TALC

Home Inspe

Inspection Report

Ms. Sharon Anthony

Property Address:
125 Crimea Drive
Nicholasville KY 40356

Talon Home Inspections, LLC

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2017
Angie's list
SUPER SERVICE
AWARD


Angie's list
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AWARD
2016


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Date: 11/6/2018	**Time:** 10:00 AM till 02:00 PM	**Report ID:** 181106ANTHONY
Property: 125 Crimea Drive Nicholasville KY 40356	**Customer:** Ms. Sharon Anthony	**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.

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	Seller	Single Family (2 story)
House Built In:	**Home Faces:**	**Utilities Status:**
2007	SE	All utilities On
Temperature:	**Weather:**	**Ground/Soil surface condition:**
50-60	Cloudy	Saturated
Rain in last 3 days:		
Yes		

1. Structural Components

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

Styles & Materials

Foundation Type:
Crawlspace

Foundation Wall Structure:
Masonry Block
Painted

Method used to observe Crawlspace:
Crawled
Standing water
Unsafe conditions

Floor Structure:
2 X 10
Wood joists and beams

Wall Structure:
Masonry
and
Wood frame construction

Columns/ Posts or Piers:
Masonry Block Piers

Floor System Insulation (Type/R value):
Unfaced Batts
R-19

		IN	NI	NP	C	RR
1.0	Crawlspace Access	•				
1.1	Crawlspace / Wall Foundation	•				
1.2	Crawlspace (signs of moisture)	•				
1.3	Crawlspace Floor (Vapor Retarders)					•

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

		IN	NI	NP	C	RR
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 (1) Access to the crawlspace is located at the rear of the home.

1.0 Item 1(Picture)

1.0 (2) Recommend installing an cover over the access port for the crawlspace. This will prevent water entering the pit and possible deterioration to the door. It will also prevent water possibly entering the crawlspace area. Have provided an example of cover type in photo 1.

1.0 Item 2(Picture)

1.2 Visible signs of water intrusion along the perimeter walls and standing water in the crawlspace was present at time of inspection. Water intrusion can lead to more costly repairs and increase damage if not corrected. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to the floor system that can lead to deterioration and increased repair cost. Roof and Lot Drainage repairs or improvements should be addressed as a first step to controlling water entering in the crawl space. After corrections, recommend monitoring the crawlspace to see if additional steps are needed to prevent water intrusion.

Note: You may wish to consider installing a sump pump and drainage system in the crawlspace in removing the water. You may wish to seek an opinion from a qualified crawlspace contractor to further inspect crawlspace.

1.2 Item 1(Picture) rear right corner of home

1.2 Item 2(Picture) rear left side of home

1.2 Item 3(Picture) near air handler

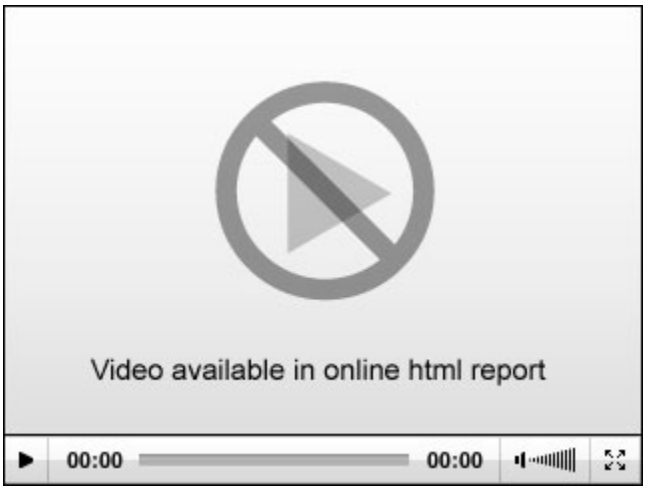
1.2 Item 4(Picture)

1.2 Item 5(Picture) front left corner of home

1.2 Item 6(Picture) left side of home

1.2 Item 7(Picture) front right corner of home

1.2 Item 8(Picture) center of home



1.2 Item 9(Video)

1.2 Item 10(Video)

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

1.3 Item 1(Picture) under master bathroom area

1.3 Item 2(Picture) front right corner of home

1.3 Item 3(Picture) under front entry

1.3 (2) There are some gaps in the coverage of the vapour barrier in the crawl space floor where indicated in the photo(s). The vapor barrier in the crawl space floor should be adjusted to cover all areas of exposed soil. These gaps are allowing moisture vapor entry and water into the crawl space which promotes condensation, humidity and mold/mildew growth on the floor joists. The plastic vapour barrier should be a minimum of 9mil thick in Kentucky (recommend using 15 or 20 mil) straightened and/or added to as needed to cover the entire crawlspace floor to prevent excessive moisture entering. Recommend correcting as needed using a qualified contractor.

1.3 Item 4(Picture) right side of home

1.3 Item 5(Picture) front right side of home

1.3 Item 6(Picture) under dining room area

1.3 (3) The vapor barrier (plastic) on the crawlspace ground needs to be sealed at the joins to prevent water rising and pooling on top of the barrier in the crawlspace. Placing blocks or heavy weights at the joins is not recommended. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. Recommend a general contractor repair as needed.

1.3 Item 7(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.

1.8 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.

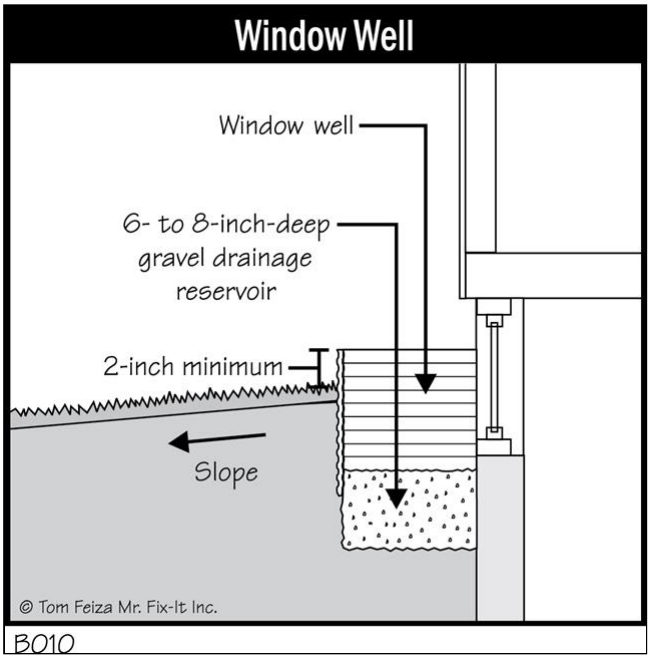
1.9 (1) The vents have been closed/sealed where indicated in the photos for the crawl space. However the crawlspace has not been prepared for encapsulation. Though there was no condensation noted at the time of the inspection. Proper ventilation will help control humidity and reduce the potential for wood rot and condensation forming in the crawlspace. It is recommended that One (1) square foot of free vent area should be provided for every 500 square feet of crawlspace. Recommend the vents be opened. Information about venting or not venting a crawlspace

1.9 Item 1(Picture) right side of home

1.9 Item 2(Picture) left side of home

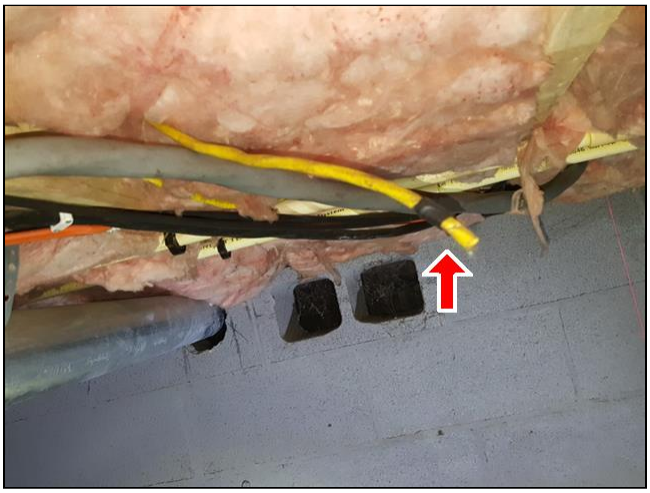
1.9 (2) The top of the window well for the crawlspace vent at the right side of the home is close to grade level where indicated in the photos. This can allow water to enter the crawlspace if not corrected which may end up resulting in mold to occur and/or deterioration of the floor structure in the crawlspace. Recommend raising the height to avoid water entering the crawlspace. Recommend correcting as needed by a general contractor repair as needed.

1.9 Item 3(Picture)

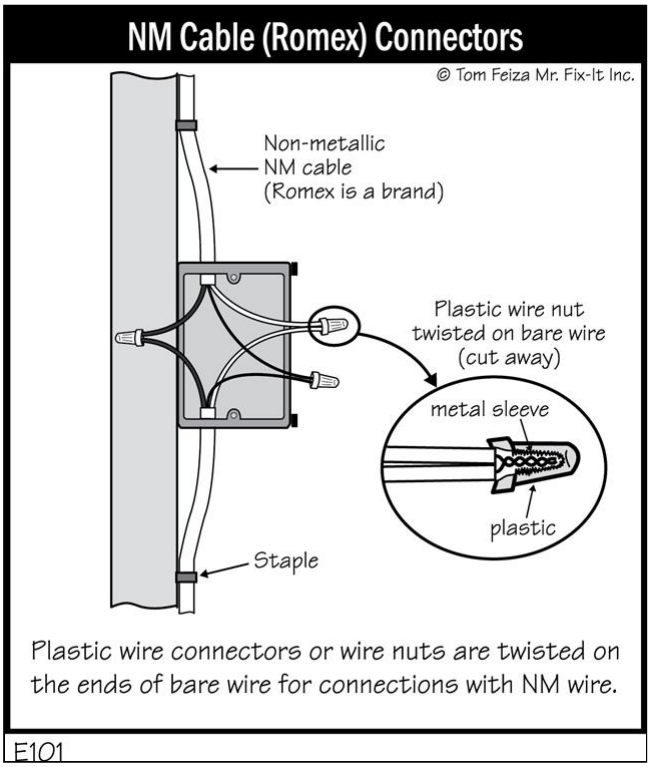


1.9 Item 4(Picture)

1.10 Exposed wires that are not in use in the crawlspace under the master bathroom area should be terminated with twist caps and placed in a junction box or completely removed if not in use. The wire was not energized at the time of the inspection, however it could be if a switch is turned on somewhere in the home. This is a potential safety issue. An electric shock can occur if touched and if a water leak develops above this it may cause a short resulting in a fire in the home if the wire becomes energized. Recommend a qualified electrician repair and correct for safety prior to moving in.



1.10 Item 1(Picture)



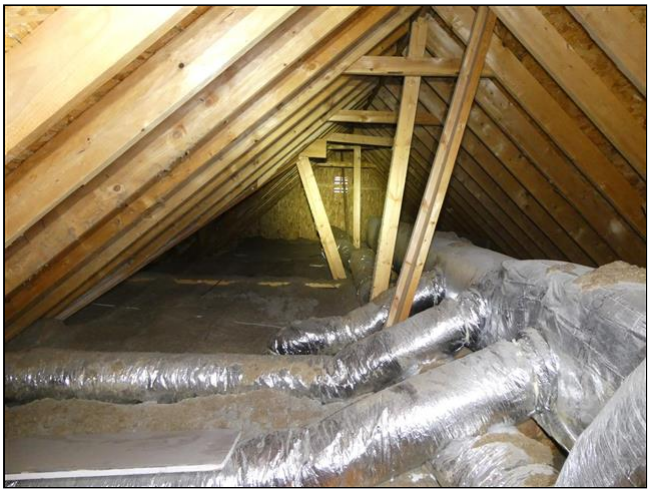
1.10 Item 2(Picture)

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

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

2. Roofing / Chimneys / Roof Structure and Attic

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



Styles & Materials

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

Roof-Type:
Dimensional

Roof Covering:
3-Tab Composition
Architectural shingles

Roof Ventilation:
Soffit and Passive Vents
and
Gable vents

Chimney (exterior):
None

Sky Light(s):
None

Attic Access Location/Info:
Scuttle hole located in:
Hallway Ceiling Upstairs
No Storage
light in attic
partial attic due to vaulted ceilings

Method used to observe attic:
From the furnace platform
Partially Inaccessible due to insulation over ceiling joists
Partially inaccessible due to safety and access
Inaccessible areas were viewed with flashlight

Roof Structure:
Stick-built
Lateral bracing
Vertical support
2 X 6 Rafters
OSB (Oriented Strand Board) Sheathing

Ceiling Structure:
2X6
Wood Joists
Partially visible

Attic Insulation:
Fiberglass batts
and
Blown Cellulose

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

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

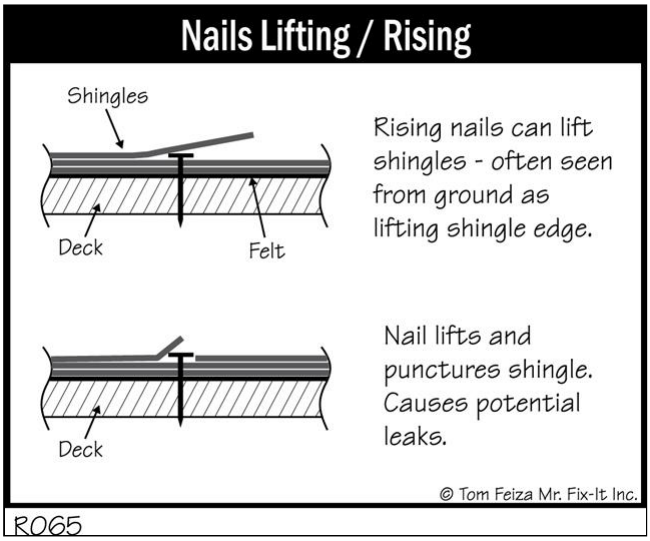
Comments:

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

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.0 (2) The roof covering shows a mump-like appearance at the rear center of the home, see photos 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 5(Picture)

2.1 Most of the roof flashings are not visible for inspection due to building materials have hidden flashings that are never visible.

2.3 (1) The downspout is crushed at the end at the front right corner of the garage. This is restricting the discharge of water. Evidence of gutter overflowing in this area was observed which may be caused by restricting flow or clogged gutters. Recommend the downspout be repaired or replaced by a general contractor at the end so water will flow freely .

2.3 Item 1(Picture)

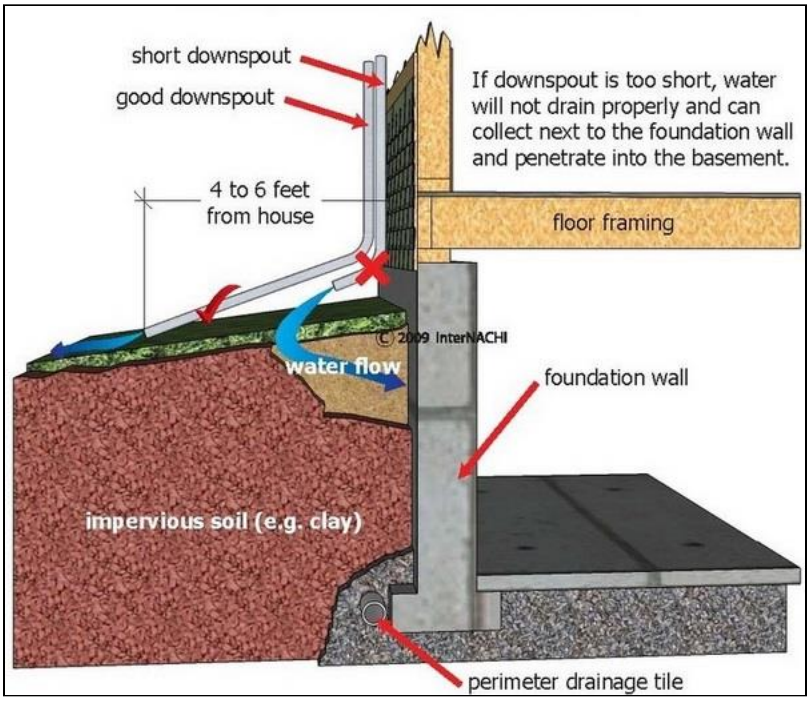
2.3 (2) Recommend the downspout(s) where indicated in the photo(s) be extended at least 6 feet and flow onto splashblocks. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the crawlspace area which may cause settlement of the foundation.

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

2.3 Item 2(Picture) rear left corner of home

2.3 Item 3(Picture) rear left corner of home

2.3 Item 4(Picture) rear right corner of patio porch

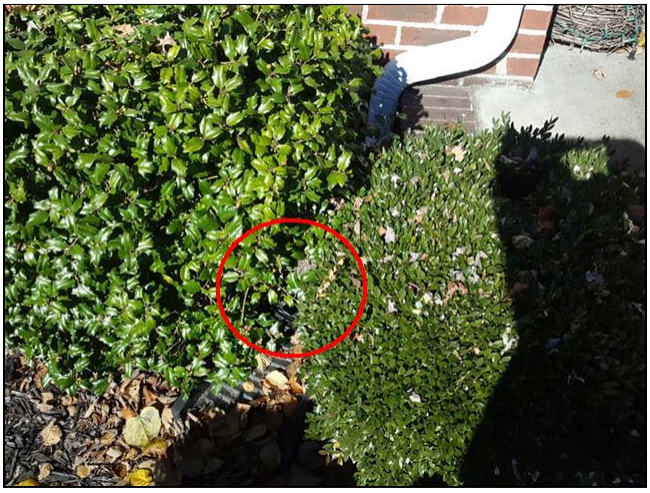


2.3 Item 5(Picture)

2.3 Item 6(Picture)

2.3 Item 7(Picture)

2.3 (3) Recommend the downspouts where indicated in the photos be extended or corrected to ensure water is draining correctly after the brick border and walkway in the garden bed. This will ensure and prevent excess water not being trapped in the front garden bed which may cause leakage into the crawlspace and/or settlement of the foundation of the home. Repair as needed by a general contractor.

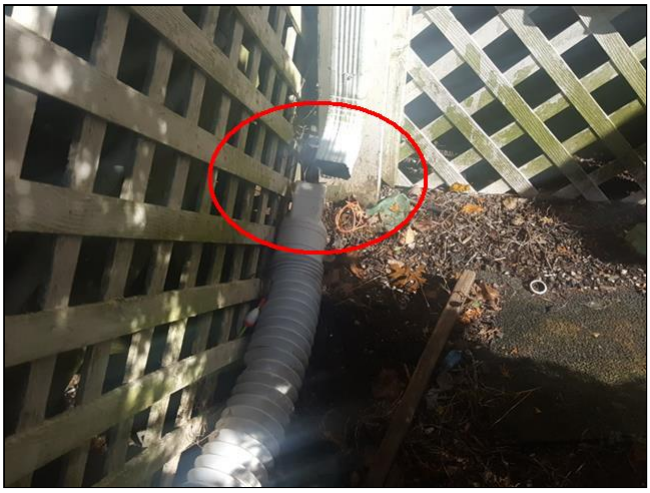


2.3 Item 8(Picture) front left corner of porch

2.3 Item 9(Picture) front left corner of garage

2.3 (4) Recommend the downspout extension(s) be attached to the downspout where indicated in the photos 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 crawlspace which may result in the foundation settlement if the extension detaches from the downspout.

2.3 Item 10(Picture) front left corner of porch



2.3 Item 11(Picture) rear right corner of patio porch

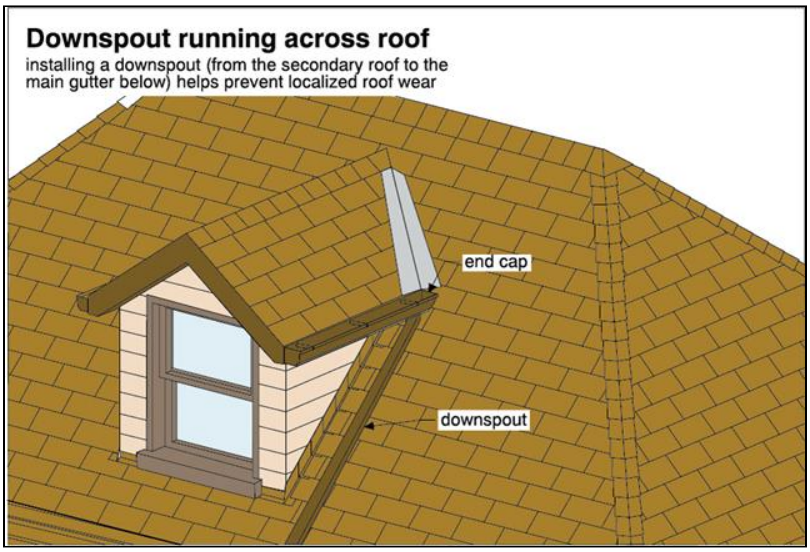
2.3 (5) The downspout at the front left corner of the home is missing a splashblock and is discharging on the ground next to the foundation of the home where indicated in the photos. The downspouts should discharge water through leaders then onto splash blocks at least 6 feet from the home. Storm water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

2.3 Item 12(Picture)

2.3 (6) Recommend the gutters(s) that discharge onto the roof have downspout extensions attached and be extended to discharge water directly into the gutter below. This condition, if left unattended, can result in premature deterioration and staining of the roofing material under the end of the gutter. The excessive discharge of storm water onto the roof also puts stress on building materials designed to prevent water entry into the structure of home. Recommend correcting as needed using a qualified gutter installer.

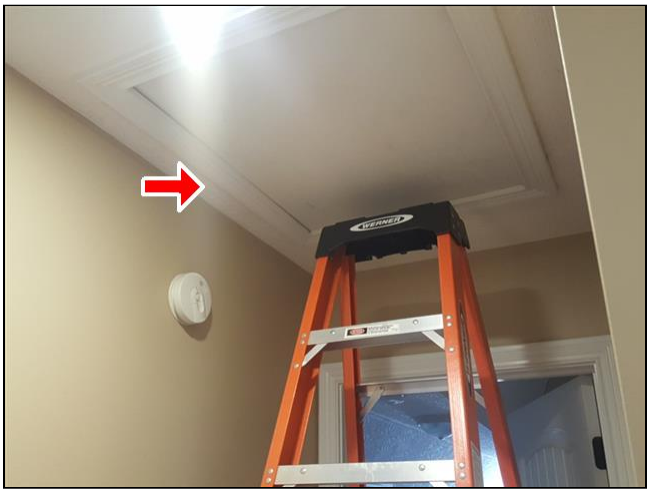
2.3 Item 13(Picture)

2.3 Item 14(Picture)



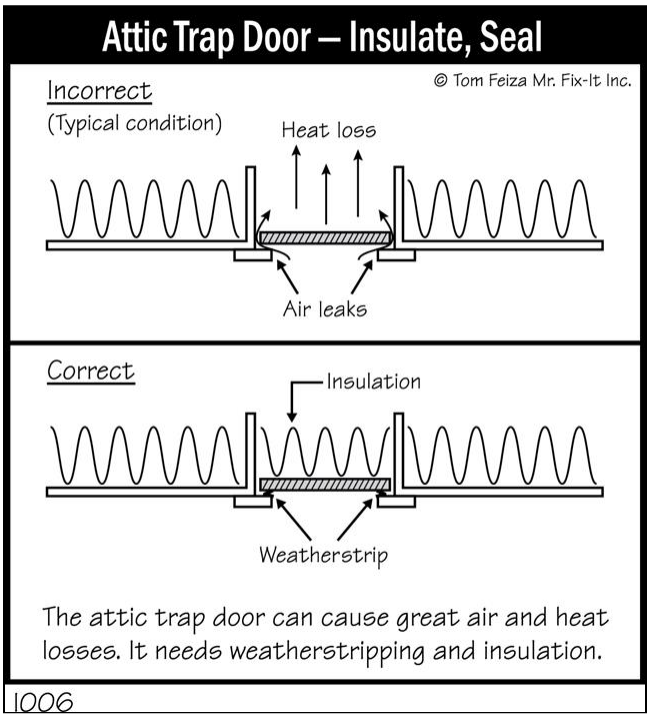
2.3 Item 15(Picture)

2.4 (1) Attic access location (see photo)



2.4 Item 1(Picture) hallway ceiling upstairs

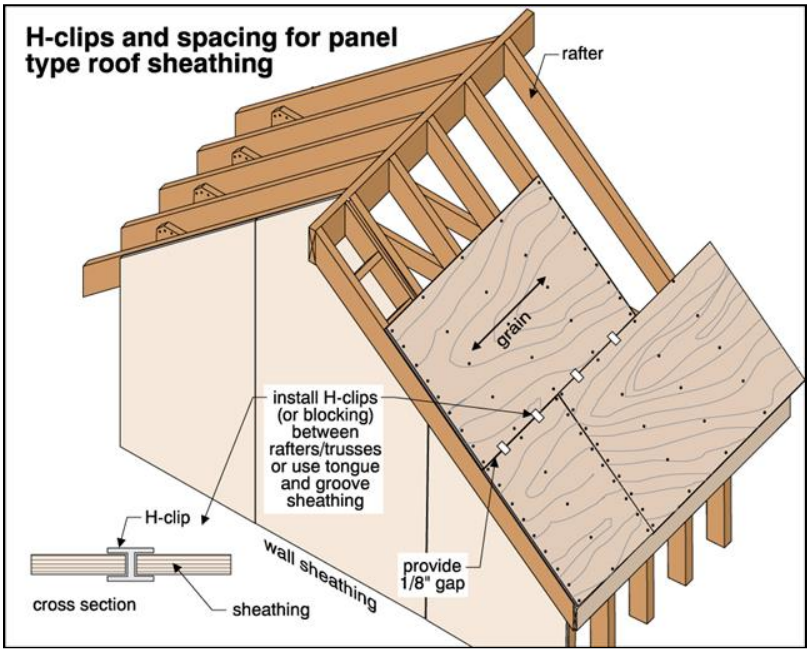
2.4 (2) Recommend the attic access hatch be insulated to prevent air and heat loss for energy conservation.



2.4 Item 2(Picture)

2.5 (1) There is no 1/8" spacing or ply clips at the ends, joins or sides of the roof sheathing as is recommended. Without this space the edges of the sheathing could raise if moisture enters and expands the sheathing. The raised areas could then be easily seen as the shingles conform to the surface of the roof sheathing on the outside. No problems were found at time of inspection. If this condition appears and is bothersome the shingles will need to be removed and the sheathing replaced or if possible a relief joint cut at the edges of the sheathing by a qualified roofing contractor. At the moment this is not a high priority. Strongly recommend that when a new roof is installed that this be done then.

2.5 Item 1(Picture)

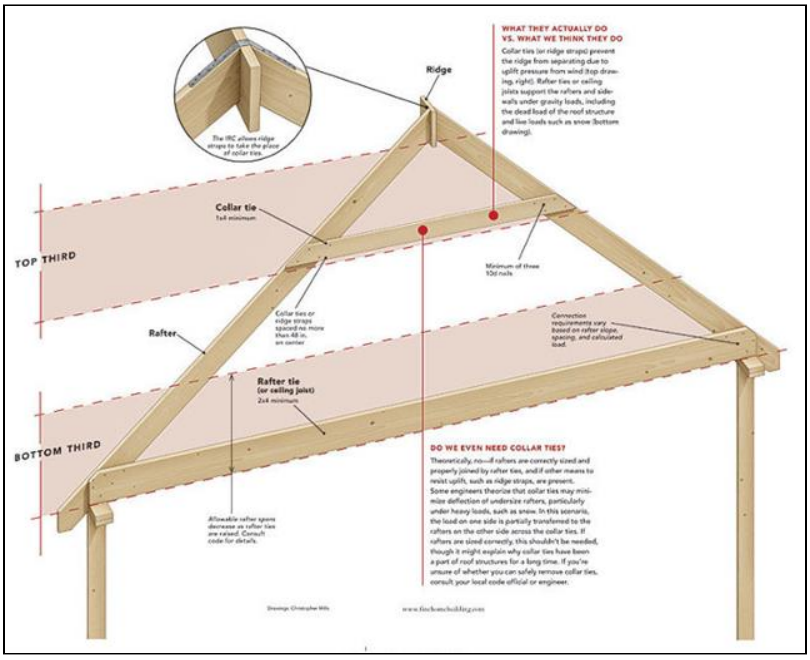


2.5 Item 2(Picture)

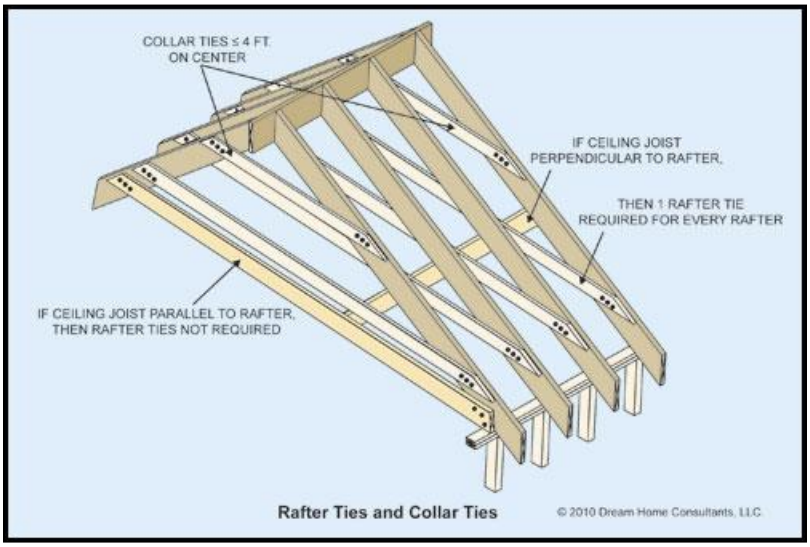
2.5 (2) Various rafters are pulling away at the joins in the attic. Repairs are needed to maintain the stability of the roof. Excess loads on the roof like snow can cause further separation if not reinforced. Recommend additional collar ties (horizontal members running between each rafter, near their mid span) or vertical supports to the rafters in the attic to add extra support to the roof structure and to resist rafters from separation in the future. Recommend a qualified framing roofing contractor further investigate and make any necessary improvements or repairs to the roof structure as needed and correct any other problems found prior to closing.

2.5 Item 3(Picture)

2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

2.6 The roof sheathing was not cut open correctly when the passive exhaust vents were installed. The exhaust venting is partially blocked. This will prevent proper airflow through the roof space and provide proper ventilation of the attic. 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. It doesn't warrant for corrections to be made now due to no real issues noted in the attic from this condition. However when the roof is replaced in the future, strongly recommend the roofing contractor repair as needed to allow for proper exhaust venting.

2.6 Item 1(Picture)

2.6 Item 2(Picture)

2.6 Item 3(Picture)

2.7 Cellulose insulation is about eight inches thick or just over 22 R-Value.

You may wish to consider adding more insulation in the attic to increase the "R" value. This will improve efficiency of the HVAC system and reduce heating and cooling costs. This is for your information. Insulation Recommendation for Kentucky

2.10 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.

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

3. Exterior

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

Styles & Materials

Siding Material:
Brick veneer
and
Vinyl siding

Exterior Entry Doors:
Sliding Door
and
Fiberglass/Masonite with window

Appurtenance:
Porch with step

Driveway:
Concrete

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

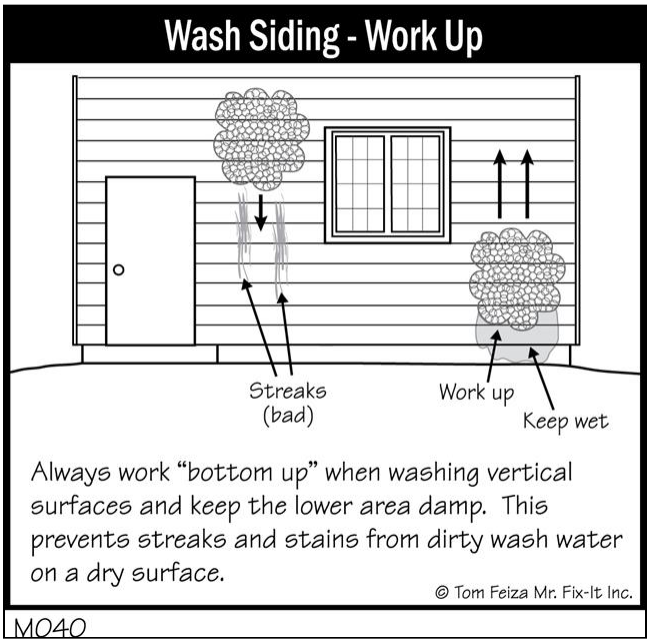
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

Comments:

3.1 Algae was seen on the Vinyl siding on the right side of the home. This side of the home does not receive direct sunlight and this growth is common in shady areas. Recommend cleaning with soap and water and also removal of plants that are in contact with the wall siding as they attract moisture.

3.1 Item 1(Picture)

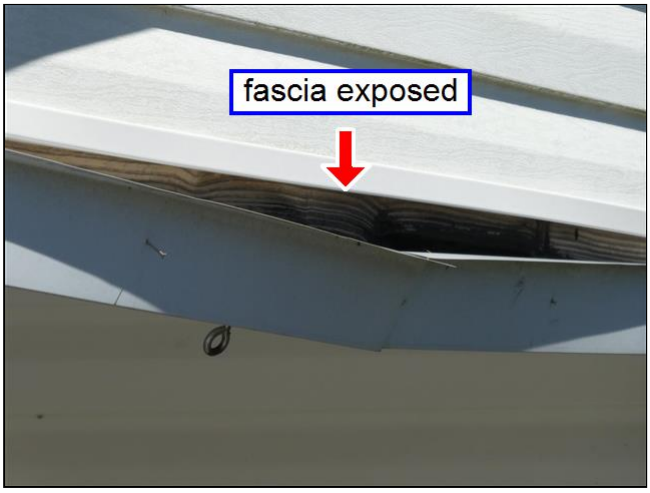
3.1 Item 2(Picture)



3.1 Item 3(Picture)

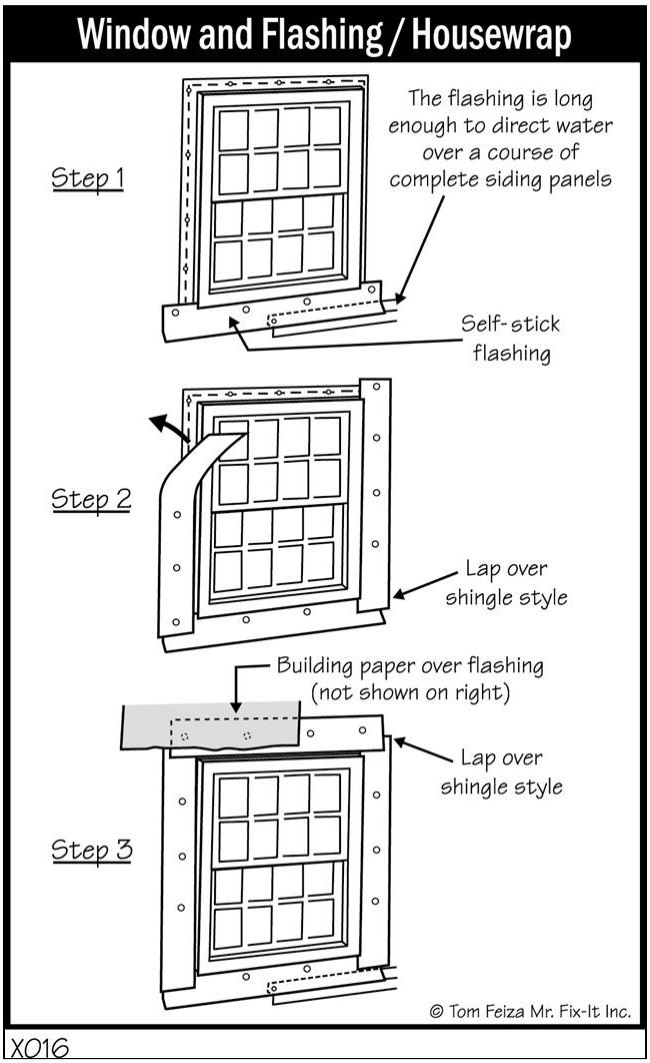
3.2 The fascia board at the right side of the patio roof where indicated in the photo(s) has a metal wrapping which is separated and hanging loose and is exposing the wood fascia to the weather. These areas need to be sealed/covered to prevent possible water intrusion which can cause the fascia to deteriorate leading to costly repairs if not corrected. Recommend a qualified contractor repair as needed.

3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.4 (1) Most flashings are not visible for inspection and some windows and doors have hidden flashings that are never visible. Exterior wall building paper or house wrap and flashings connections are not visible.



3.4 Item 1(Picture)

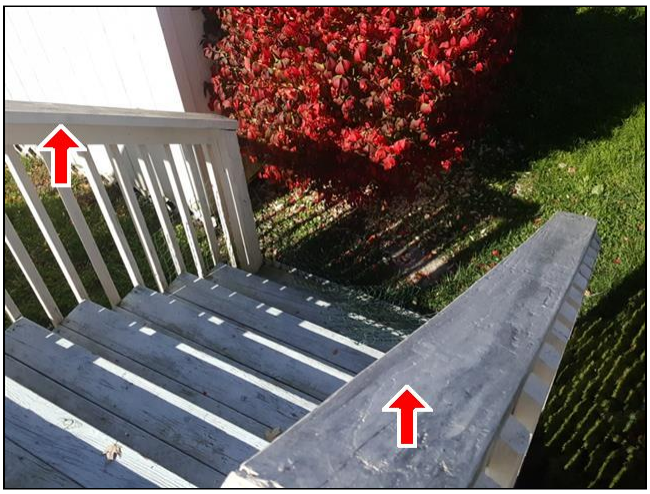
3.4 (2) The window frame at the front left side of the home has cracked sealant between the siding and the window frame. Water and/or insects may enter and deterioration may occur behind the wall cavity and siding. This is a small repair. Recommend re-caulking as needed. Which caulk to use

3.4 Item 2(Picture) formal dining room window

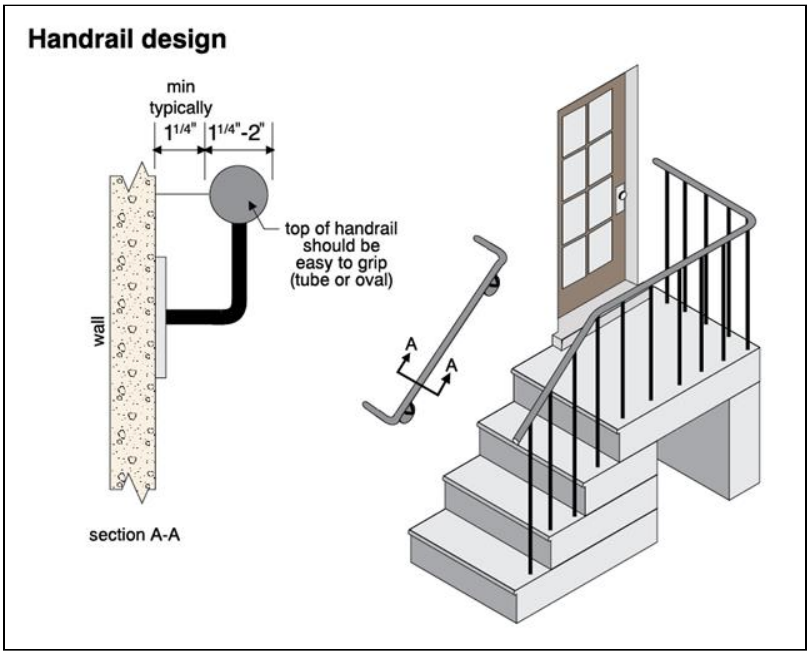
3.5 The concrete porch is pitted and chipped in various areas. Further deterioration of the porch can occur via water entry which could lead to possible cracking of concrete. Recommend these areas be repaired by a qualified masonry contractor.
Please Note: This may have been caused by placing salt on the front porch in winter to prevent ice occurring on the front porch. Salt eats away at the concrete surface.

3.5 Item 1(Picture)

3.6 2x6s are installed for handrails for the deck staircase and are not considered "gripable" by industry standards. This is a safety issue and an injury could occur if not corrected. Recommend that a standard approved handrail be installed for safety by a general contractor.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

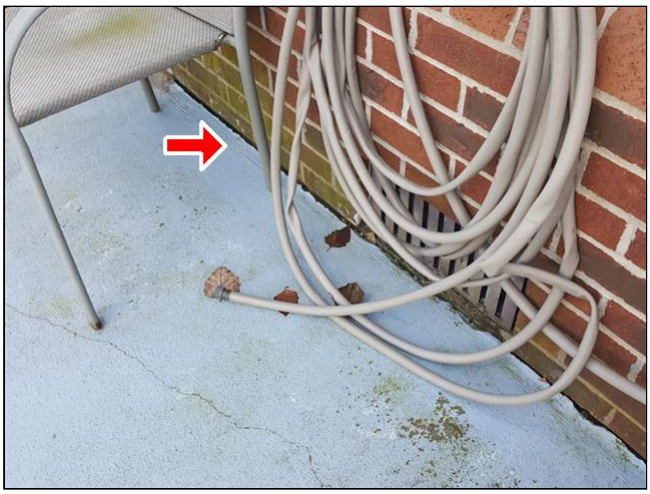
3.7 Common settlement crack(s) were noted at the concrete drive. This is not a tripping hazard as yet at this time. I also do not see these small cracks as an indication of a structural issue. Further deterioration and/or settlement can occur to the driveway/walkway via water intrusion if not repaired. Recommend repairs via a masonry caulk as needed then monitor annually. Here is a link for Sealing Concrete Cracks

3.7 Item 1(Picture)

3.7 Item 2(Picture)

3.8 The gaps between the patio floor at the rear of home should be sealed where it meets the house to prevent water impingement against the foundation wall. This will avoid water intrusion in the crawlspace and possible settling of the foundation perimeter and patio slab of the home. Here is a link that can be helpful. Foundation and Concrete Cracks Fillers

3.8 Item 1(Picture)

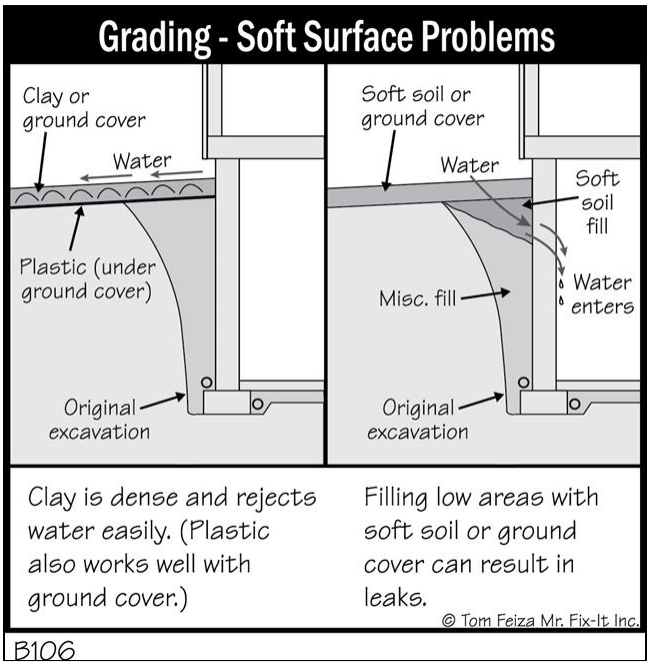


3.8 Item 2(Picture)

3.10 (1) Recommend installing a plastic sheet covering under the deck at the rear of the home at about 2 feet wide or entire underneath of the deck to prevent water entering the crawlspace. This improvement will prevent excess water draining into the soil along the foundation which can lead to water intrusion inside the crawlspace and prevent settlement of the deck post.

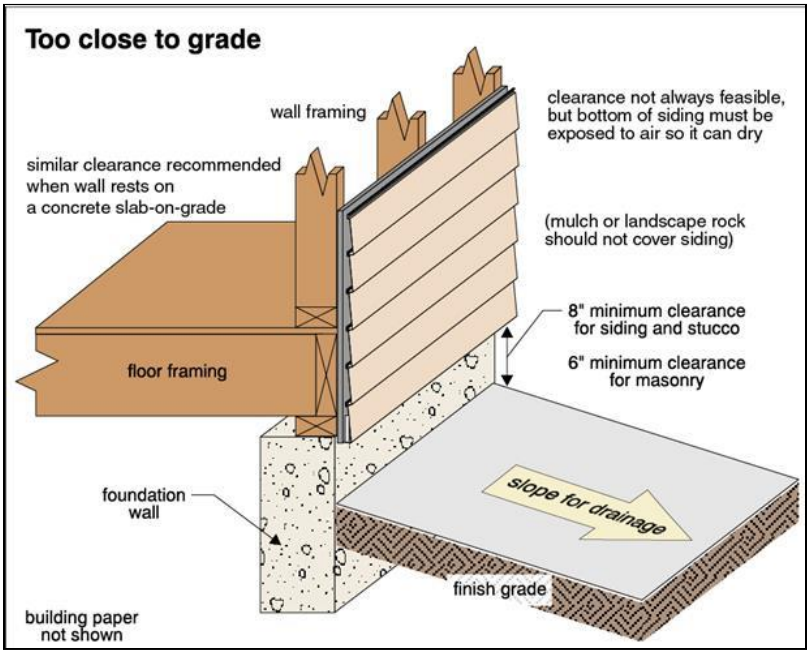
3.10 Item 1(Picture)

3.10 Item 2(Picture)



3.10 Item 3(Picture)

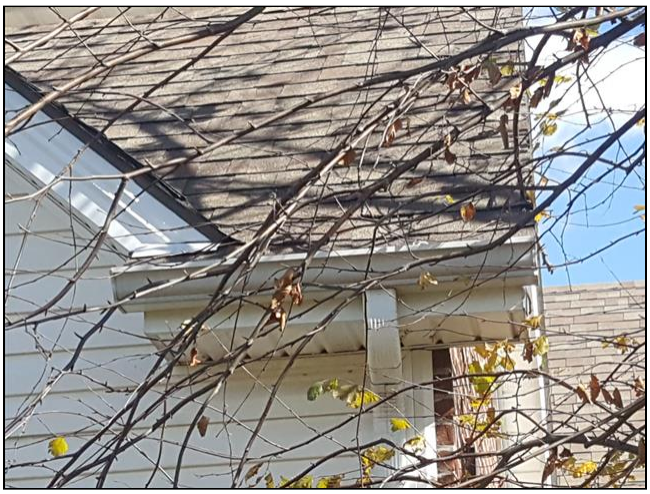
3.10 (2) There are depressions in the soil on the right side of the home near the heat pumps. Recommend filling all depressions and re-grading the soil so the soil slopes away from the home around the foundation to ensure water pooling does not occur in these areas. Water pooling could lead to crawlspace leakage and settlement of the heat pump platforms.



3.10 Item 4(Picture)

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

3.11 (2) The tree limbs that are in contact or hanging near the roof at the front left corner 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.



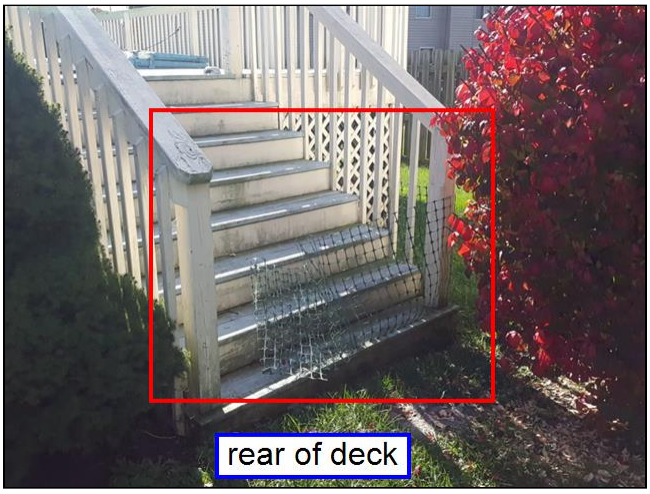
3.11 Item 1(Picture)

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

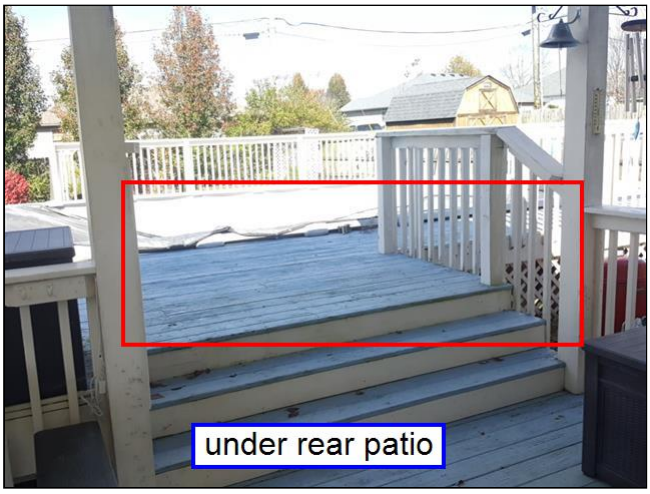
3.13 The outlet(s) on the right side of the home is loose in the wall. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical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

3.13 Item 1(Picture)

3.14 Please note our company does not inspect pools however it is recommended for safety that a gate be installed at the entry points at the deck to the pool to prevent an accidental death of a child via drowning if they were to fall in. Ensure the fencing surrounding the property and exterior gates leading into back yard are always kept in perfect condition and working order. This is for your information.



3.14 Item 1(Picture)



3.14 Item 2(Picture)

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

4. Garage/Carport

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

Styles & Materials

Garage Insulation:
Not visible

Garage Door Type / Material:
One automatic
Metal
Insulated

Auto-opener Manufacturer:
LEGACY
OVERHEAD DOOR

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Material/Covering(s):
Concrete

Door to Interior:
Metal

Door to Exterior:
NONE

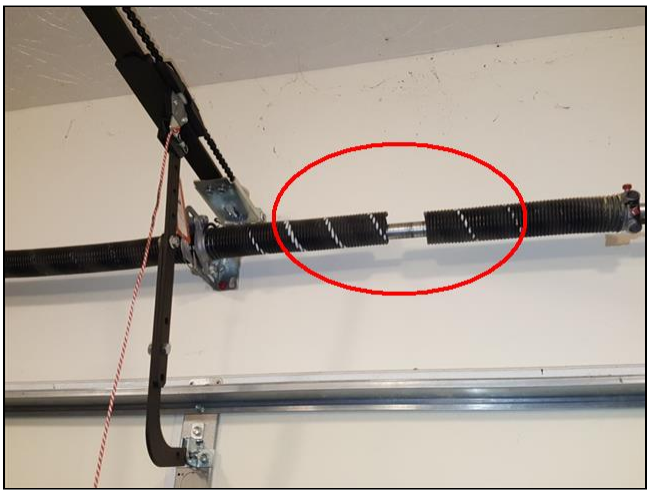
Window Types:
NONE

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

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

Comments:

4.3 (1) The torsion spring is broken on the right side in the garage. This can cause strain on the moving parts and shaft when the door is opened and closed which could lead to broken cables, door opener or the door could fail if not repaired. Recommend a qualified garage installer replace torsion spring as needed.



4.3 Item 1(Picture)

4.3 (2) The garage door opener is noisy during operation. Recommend the roller pivots and guides for the garage door be lubricated for easy use and to reduce noise when opening and closing. **Do not grease or lubricate the rollers in the track**. If this does not reduce noise, a garage door contractor should be consulted to further evaluate as an adjustment may be required for smoother operation. This is for your information.

Note: This maybe due to the torsion spring is broken. See note 4.3(1).

4.3 (3) The garage door at the front of the home will not reverse when met with resistance. However the sensors are in place for the garage door and it will reverse the door if the beam is interrupted. Doors that will not reverse when met with resistance can injure or kill a child and this is a safety issue. Recommend that a qualified garage door installer make the needed repairs or adjustments as needed prior to moving in.

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

4.6 (1) The ceiling fan on the left side did not function. Check with the owner for operation prior to closing.

4.6 (2) The light fixture near the interior entry door need bulbs replaced at the garage. This is for your information.

4.7 Note: Limited Inspection of the garage was performed due to excessive personal property, unable to view most of the walls, slab and access switches and outlets. Recommend further inspection of these item(s) / areas prior to closing.

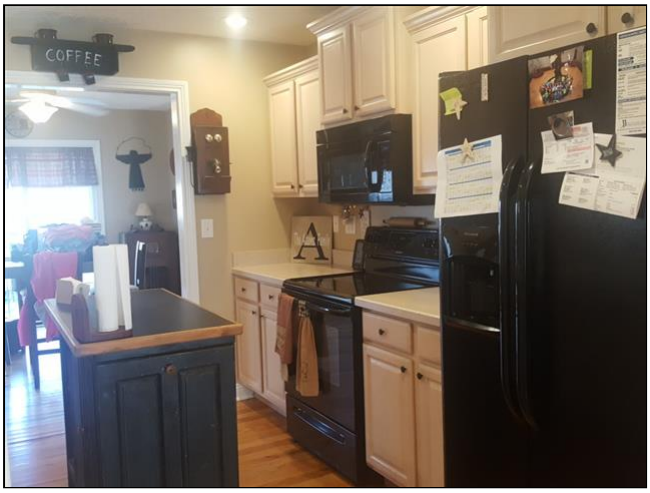
4.7 Item 1(Picture)

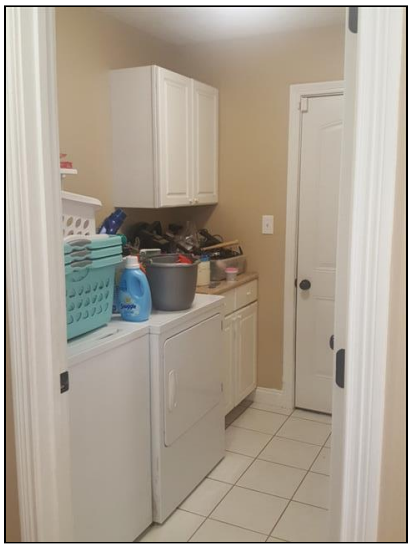
4.7 Item 2(Picture)

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

5. Kitchen / Components and Appliances

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





washer dryer room

Styles & Materials

Dishwasher Brand:
FRIGIDAIRE
Serial # Model# : #TH60206492 #FFBD2406NB7B

Disposer Brand:
BADGER
Serial # Model # : #06121605743 #1-83

Range/Oven Fuel Type and Brand:
ELECTRIC
FRIGIDAIRE
Serial # Model # : #VF54319798 #LFEF3017LBD

Built in Microwave/Exhaust/Rangehood Vent Type and Brand:
Re-Circulated Venting
WHIRLPOOL
Serial # Model # : #TR551 62733 #UMV1160CB-2 #2015

Refrigerator Brand:
FRIGIDAIRE
Serial # Model # Year # : #4A60400743 #FFHS2611LBA #2016

Cabinetry:
Wood

Countertop:
Wood with laminate top

Washer and Dryer:
NOT INSPECTED

Clothes Dryer Vent Material:
Metal pipe

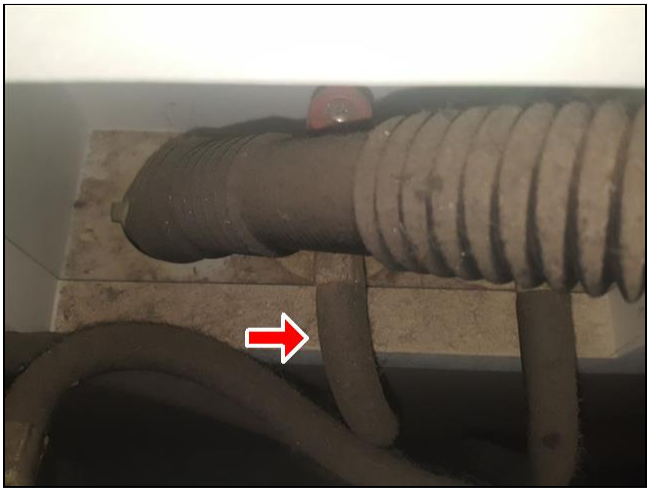
Dryer Power Source:
240 Electric

		IN	NI	NP	C	RR
5.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures	•				
5.1	Plumbing Drain and Vent Systems					•
5.2	Dishwasher	•				
5.3	Food Waste Disposer	•				
5.4	Ranges/Ovens/Cooktops					•
5.5	Microwave Cooking Equipment	•				
5.6	Refrigerator	•				
5.7	Pantry/Closet Doors	•				
5.8	Counters and a representative number of Cabinets				•	
5.9	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.10	Clothes Dryer Vent Piping					•

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

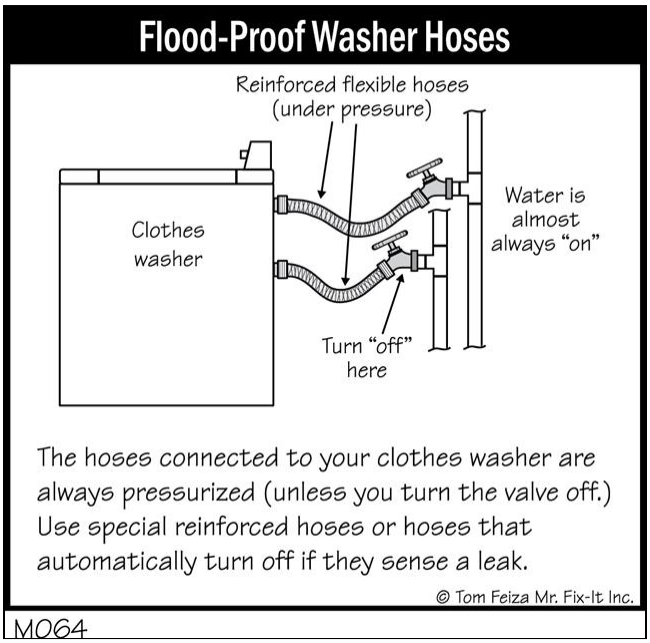
Comments:

5.0 Your washing machine is connected to rubber hoses. These hoses are under constant water pressure and are prone to leaks or even bursting overtime. This will cause damage to your home. You may wish to convert hoses to "No-burst hoses" which are encased in a woven metal sleeve that prevents weak spots in the rubber from developing into leaks. This is for your information.



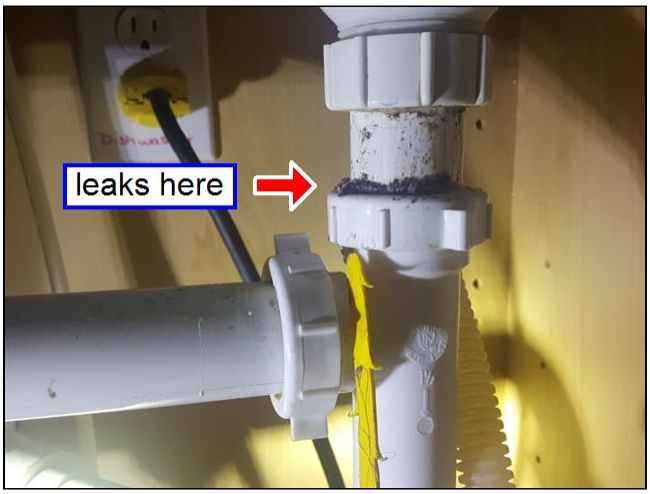
5.0 Item 1(Picture)

5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.1 The waste line is leaking at the connection underneath the right 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 1(Picture)

5.1 Item 2(Video)

5.4 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

5.4 Item 1(Picture)

5.4 Item 2(Picture)

5.6 The refrigerator does have a water supply line connected to it. The ice maker was turned off at time of inspection. Therefore the ice dispenser was not inspected. The water dispenser does work. This is for your information.

5.6 Item 1(Picture)

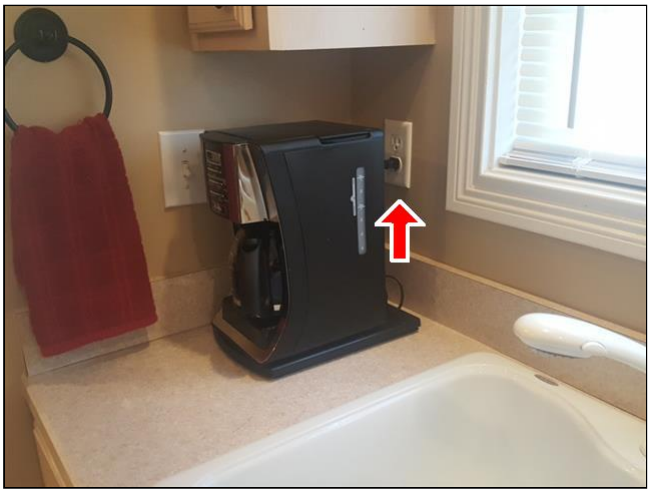
5.8 Recommend better sealing between the laminated counter and trim. This will prevent water entering which may cause damage to the counter top near the sink area and then may result in possible mold forming. Repair using a quality caulk that is resistant to moisture and is expandable. Repair as needed.

5.8 Item 1(Picture)

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

5.9 (2) The outlets in the kitchen where indicated in the photo(s) 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. Recommend a licensed electrician replace as needed.

5.9 Item 1(Picture)



5.9 Item 2(Picture)

5.10 (1) The dryer vent pipe has a large build up of lint inside. This is restricting the flow and may cause a back-draft. This can cause a fire to occur due to excessive heat build up in the vent pipe. Also your dryer runs longer, putting more wear and tear on it and therefore cutting the machines life in half. Strongly recommend cleaning the dryer vent for safety before moving in and operating dryer.

5.10 Item 1(Picture)

5.10 (2) The dryer vent cover is damaged and has missing louvres at the right side of the home. The opening can allow rodents or birds to enter then building a nest which may cause a blockage that could result in fire and/or poor venting. Recommend a new vent cover be installed as needed.

5.10 Item 2(Picture)

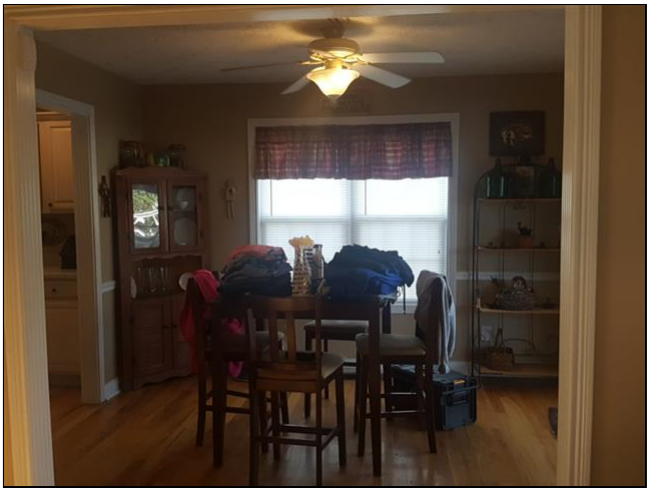
The Kitchen area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should 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.

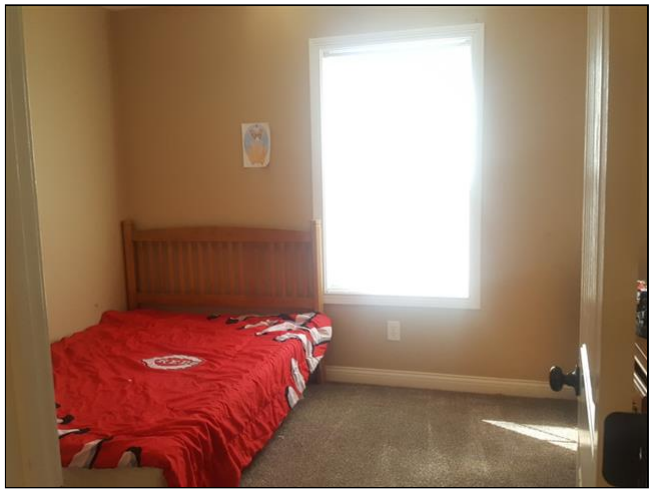
living room

formal dining room



dining room

master bedroom



2nd bedroom

3rd bedroom

4th bedroom

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Hardwood
Tile

Interior Doors:
Hollow core
Wood

Window Types:
Single-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)				•	

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

		IN	NI	NP	C	RR
6.6	Closets	•				
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
6.8	Smoke and Carbon Monoxide Detectors	•				
6.9	General Notes	•				

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

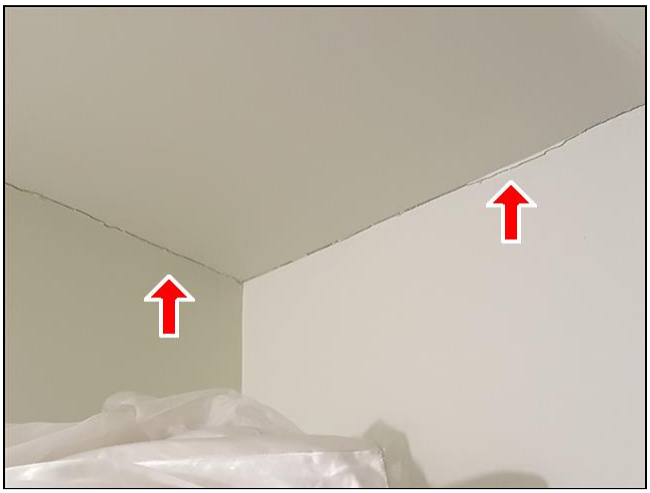
Comments:

6.0 (1) The drywall on the ceiling is sagged and has minor water stains in some areas in the washer dryer room and shows signs of a previous repair. It is positioned directly above the 2nd bathroom area under the bath tub. The area tested dry at the time of the inspection. Although there was no leaking or elevated moisture content found at this time, cannot determine how this has occurred. Perhaps ask the owner of the home to explain damage. Inspections are limited and destructive inspections are excluded. Recommend monitoring this area to see if a water leak is active and if leak does exist recommend further investigation and repair as needed. The repair work will likely involve the removal of 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.

6.0 Item 1(Picture)

6.0 (2) Some of the ceilings in the home are vaulted ceilings. Vaulted ceilings tend to show signs of minor cracking where two pieces of drywall are joined, and ceiling seams in the drywall become loose. This is a cosmetic and common and often caused by moisture, changing temperature, or framing shrinkage due to a lack of proper ventilation of vaulted ceilings. This is for your information.

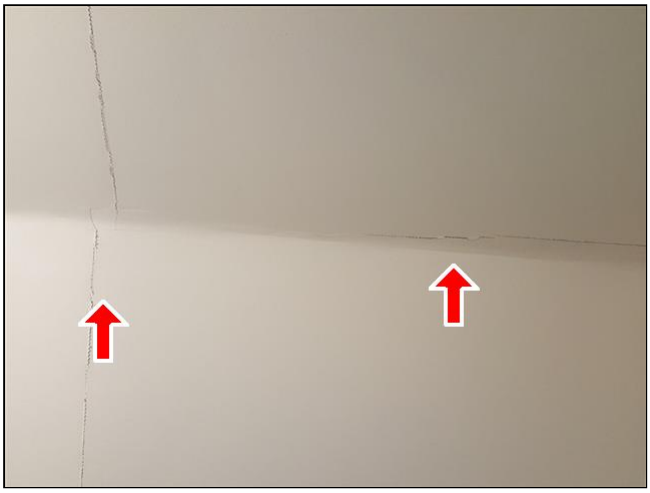
6.0 (3) The cracks in the ceiling in the 2nd bedroom closet (see photos for location) appear to be common settlement and/or shrinkage cracks. Cracks larger than 1/8" are of concern only. Cracks of this nature are caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation of vaulted ceilings and in the room. Recommend repairing cracks, replace solid door with a louver door to allow for ventilation to prevent high humidity in the room, then paint and monitor. If cracks reappear and become larger than 1/8" then would recommend a qualified contractor further investigate to determine cause and suggest repairs.



6.0 Item 2(Picture)

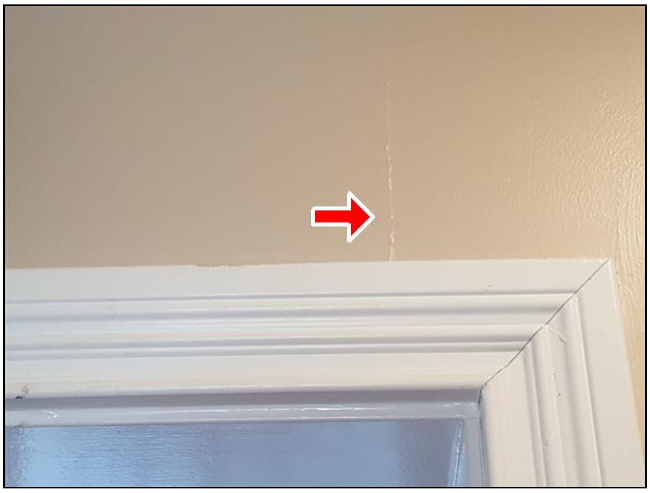
6.0 Item 3(Picture)

6.0 Item 4(Picture)



6.0 Item 5(Picture)

6.1 The crack(s) noted on the wall int the kitchen above the door entry way, (see photos for location) are common minor settlement vertical 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)

6.5 The windows in the living room where indicated in the photos are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

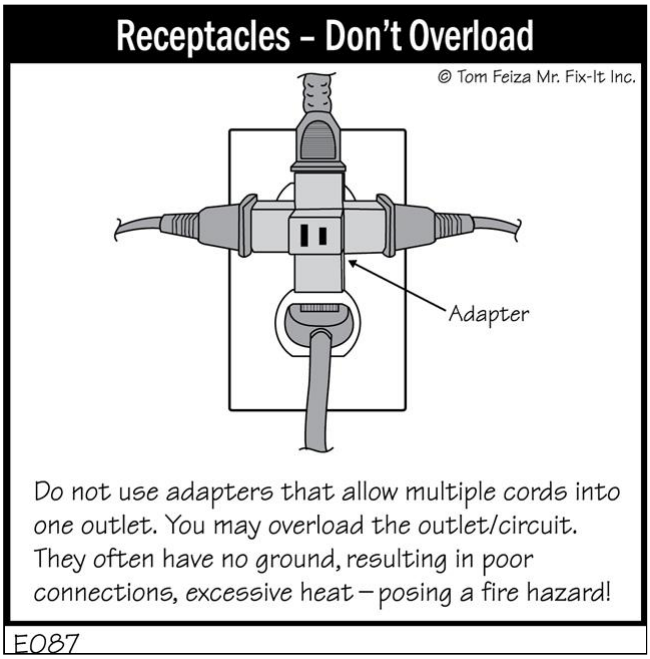
6.5 Item 1(Picture)

6.7 (1) It is not recommended that these adapters be used in the outlets as they can overheat and cause a fire. This is for your safety. Especially in areas like kitchens where numerous appliances can be connected. If additional outlets are required, recommend a qualified electrician install them as needed.

6.7 Item 1(Picture) living room

6.7 Item 2(Picture) master bedroom

6.7 Item 3(Picture) master bedroom

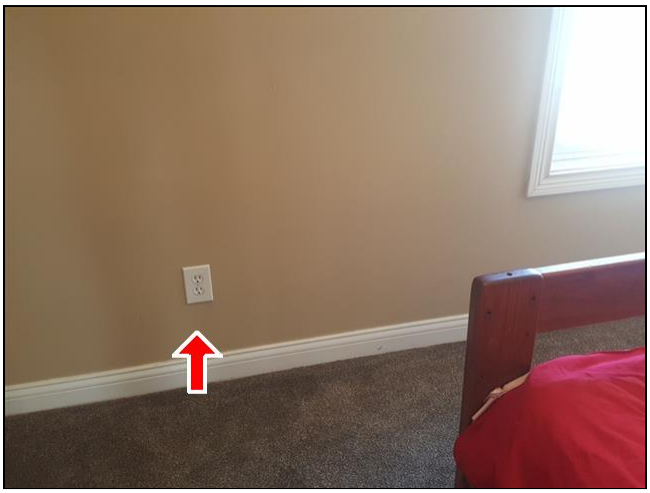


6.7 Item 4(Picture)

6.7 (2) The outlet(s) in the rooms where indicated in the photo(s) are 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 5(Picture) master bedroom

6.7 Item 6(Picture) 2nd bedroom



6.7 Item 7(Picture) 3rd bedroom

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

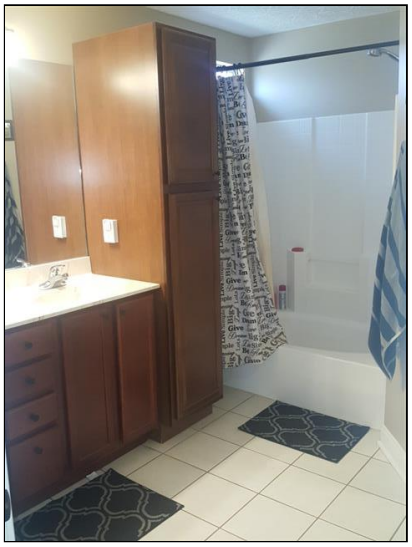
6.8 Item 1(Picture)

6.9 The house is lived in and the furnishings or items prevented a complete inspection of the interior of the home, receptacles, closets, walls and floors in some areas. These areas should be examined before closing to verify that there is no damage that was hidden by the furnishings.

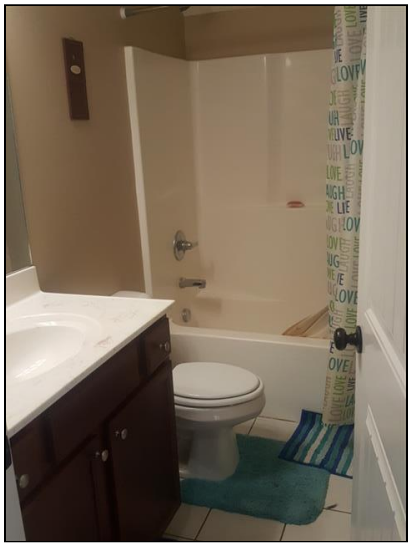
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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

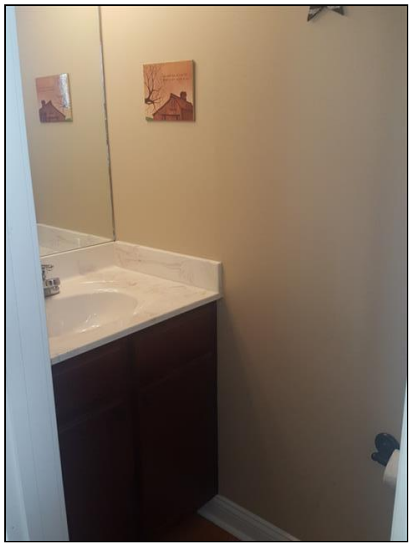
The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior 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



half bath

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall

Window Types:
None

Exhaust Fans:
Fan only

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

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

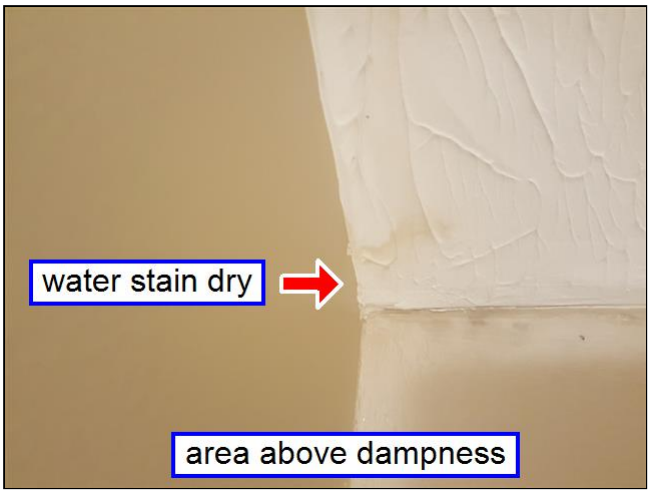
Comments:

7.0 (1) Cracks in the caulk between the tub and the wall in the master bathroom should be sealed to prevent water intrusion behind the wall. If not corrected mold and/or deterioration of the wall framing can occur. Recommend caulking or grout to repair. Choosing the right caulk

7.0 Item 1(Picture)

7.0 (2) The drywall was very damp on the wall where it butts up to the shower enclosure in the 2nd bathroom. This indicates there is water leak somewhere. There were no signs of leakage in the attic. I am unable to determine cause of dampness. 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 the damage cannot be realized until the covering is removed. There could be mold behind the drywall. Recommend a plumber and/ or roofing contractor further inspect, evaluate and repair/correct as needed.

7.0 Item 2(Picture)



7.0 Item 3(Picture)

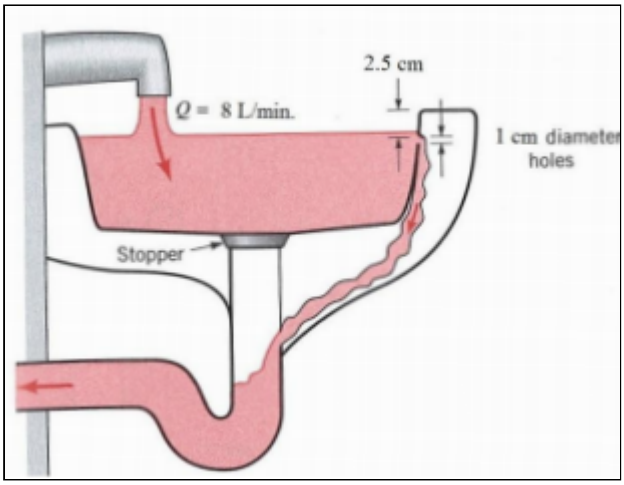
7.0 Item 4(Picture)

7.2 Recommend caulking around the counter top in the master bathroom to seal the crack. Water may enter which can cause damage to the drywall and cabinets, then result in possible mold forming. Repair using a quality caulk that is resistant to moisture and is expandable. Here is a link on How to Choose the right Caulk

7.2 Item 1(Picture)

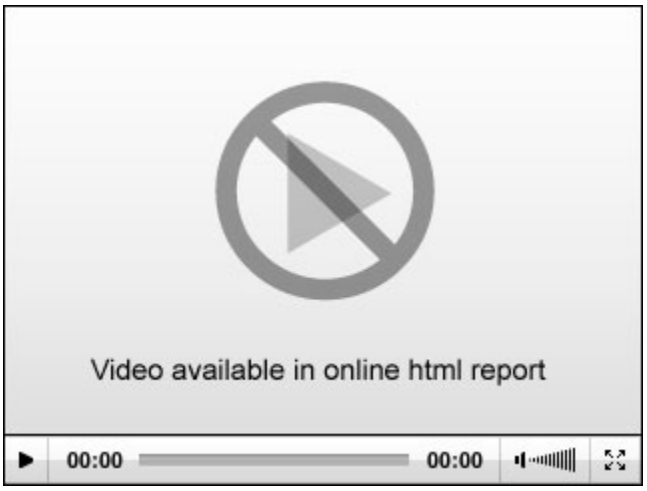
7.4 The sink(s) in all the bathrooms do not have overflow holes. Over flow holes are recommended at all sinks to prevent water spillage which can lead to damage cabinets or flooring. This is for your information.

7.4 Item 1(Picture) master bathroom



7.4 Item 2(Picture)

7.5 The bath tub in the master bathroom drains very slowly. This may be caused due to partial blockage of hair. Cleaning is needed. If this does not restore good drainage a qualified plumber should further examine and repair the drain as needed.



7.5 Item 1(Video)

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

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/garage

Styles & Materials

Main Water Valve Location:
Garage
above the water heater

Water Source:
Public

Plumbing Water Supply (into home):
CPVC

Plumbing Water Distribution (inside home):
CPVC (Chlorinated Polyvinyl Chloride)

Plumbing Venting Line:
PVC
Partially Visible

Plumbing Waste Line:
PVC

Washer Drain Size:
2" Diameter

Main Gas Valve Location:
N/A

Water Heater Manufacturer/Model/Age:
BRADFORD-WHITE
Model# Serial# Year# : #M250S6DS-1NCWW #CL8440839 #2006

Water Heater Power Source/ Capacity/Location:
Electric
50 Gallon (2-3 people)
Garage

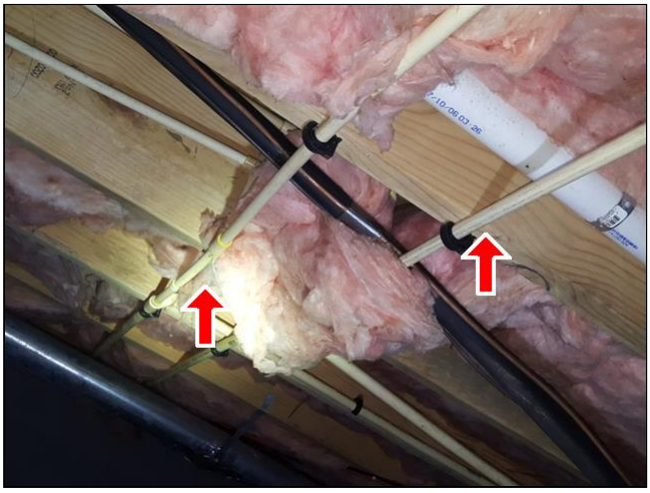
		IN	NI	NP	C	RR
8.0	Plumbing Drain, Waste Pipes and Vent Systems	•				
8.1	Plumbing Water Supply and Distribution Systems	•				
8.2	Hot Water Systems and Controls					•
8.3	Pipes and Drainage (Hot Water Systems)	•				
8.4	Main Water Supply Pipe and Shut-off Device (Describe location)	•				
8.5	Sump Pump			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

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

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

8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.1 Item 3(Picture)

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

8.2 (2) Due to the water heater being located in the garage 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 (3) There is no direct electrical disconnect for the water heater. The unit can only be turned off at the breaker in the panel box. Recommend one be installed when the water heater is replaced to provide ease of turning off the unit. This is for your information.

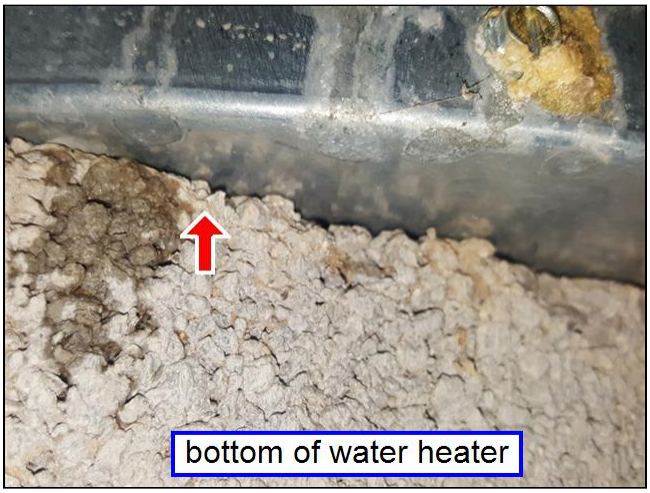
8.2 Item 1(Picture)

8.2 (4) 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.

8.2 (5) The water heater appears to be leaking at the bottom suggesting a possible replacement. A more thorough inspection by a qualified contractor is needed. Recommend a licensed plumber inspect further and repair or replace if needed.

8.2 Item 2(Picture)

8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.2 Item 5(Picture)

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

8.3 Item 1(Picture)

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

Note: Before the main water shut off valve, the water supply line will always have water flowing regardless if water has been shut to the interior of the home. If a leak occurs in the supply line before the main water shut off, water will leak inside the wall and garage area which will lead to costly repairs. Best alternative to shutting water to the home will be at street meter and a water key will be required. This is for your information.

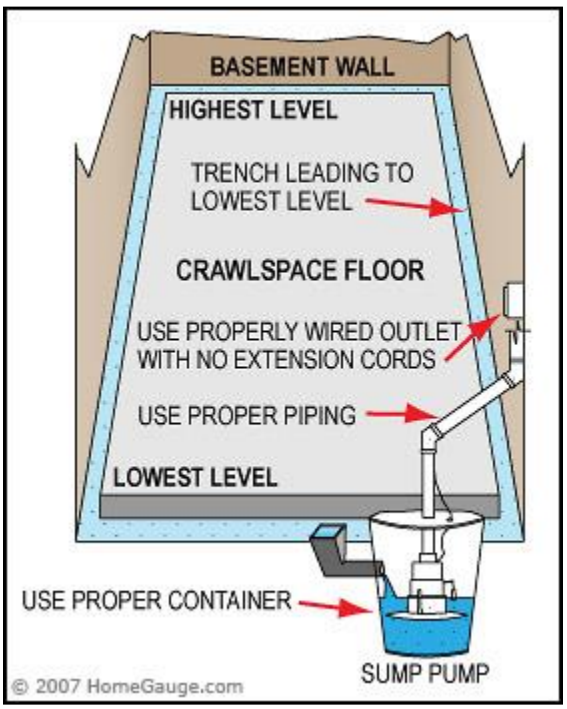
8.4 Item 1(Picture)

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

8.4 Item 2(Picture)

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

Note: Water was experienced in the crawl due to recent rainfall. See note 1.2.

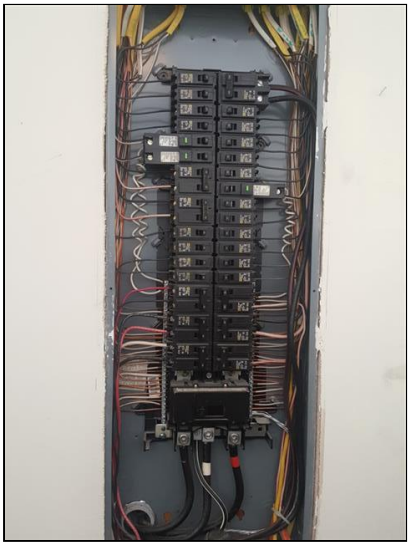


8.5 Item 1(Picture)

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:
Right side of home (facing front)

Electrical Main Disconnect:
Panel Box

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

Electric Panel Manufacturer/Type:
SQUARE D
Circuit breakers

Panel capacity:
200 AMP

Branch wire 15 and 20 AMP:
Copper

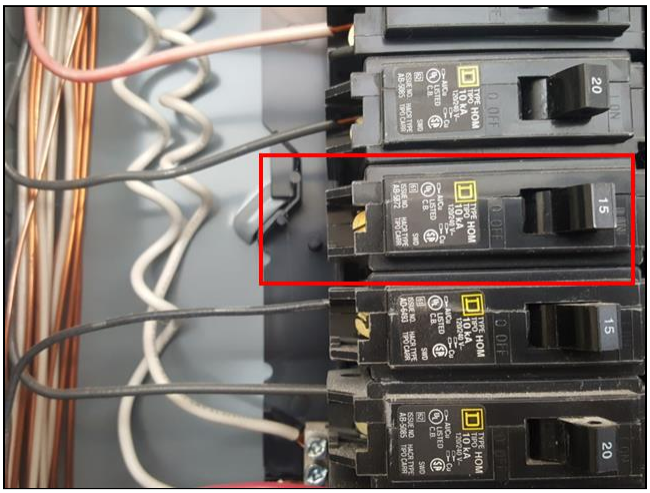
		IN	NI	NP	C	RR
9.0	Service Entrance Conductors and Meterbase	•				
9.1	Location of Main and Distribution Panels	•				
9.2	Main and Distribution Panels, Main Overcurrent Device, and Service.	•				
9.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
9.4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

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

Comments:

9.1 The main panel box is located in the garage.

9.3 There were no wires connected to the breaker yet the breaker is in the on position. Recommend the breaker be turned off and for a qualified electrician to perhaps remove the breaker from the panel box and install a knock out cover to cover opening when the breaker is removed.



9.3 Item 1(Picture)

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

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

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

heat pump/right side of home

air handler/crawlspace

Styles & Materials

Central Cooling Air Brand/Model/Year:
WEATHER KING
Serial # Model# Year# : #7330N390603765 #13PJA30A01 #2006

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

Number of Cooling Units (excluding window units):
Two

Heat System Brand/Model/Year:
RHEEM
Serial # Model# Year# : #M2906 13427 #RHSA-HM3017JA #2006

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

Number of Heat Systems (excluding wood):
Two

Filter Type/Size/Location:
Disposable
16x20
Crawlspace
at the air handler

Ductwork:
Insulated

Fireplaces/Location:
None

		IN	NI	NP	C	RR
10.0.A	Heating / Cooling Equipment				•	

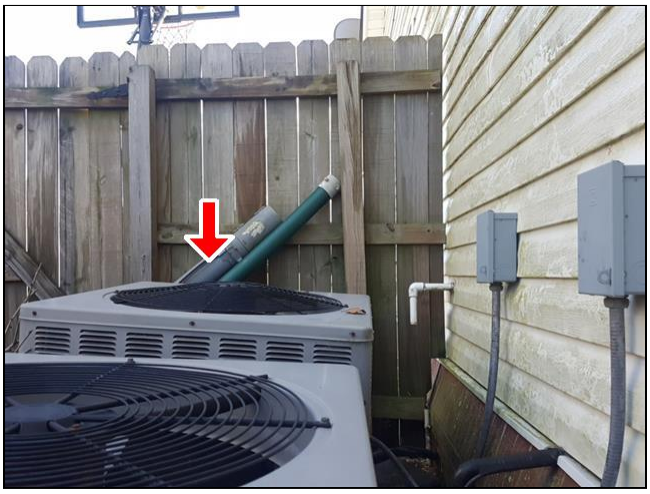
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

		IN	NI	NP	C	RR
10.1.A	Filter Location/Condition	•				
10.2.A	Electrical (heating and cooling systems)	•				
10.3.A	Distribution Systems (Pipes and Pumps)					•
10.4.A	Ducts and Registers				•	
10.5.A	Presence of installed heat and cooling source in each room	•				
10.6.A	Normal Operating Controls (Thermostat)	•				
10.7.A	General Notes	•				

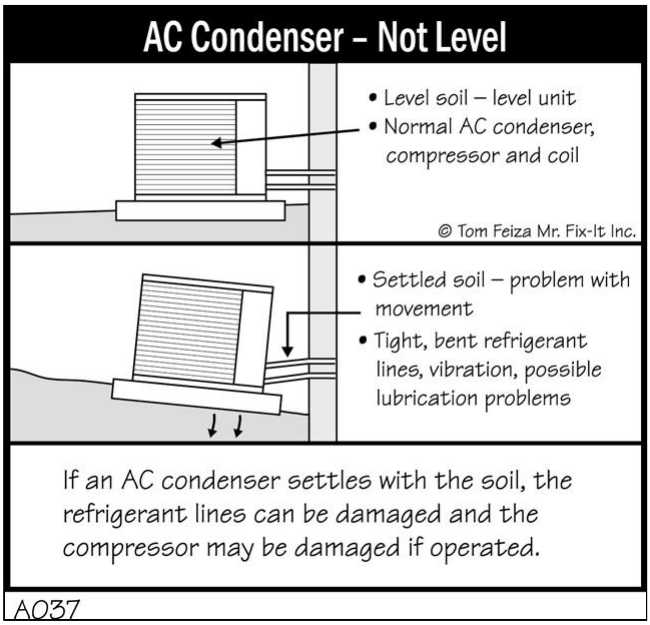
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

10.0.A (1) The outdoor Heat Pump unit is not leveled. This may cause wear to the bearing housing and it can shorten the life span of the unit and can cause it to run inefficiently. If the unit settles due to the soil it can also cause damage to the refrigerant lines which may result in leakage of refrigerant gases. Recommend correcting the platform so that the unit is leveled. A qualified HVAC contractor is recommended for this correction.



10.0.A Item 1(Picture)



10.0.A Item 2(Picture)

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

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

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

10.1.A Item 1(Picture)

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

10.3.A The condensate drain line is discharging in the crawlspace. This is adding moisture and water into the crawlspace which can lead to condensation in the crawl which can create wood rot and/or mold from occurring. It can also cause settlement of the foundation wall over time. Recommend a qualified HVAC contractor correct so that water is discharged to the exterior and away from the crawl and foundation of home. A condensate pump may be required to achieve this result.

10.3.A Item 1(Picture)

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

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

10.4.A (2) 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.

10.4.A (3) The return air duct is not sealed at the plenum at the Air Handler in the crawlspace. This is allowing unfiltered air in the crawlspace to enter the home via the blower which is allowing contaminants to enter the unit. This is a health issue. This can also cause damage to the unit and blower, increase heating/ cooling costs. Recommend a qualified HVAC repair ductwork where necessary.

10.4.A Item 1(Picture)

10.7.A Check with the owner to verify when the Heat Pump and the Air Handler were serviced last. If they haven't been serviced in the past 12 months, would **strongly** recommend having the units serviced to ensure efficient and safe operation of the units, especially due to limited operation of the units due to temperature outside and inside home.

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

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

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

heat pump/right side of home

air handler/attic

Styles & Materials

Central Cooling Air Brand/Model/Year:
WEATHER KING
Serial # Model# Year# : #7329 M1806 06650 #13PJA24A01 #2006

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

Heat System Brand/Model/Year:
RHEEM
Serial # Model# Year# : #M2906 12998 #RHSA-HM2417JA #2006

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

Filter Type/Size/Location:
Disposable
16x20
Attic
at the air handler

Ductwork:
Insulated

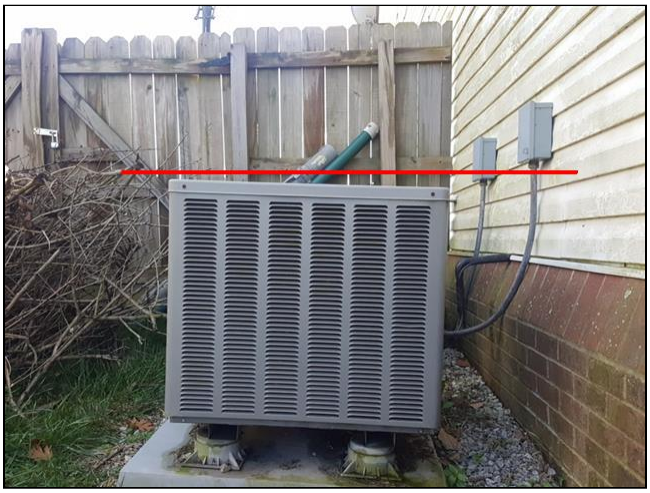
		IN	NI	NP	C	RR
10.0.B	Heating / Cooling Equipment				•	
10.1.B	Filter Location/Condition	•				
10.2.B	Electrical (heating and cooling systems)	•				
10.3.B	Distribution Systems (Pipes and Pumps)				•	

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

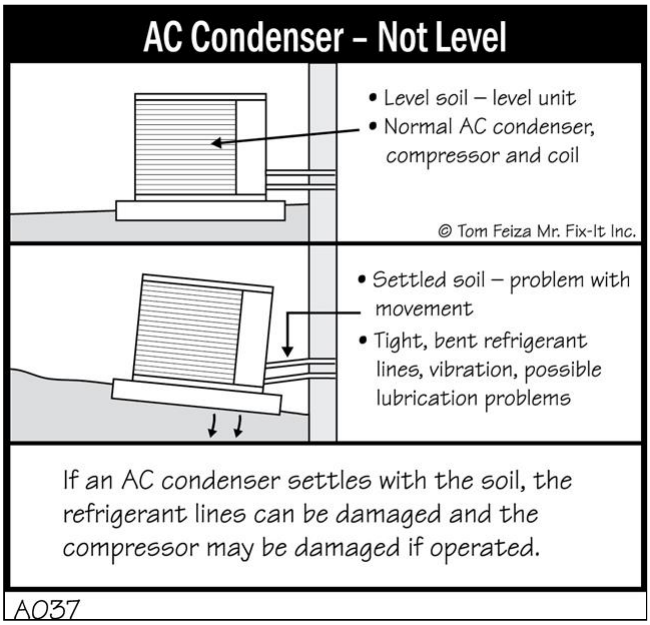
		IN	NI	NP	C	RR
10.4.B	Ducts and Registers	•				
10.5.B	Presence of installed heat and cooling source in each room	•				
10.6.B	Normal Operating Controls (Thermostat)	•				
10.7.B	General Notes	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**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

Comments:

10.0.B (1) The outdoor Heat Pump unit is not leveled. This may cause wear to the bearing housing and it can shorten the life span of the unit and can cause it to run inefficiently. If the unit settles due to the soil it can also cause damage to the refrigerant lines which may result in leakage of refrigerant gases. Recommend correcting the platform so that the unit is leveled. A qualified HVAC contractor is recommended for this correction.



10.0.B Item 1(Picture)



10.0.B Item 2(Picture)

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

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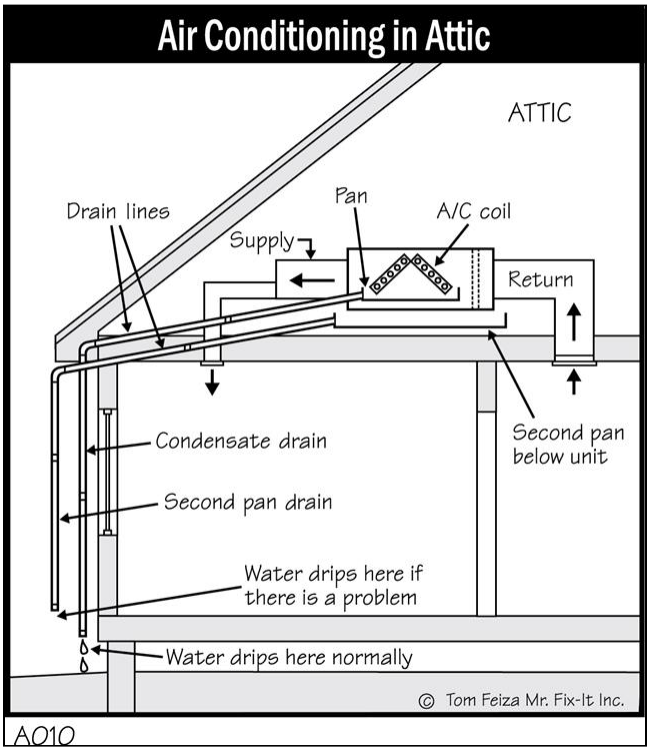
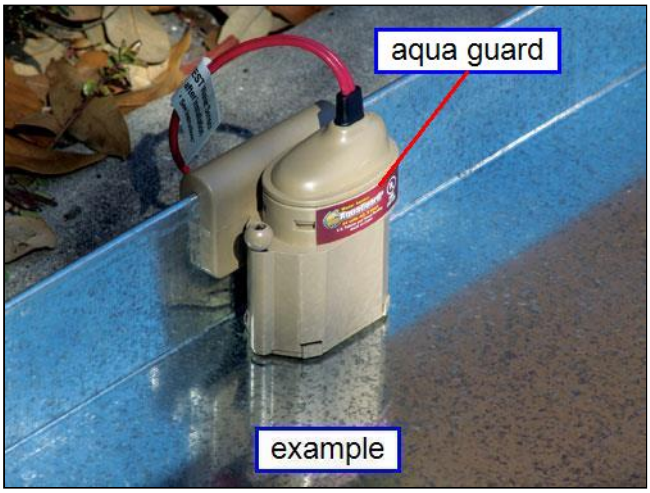
10.0.B (3) The Air Handler in the attic has a condensate drip tray under the unit. In the event that the condensate drain line malfunctions or water overflows into the tray below, the additional condensate line will drain the water to the outside from the drain pan. Recommend that you check the drain pan each quarter to see if there is any water in the pan.

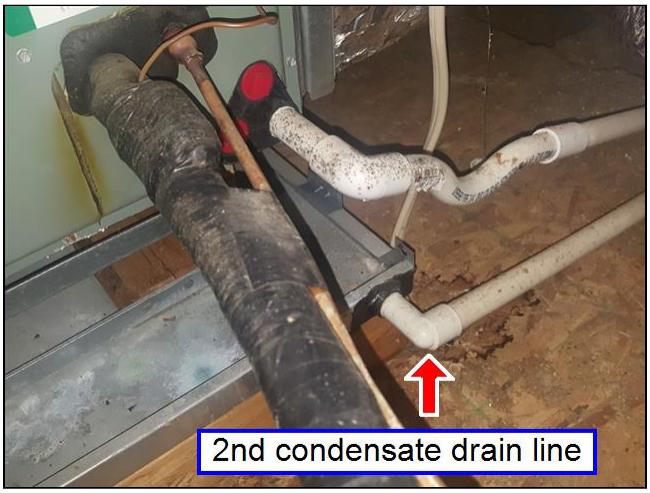
Note: Strongly recommend an aqua guard safety switch be installed in the drain pan under the Air Handler in the attic to prevent damage to the home in the event that the evaporative coil leaks and the 2nd condensate drain line fails. A qualified HVAC contractor is recommended for this installation. This will ensure that the unit shuts down when the unit is leaking water and that water will not leak in the attic. This is for your information.



10.0.B Item 3(Picture)



10.0.B Item 4(Picture)



10.0.B Item 5(Picture)

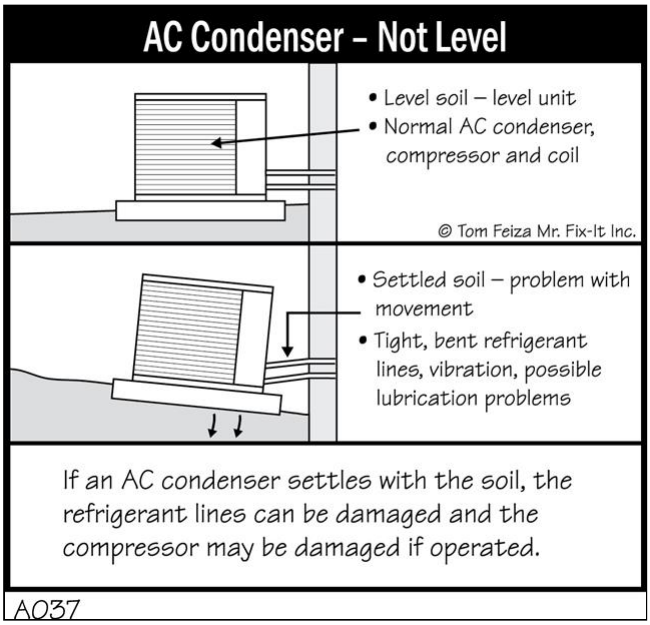
10.1.B Filter location (see photo). The arrow on the filter should always point towards the blower.

10.1.B Item 1(Picture)

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

10.3.B Recommend the discharge for the condensate drain lines be improved via installing a splash block and extending the drain line at the right side of the home. This will prevent water pooling near the foundation which could cause settlement of the foundation wall, soil erosion and water leakage into the crawlspace. Also to prevent possible settling of the platform for the Heat Pump. A qualified HVAC contractor is recommended for these repairs.

10.3.B Item 1(Picture)



10.3.B Item 2(Picture)

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

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

10.7.B Check with the owner to verify when the Heat Pump and the Air Handler were serviced last. If they haven't been serviced in the past 12 months, would **strongly** recommend having the units serviced to ensure efficient and safe operation of the units, especially due to limited operation of the units due to temperature outside and inside home.

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Repair/ Replace General Summary

Talon Home Inspections, LLC

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

Customer
Ms. Sharon Anthony

Address
125 Crimea Drive
Nicholasville KY 40356

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

1.3 Crawlspace Floor (Vapor Retarders)

Repair or Replace

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

1. Structural Components

1.3 Item 1(Picture) under master bathroom area

1.3 Item 2(Picture) front right corner of home

1.3 Item 3(Picture) under front entry

(2) There are some gaps in the coverage of the vapour barrier in the crawl space floor where indicated in the photo(s). The vapor barrier in the crawl space floor should be adjusted to cover all areas of exposed soil. These gaps are allowing moisture vapor entry and water into the crawl space which promotes condensation, humidity and mold/mildew growth on the floor joists. The plastic vapour barrier should be a minimum of 9mil thick in Kentucky (recommend using 15 or 20 mil) straightened and/or added to as needed to cover the entire crawlspace floor to prevent excessive moisture entering. Recommend correcting as needed using a qualified contractor.

1. Structural Components

1.3 Item 4(Picture) right side of home

1.3 Item 5(Picture) front right side of home

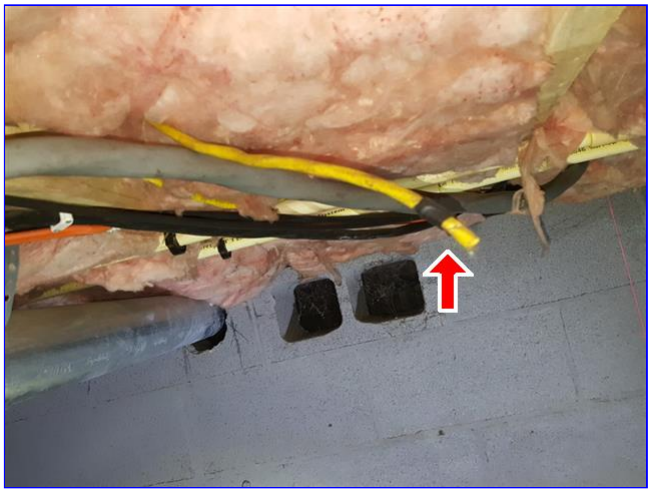
1.3 Item 6(Picture) under dining room area

1.10 Electrical Crawlspace / Basement

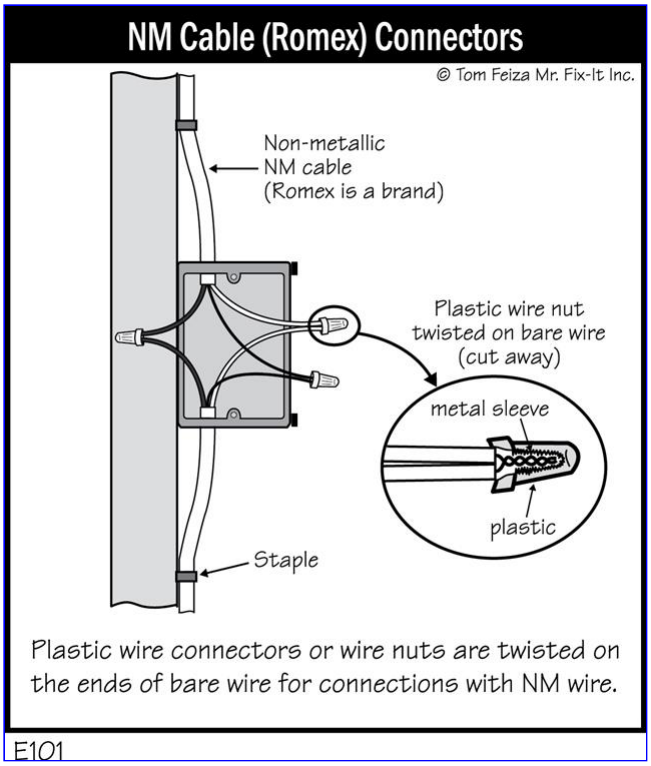
Repair or Replace

Exposed wires that are not in use in the crawlspace under the master bathroom area should be terminated with twist caps and placed in a junction box or completely removed if not in use. The wire was not energized at the time of the inspection, however it could be if a switch is turned on somewhere in the home. This is a potential safety issue. An electric shock can occur if touched and if a water leak develops above this it may cause a short resulting in a fire in the home if the wire becomes energized. Recommend a qualified electrician repair and correct for safety prior to moving in.

1. Structural Components



1.10 Item 1(Picture)



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 rear center of the home, see photos 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 5(Picture)

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

2. Roofing / Chimneys / Roof Structure and Attic

Repair or Replace

(3) Recommend the downspouts where indicated in the photos be extended or corrected to ensure water is draining correctly after the brick border and walkway in the garden bed. This will ensure and prevent excess water not being trapped in the front garden bed which may cause leakage into the crawlspace and/or settlement of the foundation of the home. Repair as needed by a general contractor.

2.3 Item 8(Picture) front left corner of porch

2.3 Item 9(Picture) front left corner of garage

(5) The downspout at the front left corner of the home 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 crawlspace and to prevent settlement of the foundation. Recommend repair and correcting as needed by a general contractor.

2.3 Item 12(Picture)

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

Repair or Replace

(2) Various rafters are pulling away at the joins in the attic. Repairs are needed to maintain the stability of the roof. Excess loads on the roof like snow can cause further separation if not reinforced. Recommend additional collar ties (horizontal members running between each rafter, near their mid span) or vertical supports to the rafters in the attic to add extra support to the roof structure and to resist rafters from separation in the future. Recommend a qualified framing roofing contractor further

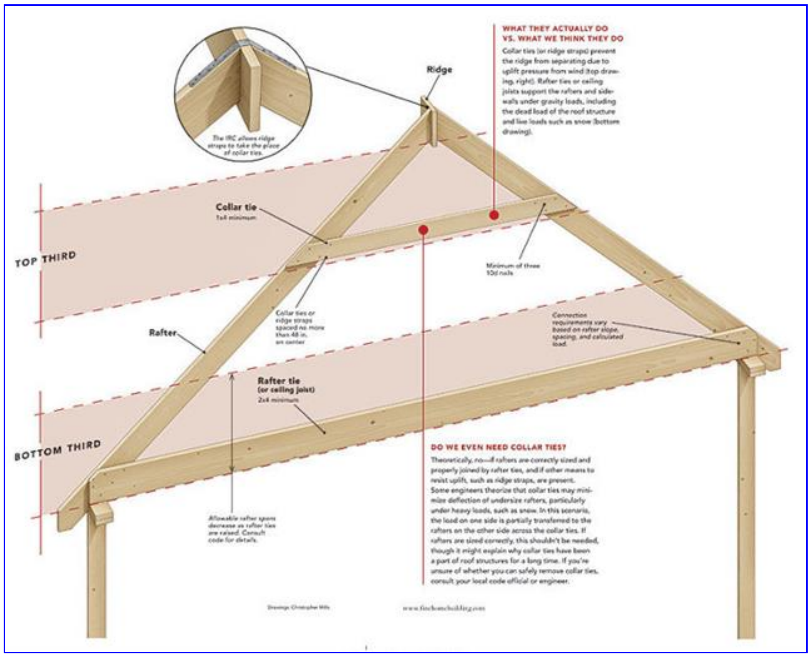
2. Roofing / Chimneys / Roof Structure and Attic

investigate and make any necessary improvements or repairs to the roof structure as needed and correct any other problems found prior to closing.

2. Roofing / Chimneys / Roof Structure and Attic

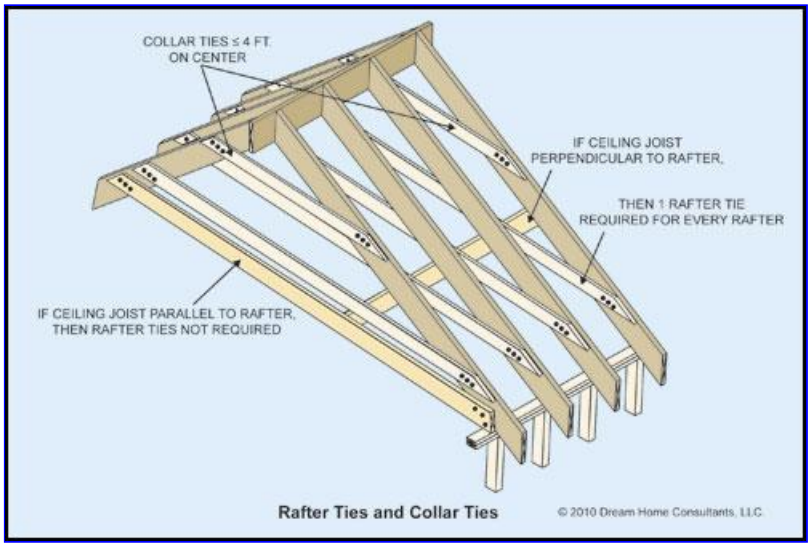
2.5 Item 3(Picture)

2.5 Item 4(Picture)



2.5 Item 5(Picture)

2. Roofing / Chimneys / Roof Structure and Attic



2.5 Item 6(Picture)

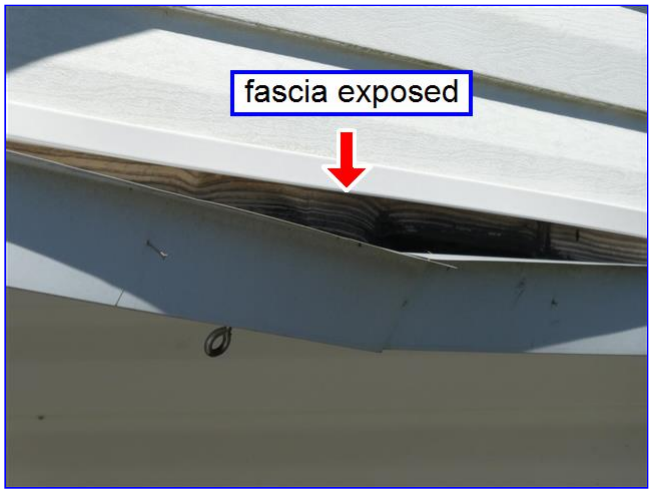
3. Exterior

3.2 **Eaves, Soffits, Fascias and Paint**

Repair or Replace

The fascia board at the right side of the patio roof where indicated in the photo(s) has a metal wrapping which is separated and hanging loose and is exposing the wood fascia to the weather. These areas need to be sealed/covered to prevent possible water intrusion which can cause the fascia to deteriorate leading to costly repairs if not corrected. Recommend a qualified contractor repair as needed.

3.2 Item 1(Picture)



3.2 Item 2(Picture)

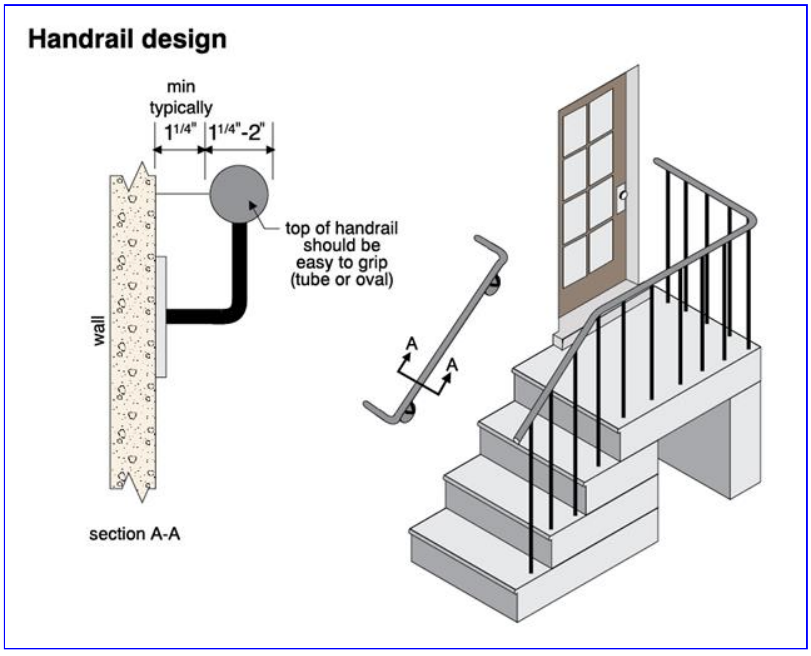
3.6 **Decks, Structure, Railings, Stairs**

Repair or Replace

2x6s are installed for handrails for the deck staircase and are not considered "gripable" by industry standards. This is a safety issue and an injury could occur if not corrected. Recommend that a standard approved handrail be installed for safety by a general contractor.

3. Exterior

3.6 Item 1(Picture)



3.6 Item 2(Picture)

3.13 Outlets, Switches, Light Fixtures, (Exterior)

Repair or Replace

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

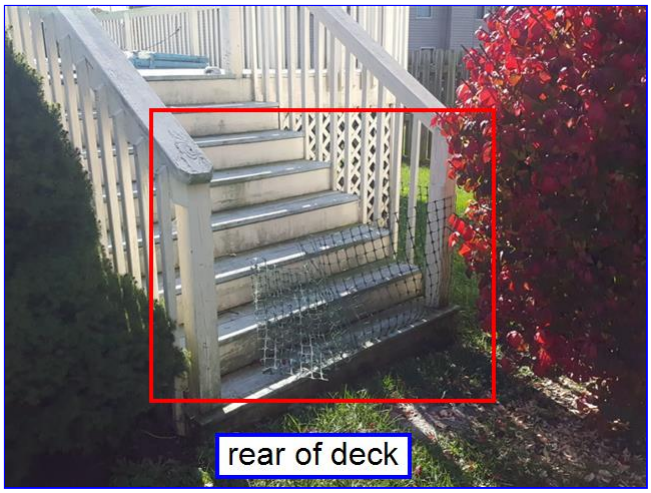
3. Exterior

3.13 Item 1(Picture)

3.14 **General Comments**

Inspected

Please note our company does not inspect pools however it is recommended for safety that a gate be installed at the entry points at the deck to the pool to prevent an accidental death of a child via drowning if they were to fall in. Ensure the fencing surrounding the property and exterior gates leading into back yard are always kept in perfect condition and working order. This is for your information.



3.14 Item 1(Picture)

3.14 Item 2(Picture)

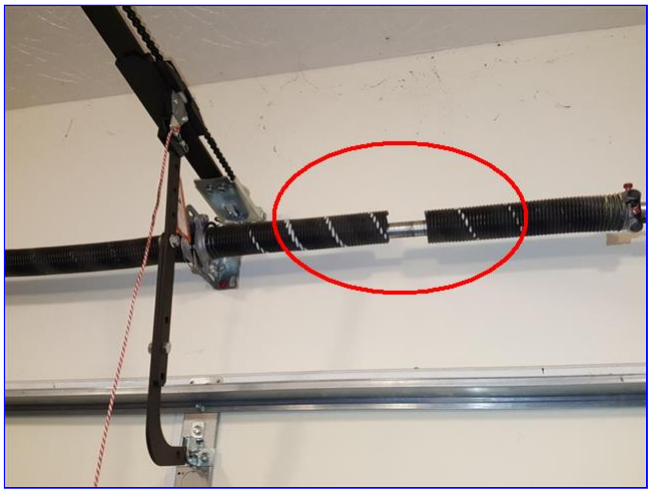
4. Garage/Carport

4.3 **Garage Door/Operators (Report whether or not doors will reverse when met with resistance)**

Repair or Replace

(1) The torsion spring is broken on the right side in the garage. This can cause strain on the moving parts and shaft when the door is opened and closed which could lead to broken cables, door opener or the door could fail if not repaired. Recommend a qualified garage installer replace torsion spring as needed.

4. Garage/Carport



4.3 Item 1(Picture)

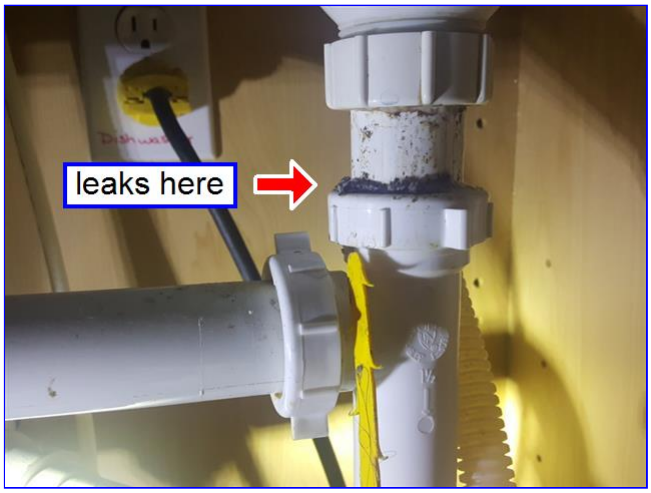
(3) The garage door at the front of the home will not reverse when met with resistance. However the sensors are in place for the garage door and it will reverse the door if the beam is interrupted. Doors that will not reverse when met with resistance can injure or kill a child and this is a safety issue. Recommend that a qualified garage door installer make the needed repairs or adjustments as needed prior to moving in.

5. Kitchen / Components and Appliances

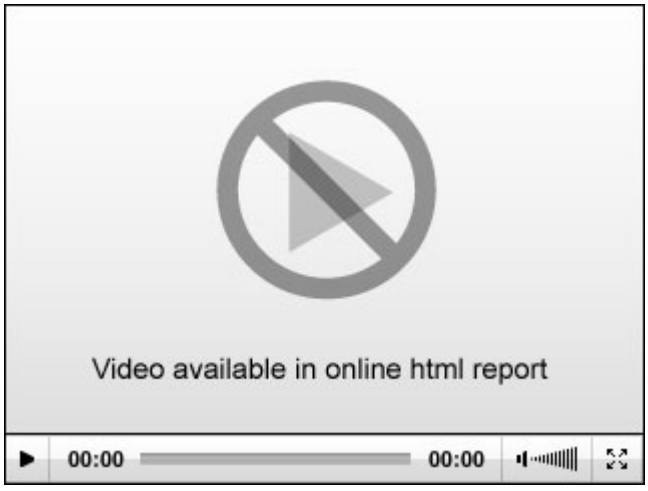
5.1 **Plumbing Drain and Vent Systems**

Repair or Replace

The waste line is leaking at the connection underneath the right 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 1(Picture)



5.1 Item 2(Video)

5.4 **Ranges/Ovens/Cooktops**

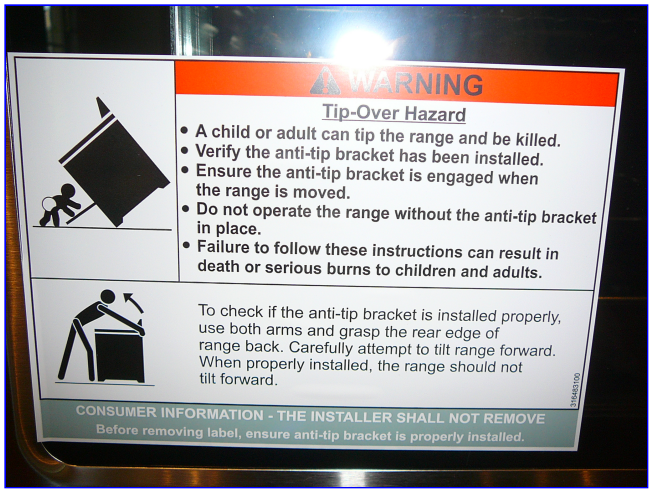
Repair or Replace

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

5. Kitchen / Components and Appliances

death could occur. Strongly recommend the bracket be installed for safety around small children or others. Information about "anti tip" bracket

5.4 Item 1(Picture)



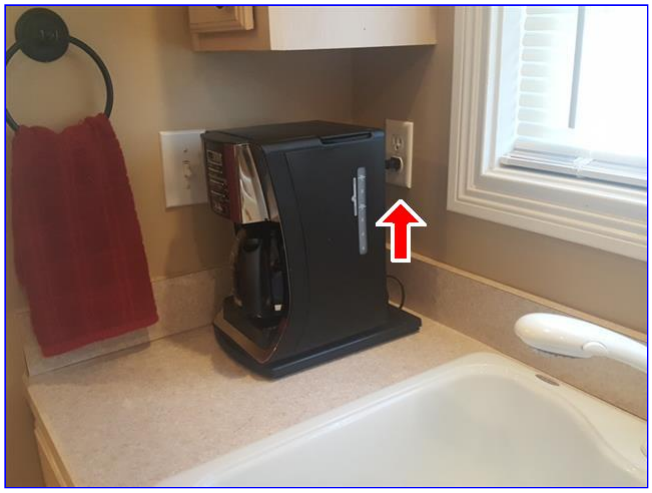
5.4 Item 2(Picture)

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

Repair or Replace

(2) The outlets in the kitchen where indicated in the photo(s) 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. Recommend a licensed electrician replace as needed.

5.9 Item 1(Picture)



5.9 Item 2(Picture)

5.10 Clothes Dryer Vent Piping

Repair or Replace

(1) The dryer vent pipe has a large build up of lint inside. This is restricting the flow and may cause a back-draft. This can cause a fire to occur due to excessive heat build up in the vent pipe. Also your dryer runs longer, putting more wear and tear on it and therefore cutting the machines life in half. Strongly recommend cleaning the dryer vent for safety before moving in and operating dryer.

5. Kitchen / Components and Appliances

5.10 Item 1(Picture)

(2) The dryer vent cover is damaged and has missing louvres at the right side of the home. The opening can allow rodents or birds to enter then building a nest which may cause a blockage that could result in fire and/or poor venting. Recommend a new vent cover be installed as needed.

5.10 Item 2(Picture)

6. Rooms

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

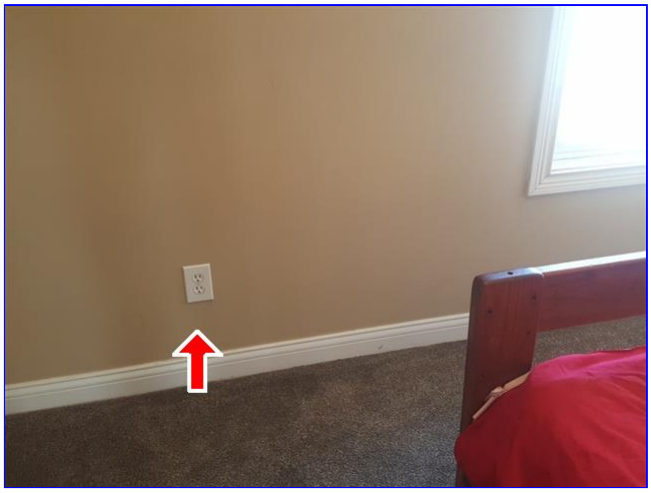
Repair or Replace

(2) The outlet(s) in the rooms where indicated in the photo(s) are 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. Rooms

6.7 Item 5(Picture) master bedroom

6.7 Item 6(Picture) 2nd bedroom



6.7 Item 7(Picture) 3rd bedroom

7. Bathroom and Components

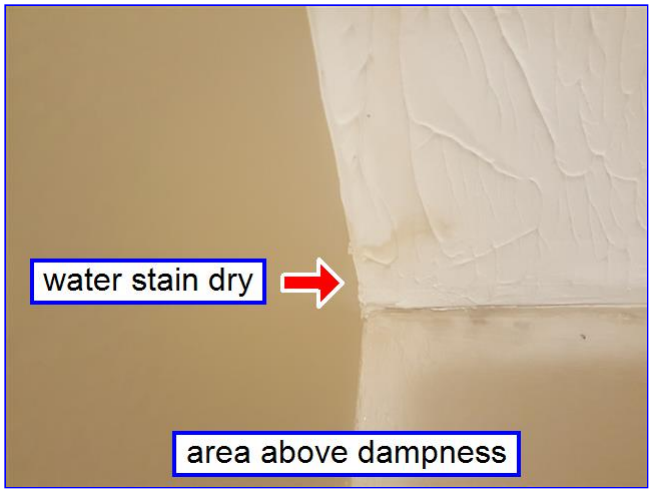
7.0 **Walls**

Repair or Replace

(2) The drywall was very damp on the wall where it butts up to the shower enclosure in the 2nd bathroom. This indicates there is water leak somewhere. There were no signs of leakage in the attic. I am unable to determine cause of dampness. 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 the damage cannot be realized until the covering is removed. There could be mold behind the drywall. Recommend a plumber and/or roofing contractor further inspect, evaluate and repair/correct as needed.

7. Bathroom and Components

7.0 Item 2(Picture)



7.0 Item 3(Picture)

7.0 Item 4(Picture)

8. Plumbing System

8.2 **Hot Water Systems and Controls**

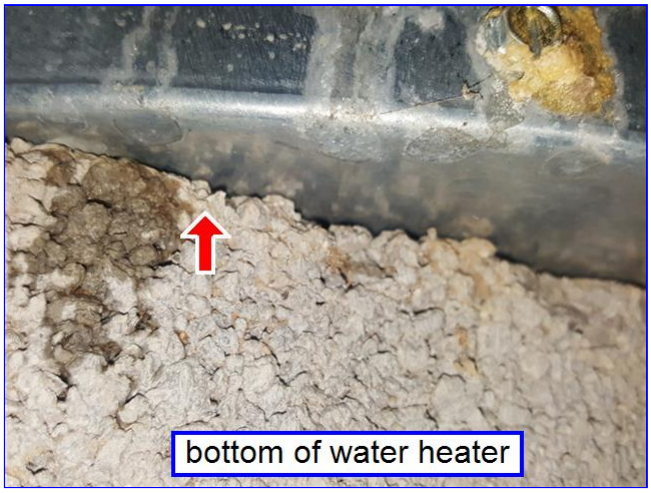
Repair or Replace

(5) The water heater appears to be leaking at the bottom suggesting a possible replacement. A more thorough inspection by a qualified contractor is needed. Recommend a licensed plumber inspect further and repair or replace if needed.

8. Plumbing System

8.2 Item 2(Picture)

8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.2 Item 5(Picture)

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

10.3.A Distribution Systems (Pipes and Pumps)

Repair or Replace

The condensate drain line is discharging in the crawlspace. This is adding moisture and water into the crawlspace which can lead to condensation in the crawl which can create wood rot and/or mold from occurring. It can also cause settlement of the foundation wall over time. Recommend a qualified HVAC contractor correct so that water is discharged to the exterior and away from the crawl and foundation of home. A condensate pump may be required to achieve this result.

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

10.3.A Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Conditional General Summary

Talon Home Inspections, LLC

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

Customer
Ms. Sharon Anthony

Address
125 Crimea Drive
Nicholasville KY 40356

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

1.3 Crawlspace Floor (Vapor Retarders)

Repair or Replace

(3) The vapor barrier (plastic) on the crawlspace ground needs to be sealed at the joins to prevent water rising and pooling on top of the barrier in the crawlspace. Placing blocks or heavy weights at the joins is not recommended. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. Recommend a general contractor repair as needed.

1. Structural Components

1.3 Item 7(Picture)

1.9 Ventilation of Foundation Area (crawlspace or basement)

Conditional

(1) The vents have been closed/sealed where indicated in the photos for the crawl space. However the crawlspace has not been prepared for encapsulation. Though there was no condensation noted at the time of the inspection. Proper ventilation will help control humidity and reduce the potential for wood rot and condensation forming in the crawlspace. It is recommended that One (1) square foot of free vent area should be provided for every 500 square feet of crawlspace. Recommend the vents be opened. Information about venting or not venting a crawlspace

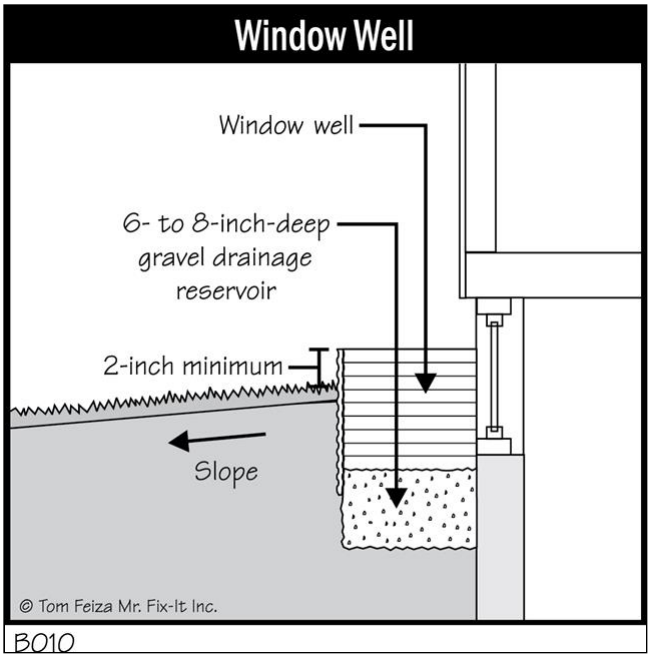
1.9 Item 1(Picture) right side of home

1.9 Item 2(Picture) left side of home

(2) The top of the window well for the crawlspace vent at the right side of the home is close to grade level where indicated in the photos. This can allow water to enter the crawlspace if not corrected which may end up resulting in mold to occur and/or deterioration of the floor structure in the crawlspace. Recommend raising the height to avoid water entering the crawlspace. Recommend correcting as needed by a general contractor repair as needed.

1. Structural Components

1.9 Item 3(Picture)



1.9 Item 4(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Roof Coverings - Asphalt

Repair or Replace

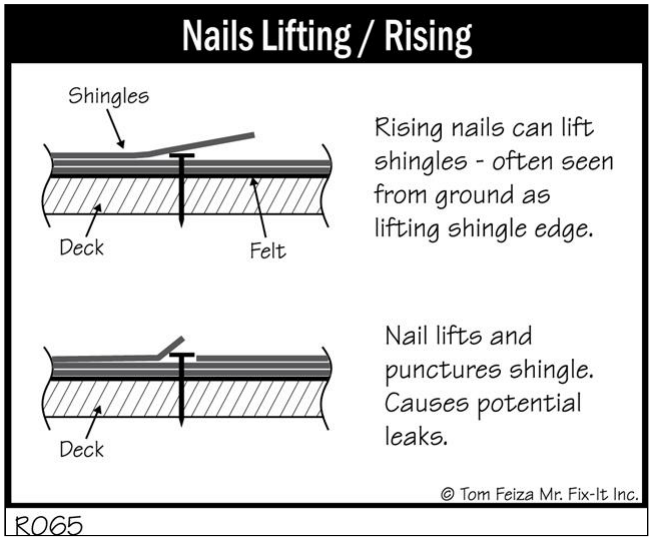
(1) The shingles are lifting at the rear right side of the home in various places, (see photos for location) due to nails are starting to "back out" which causes the shingle tabs to raise, or the sealant of the shingle tabs has failed. Shingle damage or roof leakage can occur at these areas. They are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

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 1(Picture)


2.0 Item 2(Picture)


2.0 Item 3(Picture)



2.0 Item 4(Picture)

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

Repair or Replace

(1) The downspout is crushed at the end at the front right corner of the garage. This is restricting the discharge of water. Evidence of gutter overflowing in this area was observed which may be caused by restricting flow or clogged gutters. Recommend the downspout be repaired or replaced by a general contractor at the end so water will flow freely .

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 1(Picture)

(2) Recommend the downspout(s) 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 crawlspace area which may cause settlement of the foundation.

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

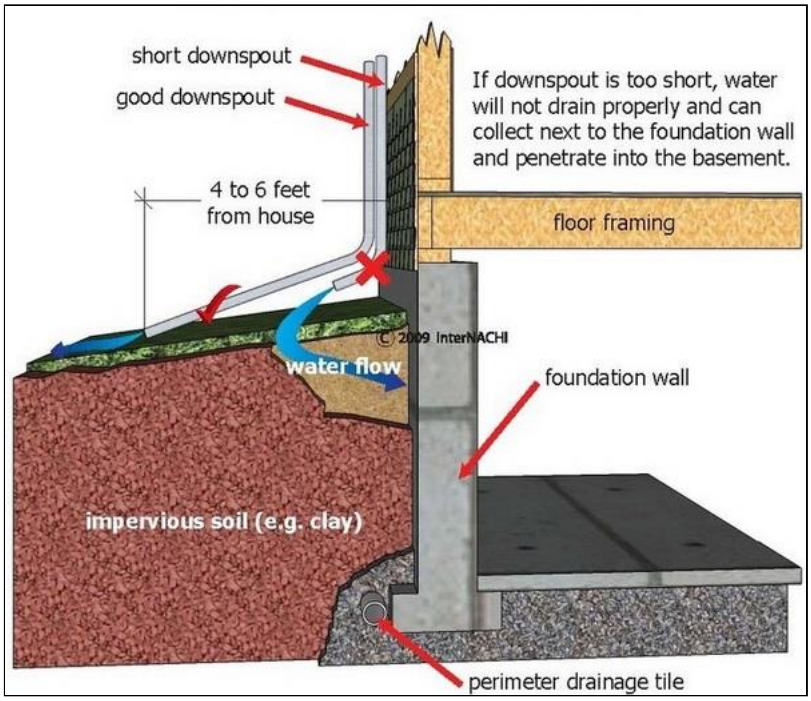
2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 2(Picture) rear left corner of home

2.3 Item 3(Picture) rear left corner of home

2.3 Item 4(Picture) rear right corner of patio porch

2. Roofing / Chimneys / Roof Structure and Attic



2.3 Item 5(Picture)

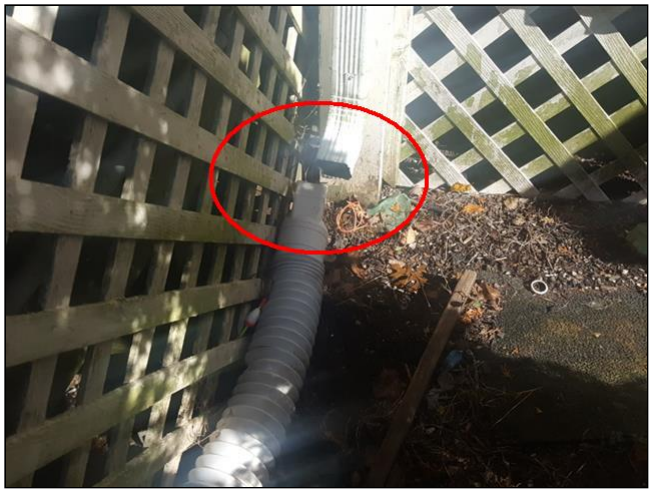
2.3 Item 6(Picture)

2.3 Item 7(Picture)

(4) Recommend the downspout extension(s) be attached to the downspout where indicated in the photos 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 crawlspace which may result in the foundation settlement if the extension detaches from the downspout.

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 10(Picture) front left corner of porch



2.3 Item 11(Picture) rear right corner of patio porch

3. Exterior

3.4 Windows

Conditional

(2) The window frame at the front left side of the home has cracked sealant between the siding and the window frame. Water and/or insects may enter and deterioration may occur behind the wall cavity and siding. This is a small repair. Recommend re-caulking as needed. Which caulk to use

3.4 Item 2(Picture) formal dining room window

3.5 Porches, Areaways, Stoops, Steps, and Applicable Railings

Conditional

The concrete porch is pitted and chipped in various areas. Further deterioration of the porch can occur via water entry which could lead to possible cracking of concrete. Recommend these areas be repaired by a qualified masonry contractor.
Please Note: This may have been caused by placing salt on the front porch in winter to prevent ice occurring on the front porch. Salt eats away at the concrete surface.

3. Exterior

3.5 Item 1(Picture)

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

Conditional

Common settlement crack(s) were noted at the concrete drive. This is not a tripping hazard as yet at this time. I also do not see these small cracks as an indication of a structural issue. Further deterioration and/or settlement can occur to the driveway/walkway via water intrusion if not repaired. Recommend repairs via a masonry caulk as needed then monitor annually. Here is a link for Sealing Concrete Cracks

3.7 Item 1(Picture)

3.7 Item 2(Picture)

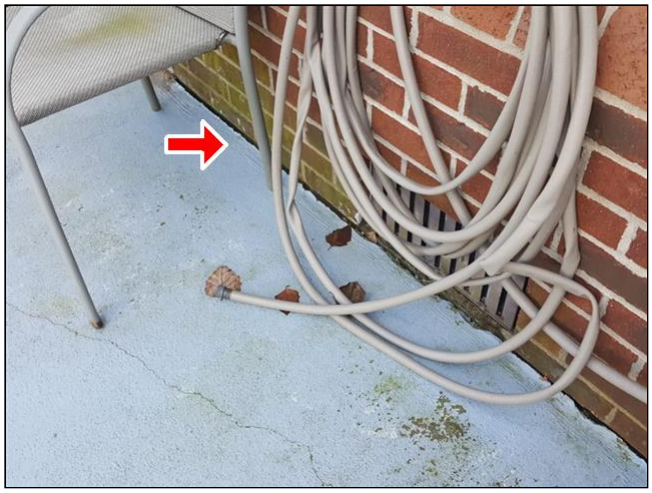
3.8 Patio Floor, Covered Patio (With respect to their effect on the condition of the building)

Conditional

The gaps between the patio floor at the rear of home should be sealed where it meets the house to prevent water impingement against the foundation wall. This will avoid water intrusion in the crawlspace and possible settling of the foundation perimeter and patio slab of the home. Here is a link that can be helpful. Foundation and Concrete Cracks Fillers

3. Exterior

3.8 Item 1(Picture)



3.8 Item 2(Picture)

3.10 Grading, Drainage, (With respect to their effect on the condition of the building)

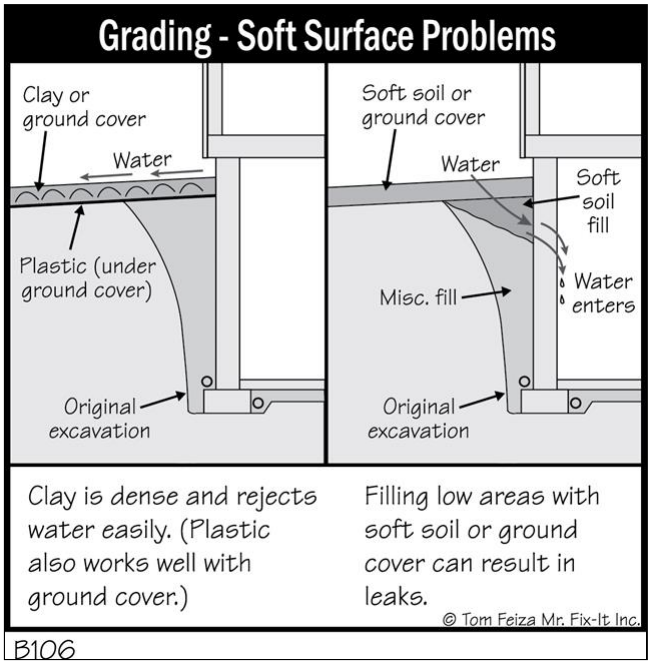
Conditional

(1) Recommend installing a plastic sheet covering under the deck at the rear of the home at about 2 feet wide or entire underneath of the deck to prevent water entering the crawlspace. This improvement will prevent excess water draining into the soil along the foundation which can lead to water intrusion inside the crawlspace and prevent settlement of the deck post.

3. Exterior

3.10 Item 1(Picture)

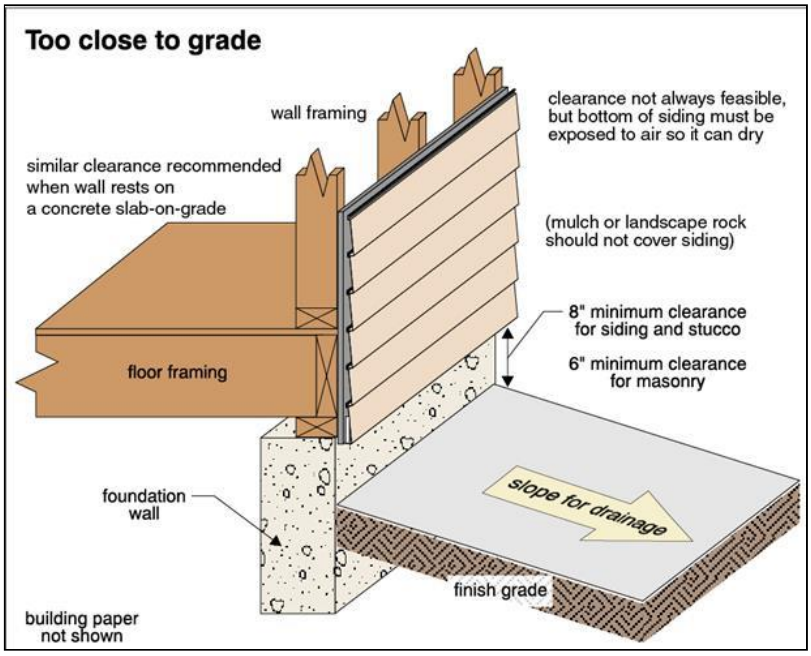
3.10 Item 2(Picture)



3.10 Item 3(Picture)

(2) There are depressions in the soil on the right side of the home near the heat pumps. 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 crawlspace leakage and settlement of the heat pump platforms.

3. Exterior



3.10 Item 4(Picture)

5. Kitchen / Components and Appliances

5.8 Counters and a representative number of Cabinets

Conditional

Recommend better sealing between the laminated counter and trim. This will prevent water entering which may cause damage to the counter top near the sink area and then may result in possible mold forming. Repair using a quality caulk that is resistant to moisture and is expandable. Repair as needed.

5.8 Item 1(Picture)

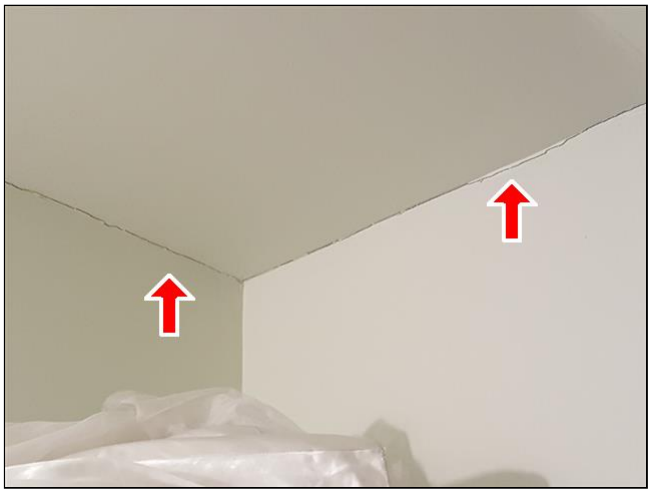
6. Rooms

6.0 Ceilings

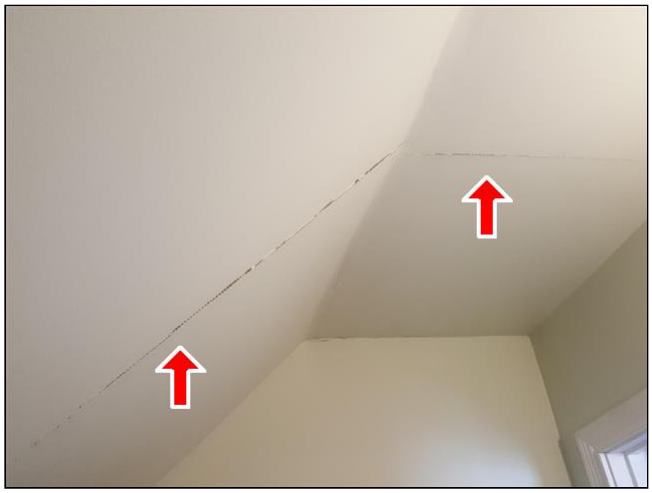
6. Rooms

Conditional

(3) The cracks in the ceiling in the 2nd bedroom closet (see photos for location) appear to be common settlement and/or shrinkage cracks. Cracks larger than 1/8" are of concern only. Cracks of this nature are caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation of vaulted ceilings and in the room. Recommend repairing cracks, replace solid door with a louver door to allow for ventilation to prevent high humidity in the room, then paint and monitor. If cracks reappear and become larger than 1/8" then would recommend a qualified contractor further investigate to determine cause and suggest repairs.

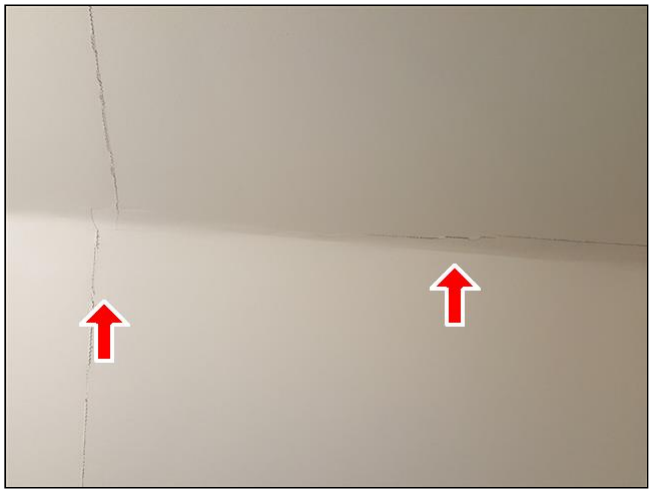


6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.0 Item 4(Picture)



6.0 Item 5(Picture)

6.5 Windows (Representative number)

Conditional

The windows in the living room where indicated in the photos are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

6. Rooms

6.5 Item 1(Picture)

7. Bathroom and Components

7.0 **Walls**

Repair or Replace

(1) Cracks in the caulk between the tub and the wall in the master bathroom should be sealed to prevent water intrusion behind the wall. If not corrected mold and/or deterioration of the wall framing can occur. Recommend caulking or grout to repair. Choosing the right caulk

7.0 Item 1(Picture)

7.2 **Counters and Cabinets**

Conditional

Recommend caulking around the counter top in the master bathroom to seal the crack. Water may enter which can cause damage to the drywall and cabinets, then result in possible mold forming. Repair using a quality caulk that is resistant to moisture and is expandable. Here is a link on How to Choose the right Caulk

7. Bathroom and Components

7.2 Item 1(Picture)

7.5 Plumbing Drain and Vent Systems

Conditional

The bath tub in the master bathroom drains very slowly. This may be caused due to partial blockage of hair. Cleaning is needed. If this does not restore good drainage a qualified plumber should further examine and repair the drain as needed.

7.5 Item 1(Video)

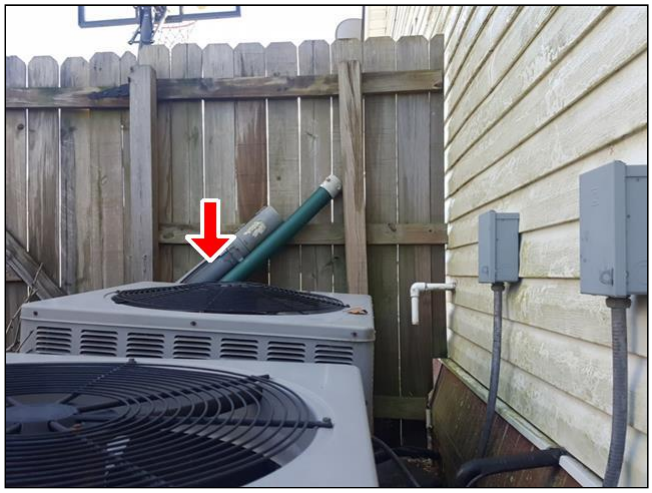
10(A). Heating / Central Air Conditioning Unit 1 Lower Level

10.0.A Heating / Cooling Equipment

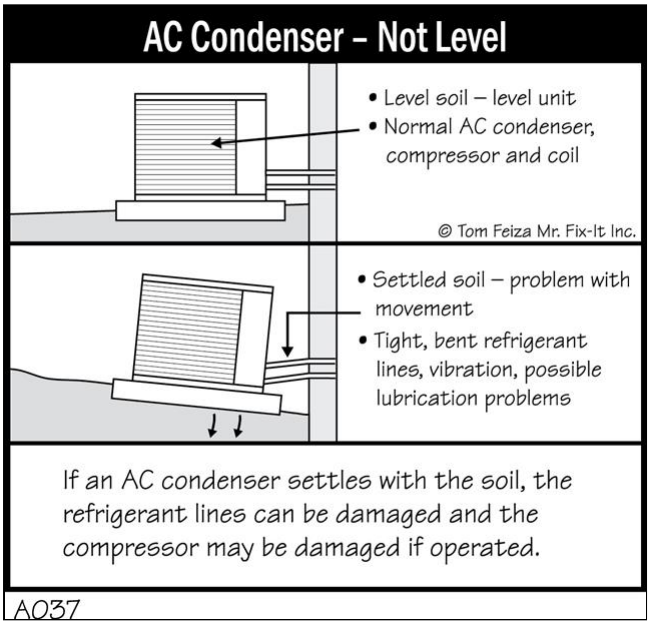
Conditional

(1) The outdoor Heat Pump unit is not leveled. This may cause wear to the bearing housing and it can shorten the life span of the unit and can cause it to run inefficiently. If the unit settles due to the soil it can also cause damage to the refrigerant lines which may result in leakage of refrigerant gases. Recommend correcting the platform so that the unit is leveled. A qualified HVAC contractor is recommended for this correction.

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



10.0.A Item 1(Picture)



10.0.A Item 2(Picture)

10.4.A Ducts and Registers

Conditional

(3) The return air duct is not sealed at the plenum at the Air Handler in the crawlspace. This is allowing unfiltered air in the crawlspace to enter the home via the blower which is allowing contaminants to enter the unit. This is a health issue. This can also cause damage to the unit and blower, increase heating/cooling costs. Recommend a qualified HVAC repair ductwork where necessary.

10.4.A Item 1(Picture)

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

10.3.B Distribution Systems (Pipes and Pumps)

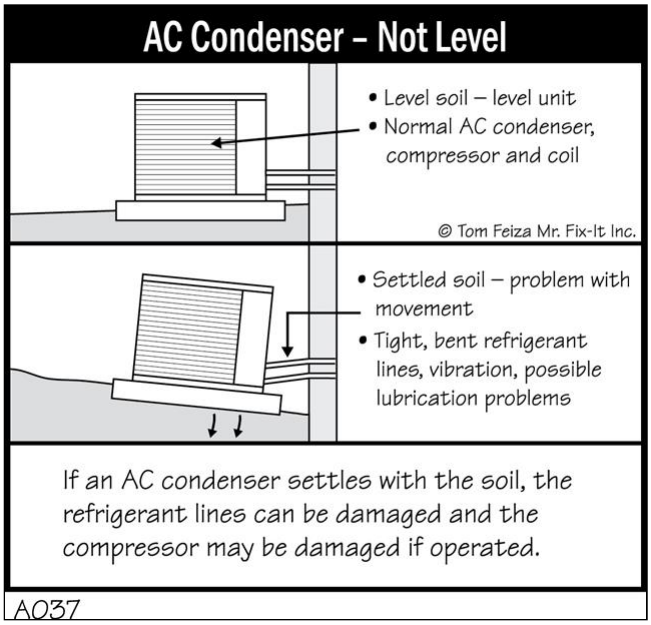
Conditional

Recommend the discharge for the condensate drain lines be improved via installing a splash block and extending the drain line at the right side of the home. This will prevent water pooling near the foundation which could cause settlement of the foundation wall, soil erosion and water leakage into

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

the crawlspace. Also to prevent possible settling of the platform for the Heat Pump. A qualified HVAC contractor is recommended for these repairs.

10.3.B Item 1(Picture)



10.3.B Item 2(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: 11/6/2018
Report ID: 181106ANTHONY

Customer Info:	**Inspection Property:**
Ms. Sharon Anthony 3900 Mangini Street Lexington KY 40515 **Customer's Real Estate Professional:**	125 Crimea Drive Nicholasville KY 40356

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 0 - 2000	365.00	1	365.00
Crawlspace / Basement	40.00	1	40.00

Tax $0.00
Total Price $405.00

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

Talon Home Inspections, LLC

Giancarlo Barone

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