



TALCO
Home Inspe

Inspection Report

Mr. Craig Meldrum

Property Address:
2914 Crimea Street
Versailles KY 40383





Talon Home Inspections, LLC

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G. Barone





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Date: 9/19/2018	Time: 10:30 AM till 02:30 PM	Report ID: 180919BURNETTE
Property: 2914 Crimea Street Versailles KY 40383	Customer: Mr. Craig Meldrum	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:

American Society of Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

House Built In:

2010

Home Faces:

SE

Utilities Status:

Water off at time of inspection

Temperature:

80-90

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Structural Components



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

Styles & Materials

Foundation Type:

Basement

Foundation Wall Structure: Basement Floor Structure/Covering:

Poured Concrete
Partially visible

Concrete
Partially Visible
Tile

Basement Ceiling Structure/Covering:

2 X 10
Wood joists
Drywall
Partial visible

Wall Structure:

Masonry
and
Wood frame construction

Columns/ Posts or Piers:

Not visible

Floor System Insulation (Type/R value):

Not visible

		IN	NI	NP	C	RR
1.0	Basement Foundation (signs of moisture)	•				
1.1	Basement Walls (Structural)	•				
1.2	Basement Ceilings (Structural)	•				
1.3	Basement Floors (Structural)	•				
1.4	Wall Structure	•				
1.5	Ceilings (Structural)	•				
1.6	Ventilation of Foundation Area (crawl space or basement)	•				
1.7	General Comments	•				

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

IN NI NP C RR

Comments:

1.1 Most of the walls in the basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

1.2 The ceiling structure in the basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

1.3 The floor is is mostly covered with tile in the basement and I am not able to inspect the concrete without removal of these materials. No obvious defects were found.

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

1.5 The 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.

1.7 No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least six feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

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:

Gable Dimensional

Roof Covering:

3-Tab Composition
Architectural shingles

Roof Ventilation:

Soffit and Passive Vents

Chimney (exterior):

None

Sky Light(s):

None

Attic Access Location/Info:

Scuttle hole located in:
Master bedroom closet
No Storage
no light in attic

Method used to observe attic:

From scuttle hole opening only
Inaccessible due to insulation over ceiling joists
Inaccessible areas were viewed with flashlight

Roof Structure:

Wood trusses
2 X 4 Rafters
OSB (Oriented Strand Board)
Sheathing

Ceiling Structure:

Not visible due to insulation

Attic Insulation:

Blown Fiberglass

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

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IN NI NP C RR

Comments:

2.1 Some 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 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 5 feet from the home. Storm water should be encouraged to flow away from the foundation/home at the point of discharge to prevent water entering the basement and to prevent settlement of the foundation. Recommend repair and correcting as needed by a general contractor.

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



2.3 Item 1(Picture) rear left corner of home

2.3 Item 2(Picture) rear right corner of home



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.3 (2) Recommend the downspout(s) at the front left corner of the home where indicated in the photo(s) be re-directed and extended at least 6 feet and flow onto splashblocks so water flows away from the foundation perimeter. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the basement. Also this will prevent settlement from occurring around the foundation perimeter. Recommend repair and replacement as needed.



2.3 Item 5(Picture)

2.3 (3) Recommend the downspout(s) that discharge onto the roof 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 downspout. The excessive discharge of storm water onto roof from downspout also puts stress on building materials designed to prevent water entry into the structure of home. Recommend correcting all around the home as needed using a qualified gutter installer.

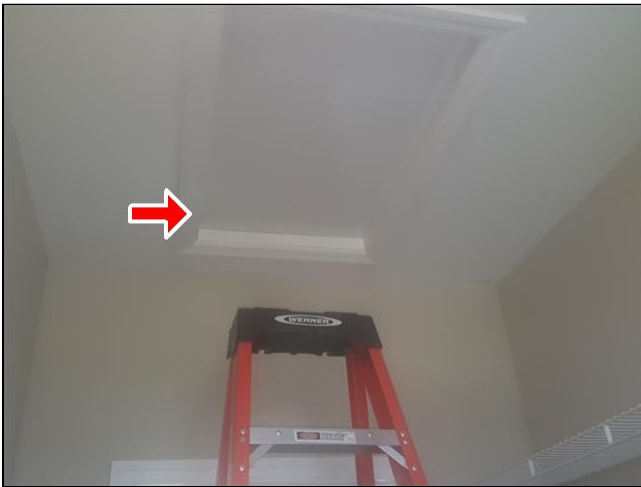


2.3 Item 6(Picture) rear right corner of home



2.3 Item 7(Picture) front left corner of home

2.4 (1) Attic access location (see photo)



2.4 Item 1(Picture) master bedroom closet

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

Attic Trap Door – Insulate, Seal

© Tom Feiza Mr. Fix-It Inc.

Incorrect
(Typical condition)

Correct

The attic trap door can cause great air and heat losses. It needs weatherstripping and insulation.

1006

2.4 Item 2(Picture)

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



2.7 Item 1(Picture)

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
Stone veneer
and
Vinyl siding

Exterior Entry Doors:

Metal Door
and
Metal window door(s)

Appurtenance:

Covered porch with step

Driveway:

Concrete

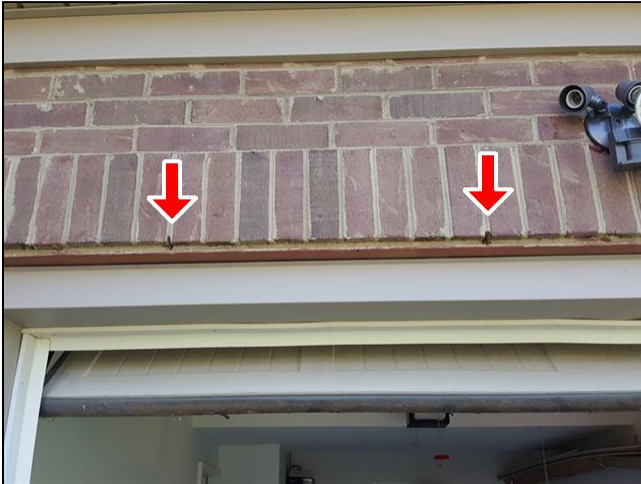
		IN	NI	NP	C	RR
3.0	Siding and Trim	•				
3.1	Vinyl/Aluminum Siding and Trim	•				
3.2	Eaves, Soffits, Fascias and Paint	•				
3.3	Doors (Front and Rear Exterior)	•				
3.4	Windows	•				
3.5	Porches, Balconies, Areaways, Stoops, Steps, and Applicable Railings					•
3.6	Decks, Structure, Railings, Stairs					•
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)					•

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IN NI NP C RR

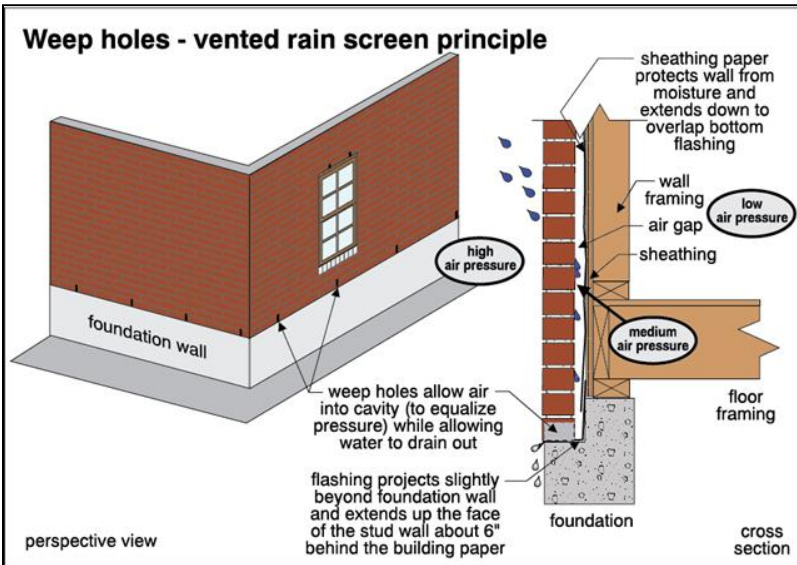
Comments:

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



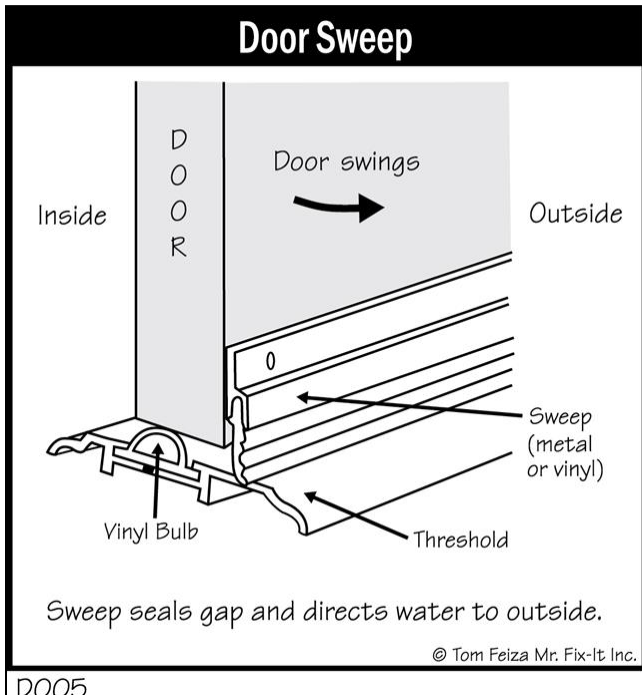
3.0 Item 1(Picture) above garage

3.0 Item 2(Picture)



3.0 Item 3(Picture)

3.3 (1) I would recommend a door sweep be installed at the rear basement door of the home to ensure water intrusion does not occur especially in winter when it snows. This is for your information



D005

3.3 Item 1(Picture)

3.3 (2) The entry door frame at the rear of the home is weathered/has missing paint and needs prep and paint (exterior) around the door frame to prevent water intrusion. Deterioration may occur via wood rot if not painted. Recommend prep and paint as needed.

As an additional note you may wish to consider wrapping the door frames with metal wrapping. This will ensure frames are sealed and not exposed to the weather. It will eliminate the need for maintenance in regards to painting wooden frames so that moisture will not penetrate.



3.3 Item 2(Picture)



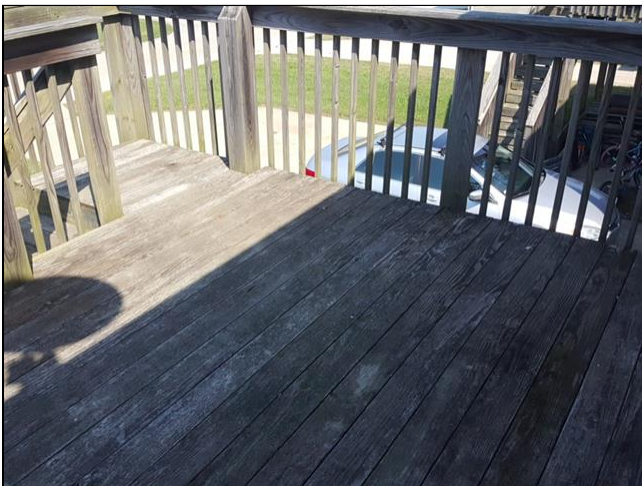
3.3 Item 3(Picture)

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



3.5 Item 1(Picture)

3.6 (1) Treated wood used for decks and railings has a limited life span of 10-15 years. Recommend sealing the deck and posts to prevent deterioration via the boards drying, cracking, and splitting.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

3.6 (2) The stair case rail on the on the left side at the rear deck is not secured properly. This is extremely dangerous and is a safety concern. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.

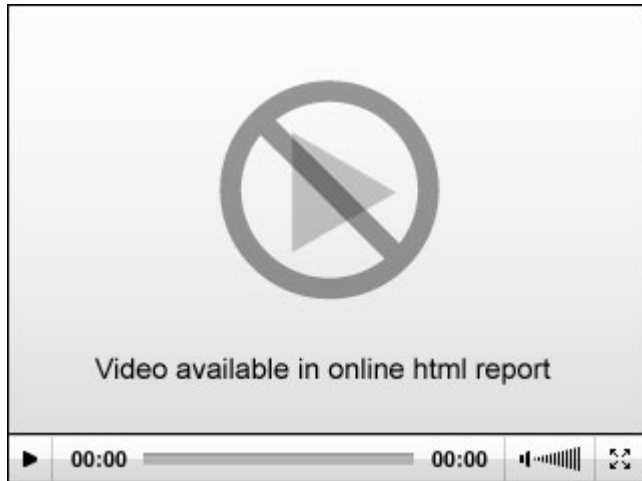


3.6 Item 3(Picture)

3.6 (3) The stair case guard rail on the left side at the rear deck is unstable, wobbles and is not secured properly. This is extremely dangerous and is a safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.



3.6 Item 4(Picture)



3.6 Item 5(Video)

3.7 The concrete drive at the rear of home has minor shrinkage cracks. Water intrusion can cause further deterioration if not repaired and sealed properly. Recommend repair as needed using a masonry caulk.

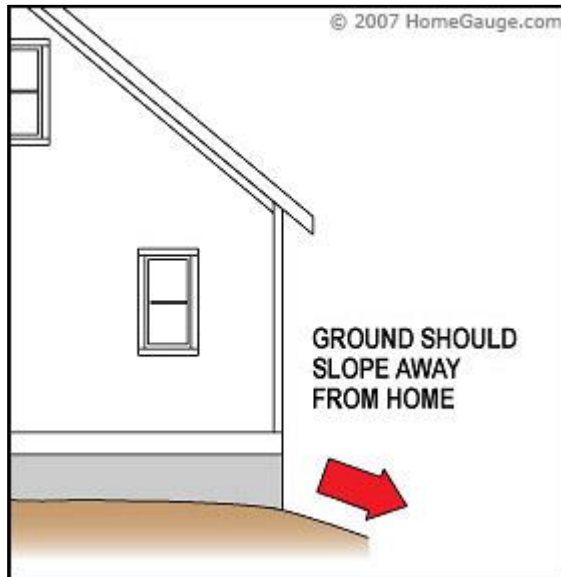


3.7 Item 1(Picture)

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



3.10 Item 1(Picture)



3.10 Item 2(Picture)

3.11 (1) The vegetation where indicated in the photos 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. Recommend that all vegetation 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. Cutting back plants from the walls is a good idea.



3.11 Item 1(Picture) left side of home

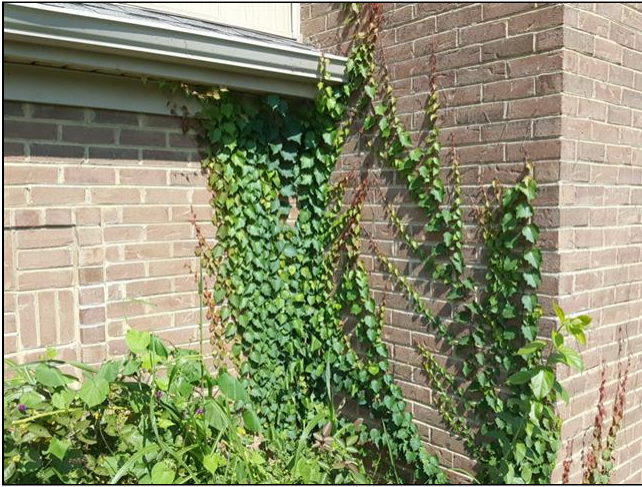


3.11 Item 2(Picture) front left side of home



3.11 Item 3(Picture) right side of porch

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



3.11 Item 4(Picture) front left side of home

3.13 (1) The exterior outlet(s) are GFCI protected however when tripped you need to reset them at the panel box at the appropriate breaker No. 4. This is for your information.

3.13 (2) The exterior outlet at the front of the porch does not have a weatherproof cover installed and/or the cover(s) is missing. This is a safety issue. Water could enter causing a short or an electric shock. Recommend a qualified electrician correct as needed.



3.13 Item 1(Picture)



E115

3.13 Item 2(Picture)

3.13 (3) The light fixture is loose at the wall and there is exposed wiring at the light fixture at the rear of the home. This is a safety issue and is hazardous. Wires should not be exposed to weather or tampering. This is also placing stain on the wire connections. Recommend a licensed electrician correct and/or repair as needed prior to moving in.



3.13 Item 3(Picture)

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

4. Garage/Carport

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



Styles & Materials

Garage Insulation:

Not visible

Garage Door Type / Material:

One automatic
Metal

Auto-opener Manufacturer:

CHAMBERLAIN
1/2 HORSEPOWER

Ceiling Materials:

Drywall

Wall Material:

Drywall
and
Poured Concrete

Floor Material/Covering(s):

Concrete
Painted

Door to Interior:

Metal

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

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

IN NI NP C RR

Comments:

4.0 Openings in the ceiling of the garage were noted and are hazardous. Openings and exposed wood may allow a garage fire to quickly spread into the home. These openings should be well sealed to prevent fire spreading into the above living areas in the home. This is a safety issue. Recommend a qualified contractor repair holes and openings in the garage ceiling as needed for your safety.



4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.3 (1) The garage door(s) will reverse when met with resistance.

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

4.3 (2) The garage door opener is missing a cover. Recommend one be installed to allow ease of opening the garage door and to prevent a possible electric shock.

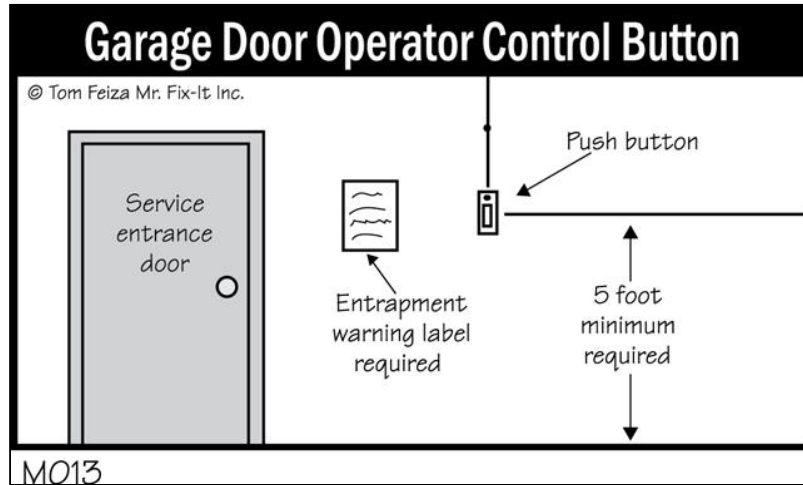


4.3 Item 1(Picture)

4.3 (3) The garage door button is lower than the manufacturers recommended 5 feet above the floor. This is a safety issue. Recommend this be raised to prevent unauthorized use by children as an injury may occur or damage to a motor vehicle when the door is opened or closed automatically. A qualified licensed electrician is recommended for correcting.



4.3 Item 2(Picture)



M013
4.3 Item 3(Picture)

4.3 (4) The garage door weather stripping at the bottom is not sealing against the flooring. Recommend replacing or correcting door to close closer to the ground to prevent insect, rodent, or weather entry. A qualified garage installer is recommended for this repair/correction.



4.3 Item 4(Picture)

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 outlet(s) in the garage are GFCI protected however when tripped you need to reset them at the panel box at the appropriate breaker No. 4. This is for your information.

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

4.6 (3) The outlet(s) in the garage 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.



4.6 Item 1(Picture)

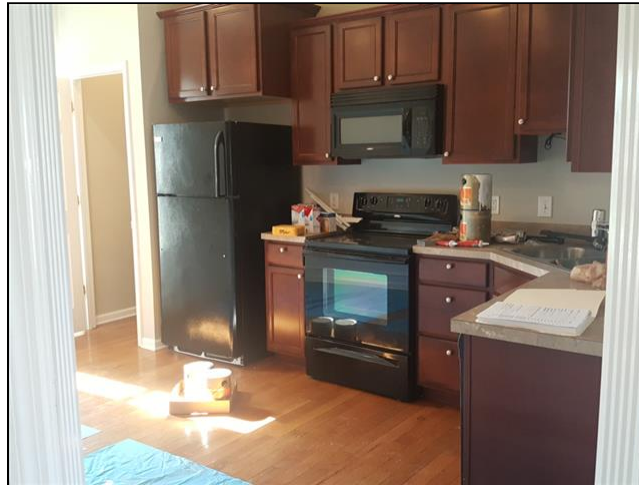
4.6 (4) The garage door opener is connected to a GFCI outlet. If the outlets are tripped in the garage the door will not open or close automatically. This is for your information.

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

5. Kitchen / Components and Appliances



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



Styles & Materials

Dishwasher Brand:

FRIGIDAIRE

Serial # Model# : #TH01787479

#DGBD2432KB1

Disposer Brand:

WHIRLAWAY

Serial # Model # : #14003184-69

#191PC

Range/Oven Fuel Type and Brand:

ELECTRIC

WHIRLPOOL

Serial # Model # :

#R10836761 #WFE301LVBO

Built in Microwave/Exhaust/Rangehood Refrigerator Brand:

Vent Type and Brand:

Re-Circulated Venting

FRIGIDAIRE

Serial # Model # : #KG00803573

#MWV150KBA #2010

FRIGIDAIRE

Serial # Model # Year # :

#BA12432733 #FFTR1817LB6 #2011

Cabinetry:

Wood

Countertop:

Wood with laminate top

Washer and Dryer:

NOT INSPECTED

Clothes Dryer Vent Material:

Both

Flexible Metal and 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					•

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

IN NI NP C RR

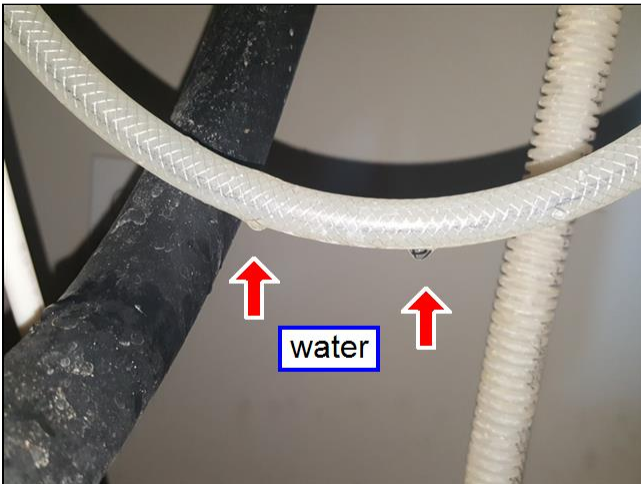
		IN	NI	NP	C	RR
5.2	Dishwasher		•			
5.3	Food Waste Disposer					•
5.4	Ranges/Ovens/Cooktops					•
5.5	Microwave Cooking Equipment	•				
5.6	Refrigerator					•
5.7	Pantry/Closet Doors	•				
5.8	Counters and a representative number of Cabinets	•				
5.9	Outlets, GFCI (Ground Fault Circuit Interupters), 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 (1) There appears to be a minor water leak at the line for the spray nozzle in the kitchen. Recommend a plumber repair as needed to prevent damage to the base of the cabinet and to prevent mold from occurring.

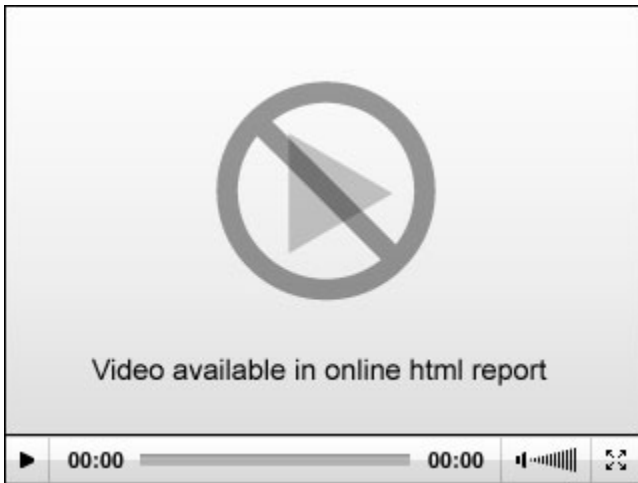


5.0 Item 1(Picture)

5.0 Item 2(Picture)

5.0 (2) When running hot or cold at the kitchen sink a mild thumping noise is being heard in the wall cavity and at the lines. This noise normally indicates that there may be air in the water pipes or minor water hammering in occurring. This is not good for the pipes or faucets and if left unmanaged, this thumping of water might eventually weaken the pipe joints and cause a leak within the home. Recommend a qualified licensed plumber further investigate and repair as needed to prevent the thumping noise.

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

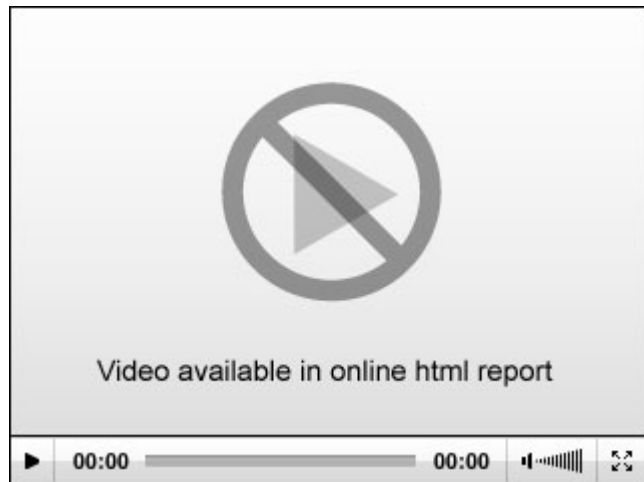


5.0 Item 3(Video)

5.0 (4) The water faucet faucet leaks at the stem when water is turned on at the sink in the kitchen. Repairs by a licensed plumber is recommended to prevent possible damage to the counter top and base of the cabinet as water dripping was experienced under the cabinet at the time of the inspection. Recommend a qualified plumber repair as needed to prevent possible mold from occurring under the sink and to prevent damage to the bottom of the cabinet.



5.0 Item 4(Picture)



5.0 Item 5(Video)

5.1 The waste lines "gurgles" when the right sink is filled and drained in the kitchen indicating a possible need for an air-vent under the sink. Causes for a gurgling drain can be the result of a blocked drain or vent pipe. In extreme cases it could be the result of a collapsed or damaged pipe in the sewer line. Recommend a licensed plumber further inspect drainage and venting system and repair as needed.

5.2 The dishwasher was not inspected for operation due to the water shutoff valve for the water supply appears to be turned off under the sink. The inspector is **NOT** required to turn on any water supply valves for safety and to prevent damage if a leak exists. This is for your information. Recommend the owner verify the dishwasher is working prior to closure.



5.2 Item 1(Picture)

5.3 The food disposer rubber strainer/guard is damaged and no longer works as intended. This could allow waste to be expelled through the top. Recommend replacement of the rubber guard as needed for safety.



5.3 Item 1(Picture)

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)

5.5 The microwave light did not work (try changing bulb). Replace as needed.

5.6 (1) The refrigerator door handle is broken/missing. Recommend replacement as needed.



5.6 Item 1(Picture)

5.6 (2) The ice maker was turned off at time of inspection. Cannot determine if there is a visible water line entering the refrigerator due to access. Check with the owner for reason why the ice maker is turned off. This is for your information.



5.6 Item 2(Picture)

5.6 (3) The ice tray is broken in the refrigerator. Recommend replacement.



5.6 Item 3(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 are not GFCI protected where indicated in the photo. 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. Personally recommend a licensed electrician replace or correcting as needed.



5.9 Item 1(Picture)

5.9 (3) The outlet(s) in the kitchen 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.



5.9 Item 2(Picture)



5.9 Item 3(Picture)

5.10 (1) The dryer vent piping is not connected to dryer or the to the exhaust port in the washer/dryer room closet. This is allowing lint and moisture to be released in the air and is not healthy in closed rooms. Recommend repair as needed prior to using the dryer in the home.



5.10 Item 1(Picture)

5.10 (2) The dryer vent cover at the right side of the home of home is not secured to the wall. It needs securing and gaps sealed to prevent possible water intrusion inside the wall cavity which could lead to deterioration of the wall sheathing or structure. Recommend it be repaired as needed by a general contractor.



5.10 Item 2(Picture)

5.10 (3) The dryer vent cover is damaged 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 3(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



master bedroom



2nd bedroom



sitting room

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	•				

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

IN NI NP C RR

		IN	NI	NP	C	RR
6.1	Walls				•	
6.2	Floors	•				
6.3	Steps, Stairways and Railings					•
6.4	Doors (Representative number)	•				
6.5	Windows (Representative number)					•
6.6	Closets	•				
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
6.8	Smoke and Carbon Monoxide Detectors					•
6.9	General Notes	•				

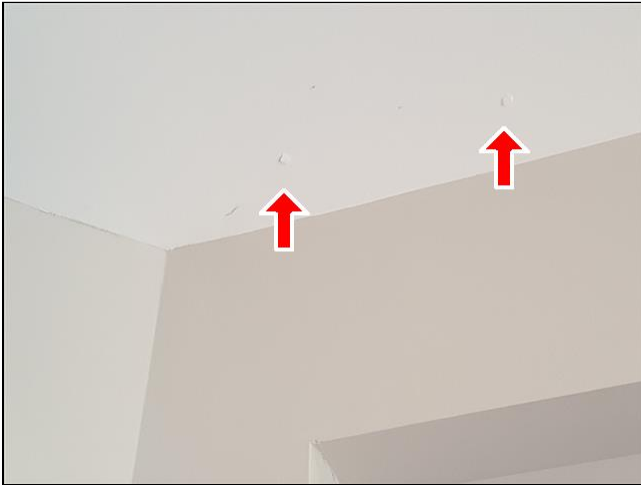
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

IN NI NP C RR

Comments:

6.0 The Drywall at the ceiling has some "nail pops," (cosmetic) where indicated in the photo(s). As wood studs shrink, nail heads 'pop' out from the drywall surface causing a bump and/or a blemish on the wall or ceiling. Nail pops in drywall walls or ceilings are usually a minor cosmetic issue that is common in most homes. This is a small repair issue for your information. Recommend repair as desired. Note: If nail pops have been recurrent you may want to install two drywall screws about 1/2-inch on either side of the popped drywall nail to prevent further movement in this area.

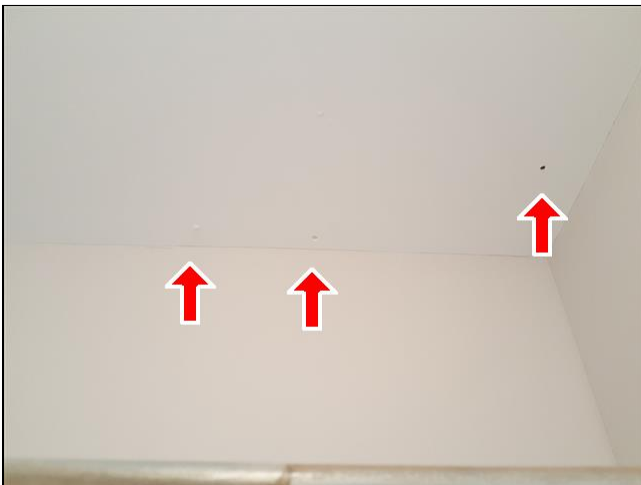
Here is some additional information [Reasons Why Nail Pops Occur and how to prevent and fix.](#)



6.0 Item 1(Picture) kitchen



6.0 Item 2(Picture) kitchen



6.0 Item 3(Picture) 2nd bathroom

6.1 The crack(s) noted on the walls where indicated in the photo(s) are common minor settlement horizontal crack(s). Cracks larger than 1/8" wide are of concern only. Minor settlement of the home has occurred 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) living room above door right side

6.1 Item 2(Picture) top of staircase

6.3 The stair case rail on the on the right side is unstable and not secured properly. This is extremely dangerous and is a safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.



6.3 Item 1(Picture)

6.5 The window in the 2nd bedroom is missing a screen. 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) The outlet(s) where indicated in the photo(s) are/is loose at the wall or in the outlet box. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired. Recommend a qualified licensed electrical contractor correct as needed.



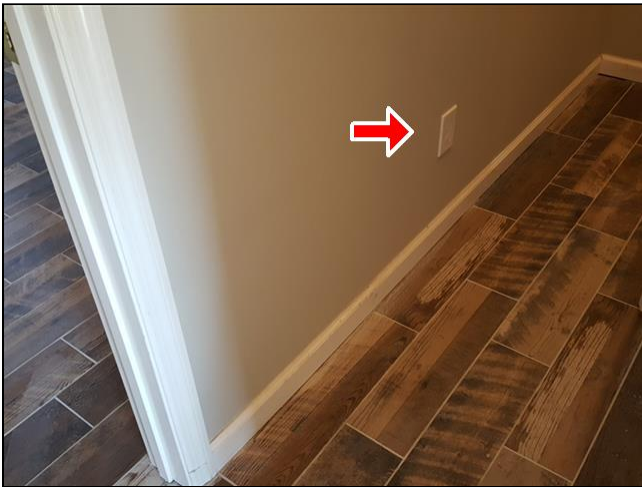
6.7 Item 1(Picture) living room

6.7 Item 2(Picture) living room

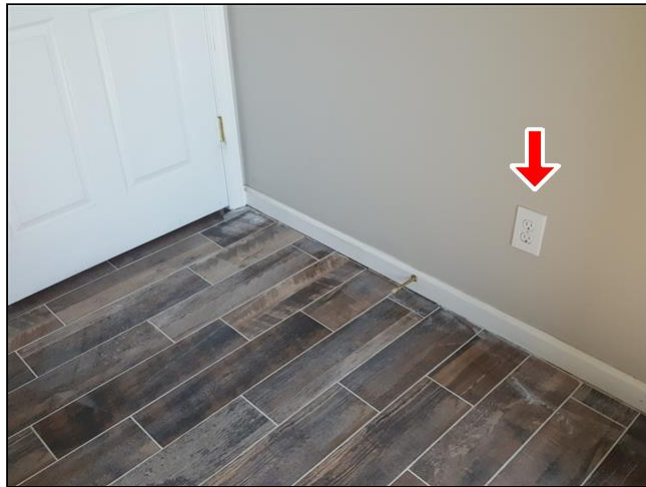


6.7 Item 3(Picture) master bedroom

6.7 Item 4(Picture) master bedroom



6.7 Item 5(Picture) basement hallway



6.7 Item 6(Picture) 2nd bedroom



6.7 Item 7(Picture) 2nd bedroom



6.7 Item 8(Picture) basement sitting room

6.7 (2) The light fixture does not work (try bulb first) in the Washer/Dryer room closet. If the bulb is not burned out, the fixture or circuit should be repaired using a qualified electrician.

6.7 (3) The light fixture need bulbs replaced at the 2nd Bedroom. This is for your information.



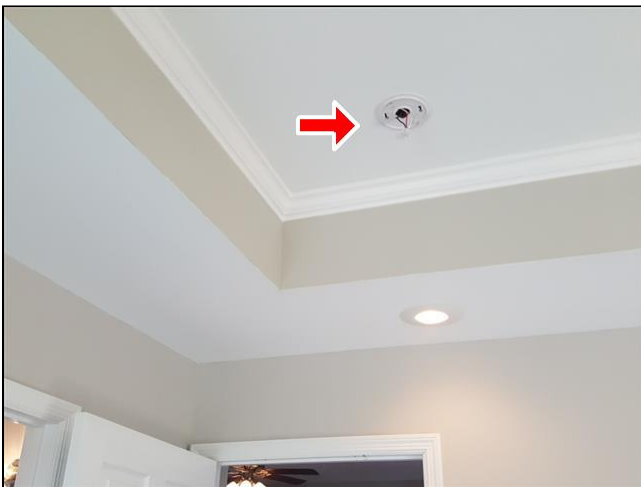
6.7 Item 9(Picture)

6.7 (4) The light fixture need bulbs replaced at the sitting room closet. This is for your information.



6.7 Item 10(Picture)

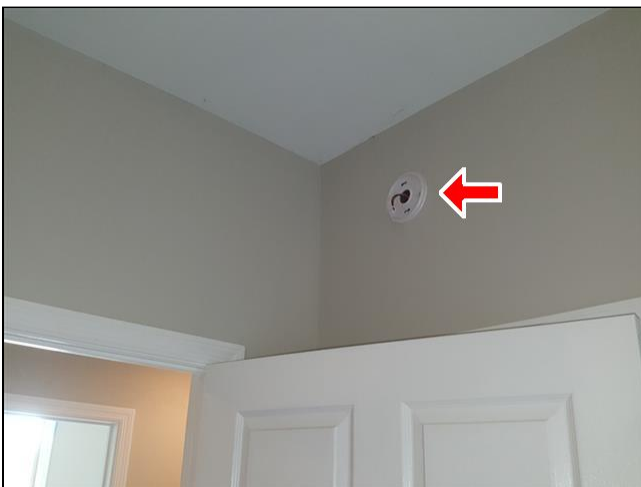
6.8 The majority of the smoke detectors in the home have been disconnected intentionally and removed where indicated in the photo(s). Without a working smoke detector in your home you have no first alert to a possible fire. This is a safety issue. Strongly recommend installing or replace the smoke detector for your safety in the home. Recommend a qualified contractor install one before closing.



6.8 Item 1(Picture) master bedroom



6.8 Item 2(Picture) living room



6.8 Item 3(Picture) basement sitting room

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

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

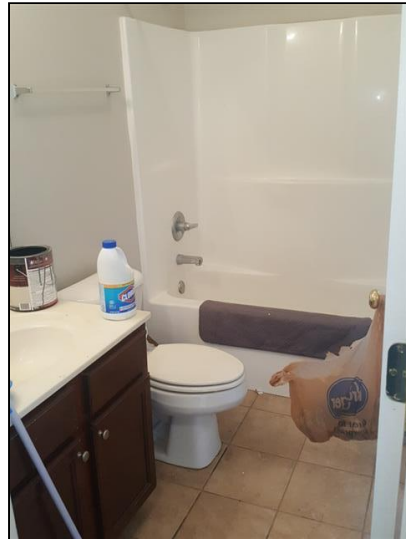
7. Bathroom and Components



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



master bathroom



2nd bathroom

Styles & Materials

Floor Covering(s):

Tile

Wall Material/Coverings:

Drywall

Window Types:

None

Exhaust Fans:

Fan only

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

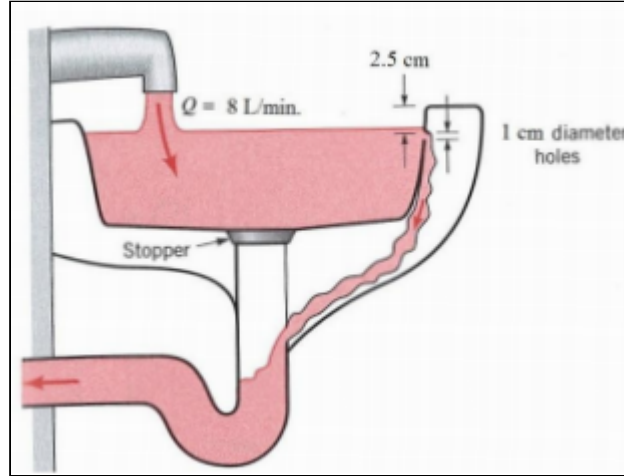
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

IN NI NP C RR

Comments:

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

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)

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

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



7.6 Item 1(Picture)

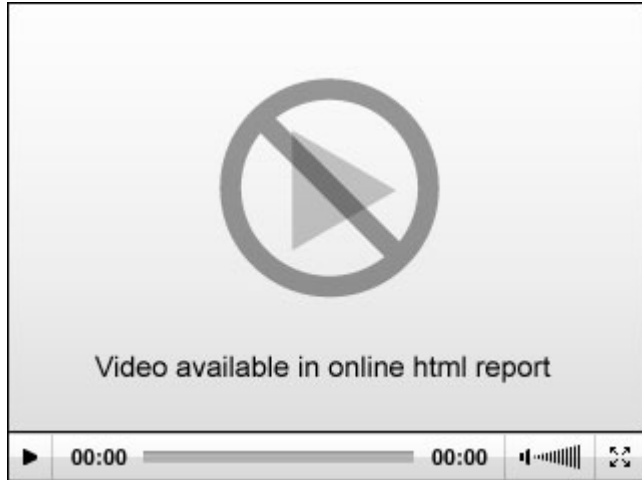
7.6 (3) The light switch(s) in the Master bathroom is missing a cover-plate. All missing switch covers should be installed to prevent touching the sides of the devices to prevent and electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this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



7.6 Item 2(Picture)

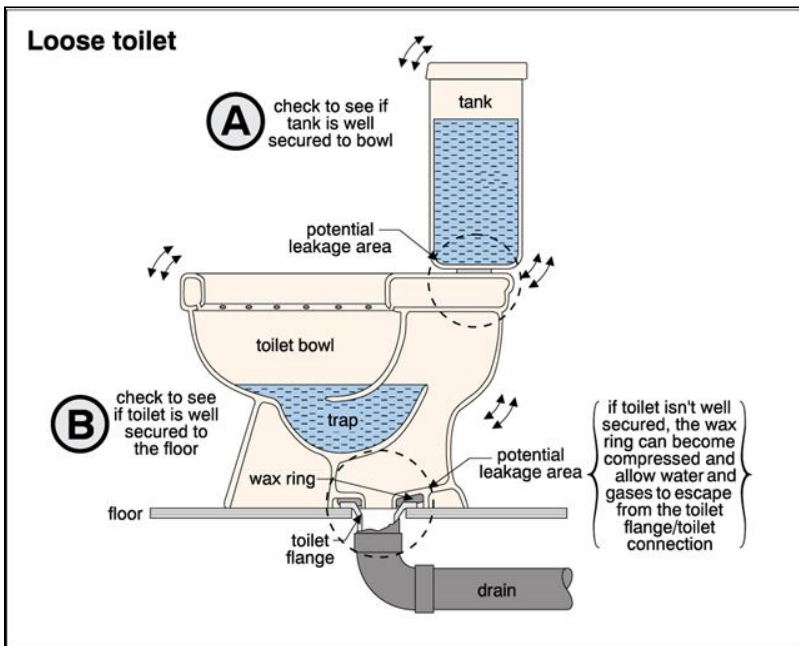
7.7 The shower screen or door are missing in all bathrooms. Recommend one be installed to prevent water entering the bathroom floor.

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



7.8 Item 1(Picture)

7.8 Item 2(Video)



7.8 Item 3(Picture)

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

8. Plumbing System



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



water heater/garage utility room

Styles & Materials

Main Water Valve Location:

Garage
Utility Room
above the water heater

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper
partially visible

Plumbing Venting Line:

PVC
Partially Visible

Plumbing Waste Line:

PVC
Partially Visible

Washer Drain Size:

2" Diameter

Main Gas Valve

Location:

N/A

Water Heater Manufacturer/Model/Age:

A.O. SMITH
Model# Serial# Year# : #E62-50H-045DV
#1023T408040 #2010

Water Heater Power Source/Capacity/

Location:

Electric
50 Gallon (2-3 people)
Garage
Utility Room

		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			•		
8.6	General Info	•				

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

IN NI NP C RR

Comments:

8.0 (1) Limited inspection of the plumbing waste line(s) in the home due to access and visibility. There may be hidden problems or leaks that could not be seen. If a more comprehensive inspection of the drainage and pipes is desired, recommend you consult a qualified licensed plumber. There were no visible leaks at the time of the inspection.

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



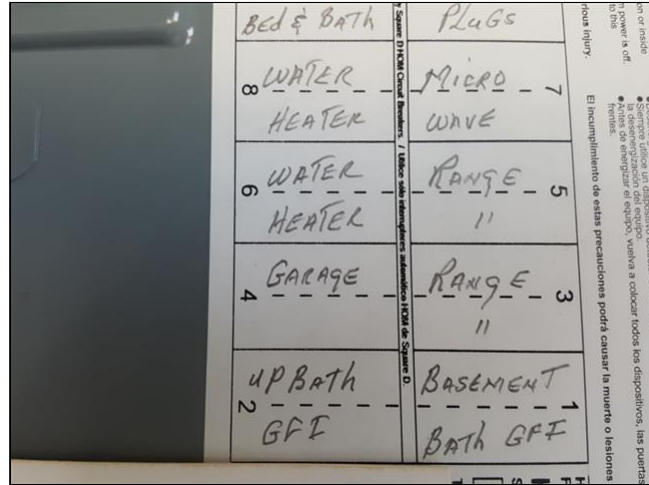
8.0 Item 1(Picture)

8.1 (1) Limited inspection of the water supply line(s) in the home due to access and visibility. There may be hidden problems or leaks that could not be seen. If a more comprehensive inspection of the drainage and pipes is desired, recommend you consult a qualified licensed plumber.

8.1 (2) 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.

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

8.2 (2) The water heater was not inspected for function due to the breaker was turned off at the panel box. The inspector is prohibited from turning on any breakers in a panel box to operate a component for safety. The unit may be off for a reason. Recommend contacting the owner and have the water heater turned on and check unit for operation prior to closing. This is for your information.



8.2 Item 1(Picture)

8.2 Item 2(Picture)

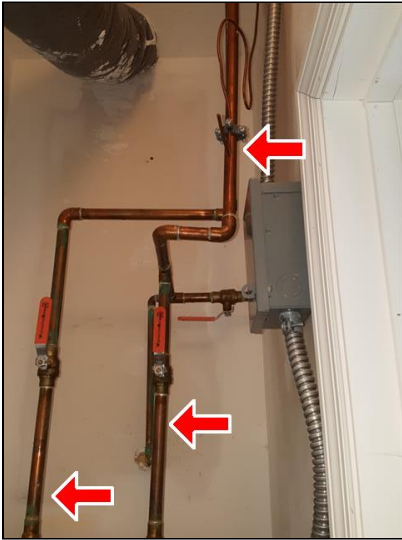
8.2 (3) Due to the water heater being located in the garage you may wish to consider insulating the water heater to improve efficiency and possible freezing especially in the winter season due to the water heater being located in an unconditioned space. This is for your information. [How to insulate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

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



8.3 Item 1(Picture)

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



8.3 Item 2(Picture)

8.4 The main water shut off is the orange lever located in the garage above the water heater area. This is for your information.



8.4 Item 1(Picture)

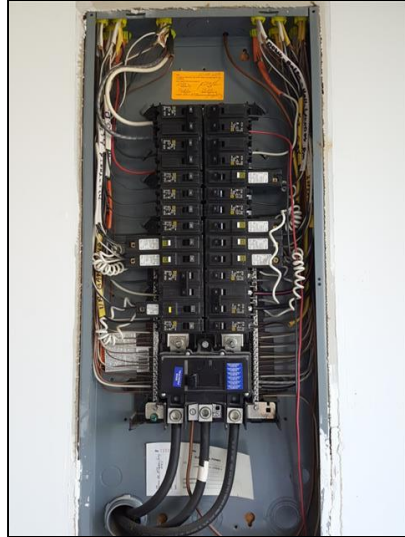
8.6 At the time of this inspection, the house is vacant and the plumbing system has not been used for an unknown period of time. Although no visual issues were observed at this time, it is important to remember that because of the inactivity of the plumbing system, some problems or issues may not become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

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

9. Electrical System



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



Styles & Materials

Meter Location:

Left side of home (facing front)

Electrical Main Disconnect:

Panel Box

Electrical Service Conductors Entry:

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)	•				

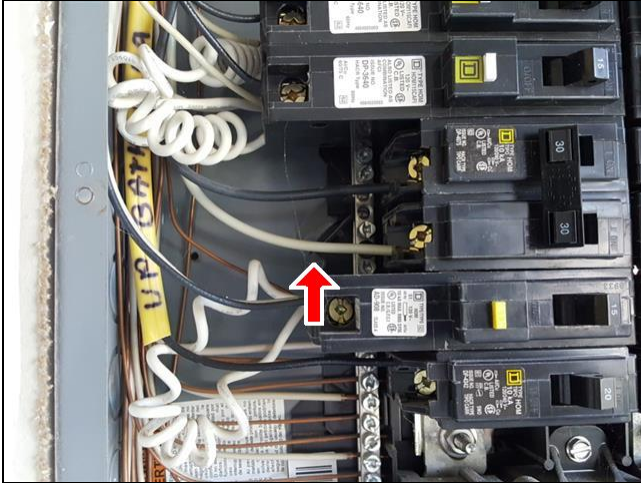
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

IN NI NP C RR

Comments:

9.1 The main panel box is located in the basement garage.

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



9.3 Item 1(Picture)



9.3 Item 2(Picture)

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

10. Heating / Central Air Conditioning



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



heat pump/rear of home



air handler/garage utility room

Styles & Materials

Central Cooling Air Brand/Model/Year:

WESTINGHOUSE
Serial # Model# Year# :
#FTA100101240 #FT4BD-024K #2010

Cooling Equipment Source/Capacity/Type/Location:

Electric
2 tonne
High Efficiency
Heat Pump Forced Air (also provides warm air)
rear of home

Heat System Brand/Model/Year:

WESTINGHOUSE
Serial # Model# Year# :
#BD5090707385 #B5BM-X24K-A #2009

Heating Source/Capacity/Type/

Location:
Electric
2 tonne
Air Handler
Garage
Utility Room

Filter Type/Size/Location:

Disposable
12x20
Garage
Utility room
at the air handler

Ductwork:

Insulated
Not visible

Fireplaces/Location:

None

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

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

IN NI NP C RR

Comments:

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

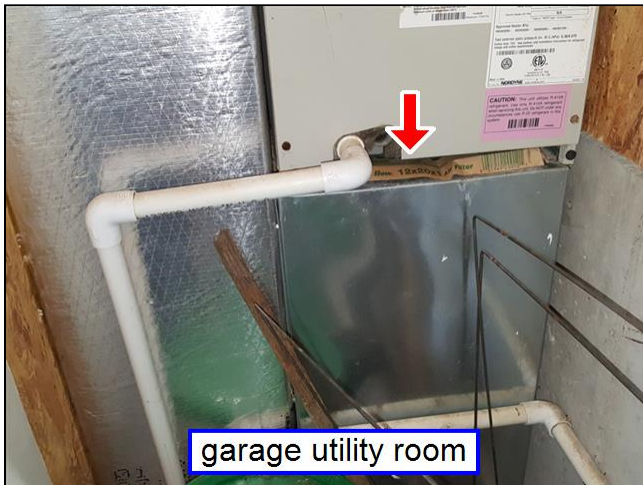
10.0 (2) This home has a heat pump and an air handler with electric heat strips (coil heating elements). An electric heat strip is a heating device that is often used to supplement a heat pump, providing additional heat when external temperatures decrease enough to prevent the furnace from maintaining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

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

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

10.0 (4) The heat pump was functioning in the cooling mode, however it may be undersized for heating and cooling the home. This can cause high energy bills and place strain on the system causing early wear and tear. The thermostat was set at 71 degrees and it did not reach the desired temperature after 3.5 hours at the inspection. It is generally recommended that for every 600 square feet of space requires 1 ton capacity. The square footage of the home is approximately 1450 square feet (including basement area) which means the HVAC system should be a minimum of 2.5 ton. The liveable area of the home is rated at 1450 square feet which would require a 2.5 ton system. The current system installed in the home is only 2 ton. Strongly recommend a qualified HVAC contractor further evaluate prior to closing to determine if replacement of the system is required.

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



10.1 Item 1(Picture)

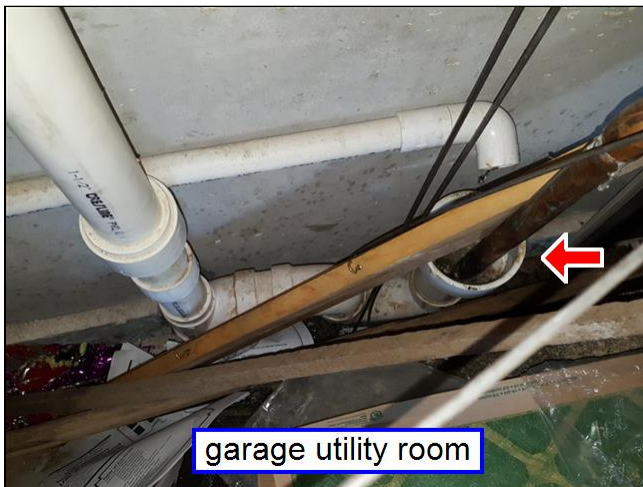
10.1 (2) The door to access the filter next to the Air Handler is missing at the garage utility room. This can allow dirt and debris to bypass the filter. The filter ensures clean air is distributed within the home and also protects the equipment from small debris entering which can lead to problems with the unit and duct work. Recommend replacement/correcting as needed by a qualified HVAC contractor.



10.1 Item 2(Picture)

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

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

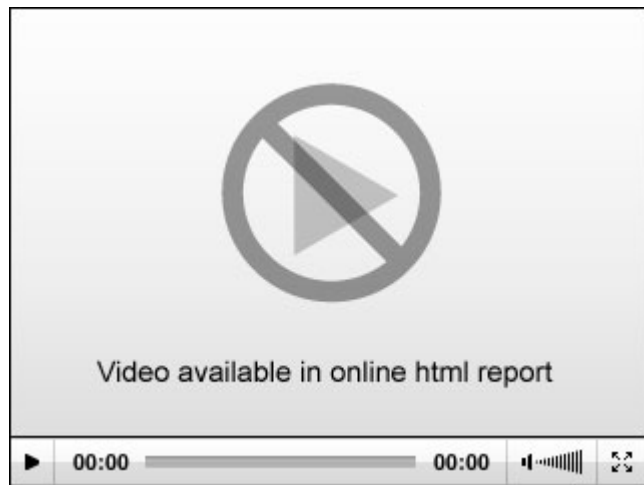


10.3 Item 1(Picture)

10.3 (2) Recommend the discharge for the condensate drain line be improved via directing the line into the drainage system. Currently half of the water is not being drained and is wetting the floor and foundation wall in the garage. Recommend a qualified HVAC contractor correct as needed to prevent water entering the basement garage and perhaps cause mold to form.



10.3 Item 2(Picture)



10.3 Item 3(Video)

10.4 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](#).

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

10.6 The thermostat is not functioning correctly. The reading for inside air temperature is not working correctly. It appears to be at least 3 degrees out of balance. This can cause the unit to run longer and harder which was experienced during the inspection, (see note 10.8) it also increases the cost in running the unit. Recommend a qualified HVAC contractor further investigate and repair or replace as needed.

10.7 The ambient air test was performed by using thermometers at the registers closest to the blower to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.



10.7 Item 1(Picture)

10.8 During the inspection it was noted that the home was not being cooled as intended. After the air handler was tested for emergency heating, the temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 71 degrees and the system was continuously running after 3.5 hours and the thermostat reading was 75 degrees. This indicates that the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the HVAC system for proper operation before closing. Also refer to note 10.0(4).

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

Repair/ Replace General Summary



TALON
Home Inspections

Talon Home Inspections, LLC

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

Customer

Mr. Craig Meldrum

Address

2914 Crimea Street
Versailles KY 40383

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.

2. Roofing / Chimneys / Roof Structure and Attic



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

Repair or Replace

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

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

2. Roofing / Chimneys / Roof Structure and Attic



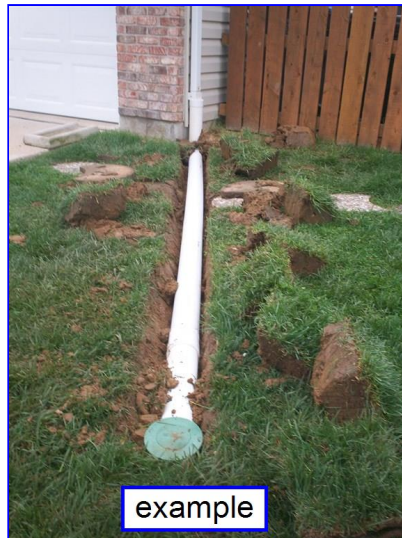
2.3 Item 1(Picture) rear left corner of home



2.3 Item 2(Picture) rear right corner of home



2.3 Item 3(Picture)



2.3 Item 4(Picture)

3. Exterior



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

Repair or Replace

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

3. Exterior



3.5 Item 1(Picture)

3.6 Decks, Structure, Railings, Stairs

Repair or Replace

(2) The stair case rail on the on the left side at the rear deck is not secured properly. This is extremely dangerous and is a safety concern. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.



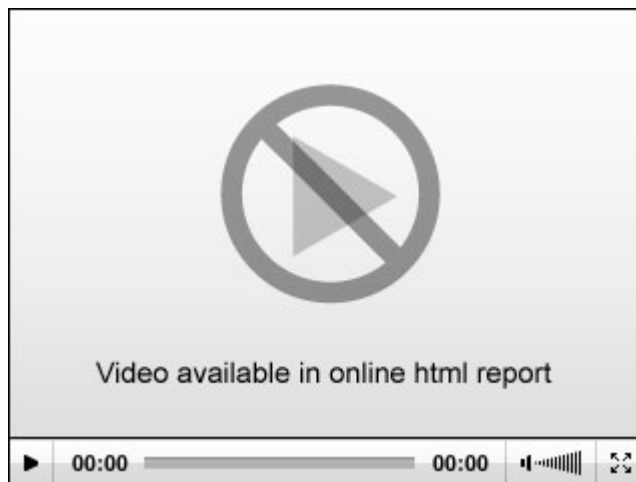
3.6 Item 3(Picture)

(3) The stair case guard rail on the left side at the rear deck is unstable, wobbles and is not secured properly. This is extremely dangerous and is a safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.

3. Exterior



3.6 Item 4(Picture)



3.6 Item 5(Video)

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

Repair or Replace

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



3.11 Item 4(Picture) front left side of home

3.13 Outlets, Switches, Light Fixtures, (Exterior)

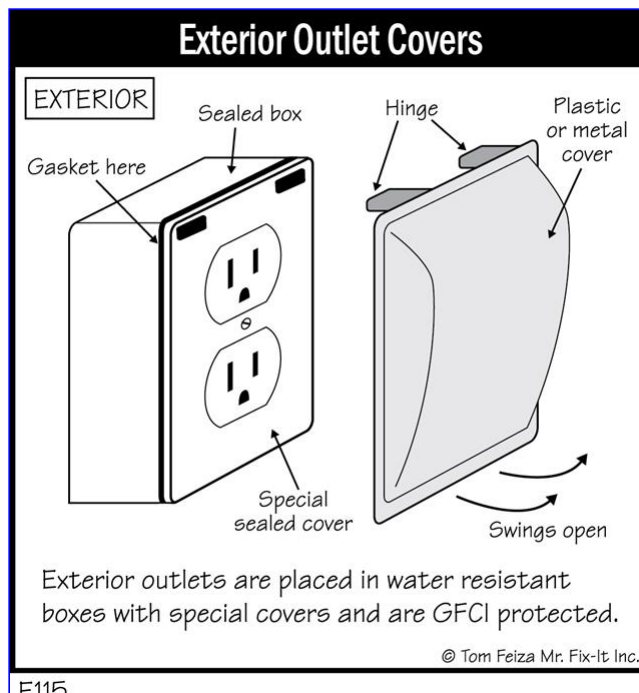
Repair or Replace

(2) The exterior outlet at the front of the porch does not have a weatherproof cover installed and/or the cover(s) is missing. This is a safety issue. Water could enter causing a short or an electric shock. Recommend a qualified electrician correct as needed.

3. Exterior



3.13 Item 1(Picture)



E115

3.13 Item 2(Picture)

(3) The light fixture is loose at the wall and there is exposed wiring at the light fixture at the rear of the home. This is a safety issue and is hazardous. Wires should not be exposed to weather or tampering. This is also placing strain on the wire connections. Recommend a licensed electrician correct and/or repair as needed prior to moving in.



3.13 Item 3(Picture)

4. Garage/Carport

4.0 Garage Ceiling

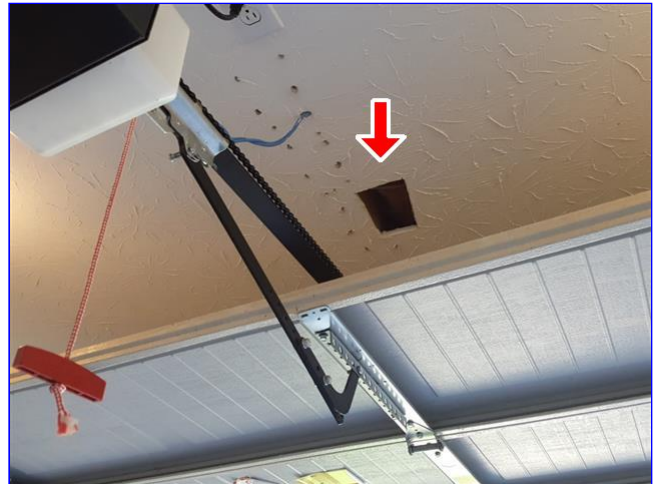
Repair or Replace

Openings in the ceiling of the garage were noted and are hazardous. Openings and exposed wood may allow a garage fire to quickly spread into the home. These openings should be well sealed to prevent fire spreading into the above living areas in the home. This is a safety issue. Recommend a qualified contractor repair holes and openings in the garage ceiling as needed for your safety.

4. Garage/Carport



4.0 Item 1(Picture)



4.0 Item 2(Picture)

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

Repair or Replace

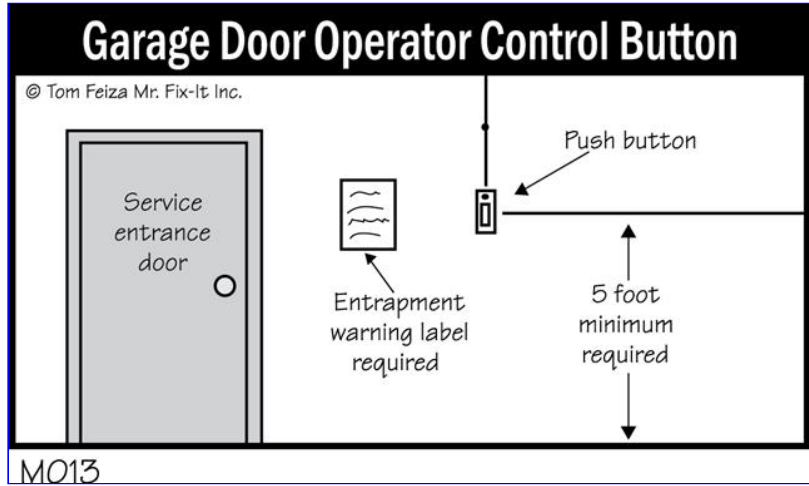
(2) The garage door opener is missing a cover. Recommend one be installed to allow ease of opening the garage door and to prevent a possible electric shock.



4.3 Item 1(Picture)

(3) The garage door button is lower than the manufacturers recommended 5 feet above the floor. This is a safety issue. Recommend this be raised to prevent unauthorized use by children as an injury may occur or damage to a motor vehicle when the door is opened or closed automatically. A qualified licensed electrician is recommended for correcting.

4. Garage/Carport



MO13
4.3 Item 3(Picture)

4.3 Item 2(Picture)

(4) The garage door weather stripping at the bottom is not sealing against the flooring. Recommend replacing or correcting door to close closer to the ground to prevent insect, rodent, or weather entry. A qualified garage installer is recommended for this repair/correction.



4.3 Item 4(Picture)

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

Repair or Replace

(3) The outlet(s) in the garage 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.

4. Garage/Carport



4.6 Item 1(Picture)

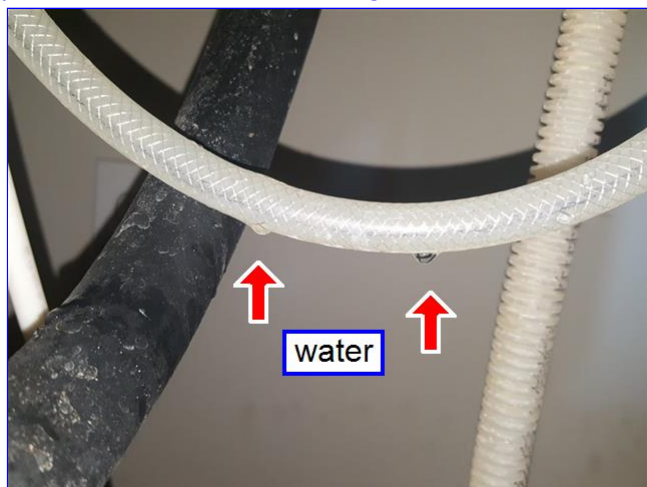
5. Kitchen / Components and Appliances



5.0 Plumbing Water Supply, Faucets, Shutoffs, and Fixtures

Repair or Replace

(1) There appears to be a minor water leak at the line for the spray nozzle in the kitchen. Recommend a plumber repair as needed to prevent damage to the base of the cabinet and to prevent mold from occurring.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

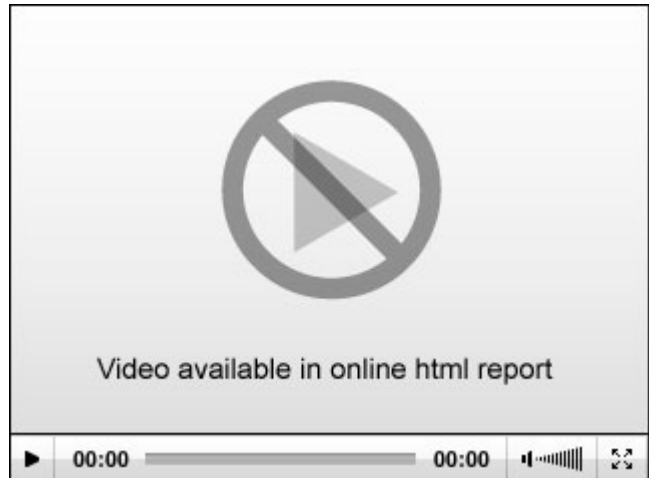
(2) When running hot or cold at the kitchen sink a mild thumping noise is being heard in the wall cavity and at the lines. This noise normally indicates that there may be air in the water pipes or minor water hammering in occurring. This is not good for the pipes or faucets and if left unmanaged, this thumping of water might eventually weaken the pipe joints and cause a leak within the home. Recommend a qualified licensed plumber further investigate and repair as needed to prevent the thumping noise.

(4) The water faucet faucet leaks at the stem when water is turned on at the sink in the kitchen. Repairs by a licensed plumber is recommended to prevent possible damage to the counter top and base of the cabinet as water dripping was experienced under the cabinet at the time of the inspection. Recommend a qualified plumber repair as needed to prevent possible mold from occurring under the sink and to prevent damage to the bottom of the cabinet.

5. Kitchen / Components and Appliances



5.0 Item 4(Picture)



5.0 Item 5(Video)

5.1 Plumbing Drain and Vent Systems

Repair or Replace

The waste lines "gurgles" when the right sink is filled and drained in the kitchen indicating a possible need for an air-vent under the sink. Causes for a gurgling drain can be the result of a blocked drain or vent pipe. In extreme cases it could be the result of a collapsed or damaged pipe in the sewer line. Recommend a licensed plumber further inspect drainage and venting system and repair as needed.

5.3 Food Waste Disposer

Repair or Replace

The food disposer rubber strainer/guard is damaged and no longer works as intended. This could allow waste to be expelled through the top. Recommend replacement of the rubber guard as needed for safety.



5.3 Item 1(Picture)

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

5. Kitchen / Components and Appliances



5.4 Item 1(Picture)

5.6 Refrigerator

Repair or Replace

(3) The ice tray is broken in the refrigerator. Recommend replacement.



5.6 Item 3(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 are not GFCI protected where indicated in the photo. 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. Personally recommend a licensed electrician replace or correcting as needed.

5. Kitchen / Components and Appliances

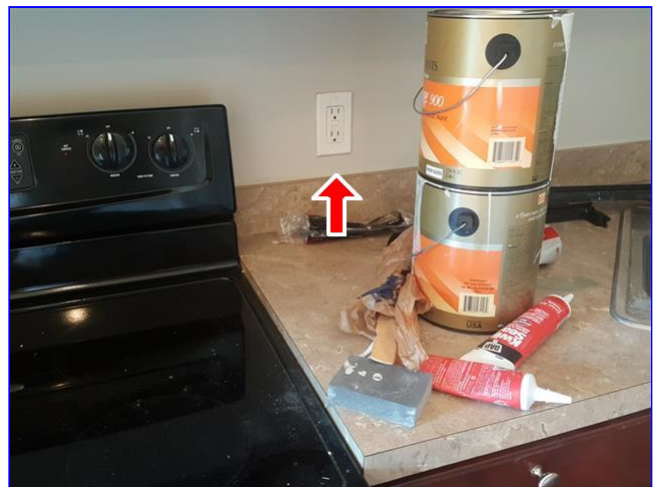


5.9 Item 1(Picture)

(3) The outlet(s) in the kitchen 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.



5.9 Item 2(Picture)



5.9 Item 3(Picture)

5.10 Clothes Dryer Vent Piping

Repair or Replace

(1) The dryer vent piping is not connected to dryer or the to the exhaust port in the washer/dryer room closet. This is allowing lint and moisture to be released in the air and is not healthy in closed rooms. Recommend repair as needed prior to using the dryer in the home.

5. Kitchen / Components and Appliances



5.10 Item 1(Picture)

(3) The dryer vent cover is damaged 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 3(Picture)

6. Rooms



6.3 Steps, Stairways and Railings Repair or Replace

The stair case rail on the on the right side is unstable and not secured properly. This is extremely dangerous and is a safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed before closing.

6. Rooms



6.3 Item 1(Picture)

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

Repair or Replace

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

6. Rooms



6.7 Item 1(Picture) living room



6.7 Item 2(Picture) living room

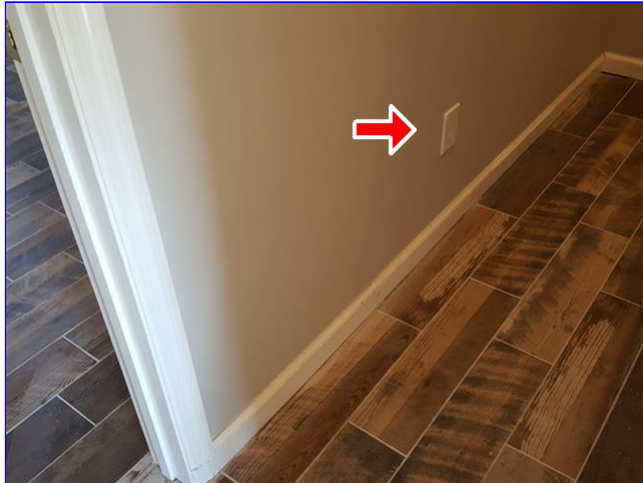


6.7 Item 3(Picture) master bedroom

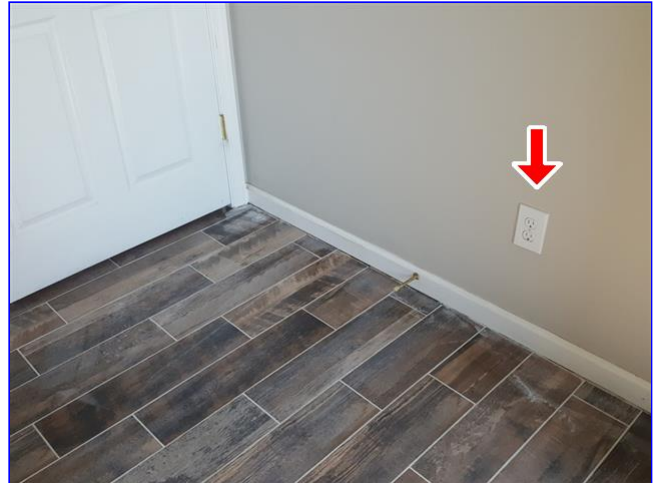


6.7 Item 4(Picture) master bedroom

6. Rooms



6.7 Item 5(Picture) basement hallway



6.7 Item 6(Picture) 2nd bedroom



6.7 Item 7(Picture) 2nd bedroom

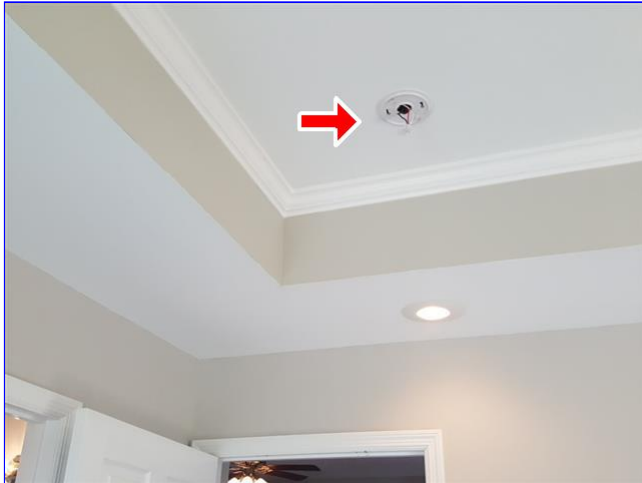


6.7 Item 8(Picture) basement sitting room

6.8 Smoke and Carbon Monoxide Detectors
Repair or Replace

The majority of the smoke detectors in the home have been disconnected intentionally and removed where indicated in the photo(s). Without a working smoke detector in your home you have no first alert to a possible fire. This is a safety issue. Strongly recommend installing or replace the smoke detector for your safety in the home. Recommend a qualified contractor install one before closing.

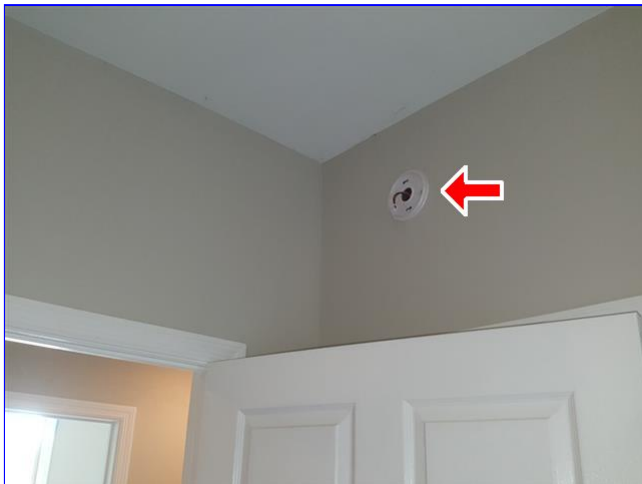
6. Rooms



6.8 Item 1(Picture) master bedroom



6.8 Item 2(Picture) living room



6.8 Item 3(Picture) basement sitting room

7. Bathroom and Components



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

Repair or Replace

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

7. Bathroom and Components



7.6 Item 1(Picture)

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



7.6 Item 2(Picture)

7.8 Toilet(s)

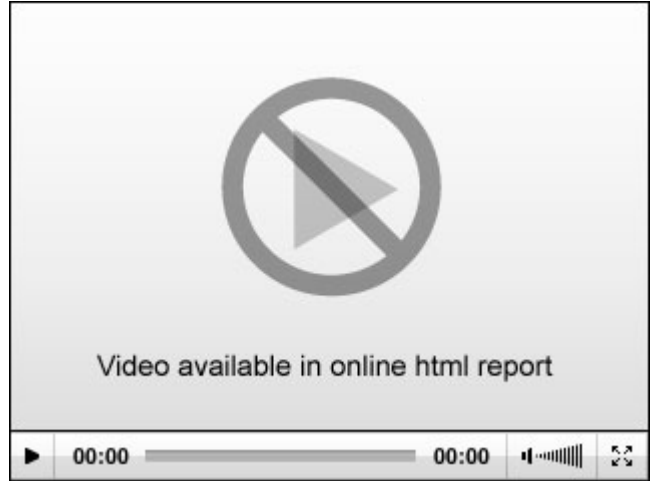
Repair or Replace

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

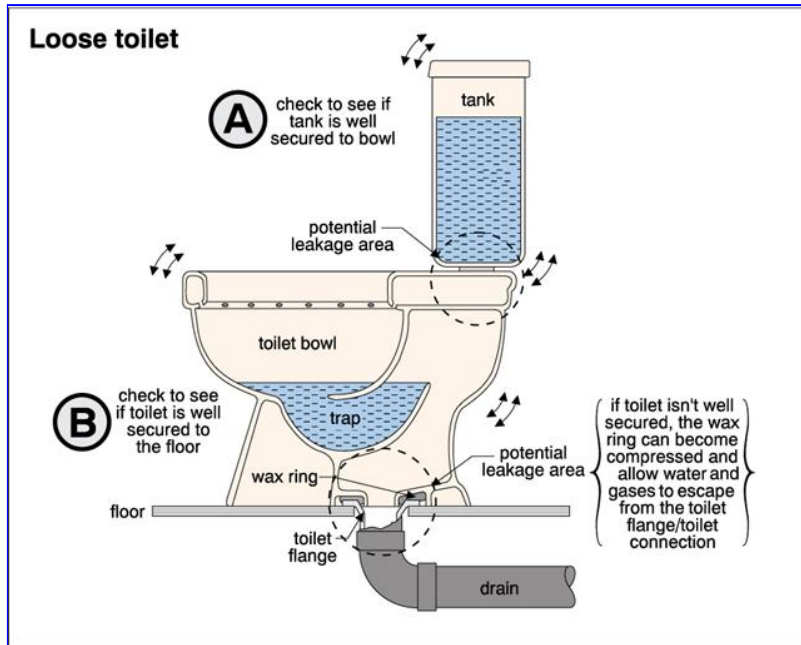
7. Bathroom and Components



7.8 Item 1(Picture)



7.8 Item 2(Video)



7.8 Item 3(Picture)

8. Plumbing System



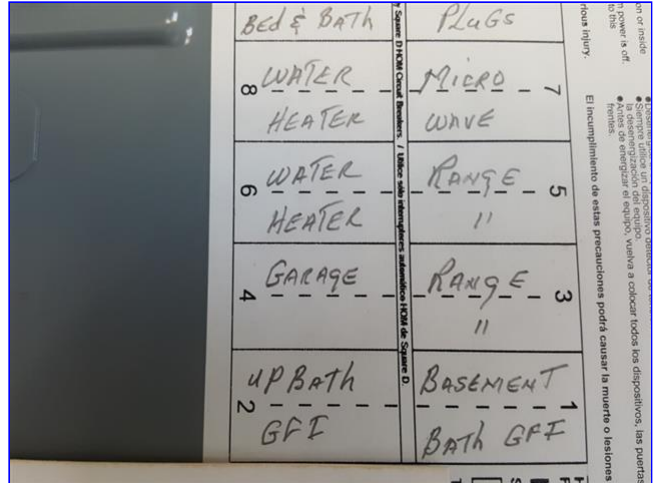
8.2 Hot Water Systems and Controls Inspected

(2) The water heater was not inspected for function due to the breaker was turned off at the panel box. The inspector is prohibited from turning on any breakers in a panel box to operate a component for safety. The unit may be off for a reason. Recommend contacting the owner and have the water heater turned on and check unit for operation prior to closing. This is for your information.

8. Plumbing System



8.2 Item 1(Picture)



8.2 Item 2(Picture)

10. Heating / Central Air Conditioning



10.0 Heating / Cooling Equipment

Repair or Replace

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

(4) The heat pump was functioning in the cooling mode, however it may be undersized for heating and cooling the home. This can cause high energy bills and place strain on the system causing early wear and tear. The thermostat was set at 71 degrees and it did not reach the desired temperature after 3.5 hours at the inspection. It is generally recommended that for every 600 square feet of space requires 1 ton capacity. The square footage of the home is approximately 1450 square feet (including basement area) which means the HVAC system should be a minimum of 2.5 ton. The liveable area of the home is rated at 1450 square feet which would require a 2.5 ton system. The current system installed in the home is only 2 ton. Strongly recommend a qualified HVAC contractor further evaluate prior to closing to determine if replacement of the system is required.

10.3 Distribution Systems (Pipes and Pumps)

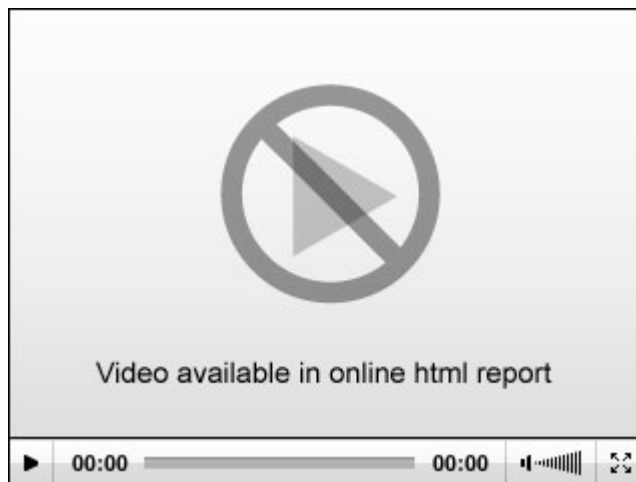
Repair or Replace

(2) Recommend the discharge for the condensate drain line be improved via directing the line into the drainage system. Currently half of the water is not being drained and is the wetting the floor and foundation wall in the garage. Recommend a qualified HVAC contractor correct as needed to prevent water entering the basement garage and perhaps cause mold to form.

10. Heating / Central Air Conditioning



10.3 Item 2(Picture)



10.3 Item 3(Video)

10.6 Normal Operating Controls (Thermostat)

Repair or Replace

The thermostat is not functioning correctly. The reading for inside air temperature is not working correctly. It appears to be at least 3 degrees out of balance. This can cause the unit to run longer and harder which was experienced during the inspection, (see note 10.8) it also increases the cost in running the unit. Recommend a qualified HVAC contractor further investigate and repair or replace as needed.

10.8 General Notes

Inspected

During the inspection it was noted that the home was not being cooled as intended. After the air handler was tested for emergency heating, the temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 71 degrees and the system was continuously running after 3.5 hours and the thermostat reading was 75 degrees. This indicates that the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the HVAC system for proper operation before closing. Also refer to note 10.0(4).

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

this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Conditional General Summary



Talon Home Inspections, LLC

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

Customer

Mr. Craig Meldrum

Address

2914 Crimea Street
Versailles KY 40383

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.

2. Roofing / Chimneys / Roof Structure and Attic



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

Repair or Replace

(2) Recommend the downspout(s) at the front left corner of the home where indicated in the photo(s) be re-directed and extended at least 6 feet and flow onto splashblocks so water flows away from the foundation perimeter. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak into the basement. Also this will prevent settlement from occurring around the foundation perimeter. Recommend repair and replacement as needed.

2. Roofing / Chimneys / Roof Structure and Attic



2.3 Item 5(Picture)

(3) Recommend the downspout(s) that discharge onto the roof 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 downspout. The excessive discharge of storm water onto roof from downspout also puts stress on building materials designed to prevent water entry into the structure of home. Recommend correcting all around the home as needed using a qualified gutter installer.



2.3 Item 6(Picture) rear right corner of home



2.3 Item 7(Picture) front left corner of home

3. Exterior



3.3 Doors (Front and Rear Exterior)

Inspected

(2) The entry door frame at the rear of the home is weathered/has missing paint and needs prep and paint (exterior) around the door frame to prevent water intrusion. Deterioration may occur via wood rot if not painted. Recommend prep and paint as needed.

As an additional note you may wish to consider wrapping the door frames with metal wrapping. This will ensure frames are sealed and not exposed to the weather. It will eliminate the need for maintenance in regards to painting wooden frames so that moisture will not penetrate.

3. Exterior

3.3 Item 2(Picture)



3.3 Item 3(Picture)

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

The concrete drive at the rear of home has minor shrinkage cracks. Water intrusion can cause further deterioration if not repaired and sealed properly. Recommend repair as needed using a masonry caulk.



3.7 Item 1(Picture)

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

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

3. Exterior



3.10 Item 1(Picture)



3.10 Item 2(Picture)

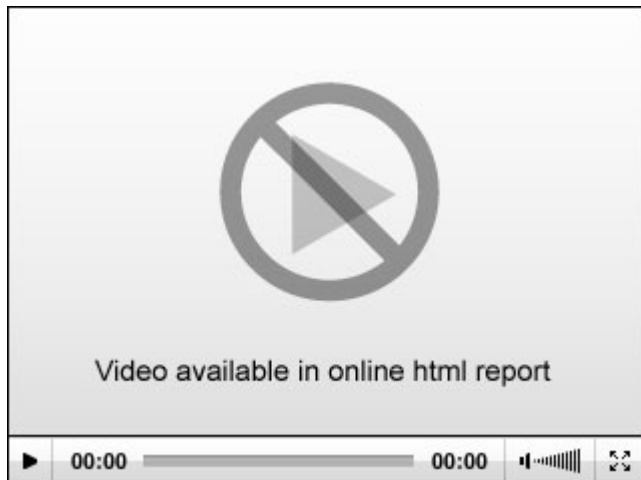
5. Kitchen / Components and Appliances



5.0 Plumbing Water Supply, Faucets, Shutoffs, and Fixtures

Repair or Replace

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



5.0 Item 3(Video)

5.6 Refrigerator

Repair or Replace

(1) The refrigerator door handle is broken/missing. Recommend replacement as needed.

5. Kitchen / Components and Appliances



5.6 Item 1(Picture)

5.10 Clothes Dryer Vent Piping

Repair or Replace

(2) The dryer vent cover at the right side of the home is not secured to the wall. It needs securing and gaps sealed to prevent possible water intrusion inside the wall cavity which could lead to deterioration of the wall sheathing or structure. Recommend it be repaired as needed by a general contractor.



5.10 Item 2(Picture)

6. Rooms



6.1 Walls

Conditional

The crack(s) noted on the walls where indicated in the photo(s) are common minor settlement horizontal crack(s). Cracks larger than 1/8" wide are of concern only. Minor settlement of the home has occurred 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. Rooms



6.1 Item 1(Picture) living room above door right side



6.1 Item 2(Picture) top of staircase

6.5 Windows (Representative number)

Repair or Replace

The window in the 2nd bedroom is missing a screen. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.



6.5 Item 1(Picture)

10. Heating / Central Air Conditioning

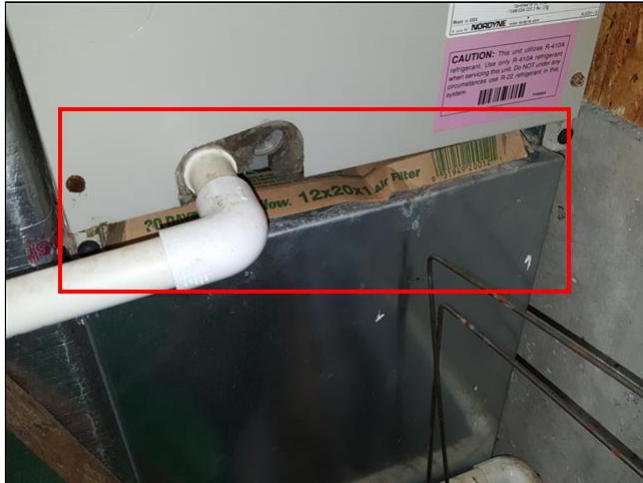


10.1 Filter Location/Condition

Conditional

(2) The door to access the filter next to the Air Handler is missing at the garage utility room. This can allow dirt and debris to bypass the filter. The filter ensures clean air is distributed within the home and also protects the equipment from small debris entering which can lead to problems with the unit and duct work. Recommend replacement/correcting as needed by a qualified HVAC contractor.

10. Heating / Central Air Conditioning



10.1 Item 2(Picture)

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TALON
Home Inspections

INVOICE

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

Inspection Date: 9/19/2018
Report ID: 180919BURNETTE

Customer Info:	Inspection Property:
Mr. Craig Meldrum	2914 Crimea Street Versailles KY 40383
Customer's Real Estate Professional:	

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



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