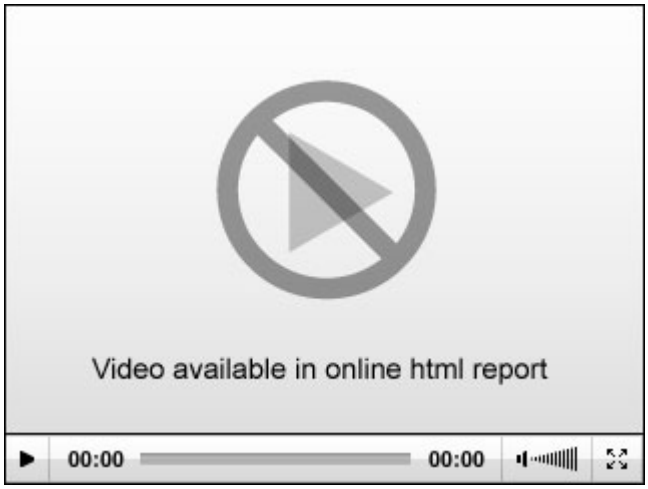


5.1 Item 3(Picture)

(2) The waste line is leaking at the connection underneath the sink in the kitchen. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber is recommended for repairs as needed.

5. Kitchen / Components and Appliances

5.1 Item 4(Picture)



5.1 Item 5(Video)

(3) Corrosion was noted at the waste line in the basement under the kitchen sink area. Recommend replacement by a qualified plumber to prevent a water leak occurring in the future. This will prevent damage to the wood framing and sill plate.

5.1 Item 6(Picture)

5.2 Ranges/Ovens/Cooktops

Repair or Replace

The "Anti Tip" bracket for the range has not been installed as required by manufacturer's installation instructions. This could allow the range to tip if it is pulled or if the oven door is pushed down or stepped on. This is a safety issue. A tip over hazard exists for small children and a serious injury or death could occur. Strongly recommend the bracket be installed for safety around small children or others. Information about "anti tip" bracket

5. Kitchen / Components and Appliances

5.2 Item 1(Picture)

5.3 Range Hood

Repair or Replace

The range hood fan and the light bulb for fan did not work when tested. Recommend repair or replace as needed.

5.6 Counters and a representative number of Cabinets

Repair or Replace

(1) The laminated countertop is loose and not fastened securely to the cabinet (right and left of stove). This is a safety issue as the top may fall causing an injury of a person. Recommend repair or replace as necessary.

5.6 Item 1(Picture)

5.6 Item 2(Picture)

(2) The wall cabinet on the right side of the stove is not secured to the wall correctly. The top fasteners are missing. This is a safety issue as the cabinet may detach from the wall if excess weight is placed inside. Recommend a general contractor repair as needed prior to moving in.

5. Kitchen / Components and Appliances

5.6 Item 3(Picture)

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

Repair or Replace

(3) The outlet in the kitchen where indicated in the photo(s) is improperly wired with the hot and neutral wires reversed. This is extremely dangerous and a potential shock hazard. You **CAN BE SHOCKED** causing a possible death when the switch to the appliance is off when plugged into the outlet. Recommend a qualified licensed electrician repair as needed for safety prior to moving.

5.7 Item 2(Picture)

(5) The mount for the clothes dryer receptacle is loose and not secured correctly. It should be secured to the wall to prevent tugging on wires and causing damage to wire covering which could then be a shock hazard. Recommend repair by a qualified licensed electrician for safety.

5. Kitchen / Components and Appliances

5.7 Item 4(Picture)

6. Rooms

6.3 **Steps, Stairways and Railings**

Repair or Replace

(1) The balcony railing is loose and not secured to the floor in the loft area. This is extremely dangerous and is a safety concern. An injury of a person will occur if not corrected. Recommend repair or replace by a qualified contactor before moving in.

6.3 Item 1(Picture)

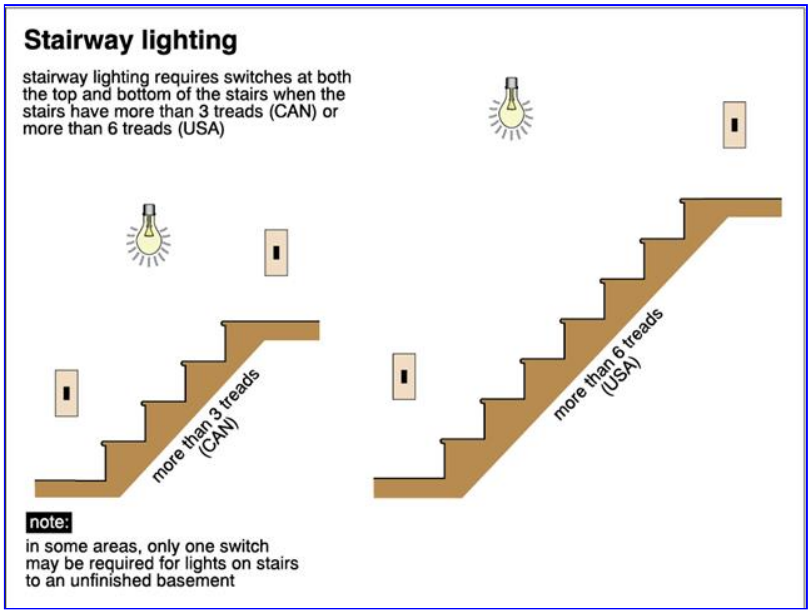
(2) The guard rails for the staircase leading to the basement are missing balusters. A fall or injury could occur if not corrected. This is a safety issue. Ensure the baluster spacing is 4 inches apart to prevent a child or pet from falling through. A qualified contractor should repair or replace as needed prior to moving in.

6. Rooms

6.3 Item 2(Picture)

6.3 Item 3(Picture)

(4) The lighting for the staircase leading to the basement is poorly lit. This is a safety hazard as it could contribute to falls. Recommend a light be installed by a qualified licensed electrician to provide adequate illumination.



6.3 Item 5(Picture)

6.4 Doors (Representative number)

Repair or Replace

(3) The side entry door at the front of the home does not lock. The locking mechanism maybe faulty. Recommend replacement to ensure security within the home.

6. Rooms

6.4 Item 7(Picture)

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

Repair or Replace

(1) The light fixture in the loft area upstairs is loose at the ceiling. This is a safety issue as the light fitting may fall causing an injury and/or wire connections come loose which may cause a short that could result in a fire. Recommend securing as needed. A qualified contractor or electrician maybe needed for repairs for safety.

6.7 Item 1(Picture)

(3) Some of the outlets in the rooms have been painted. Paint clumps in crevices can clog the openings in the outlet, making it difficult to insert the blades from the plug. Forcing the blades in may damage them and/or lead to a poor connection with the internal contacts creating a hazardous condition causing a fire. Additionally, paint chips can fall off the outlet or switch after repeated use creating a health hazard for young children and pets. Recommend replacing outlets and covers where necessary for safety by an electrician.

6. Rooms

6.7 Item 10(Picture) living room

6.7 Item 11(Picture) living room

6.7 Item 12(Picture) 2nd bedroom

6.7 Item 13(Picture) 2nd bedroom

(4) The outlet in the 2nd bedroom where indicated in the photo(s) is loose at the wall or in the outlet box. 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 14(Picture)

6. Rooms

(5) The light switch(s) in the main entry hallway is missing a cover-plate. All missing switch covers should be installed to prevent touching the sides of the devices to prevent and electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

6.7 Item 15(Picture)

6.8 Smoke and Carbon Monoxide Detectors

Repair or Replace

(3) The smoke detector is missing a cover at the hallway. Without a working smoke detector in your home you have no first alert to a possible fire. Recommend replacement as needed.

6.8 Item 1(Picture)

7. Bathroom and Components

7.0 Floor

Repair or Replace

The vinyl flooring in the 2nd bathroom is missing. Recommend flooring be added to prevent damage to the subfloor if a water leak occurs in the bathroom.

7.4 Plumbing Water Supply, Shutoffs, Faucets, and Fixtures

Repair or Replace

7. Bathroom and Components

(1) The drain stopper is missing at the bath tub in the master bathroom. Recommend a qualified licensed plumber install one or a rubber stopper can be used.

7.4 Item 1(Picture)

(2) The bath/shower water spout leaks when the water is turned off in the 2nd bathroom. Recommend a licensed plumber repair as needed.

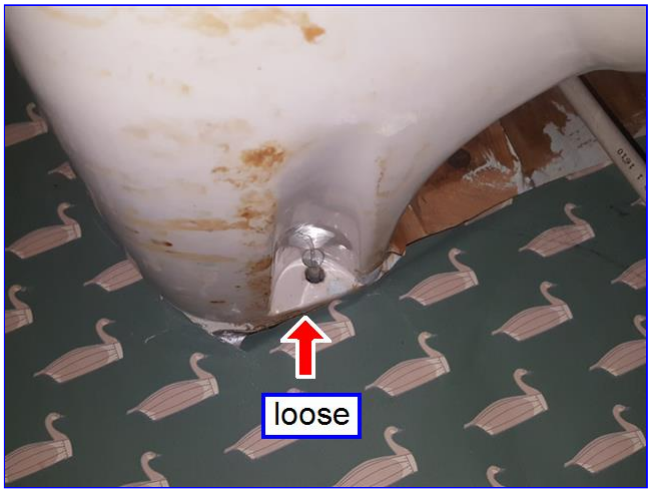
7.4 Item 2(Picture)

7.4 Item 3(Video)

(3) The water pressure over-all is weak but did pass "functional flow" at the faucet sink in the 2nd bathroom. A possible reason for weak volume or pressure could be the plumbing supply configuration and diameter, or poor pressure can vary from simple to complex. Recommend checking shut off valves to determine if they are fully opened. If this does not correct problem, recommend a qualified plumber further investigate cause and repair if desired.

(4) The sink in the 2nd bathroom is loose and not fastened securely to the wall. This should be secured to prevent strain on supply and drainage lines which could result in a leak occurring. This may also be a safety issue as the sink bowl may fall resulting in an injury. Recommend a general contractor repair as as needed.

7. Bathroom and Components



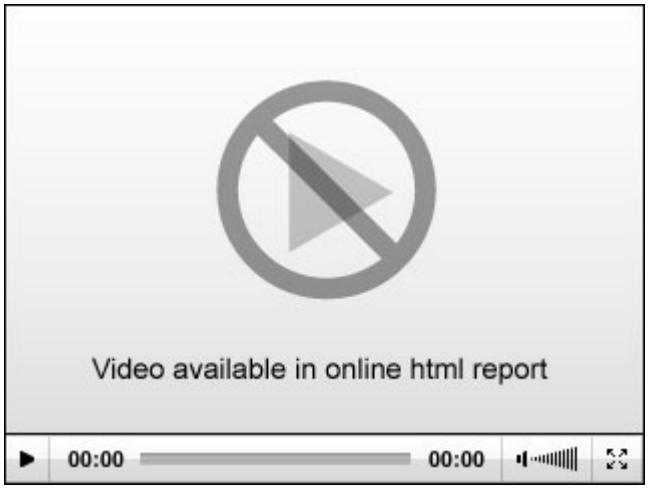
7.4 Item 4(Picture)

7.5 Plumbing Drain and Vent Systems

Repair or Replace

(1) The waste line is leaking at the connection underneath the sink in the master bathroom. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber is recommended for repairs as needed.

7.5 Item 1(Picture)

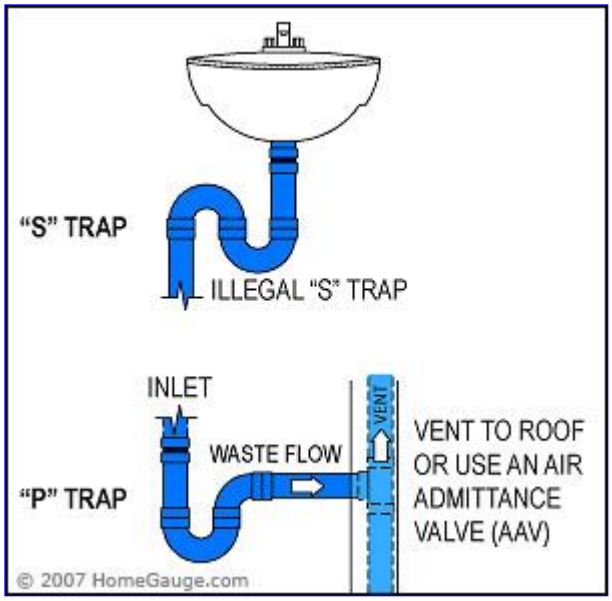


7.5 Item 2(Video)

(2) An "S" trap is being used under the 2nd bathroom sink. "S" traps should be replaced during any new plumbing work as they are subject to siphoning problems. "S" Type drain traps do not meet today's standards and are now illegal to be used in Kentucky. This type of trap could allow all the water to drain from the trap and allow sewer gases to enter the house. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor. Examination of the drain trap and correction by a licensed plumber is recommended.

7. Bathroom and Components

7.5 Item 3(Picture)



7.5 Item 4(Picture)

(5) The Tub drain is leaking at the drain line underneath the tub in the 2nd bathroom. This can cause mold to develop under the crawl. Also the floor structure could weaken which could result in the tub sagging. Further deterioration will occur if not repaired immediately. Strongly recommend a qualified plumber repair leakage, then a qualified contractor repair damaged sub floor, joists and insulation where needed prior to closing.

7.5 Item 7(Video)

7.6 Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures

Repair or Replace

(1) The outlet(s) in the master bathroom where indicated in the photo(s) is missing a cover-plate. All missing covers should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

7. Bathroom and Components

7.6 Item 1(Picture)

(2) The light switch(s) in the Master bathroom is missing a cover-plate. All missing switch covers should be installed to prevent touching the sides of the devices to prevent and electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

7.6 Item 2(Picture)

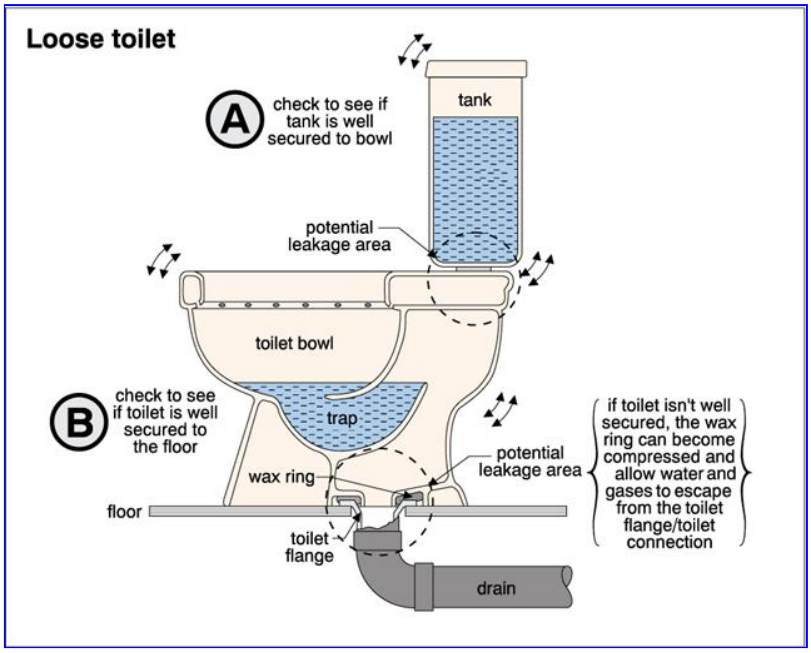
7.8 Toilet(s)

Repair or Replace

(2) The toilet tank base is loose at the floor in the 2nd bathroom. The screws may need tightening to secure the toilet base to the floor to prevent a water leak between the toilet and the drain line connection. If tightening the screws at the base of the toilet does not secure the toilet, repairs may involve re-setting the toilet on a new wax seal and/or repairs to the floor may be required. Recommend a qualified licensed plumber repair or correct as needed.

7. Bathroom and Components

7.8 Item 2(Video)



7.8 Item 3(Picture)

8. Plumbing System

8.2 Hot Water Systems and Controls

Repair or Replace

(3) The water heater was installed some time in 2016 or 2017 due to the age of the unit and does not have an "inspection approved label" by the state plumbing inspector that was visible at the time of inspection. This is a red flag. When the water heater was installed, the owner and the installer are both to submit paper work to the local county so the state plumbing inspector comes out and overlooks the installation to ensure it is up to code. Recommend contacting the owner to ask if this was done. If not, recommend contacting your local county to have there inspector check installation or have a qualified plumber verify installation is correct and up to code before closing.

8.3 Pipes and Drainage (Hot Water Systems)

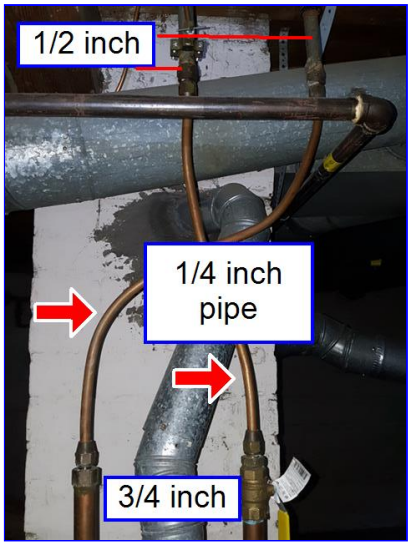
Repair or Replace

8. Plumbing System

(1) The gas line to the water heater lacks proper support. This is a safety issue and hazardous. If the pipe is knocked it could cause stress at the joints and a possible gas leak could occur which could result in an explosion or house fire. Recommend a qualified contractor install the necessary supports prior to moving in.

8.3 Item 1(Picture)

(2) The cold water supply line and the hot supply line pipes leading into the water heater have been reduced to 1/4 inch pipe. They should be 3/4 inch pipe. This reduces the water pressure leading in wards and outwards from the water heater which can cause damage to the unit and result in poor water pressure for the hot water supply lines in the home. Most manufacturers recommend the pipes that are connected to the water heater are to be 3/4 inch pipes in diameter. Recommend a qualified licensed plumber further investigate and repair/correct as needed prior to moving in.



8.3 Item 2(Picture)

8.4 Ventilation and Flue Pipes (Water Heater)

Repair or Replace

The chimney is being used for venting the gas water heater. A stainless steel vent pipe should be installed and properly sized for the gas appliance to prevent damage to the interior of the chimney mortar joints, possible entry of CO (carbon monoxide) gases into the home, and sized to promote good drafting of the gas appliance. Clay flue tile is usually to large to allow proper drafting. A cap should be installed at the same time. **Strongly** recommend that a qualified licensed plumber examine the chimney to determine if the chimney or flues have been damaged and require repairs to

8. Plumbing System

prevent CO entry into the home and to verify that the flue or clay liner is properly sized to provide good drafting of the gasses.

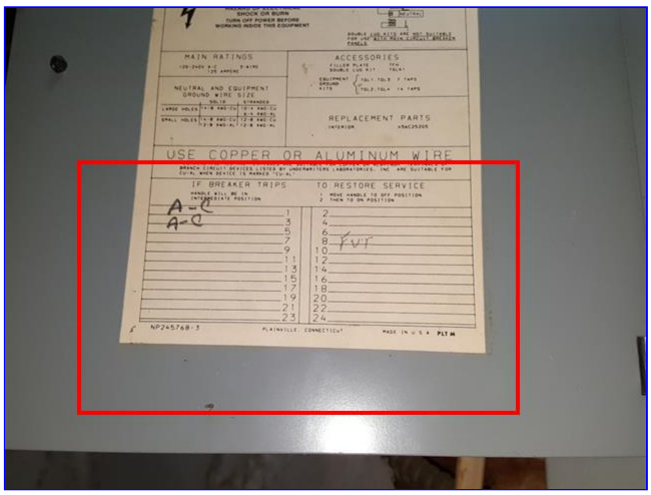
8.4 Item 1(Picture)

9. Electrical System

9.2 Main and Distribution Panels, Main Overcurrent Device, and Service.

Repair or Replace

The circuit breakers are not labelled on the cover of the electrical panel. This is a safety issue. Could not check if breakers may be overloaded with appliances in the home. (example: Heating and air conditioning cannot be on the same circuit breaker even though they are used at different times of the year). The electrical panel should be indexed, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be fully labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.



9.2 Item 1(Picture)

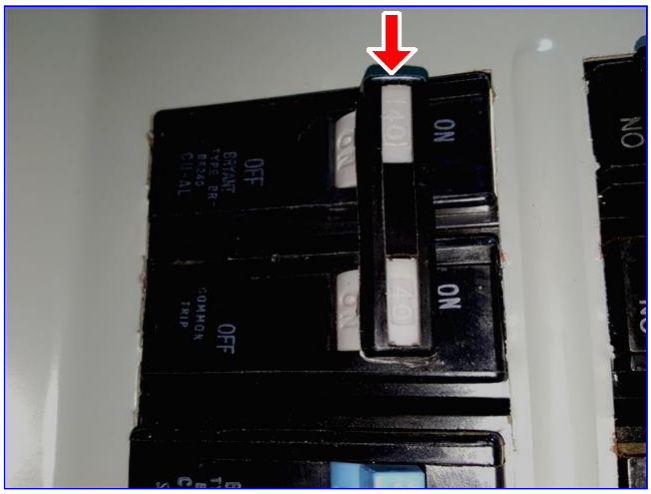
9.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Repair or Replace

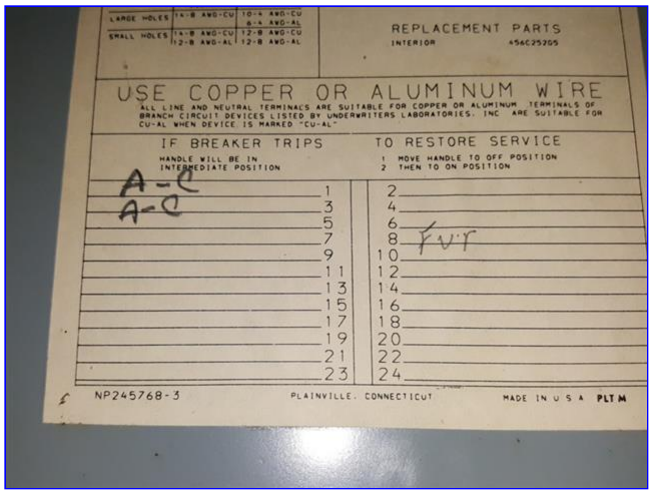
(1) The breaker for the Air Conditioner is oversized in the panel box. Currently it has a 40 amp breaker installed, whereas the data plate on the Air Conditioner specifies maximum breaker of 25

9. Electrical System

amps. The concern with an oversized breaker is typically causing possible damage to the equipment, and if the unit pulls more than 25 amps it could cause the insulation on the wires to start to melt. This will avoid warranty on the unit. Recommend a qualified HVAC contractor and/or electrician further evaluate to determine if correction is needed.

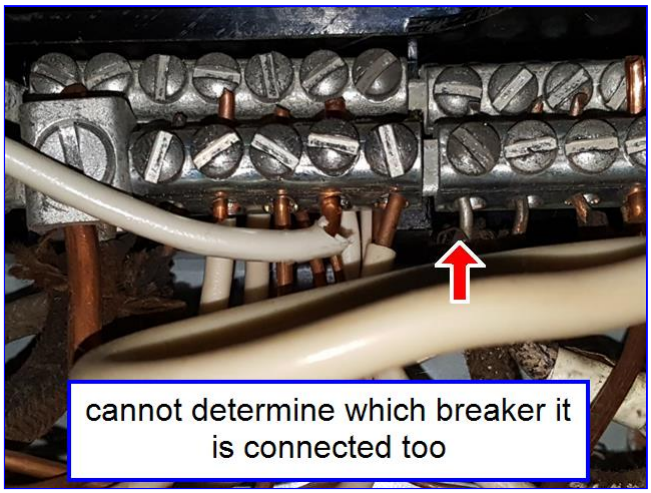


9.3 Item 1(Picture)



9.3 Item 2(Picture)

(2) Aluminum wire is installed on 120 VAC (volts (electrical pressure) of alternating current) branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



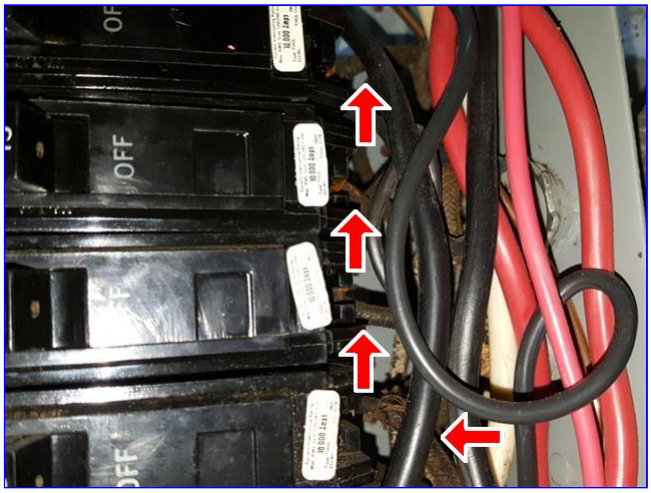
9.3 Item 3(Picture)

(3) When aluminium wiring is used as noted this panel at the 15 and 20 amp breakers it should be coated with a good antioxidant. The antioxidant grease is missing. When aluminium wire is exposed to the atmosphere a film of aluminium oxide forms. This is hazardous and a safety issue because the current is supplied at a much lower rate of voltage and as the oxidation builds up, it builds up resistance which creates heat. Also movement of the wire can occur from oxidation due to expansion/ contraction of the wire and can cause loose connections. Recommend a qualified licensed electrician further inspect and repair as needed.

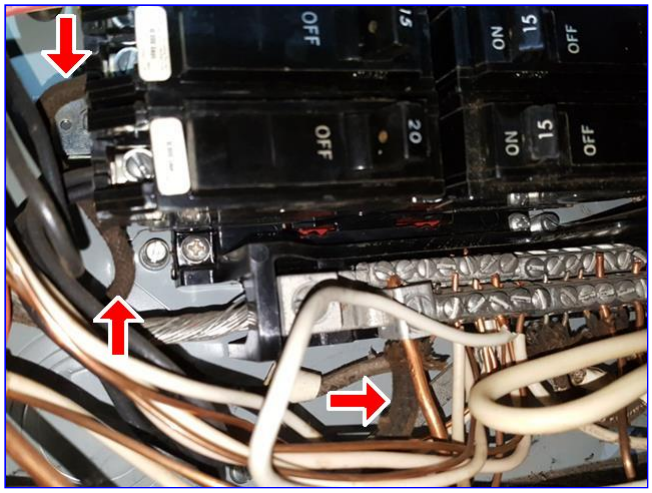
(4) Cloth covered wires are visible in the panel box. These circuits are older systems with cloth coverings that fray and become brittle with age. This is a safety issue. Be aware that some insurance

9. Electrical System

companies will not issue policies on homes with this type of wiring. Recommend contacting a qualified licensed electrician and your insurance carrier to determine what needs to be done to make this system safer.



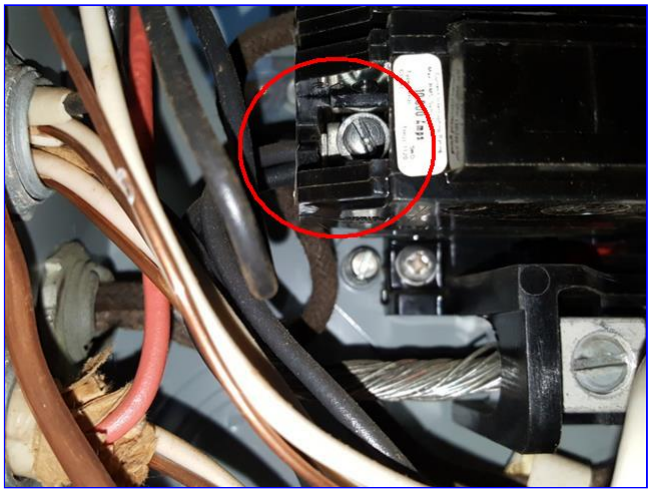
9.3 Item 4(Picture)



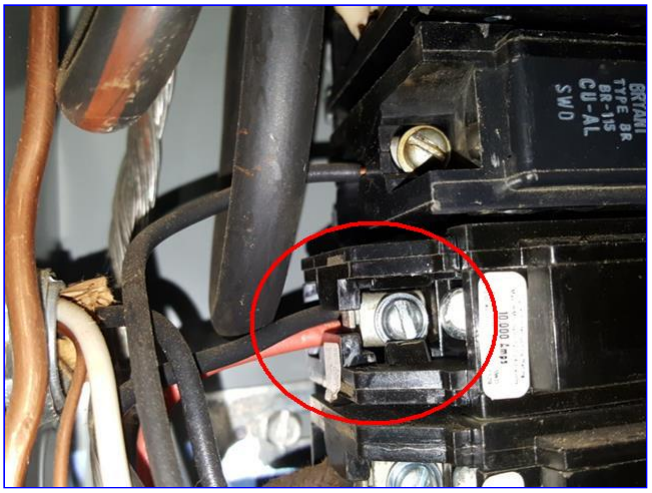
9.3 Item 5(Picture)

(5) Multiple tap wiring (more than one hot wire attached to the same breaker) was found in the panel. This panel and breakers are NOT MADE or DESIGNED to provide adequate holding power for multiple wires on a single breaker. A separate breaker should serve each circuit. This is a very hazardous and is a safety issue. May cause a fire or short. Recommend a qualified electrician further evaluate the panel box for further issues and repair and correct as needed.

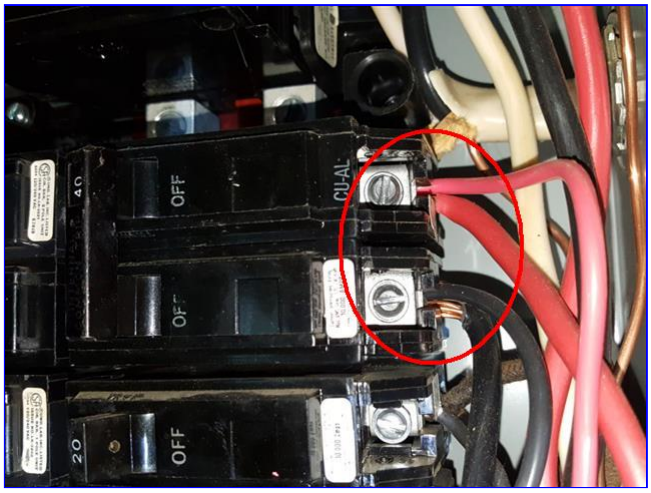
9. Electrical System



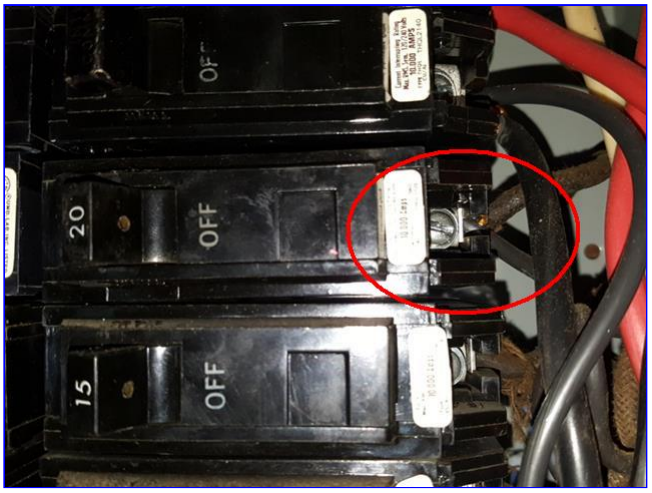
9.3 Item 6(Picture)



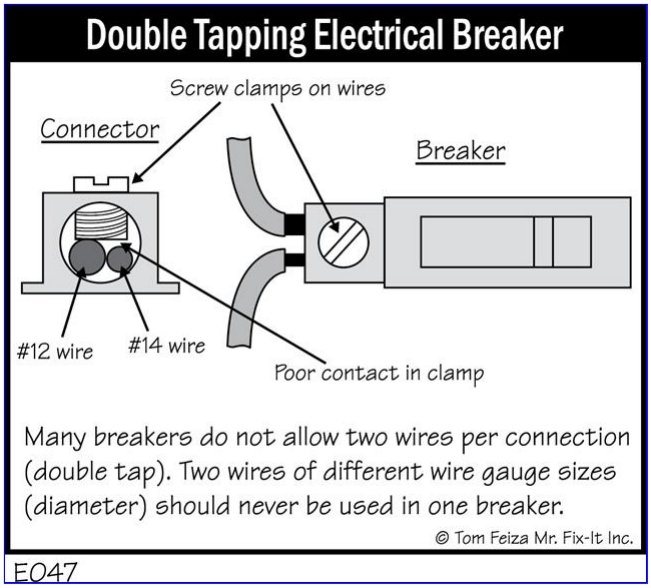
9.3 Item 7(Picture)



9.3 Item 8(Picture)



9.3 Item 9(Picture)

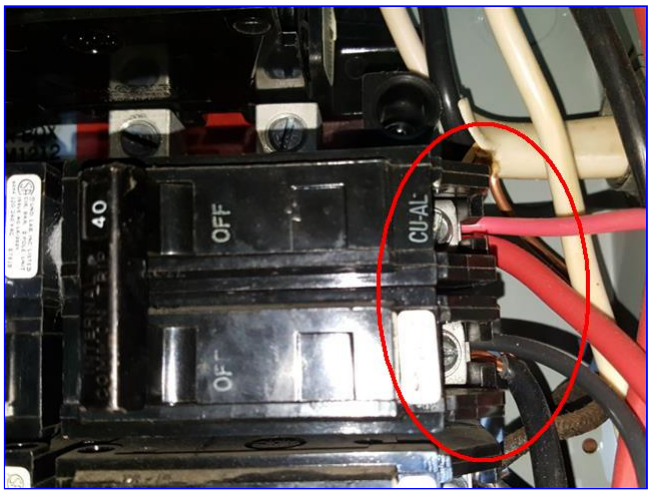


9.3 Item 10(Picture)

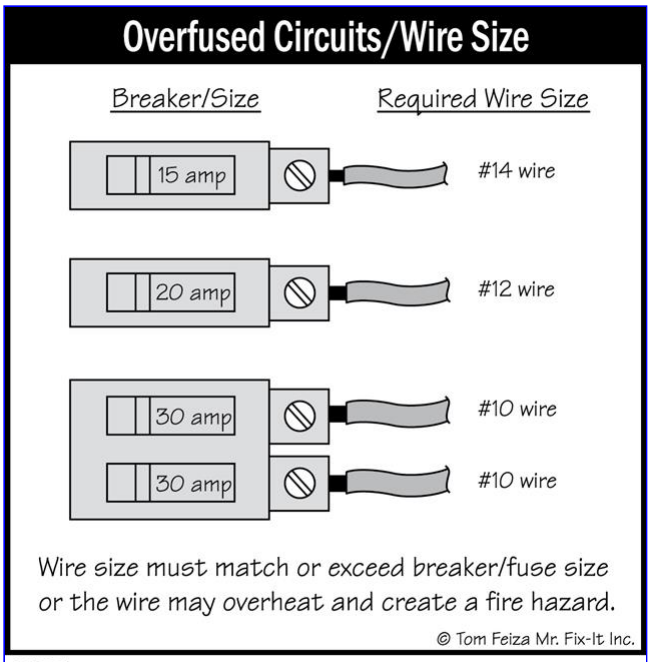
(6) There are incorrect amperage gauge wire sizes connected to non matching amperage circuit breakers in the panel box where indicated in the photo(s). This is extremely dangerous and could

9. Electrical System

result in an electrical fire within the home. The wires could over heat and catch fire without tripping the circuit breakers. As an example a 30 amp wire should not be connected to a 40 amp circuit breaker. Recommend a licensed electrician further evaluate wire size connected to the circuit breaker in the panel box where indicated and for other faults or hazards then repair or replace as needed.

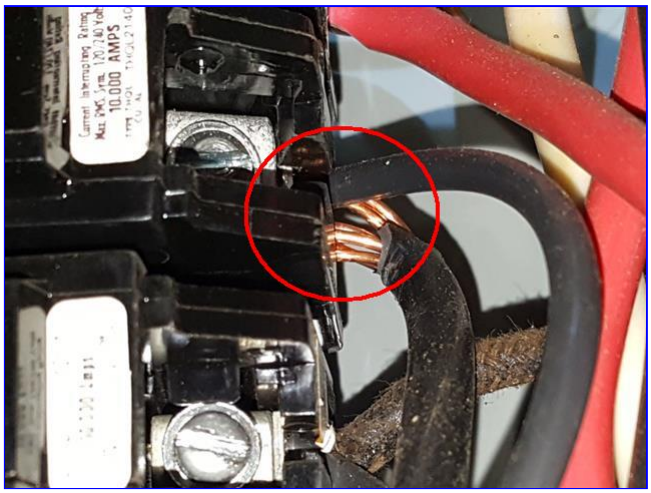


9.3 Item 11(Picture)



9.3 Item 12(Picture)

(8) The wire is not connected correctly in the breaker at the 40 amp breaker on the right side. Some of the strands are missing and the wire connection is weak. This could cause a short or a fire to develop. Recommend a qualified licensed electrician correct as needed for safety.



9.3 Item 14(Picture)

9.6 General Comments

Inspected

(1) Due to the findings with some issues in the electrical panel in the basement, strongly recommend a qualified electrician further inspect the panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time of the modifications and make the necessary repairs as needed to ensure safety of the occupants and condition within the home prior to closing.

9. Electrical System

(3) Many older homes have had modifications made to the electrical for convenience or to add appliances, lights, or receptacles. These modifications may have used the existing circuits in the house instead of installing additional breakers and wiring as required by the code in effect at that time. Be aware that this may result in overloaded breakers or wiring cables. Unfortunately these conditions cannot be discovered during a general home inspection and may only be discovered when several of the components are used at the same time resulting in an overloaded circuit and tripped breaker. Due to last approval sticker is dated 1980 and with some of the findings, strongly recommend a qualified licensed electrician further inspect the panel box to ensure safety and function and to correct problems they may find that were not visible at time of inspection.

10. Heating / Central Air Conditioning

10.0 Cooling Equipment

Repair or Replace

(1) The Air Conditioner was continuously running during the inspection period. This indicates that the unit is not running efficiently. This can cause a shorter life span on the compressor and damage to the unit. The unit may need servicing. Recommend a qualified HVAC contractor further evaluate and repair as needed.

(2) The air conditioner was functioning, however it may be undersized for cooling the upper and ground level of home. When a replacement is needed ensure the HVAC contractor places the correct size unit. During inspection the unit was working hard to keep the ground floor level cool and did not reach the desired temperature setting, 69 degrees during the inspection. It would stay constant at 71 degrees. The system may be low on refrigerant or is not performing efficiently. Recommend a qualified HVAC contractor further investigate and repair issues not found at time of inspection.

10.6 Ducts and Registers

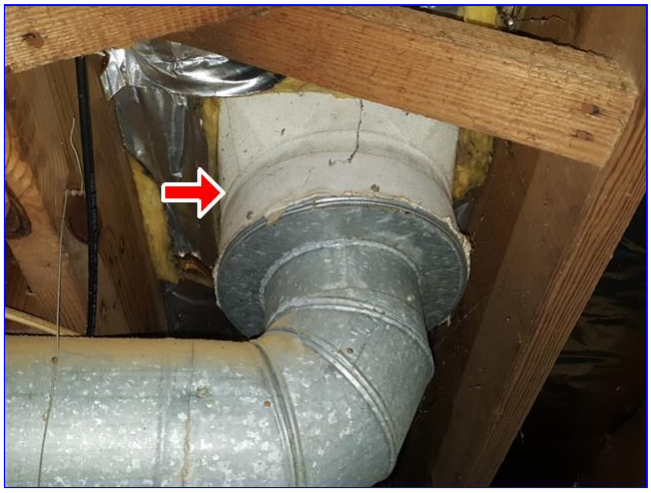
Repair or Replace

(3) The white tape covering some of the joints in the duct work in the basement may be asbestos. Some of the tape is damaged and maybe harmful to occupants in the home if the product is asbestos and due to the product is exposed and friable (damaged). Only laboratory testing can determine the presence of asbestos. Professional removal of any known asbestos material is sometimes needed. Covering the white material with furnace tape is suggested if the material is in good condition. This traps any particles and prevents spreading them into the home. Here is a link to the EPA explaining more information about asbestos. **Strongly** recommend a qualified asbestos contractor further inspect to determine if this product is asbestos and if correcting/removing product is needed prior to closing to ensure safety and health within the home. You may wish to have an air quality test done within the home also if the product is asbestos.

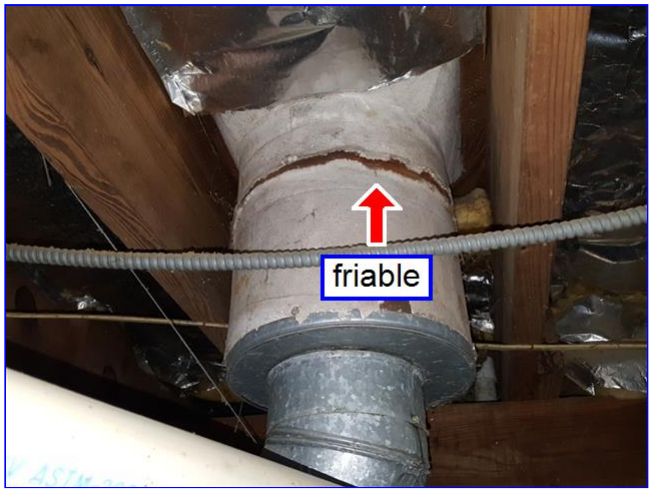
10. Heating / Central Air Conditioning

10.6 Item 1(Picture)

10.6 Item 2(Picture)



10.6 Item 3(Picture)

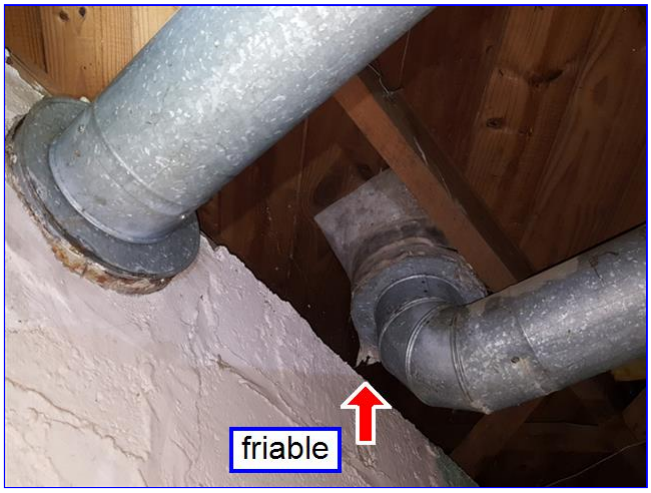


10.6 Item 4(Picture)

10. Heating / Central Air Conditioning

10.6 Item 5(Picture)

10.6 Item 6(Picture)



10.6 Item 7(Picture)

(6) The supply registers in the upstairs rooms have weak to low pressure of air. The registers may need to be opened or adjusted. If this does not increase air flow, recommend a qualified HVAC contractor further investigate and repair or correct as needed.
Note: Some causes of this would be a closed internal damper, blocked ducts, crushed ducts, poor design, excessive distance from the furnace, or disconnected ducts. These problems may be hidden from my view and can be discovered only with additional exhaustive inspections of the ducts and possibly the use of a remote camera.

10. Heating / Central Air Conditioning

10.6 Item 10(Picture)

10.9 Temp Differentials (Cooling)

Repair or Replace

The ambient air test was performed by using thermometers at the registers closest to the blower to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 63 degrees, and the return air temperature was 71 degrees. This indicates that the unit is **not** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem Note: There maybe a leak in the refrigerant line or the refrigerant levels need topping up..

10.9 Item 1(Picture)

10.10 Ventilation (heating systems)

Repair or Replace

The chimney is being used for venting the gas furnace. A stainless steel vent pipe should be installed and properly sized for the gas appliance to prevent damage to the interior of the chimney mortar joints, possible entry of CO (carbon monoxide) gases into the home, and sized to promote good drafting of the gas appliance. Clay flue tile is usually to large to allow proper drafting. A cap should be installed at the same time. Strongly recommend that a qualified licensed plumber examine the chimney to determine if the chimney or flues have been damaged and require repairs to prevent CO entry into the home and to verify that the flue or clay liner is properly sized to provide good drafting of the gasses. There was no access to the chimney.

10. Heating / Central Air Conditioning

10.10 Item 1(Picture)

10.13 General Notes

Inspected

(1) During the inspection it was noted that the home was not being cooled as intended upstairs. After the furnace was tested for heating. The temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 69 degrees and the system was continuously running after 4.5 hours and the thermostat reading was 71 degrees. This indicates that the home may not be well insulated or the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the air conditioner for proper operation before closing.

Note: You may need to consult a qualified contractor in evaluating the insulation properties of the home prior to closing due to the limited access of the insulation in the roof and no visible examination of insulation inside the wall cavity of the home. If additional insulation is needed this can be a costly correction.

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

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

Customer
Mr. Peter Bishop

Address
303 Wheeler Avenue
Georgetown KY 40324

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

1.1 Basement Walls (Structural)

Repair or Replace

(1) Vertical cracks present on the foundation wall varied from hairline to approximately 1/16" in width. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. Some degree of settlement movement is common in older homes with this type of foundation wall. Since this type of movement generally occurs over an extended period of time, a wall monitoring system is recommended to observe any significant additional movement that would require a structural repair. In the absence of any sign of ongoing movement, repair should not be necessary. If these cracks become greater in width, a structural engineer who is familiar with foundation repair or a qualified foundation repair contractor should be consulted. Sealing the cracks is recommended by a qualified masonry contractor after correction of the grade, downspout run off and cleaning gutters. If the these measures are not corrected the condition could result in a major structural problem in the future.

1. Structural Components

1.1 Item 1(Picture) rear right corner of home

1.1 Item 2(Picture) rear right corner of home

1.1 Item 3(Picture) rear right side of home

1.1 Item 4(Picture) rear left corner of home

1.1 Item 5(Picture) rear left side of home

1.1 Item 6(Picture) rear center of home

(2) The Typical settlement crack(s) in the foundation wall between the home and the side porch at the front of the home needs to be repaired. The cracks do not appear significant. This condition is common in many old homes and does not usually represent a serious structural concern unless the cracks are between an 1/8 or 1/4 inch thick. Recommend the crack be sealed to prevent water intrusion into the basement and minimize further deterioration. Sealing Concrete Cracks It is recommended that you monitor periodically to see if further movement occurs and if so a foundation contractor should be consulted to correct and prevent further movement.

1. Structural Components

1.1 Item 7(Picture)

1.1 Item 8(Picture) right side of home

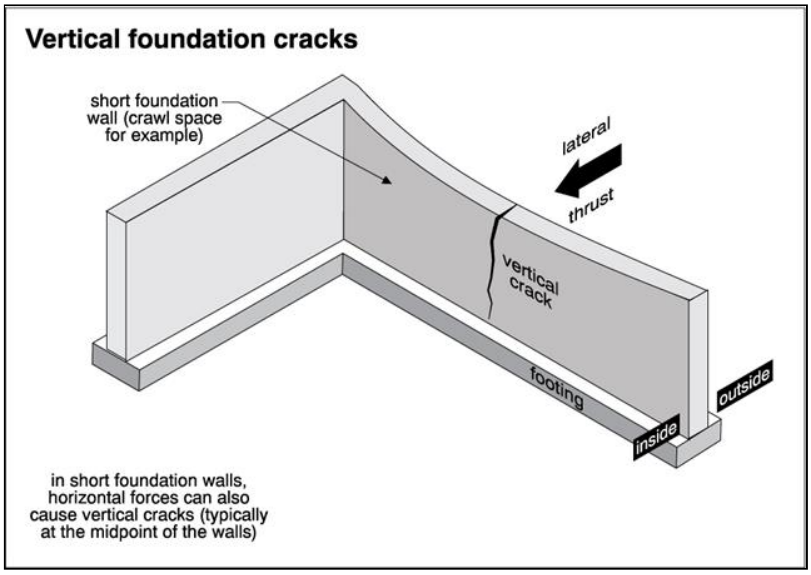
(4) The vertical settlement crack(s) in the foundation wall in the basement was noted. These cracks do not appear significant. This condition is common in many homes and does not usually represent a serious structural concern unless the cracks are between an 1/8 or 1/4 inch thick. Recommend the crack be sealed to prevent water intrusion into the basement and minimize further deterioration. Sealing Concrete Cracks It is recommended that you monitor periodically to see if further movement occurs and if so a foundation contractor should be consulted to correct and prevent further movement.

1. Structural Components

1.1 Item 12(Picture) left side of home

1.1 Item 13(Picture) rear wall center

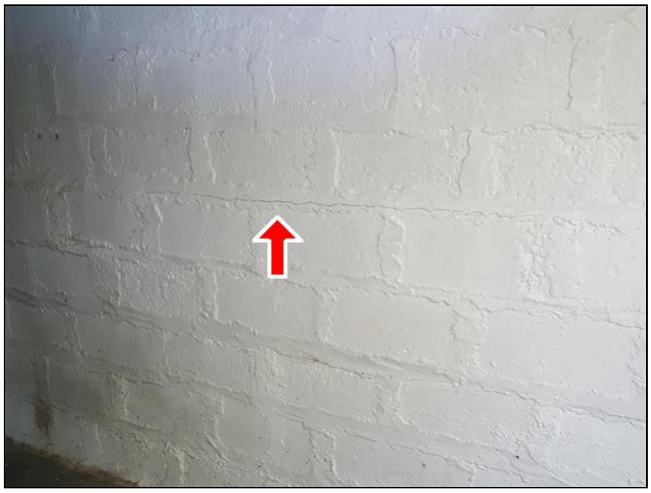
1.1 Item 14(Picture) rear left side of home



1.1 Item 15(Picture)

(5) Minor horizontal crack in the mortar was noted on the rear wall in the basement. Cracks of this nature are usually the result of soil or frost pressure due to freeze/thaw. The size, pattern and location of these cracks do not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. Recommend sealing these cracks with the appropriate caulk to prevent water intrusion and efflorescence, Caulk for Concrete Cracks . It is recommended that you monitor periodically after repairs. If these cracks should become greater and the wall starts to bow, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

1. Structural Components



1.1 Item 16(Picture) rear wall

1.1 Item 17(Picture)

1.1 Item 18(Picture)

1.9 Ventilation of Foundation Area (crawlspace or basement)

Repair or Replace

(2) Ventilation of the basement is insufficient. Proper ventilation will help control humidity and reduce the potential for rot. Though there were no signs of these conditions at the time of the inspection, Heating/cooling ducts or operable windows should be installed. You may wish to seek further advice in improving ventilation in the basement.

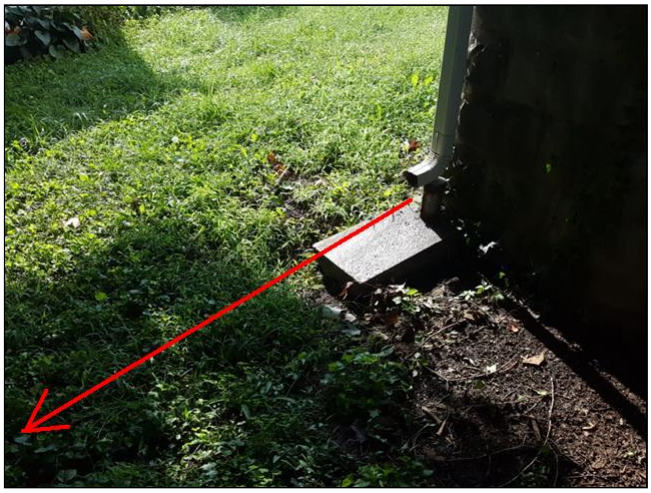
2. Roofing / Chimneys / Roof Structure and Attic

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

Repair or Replace

(2) Recommend the downspout(s) at the rear left corner of the home where indicated in the photo(s) be extended at least 6 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 basement area which may cause settlement of the foundation.

2. Roofing / Chimneys / Roof Structure and Attic



2.4 Item 6(Picture)

(4) Recommend the downspout extension(s) be attached to the downspout at the front right corner of the home by placing a screw at the top and bottom where it connects to the downspout to ensure the extension(s) does not pull away from the downspout(s). Failing to do this may create future problems to the foundation around the home due to soil erosion and water entering the basement which may result in the foundation settlement if the extension detaches from the downspout.

2.4 Item 11(Picture)

(5) The gutter needs to be tightened against the fascia and sealed at the front of the home where indicated in the photo. This may cause water to pool in this area and may cause the gutter to pull away and detach from the fascia. Recommend a general contractor repair as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 12(Picture)

3. Exterior

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

Conditional

(1) The fascia and wood post for the side porch at the front of the home has peeling/missing paint in various areas. Deterioration and/or wood rot may occur if not corrected via water intrusion. Recommend these areas be painted to prevent deterioration of exposed wood. To reduce long term maintenance and improve appearance, it may be advantageous to install metal wrapping over these areas.

3. Exterior

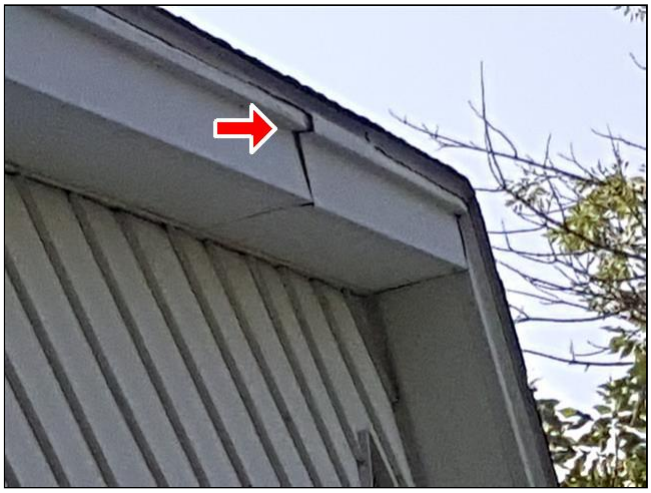
3.1 Item 1(Picture)

3.1 Item 2(Picture)

3.1 Item 3(Picture) front left corner of porch

(3) The metal fascia wrap at the eave on the right side of the home is loose. Moisture or water could enter when raining and deterioration may occur of the fascia board if not corrected. A qualified person should repair or replace as needed.

3. Exterior



3.1 Item 7(Picture) left side of home

3.4 Porches, Balconies, Areaways, Stoops, Steps, and Applicable Railings

Repair or Replace

(1) The concrete porch is cracked and chipped in various areas. Further deterioration of the flooring can occur via water entry which could lead to possible cracking of concrete. Recommend these areas be repaired by a qualified masonry contractor.

3.4 Item 1(Picture)

3.4 Item 2(Picture)

3.8 Vegetation, (With respect to their effect on the condition of the building)

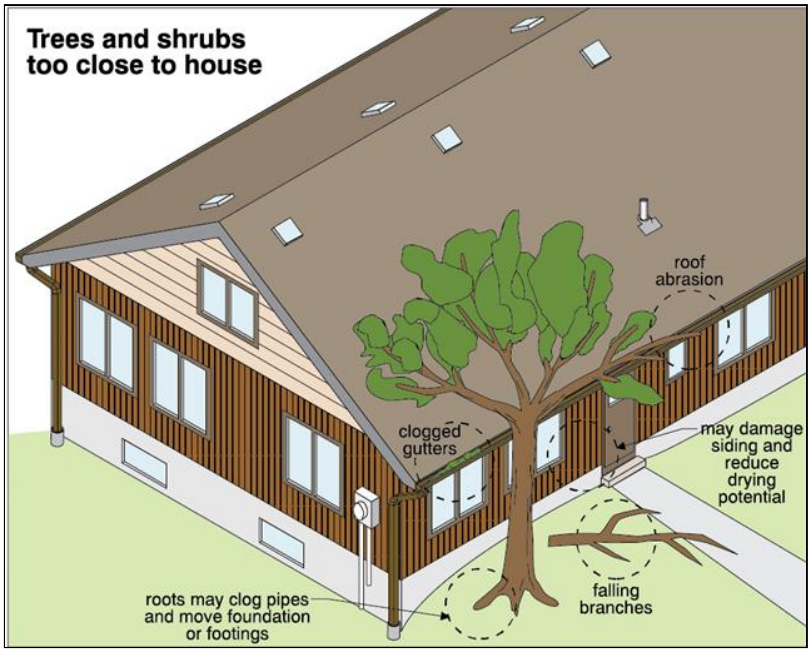
Repair or Replace

(1) The tree limbs that are in contact or hanging near the roof at the rear right side of the home should be trimmed to prevent damage to the shingles and from scraping on the roof surface. They will also clog gutters which will cause water run off problems around the home. Recommend cutting back tree branches as needed.

3. Exterior

3.8 Item 1(Picture)

3.8 Item 2(Picture)



3.8 Item 3(Picture)

(3) The vegetation is overgrown around the perimeter of the home where indicated in the photo(s). Recommend that all bushes, shrubs and trees where applicable 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.

3. Exterior

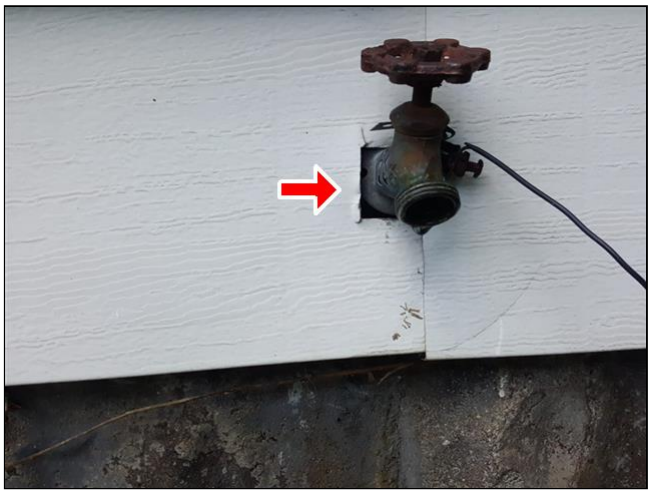
3.8 Item 8(Picture) left side of home

3.8 Item 9(Picture) front right side of home

3.9 Plumbing Water Faucets (hose bibs)

Conditional

(2) The outside water faucet has an opening where the pipe protrudes the wall at the right side of the home. The opening can allow insects or water to enter which can cause deterioration of the wall structure. Recommend a general contractor repair as needed.



3.9 Item 1(Picture) left side of home

4. Detached Garage

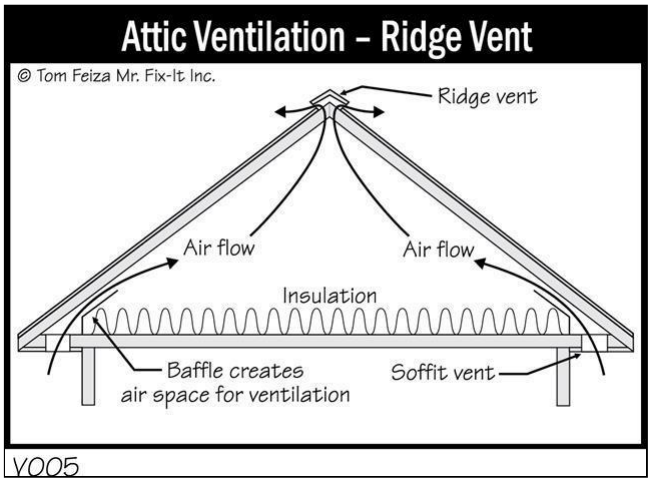
4.1 Roof Structure and Attic (Report leak signs or condensation)

Conditional

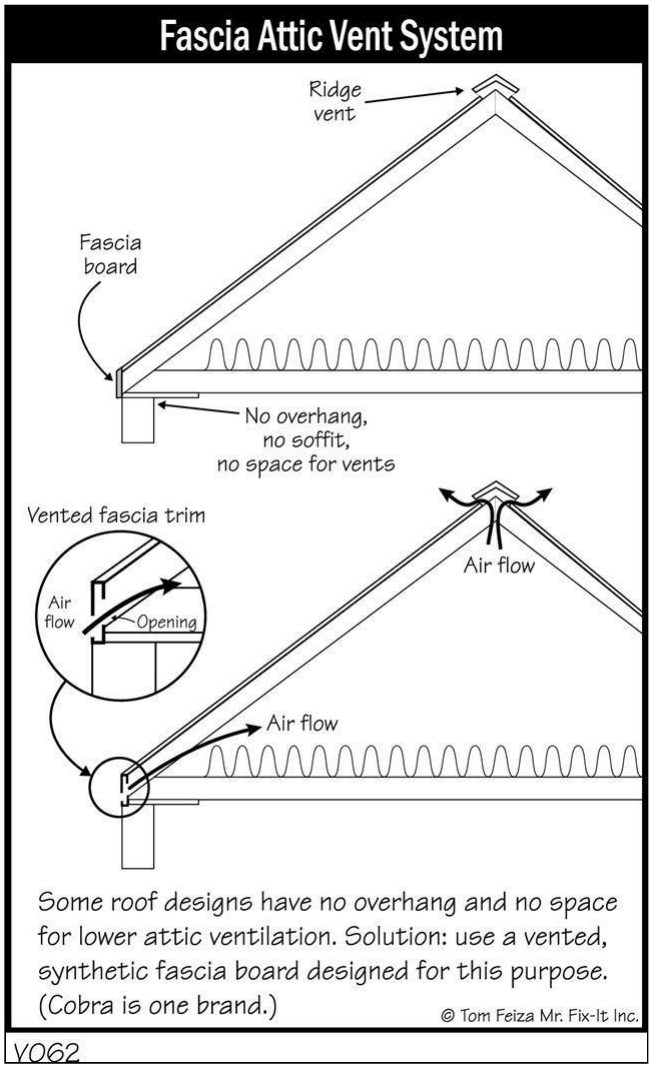
(1) Recommend additional collar ties (horizontal members running between each rafter, near their mid span) to add extra support to the roof structure and to resist rafters and ridge beam from sagging in the future. Heavy loads such as snow may cause the ridge of the roof to sag, cracked rafters appearing or the roof to develop leaks near this area from stress. Recommend a qualified roofing contractor make the necessary corrections as needed.

4. Detached Garage

(2) There is no ventilation in the garage. It is generally recommended that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Half of the ventilation should be at the ridge and the other half at the eaves. Proper ventilation will help to keep the garage cooler during warm weather and extend the life of roofing materials. In the winter, it will help reduce the potential for ice dams on the roof and condensation within the garage. Here is a link explaining ventilation. Recommend improving the ventilation at the next replacement of the roof coverings.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

5. Kitchen / Components and Appliances

5.0 Plumbing Water Supply, Faucets, Shutoffs, and Fixtures

Repair or Replace

(1) The kitchen spray nozzle when used does not direct all the water to the nozzle. This is creating low pressure at the spray nozzle. All the water flow should be directed to the kitchen spray nozzle when used. Recommend repair of replace of the spray nozzle or connections by a qualified plumber.

5. Kitchen / Components and Appliances

5.0 Item 1(Video)

6. Rooms

6.4 **Doors (Representative number)**

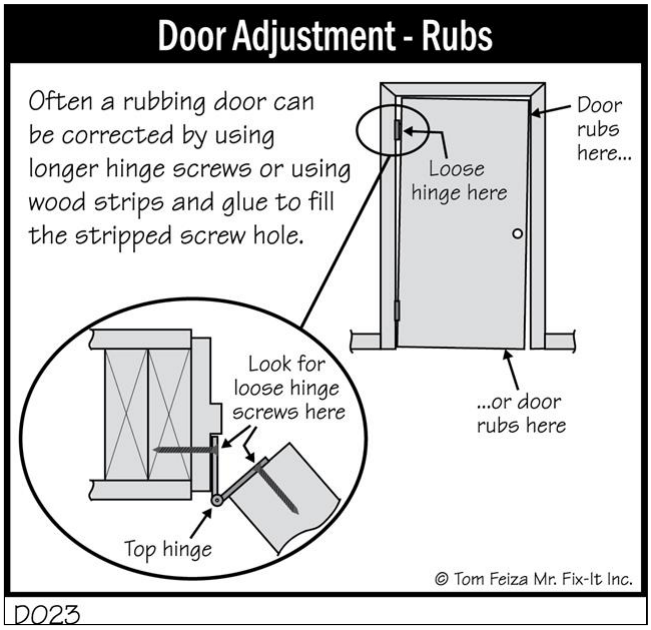
Repair or Replace

(1) The door in the formal dining room hits the door jamb at the top and does not close shut. This is a maintenance issue. Sometimes correcting the door opening can require door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of door. Recommend repair as needed by a general contractor.

6. Rooms

6.4 Item 1(Picture)

6.4 Item 2(Picture)



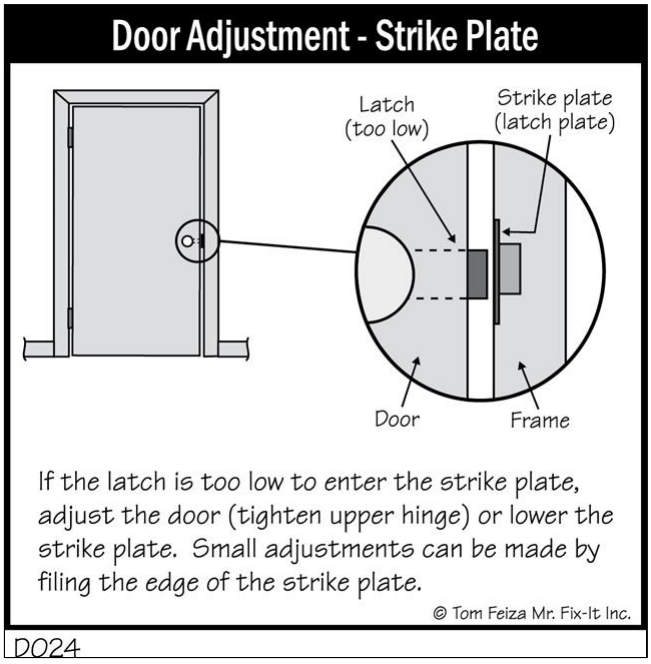
6.4 Item 3(Picture)

(2) The door knob hardware is not latching in the Master and 2nd Bedrooms where indicated in the photo. It requires an adjustment. The strike plate may need to be adjusted or trimmed to be able to lock/close the door. Recommend repair as needed.

6. Rooms

6.4 Item 4(Picture) master bedroom

6.4 Item 5(Picture) 2nd bedroom



6.4 Item 6(Picture)

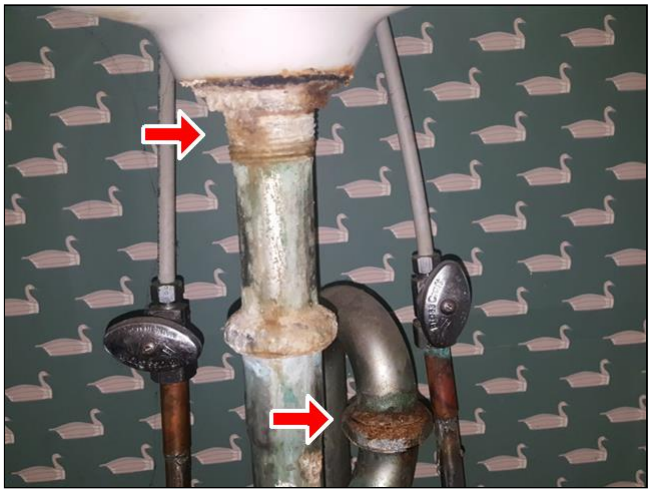
7. Bathroom and Components

7.5 Plumbing Drain and Vent Systems

Repair or Replace

(4) Corrosion was noted at the waste line under the sink in the 2nd bathroom. Recommend replacement by a qualified plumber to prevent a water leak occurring in the future. This will prevent damage to the base cabinetry.

7. Bathroom and Components



7.5 Item 6(Picture)

7.7 **Bath(s) and/or Shower(s) - walls,enclosure, and doors**

Conditional

Old, shrinking, or dirty caulk with holes and cracks was seen in the master bathroom shower enclosure. All of the caulk should be kept in perfect condition to prevent further cracking or more holes appearing to reduce the possibility of water leaking underneath the shower enclosure and tiled wall. If not corrected mold and/or deterioration of the floor/wall framing can occur beneath the shower enclosure. Recommend re-caulking where needed to seal openings and deteriorated caulk. Use a quality silicone caulk that is expandable and moisture resistant. Choosing the right caulk Would recommend a qualified general contractor repair as needed.

7. Bathroom and Components

7.7 Item 1(Picture)

7.7 Item 2(Picture)

7.7 Item 3(Picture)

8. Plumbing System

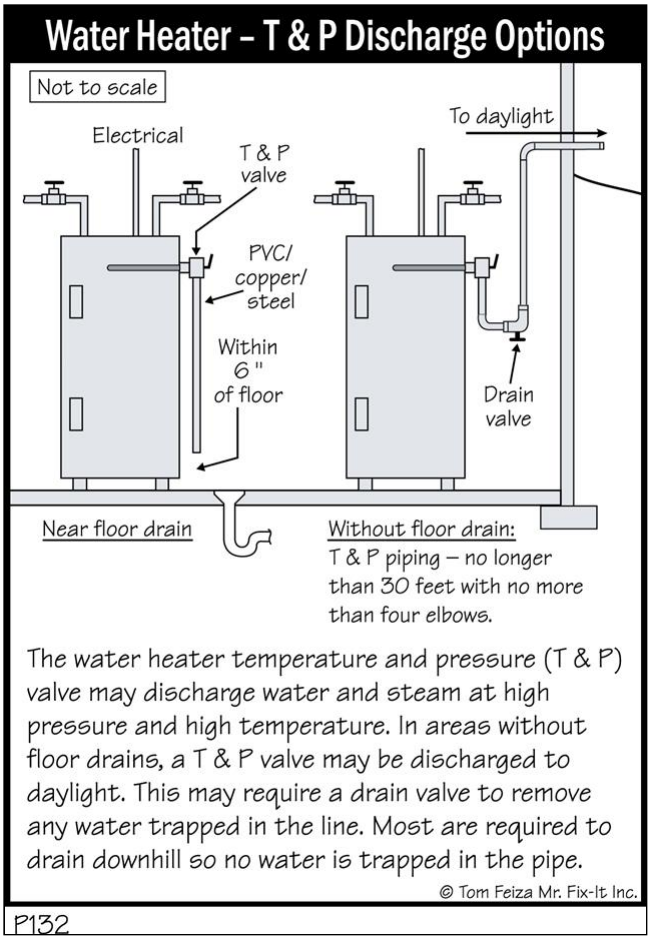
8.3 **Pipes and Drainage (Hot Water Systems)**

Repair or Replace

(4) The TPR (temperature pressure relief) drain line should be 6 inches from the ground. Recommend correcting drain line then install a bucket or tray to collect water so that water does not enter the basement floor and prevent rusting the base of the water heater.

8. Plumbing System

8.3 Item 4(Picture)



8.3 Item 5(Picture)

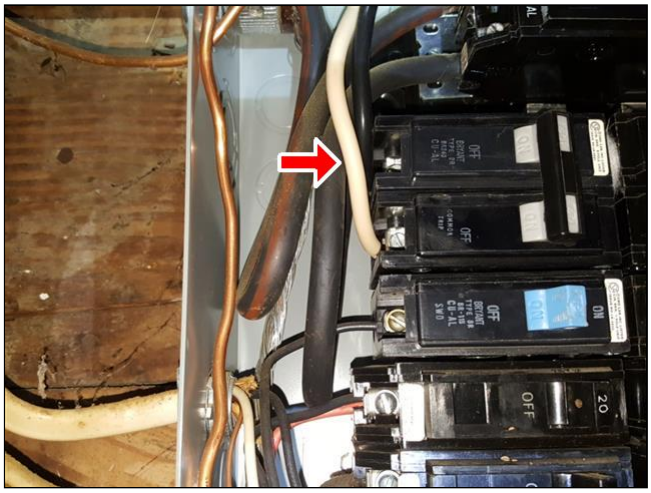
9. Electrical System

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

Repair or Replace

(7) 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. Electrical System



9.3 Item 13(Picture)

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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: 8/12/2018
Report ID: 140812WRIGHT

Customer Info:	**Inspection Property:**
Mr. Peter Bishop 303 Wheeler Street Georgetown KY 40503 **Customer's Real Estate Professional:**	303 Wheeler Avenue Georgetown KY 40324

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 0 - 2000	365.00	1	365.00
Crawlspace / Basement	40.00	1	40.00
Over 70 Years Old	180.00	1	180.00

Tax $0.00
Total Price $585.00

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

Talon Home Inspections, LLC

Giancarlo Barone

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