TALO

Home Inspe

Inspection Report

Ms. Gail Schnieder

Property Address:
211 Wellington Road
Paris KY 40361

Talon Home Inspections, LLC

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


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Kentucky Board of Home Inspectors
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2017
Angie's list
SUPER SERVICE
AWARD
Angie's list
SUPER
SERVICE
AWARD
2016
BEST OF
HomeAdvisor
2016 WINNER
Thumbtack
BEST OF
2016

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Date: 10/17/2018	**Time:** 10:00 AM till 02:00 PM	**Report ID:** 181017SCNEIDER
Property: 211 Wellington Road Paris KY 40361	**Customer:** Ms. Gail Schnieder	**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 (1 story)

House Built In:
2004

Home Faces:
East

Utilities Status:
All utilities On

Temperature:
50-60

Weather:
Clear

Ground/Soil surface condition:
Wet

Rain in last 3 days:
Yes

1. Structural Components

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

Styles & Materials

Foundation Type:
Basement

Foundation Wall Structure:
Poured Concrete

Basement Floor Structure/Covering:
Concrete
Unfinished

Basement Ceiling Structure/Covering:
2 X12
I Wood Joist
Steel Beams
Unfinished

Wall Structure:
Masonry
and
Wood frame construction

Columns/ Posts or Piers:
Steel screw jacks

Floor System Insulation (Type/R value):
NONE

		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	Columns and/or Piers	•				
1.6	Ceilings (Structural)	•				
1.7	Ventilation of Foundation Area (crawlspace or basement)	•				
1.8	Electrical Crawlspace / Basement					•
1.9	General Comments	•				

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

Comments:

1.1 (1) Previous repair(s) was noted on the rear wall under the master bedroom area in the basement was noted. This appears to be due to settlement of the home. Recommend these areas be monitored and if cracks reappear you should consult a qualified foundation contractor to determine cause and repairs to prevent further movement or cracking. This is for your information.

1.1 Item 1(Picture)

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

1.1 Item 2(Picture) below basement window

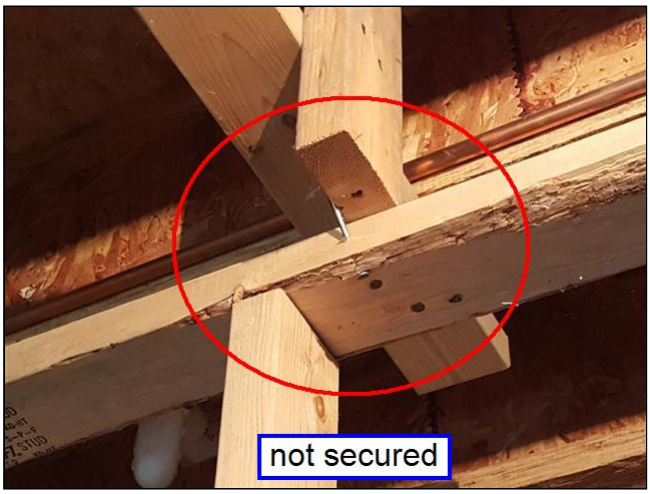
1.1 Item 3(Picture) above basement window

1.1 Item 4(Picture) above basement door

1.1 Item 5(Picture)

1.1 (3) The wall framing is loose and not secured to the ceiling or wall in the basement. This is a safety issue as the wall could fall causing an injury of a person or damage to appliances/equipment in the basement. Recommend a qualified contractor correct and repair as needed prior to closing. This is not a structural wall.

1.1 Item 6(Picture)

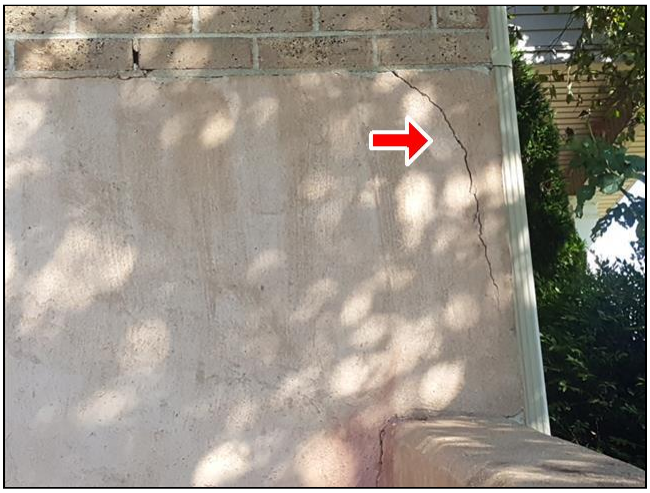


1.1 Item 7(Picture)

1.1 Item 8(Picture)

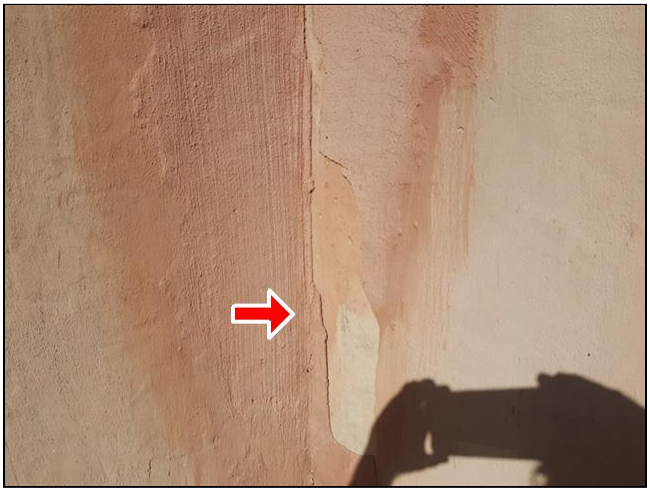
1.1 Item 9(Picture)

1.1 (4) Surface deterioration (cracking, spalling, crumbling material) was observed on the foundation walls on the concrete parging where indicated in the photos. This condition does not usually represent a serious structural concern unless there is a substantial loss of material. The concrete parging is designed to protect the concrete walls from moisture penetration. In an effort to prevent long term deterioration, recommend re-parging over deteriorated areas then sealing concrete with an exterior paint to prevent moisture penetration. Here is a link explaining how to parge a foundation wall.



1.1 Item 10(Picture) front left corner of home

1.1 Item 11(Picture) left side of home



1.1 Item 12(Picture) rear right corner of home

1.1 Item 13(Picture) front right side of home

1.3 The basement flooring has typical cracks in areas highlighted in photos. These cracks do not appear significant and seem typical. Cracks that are usually 1/8 inch or wider are need for concern. The cracks are usually the result of shrinkage or settling of the slab. Recommend these cracks be sealed then apply an epoxy coating on the floor to ensure water intrusion does not occur. It is recommended that you monitor annually after repairs. Caulk for Concrete Cracks

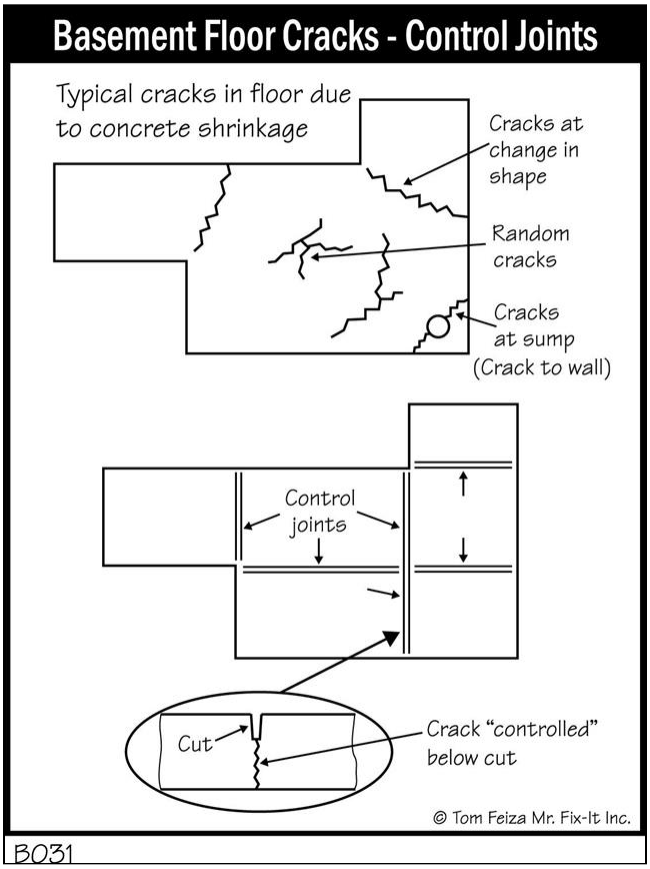
Note: some of the cracks are located in areas where there is substantial weight/force placed on flooring and most cracks. It could be the result of missing control/expansion joints placed on the concrete flooring. If these cracks re-appear after repairs and are over 1/8 inch in opening, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 Item 4(Picture)



1.3 Item 5(Picture)

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

1.6 (1) 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.

1.6 (2) I joist has been cut

1.6 Item 1(Picture)

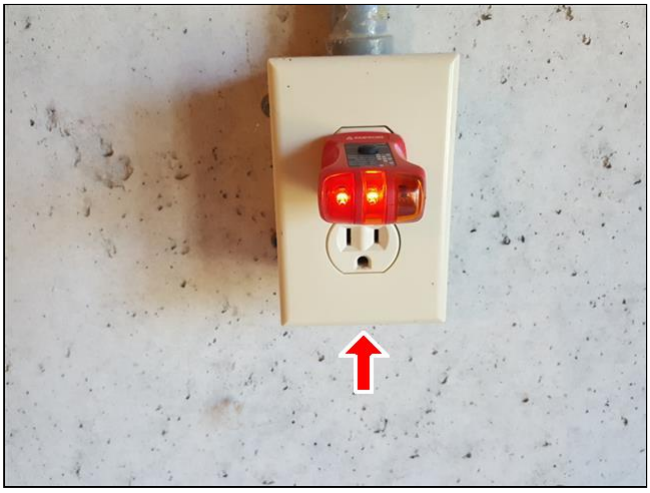
1.6 Item 2(Picture)

1.6 Item 3(Picture)

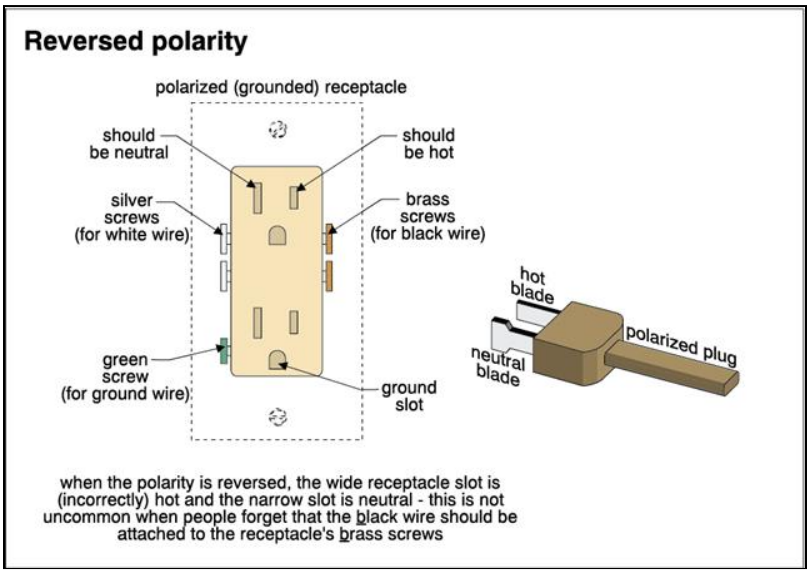
1.6 Item 4(Picture)

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

1.8 Item 1(Picture)



1.8 Item 2(Picture)

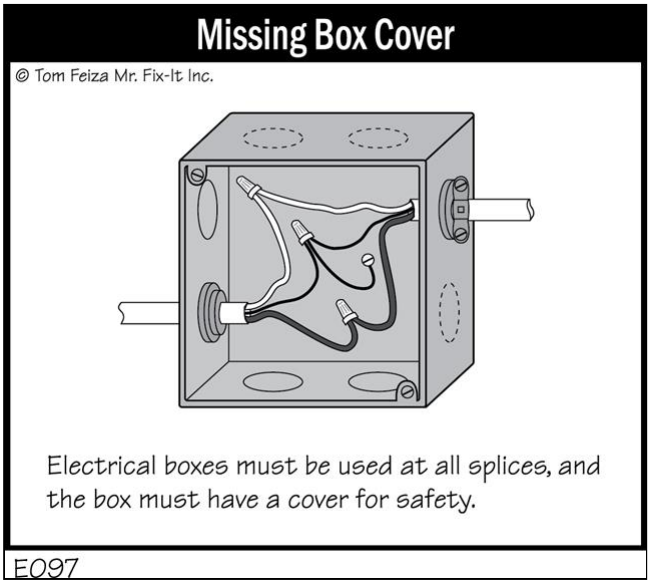


1.8 Item 3(Picture)

1.8 (2) The receptacles in the basement are all GFCI protected this is for your information

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

1.8 Item 4(Picture)



1.8 Item 5(Picture)

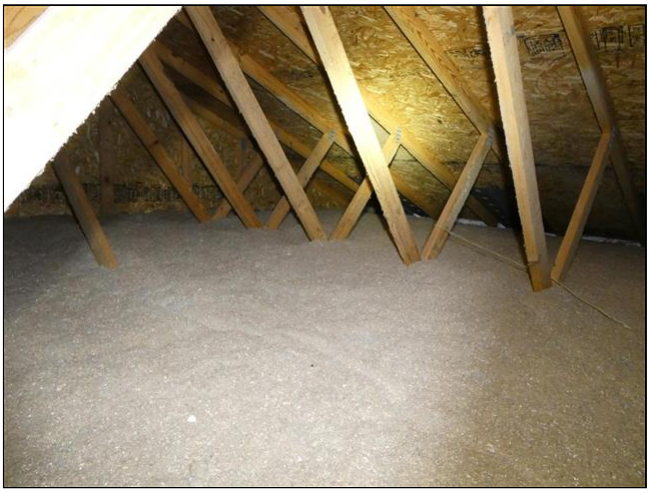
1.9 (1) The basement was dry at the time of inspection, and there were no visible evidence of active leakage. Despite these observations, a dry basement at this time or any time in the future is not guaranteed. Recommend monitoring during all seasons and contact a qualified basement contractor if an issue occurs. This is for your information.

1.9 (2) The vast majority of foundation settlement 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 6 feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of foundation settlement. Please refer to the Roofing and Exterior sections of the report for more information.

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

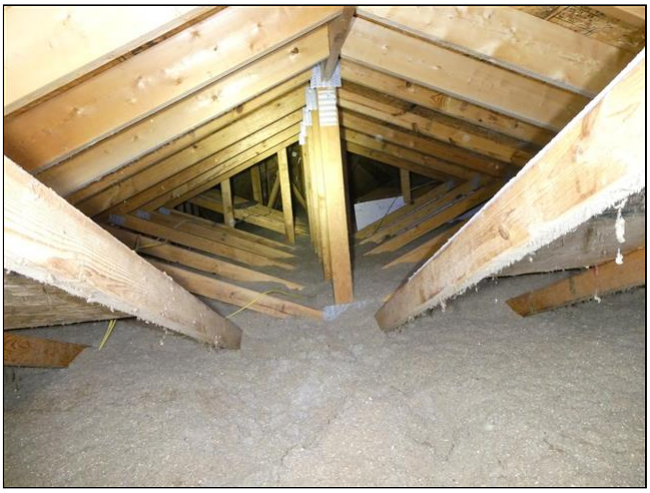
2. Roofing / Chimneys / Roof Structure and Attic

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

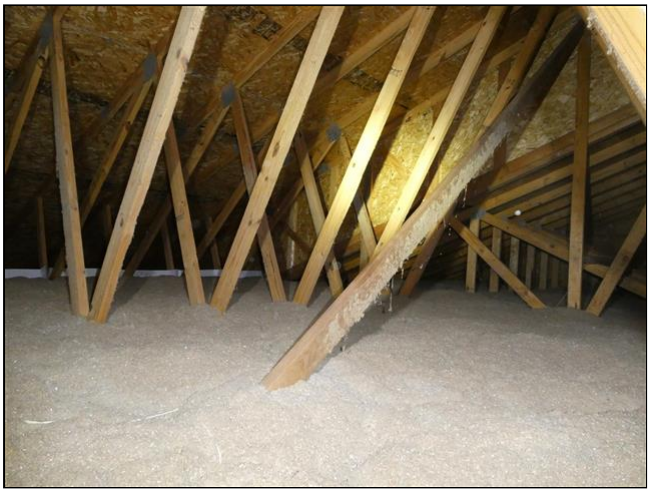


garage attic

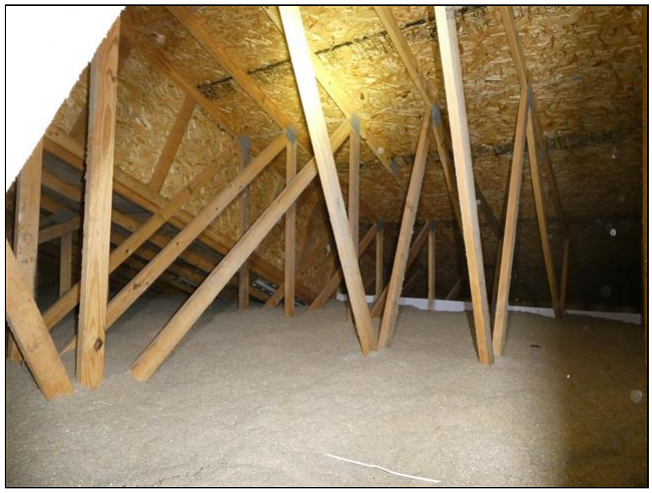
garage attic



garage attic

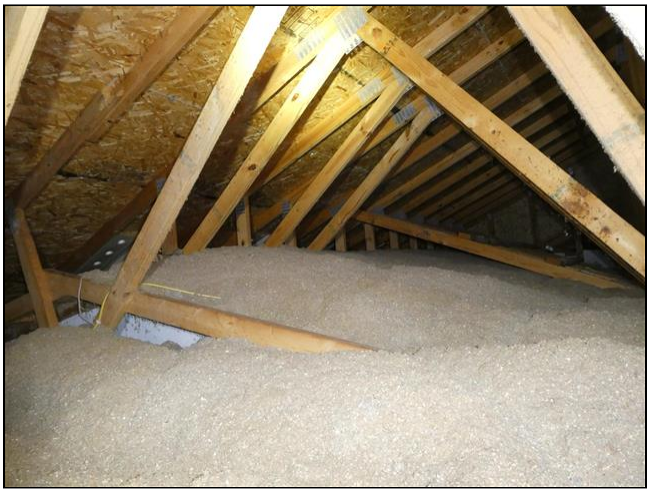


main attic



main attic

main attic



main attic

Styles & Materials

Viewed roof covering from:
Walked roof
and
Ground
Binoculars

Roof-Type:
Gable Dimensional

Roof Covering:
3-Tab Fiberglass Architectural shingle

Roof Ventilation:
Gable vents
Soffit and Ridge 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

2nd Attic Access Location/ Info:
Pull down ladder located in:
Garage Ceiling
No Storage
light in attic

Method used to observe 2nd attic:
From scuttle hole opening only
Inaccessible due to insulation over ceiling joists

Roof Structure:
Wood trusses
and
Stick-built

Ceiling Structure:
Not visible due to insulation

Inaccessible areas were viewed with flashlight

2 X 4 Rafters
and
2 X 6 Rafters
OSB (Oriented Strand Board) Sheathing

Attic Insulation:

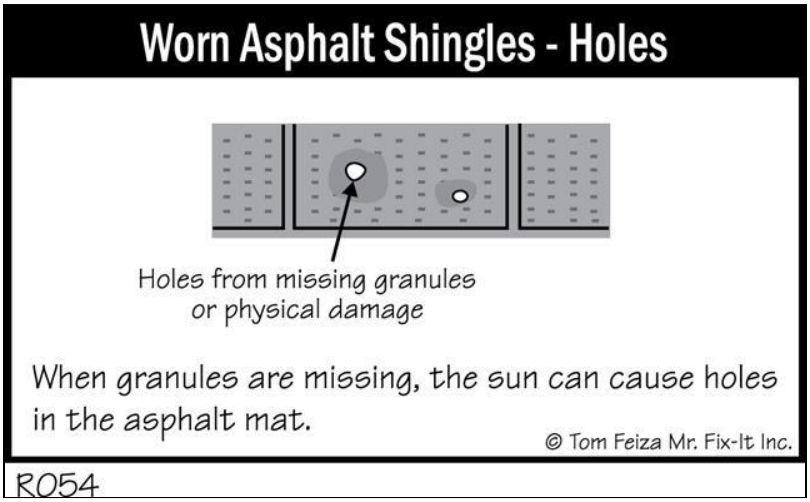
Blown Cellulose

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

Comments:

2.0 (1) Gravel covering is missing due to possible hail damage on the shingles of the home where indicated in photos. This usually leads to a shortened life expectancy and increases the potential for ultraviolet damage to the membrane which may result in roof leaking. Shingles with missing gravel should be replaced or repaired before leaks occur. Recommend repair as needed by a qualified roofer.

2.0 Item 1(Picture) below master bedroom area rear of home



2.0 Item 2(Picture)

2.0 (2) Exposed nail heads were seen at the roof near the peak ends. All exposed nails should be properly sealed by a qualified roofing contractor. A sealant compatible with the roofing or flashing material should be applied to the nail. This will prevent and reduce future water entry and/or leaks into the attic.

2.0 Item 3(Picture)

2.0 Item 4(Picture)

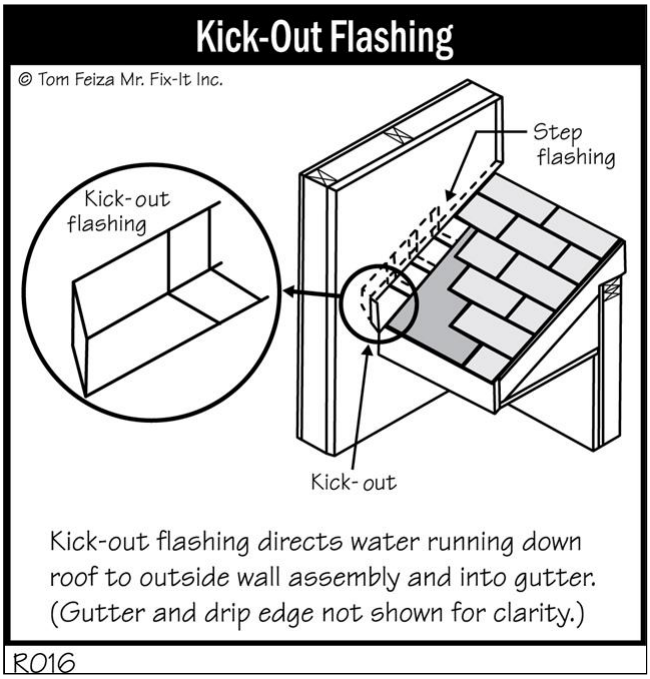
2.1 (1) Most of the roof flashings are not visible for inspection due to building materials have hidden flashings that are never visible.

2.1 (2) The diverter flashing/step flashing is missing between the roof and wall at the front and rear of home where indicated in the photos. Water stains on the exterior brick siding was noted. This can cause damage to the siding and may allow water intrusion between the gutter and the wall structure. Recommend a qualified roofing contractor further evaluate and repair as needed.

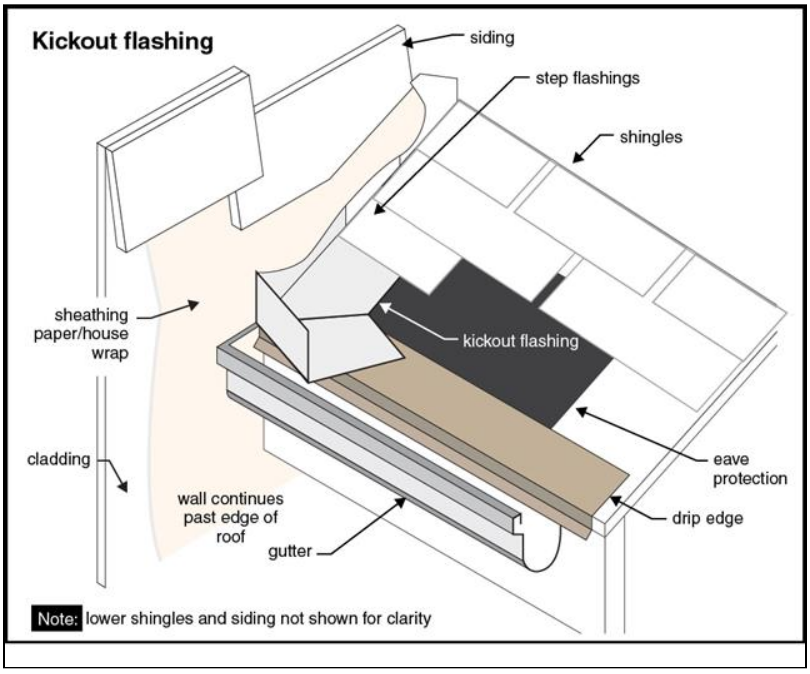
2.1 Item 1(Picture) front right side of home

2.1 Item 2(Picture) front right side of porch

2.1 Item 3(Picture) rear left side of home

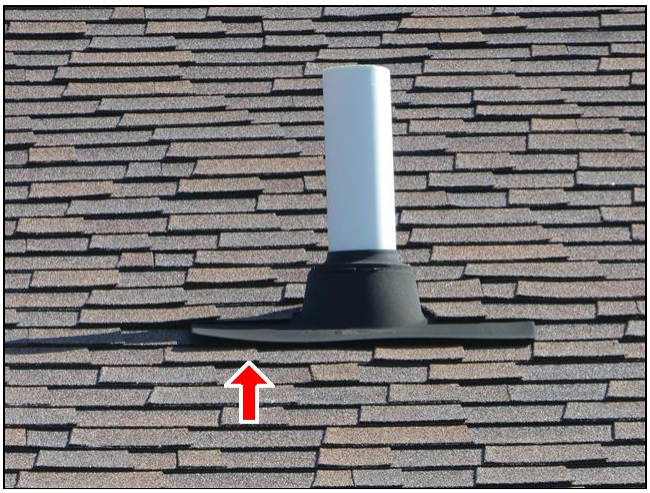


2.1 Item 4(Picture)



2.1 Item 5(Picture)

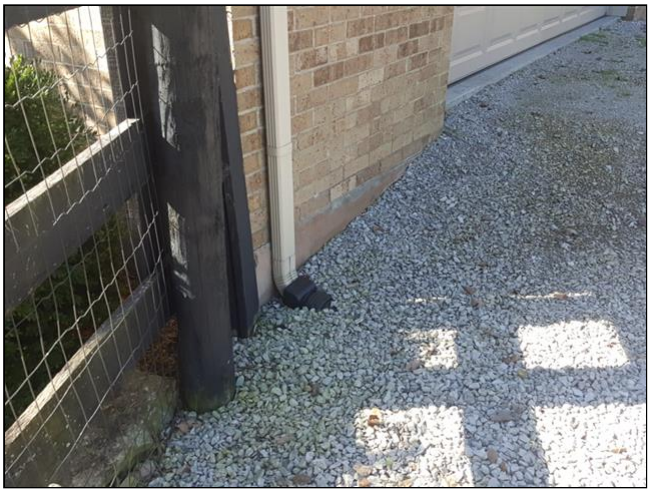
2.2 The flashing on the roof below the plumbing vent at the rear right side of the home has lifted and needs flattening to avoid water leaks. Water leaks can cause deterioration of the roof sheathing and trim. Recommend they be re-secured by a qualified roofing contractor to prevent water entering underneath the flashing and to allow the ease of water runoff to reduce the risk of leaks in the home.



2.2 Item 1(Picture)

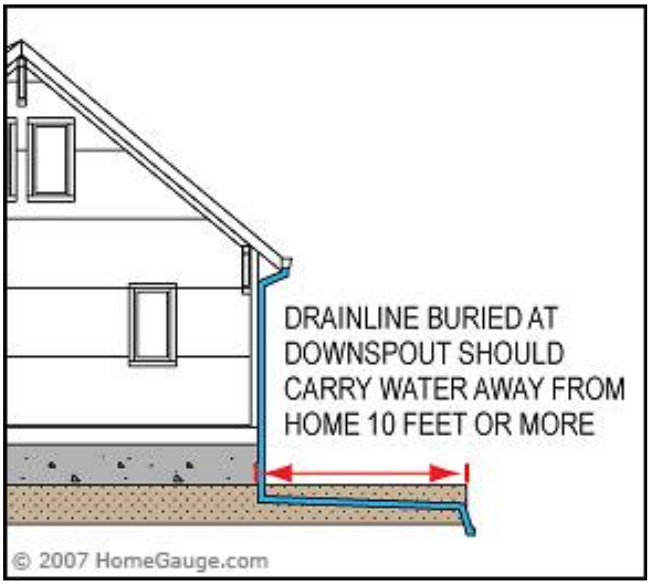
2.3 (1) Downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least 10 feet from the building or into a storm sewer system. Foundation leakage adjacent to a downspout is an indication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

2.3 Item 1(Picture) front left corner of home

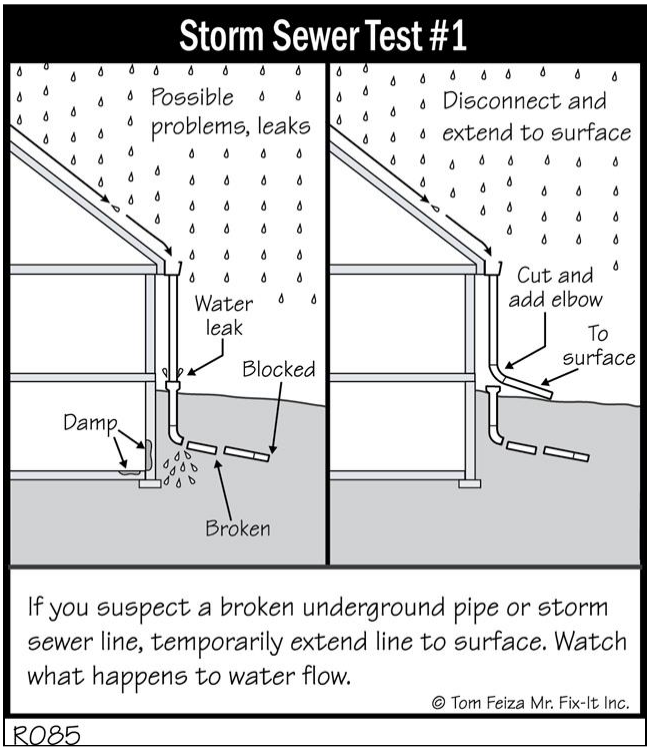


2.3 Item 2(Picture) front left corner of garage

2.3 Item 3(Picture) rear right corner of home

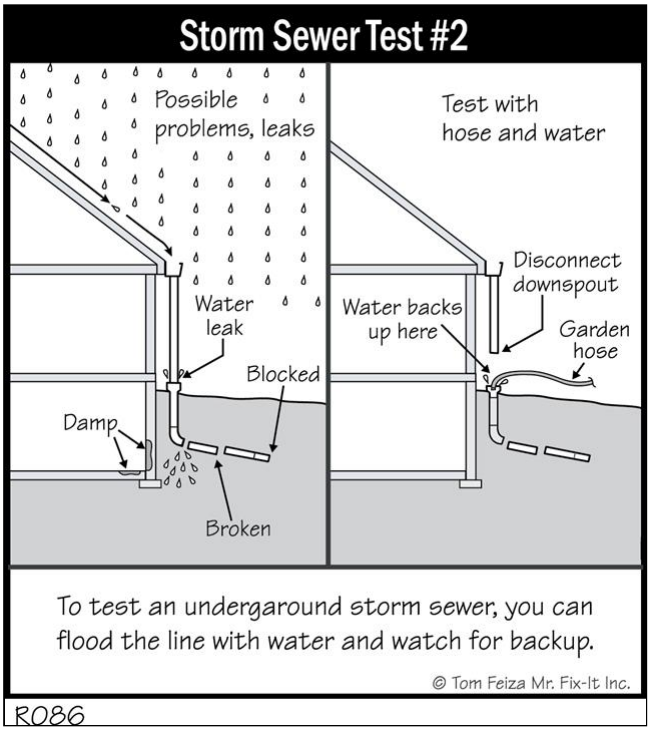


2.3 Item 4(Picture)



R085

2.3 Item 5(Picture)



R086

2.3 Item 6(Picture)

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

2.3 Item 7(Picture) front left corner of home

2.3 Item 8(Picture) front right side of home

2.3 Item 9(Picture) front left corner of garage

2.3 Item 10(Picture) rear left side of home

2.3 Item 11(Picture) rear right corner of home

2.3 (3) The downspout is crushed at the end where indicated in the photo. This is restricting the discharge of water. Recommend the downspout be repaired at the end so water will flow freely and extend into the downspout extension. A general contractor should repair or replace as needed.

2.3 Item 12(Picture) between garage and home at the rear

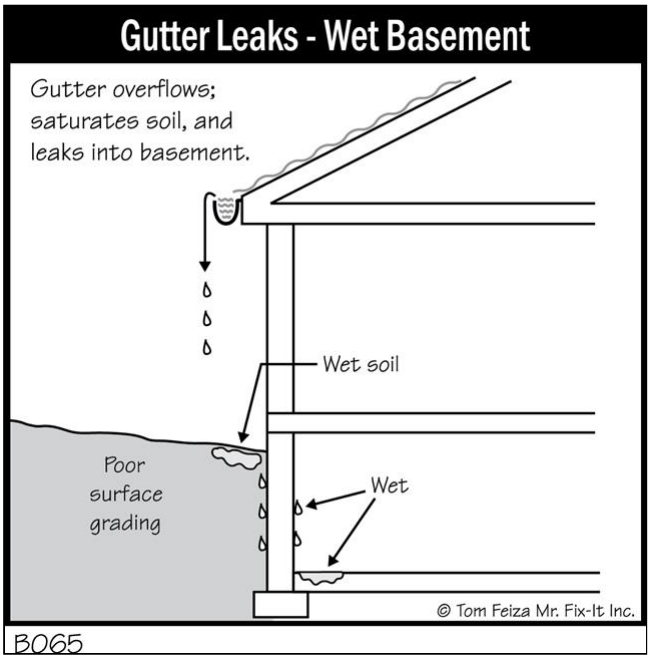
2.3 (4) Gutter and downspout is missing and should be installed at the front right and left corners of the porch at the home above the porch area to avoid spilling roof runoff around the building - a potential source of water entry or water damage. It could cause settlement of the front porch in the future if not corrected. Recommend a qualified contractor install a gutter system. This will prevent soil erosion below and possible water leakage into the basement.

2.3 Item 13(Picture)

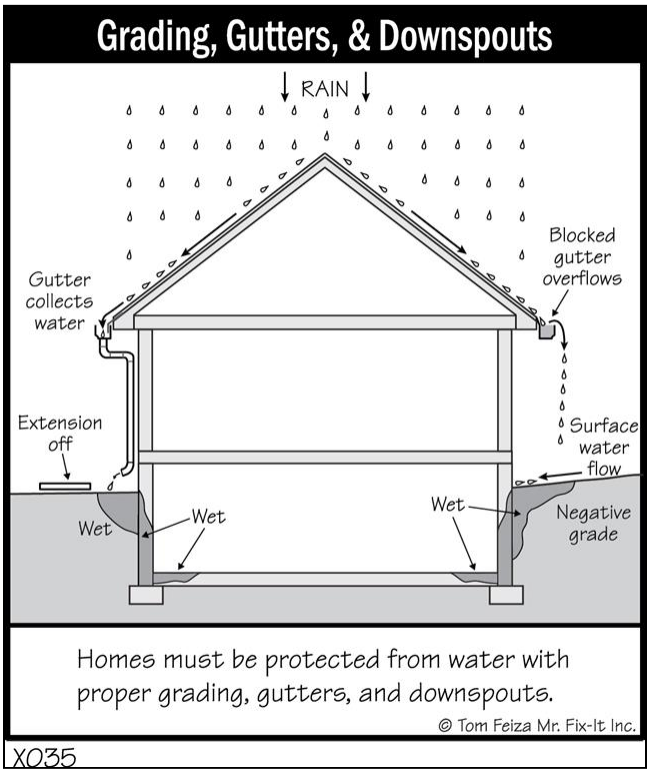
2.3 Item 14(Picture)

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

2.3 Item 15(Picture)



2.3 Item 16(Picture)



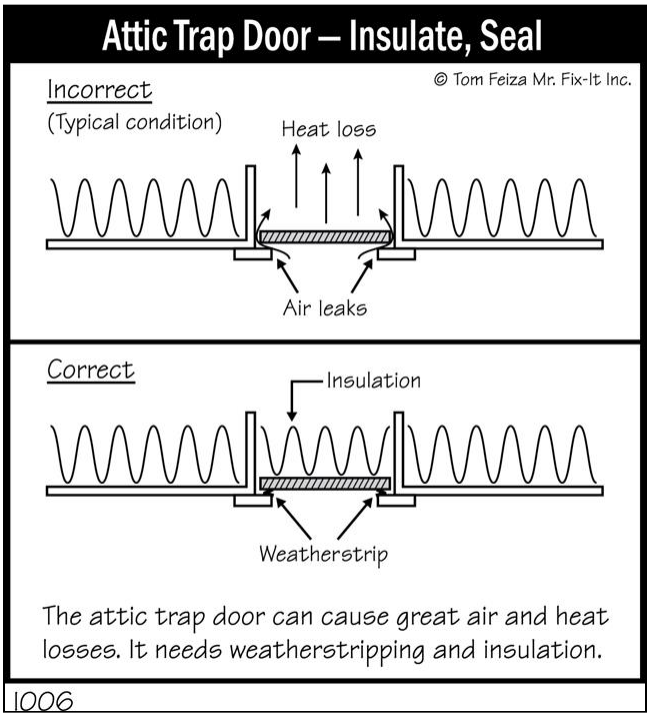
2.3 Item 17(Picture)

2.4 (1) Attic access location (see photo)

2.4 Item 1(Picture) garage ceiling

2.4 Item 2(Picture) master bedroom closet

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



2.4 Item 3(Picture)

2.7 Cellulose insulation is about thirteen inches thick or just under 38 R-Value.

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

3. Exterior

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

Styles & Materials

Siding Material:
Brick veneer
and
Vinyl siding

Exterior Entry Doors:
Metal window door(s)
and
Sliding Door

Appurtenance:
Covered porch with steps

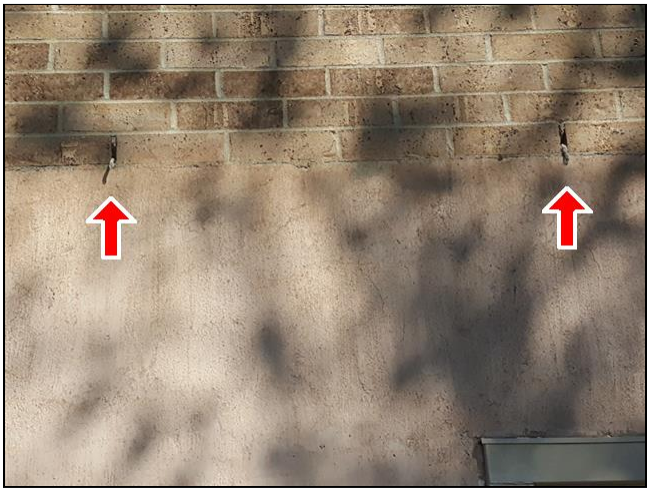
Driveway:
Gravel
Dirt
Concrete stone

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

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

Comments:

3.0 (1) Rope protruding out of the brick siding are known as weep holes. These pieces of rope should not be pulled out. They will deteriorate over time, however they should have been trimmed after the house was built. Weep holes are openings close to the bottom of brick mortar joints that allow drainage. They are also recommended over door and window openings. This is for your information.



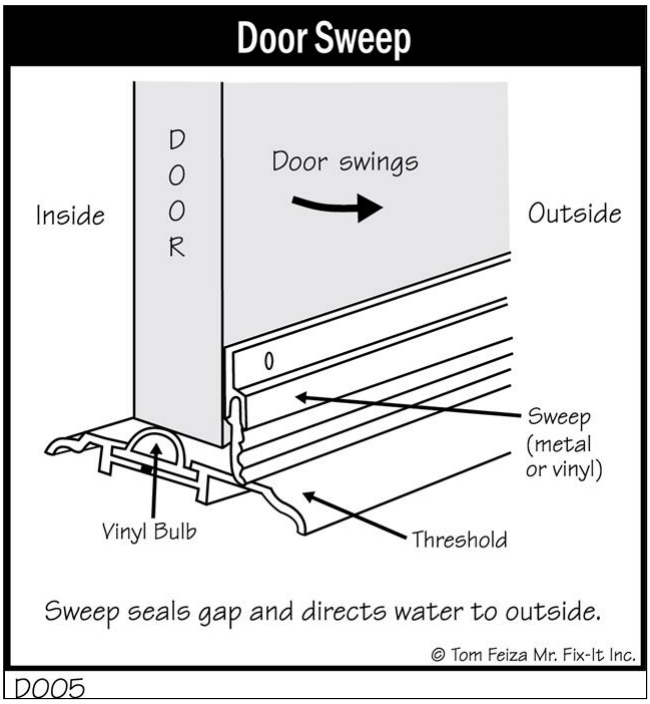
3.0 Item 1(Picture)

3.0 (2) Typical shrinkage cracks, at the mortar joints on the exterior siding was observed at the front left corners of the garage. These cracks do not appear significant. Shrinkage cracking is the result of moisture in the concrete mortar evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Due to freeze/thaw via water intrusion, the cracks should be sealed to minimize further cracking, flaking or deterioration. A qualified contractor or skilled masonry contractor should perform the repairs via tuck pointing mortar. It is recommended that you monitor periodically. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

3.0 Item 2(Picture) above garage left corner

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

3.3 Item 1(Picture)

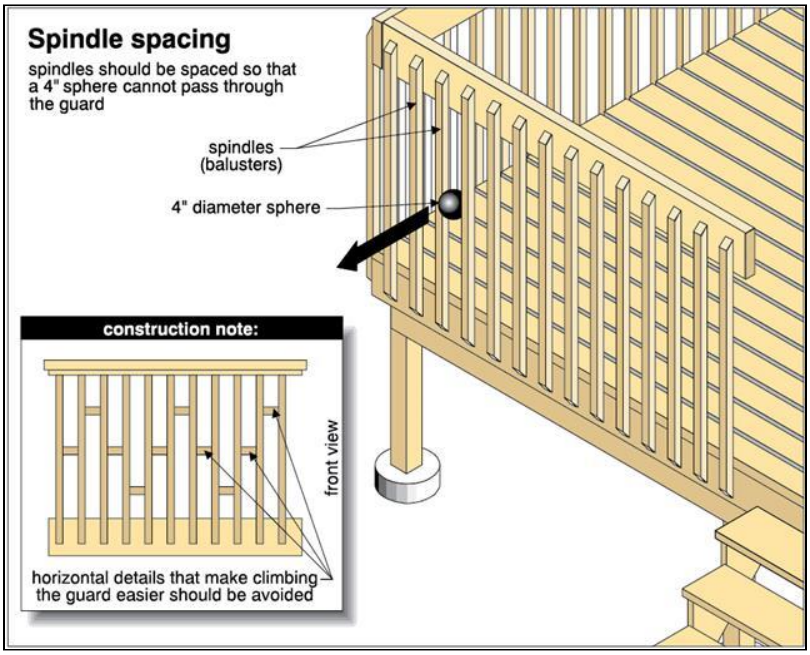


3.3 Item 2(Picture)

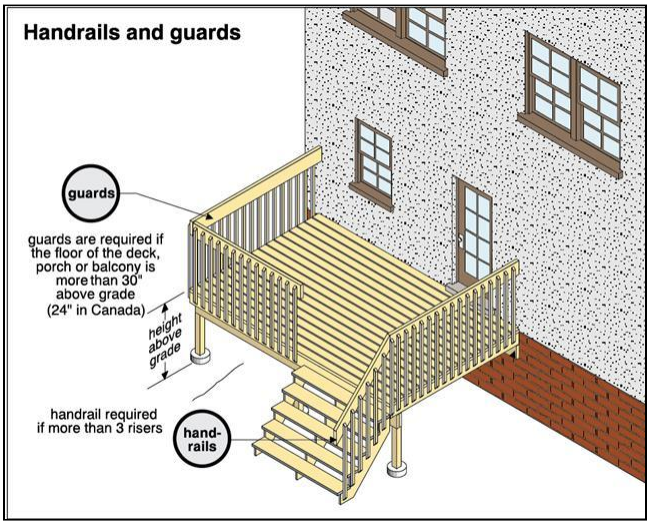
3.5 Recommend a guard rail be installed around the front of the porch to prevent a fall from occurring which may result in an injury of a person. This is a potential safety issue. The railing needs to be at least 36 inches high and balusters need spacing to be at least 4 inches. Recommend a qualified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

3.5 Item 1(Picture)

3.5 Item 2(Picture)



3.5 Item 3(Picture)



3.5 Item 4(Picture)

3.6 (1) The guard rail for the rear deck is missing in some areas. Recommend a guard rail be installed around the rear deck 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 correct where needed for safety prior to moving in.

3.6 Item 1(Picture)

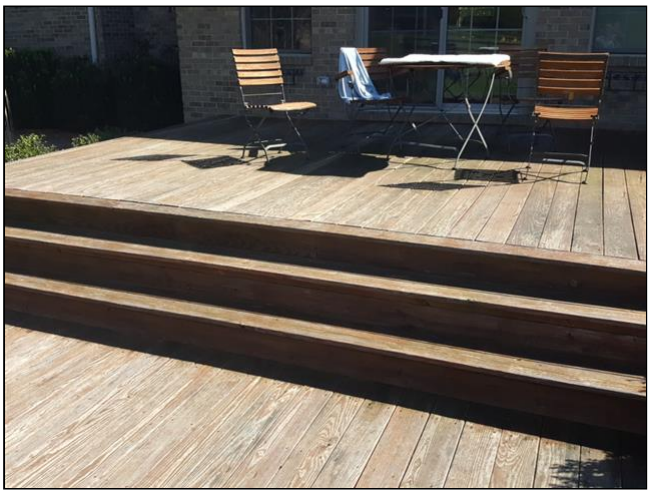
3.6 Item 2(Picture)

3.6 (2) The rear and side deck is built on grade and the sides extend to the ground. I was unable to completely inspect the underside. The area under the deck was limited. Some areas could not be viewed.

3.6 Item 3(Picture) left side of home

3.6 (3) Treated wood used for decks and railings has a limited life span of 10-15 years. The stain on the deck is getting thin. It should be re-stained to prevent excessive aging and deterioration. This is for your information.

3.6 Item 4(Picture) left side of home



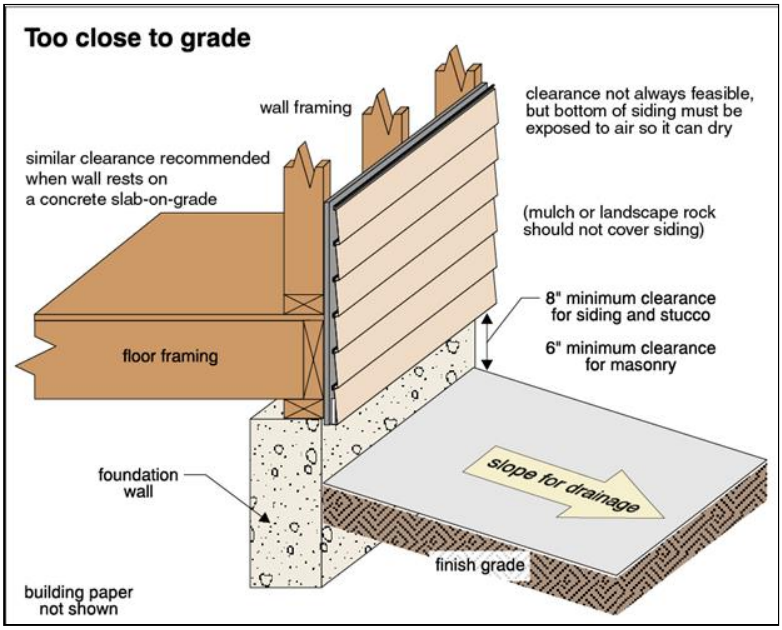
3.6 Item 5(Picture) rear of home

3.7 The rear walkway leading up to the garage at the rear left side of the home has settled creating a tripping hazard. For safety recommend the walkway be repaired or replaced to prevent a tripping hazard and/or a fall or injury from occurring. Recommend a qualified masonry contractor repair or replace as needed.

3.7 Item 1(Picture)

3.9 (1) There are depressions in the soil around the foundation perimeter at the front right side of the home near the electric meter. 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.

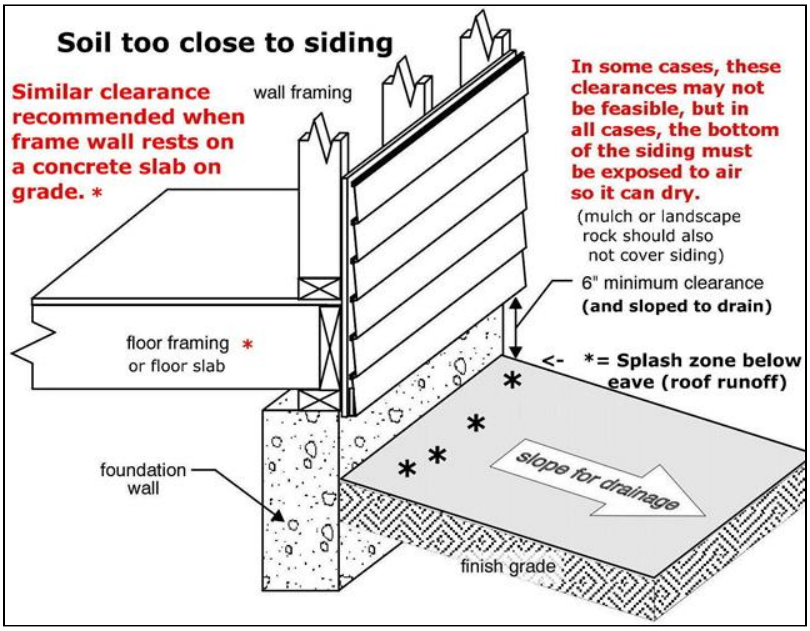
3.9 Item 1(Picture)



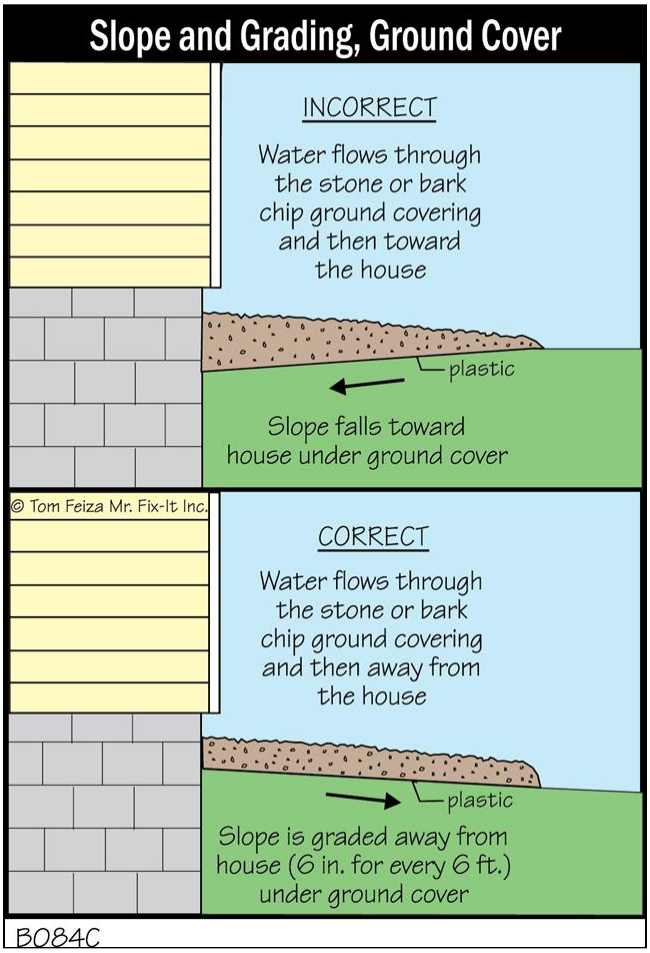
3.9 Item 2(Picture)

3.9 (2) The grading of soil at the rear left side of the home between the garage and the washer dryer room area should be improved to promote the flow of storm water away from the foundation perimeter. This can often be accomplished by the addition of top soil. (Ensure that the soil is at least 6 inches below siding). The ground should slope away from the house at a rate of one inch per square foot. This slope should extend at least five to six feet from the home and will also prevent water intrusion near the foundation perimeter to prevent house from settlement and basement leakage. Recommend correcting as needed.

3.9 Item 3(Picture)



3.9 Item 4(Picture)



3.9 Item 5(Picture)

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

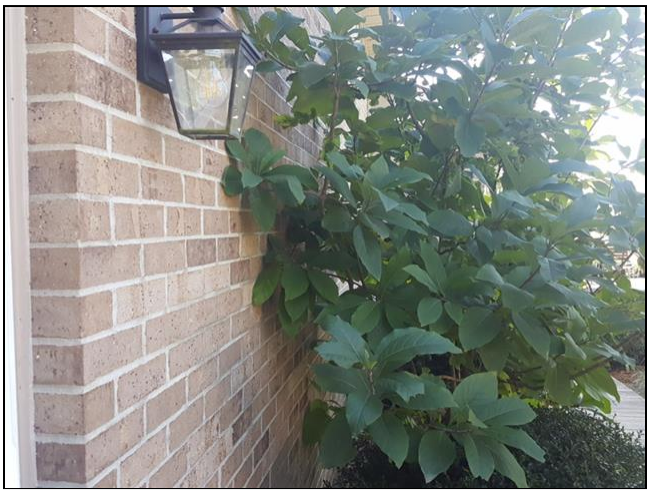
3.10 Item 1(Picture)

3.10 Item 2(Picture)

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

3.10 Item 3(Picture) front right side of home

3.10 Item 4(Picture) front right side of home



3.10 Item 5(Picture) rear of garage

3.10 Item 6(Picture) rear right side of home

3.10 (3) Vines growing on exterior walls at the rear of the garage 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.

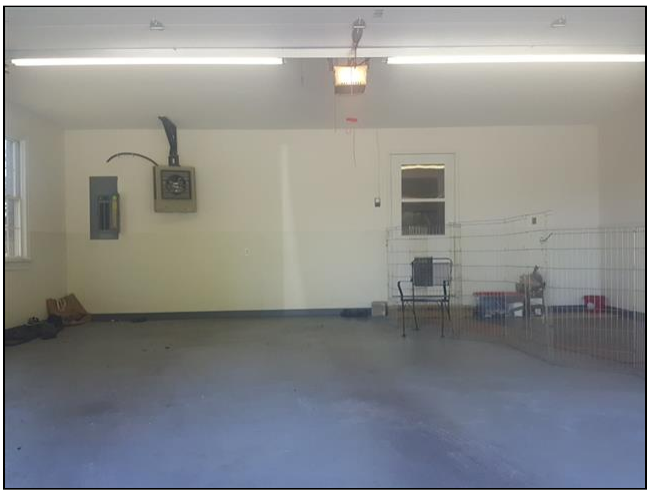
3.10 Item 7(Picture)

3.12 The exterior outlets are GFCI protected. This is for your information.

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:
Blown cellulose
Below R-25

Garage Door Type / Material:
One automatic
Metal
Insulated

Auto-opener Manufacturer:
CHAMBERLAIN
LIFT-MASTER

Ceiling Materials:
Drywall

Wall Material:
Drywall
and
VOG Panels

Floor Material/Covering(s):
Concrete
Painted

Door to Interior:
Metal

Door to Exterior:
Metal with Glass Window

Window Types:
Wooden Frames
Double-hung
Thermal/Insulated

		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	Garage Window (s)	•				
4.5	Occupant Door from Garage to inside home	•				
4.6	Occupant Door from Garage to Exterior of Home	•				
4.7	Steps, Stairways, Balconies and Railings	•				

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

		IN	NI	NP	C	RR
4.8	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)					•

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

Comments:

4.2 The garage flooring has typical cracks in areas highlighted in photos. These cracks do not appear significant and seem typical. Cracks that are usually 1/8 inch or wider are need for concern. The cracks are usually the result of shrinkage and/or settling of the slab. Recommend these cracks be sealed then apply an epoxy coating on the floor to ensure water intrusion does not occur. Caulk for Concrete Cracks This is for your information.

4.2 Item 1(Picture)

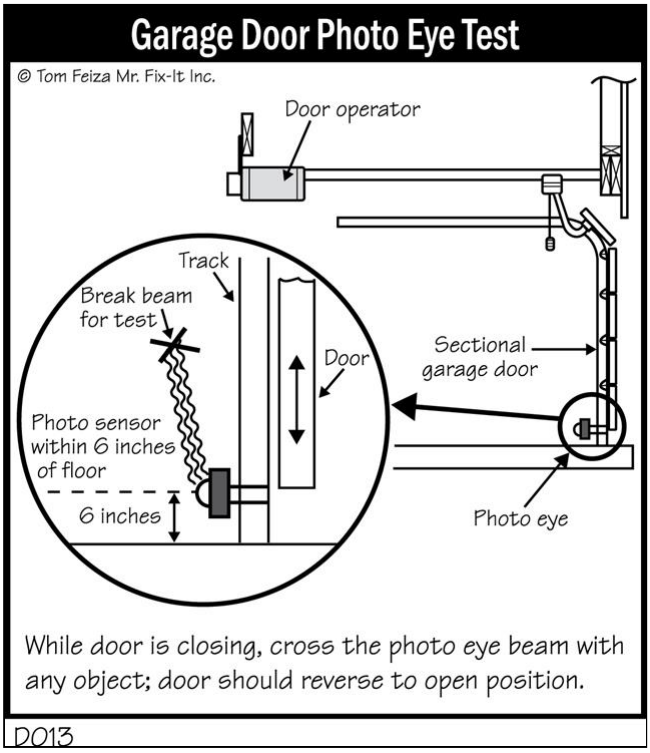
4.2 Item 2(Picture)

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 electric eyes are installed too high. There is a serious risk of injury, particularly to children or pets, under this condition. The eyes should be placed 4" to 6" off the floor or as otherwise indicated in the installation manual. This should be dealt with immediately by a qualified garage installer.

4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.5 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.

4.8 The GFCI outlet(s) in the garage where indicated in the photo(s) did not trip in response to testing during the inspection. This is a safety issue. The GFCI offers protection from shock or electrocution. Recommend a qualified licensed electrician repair as needed.

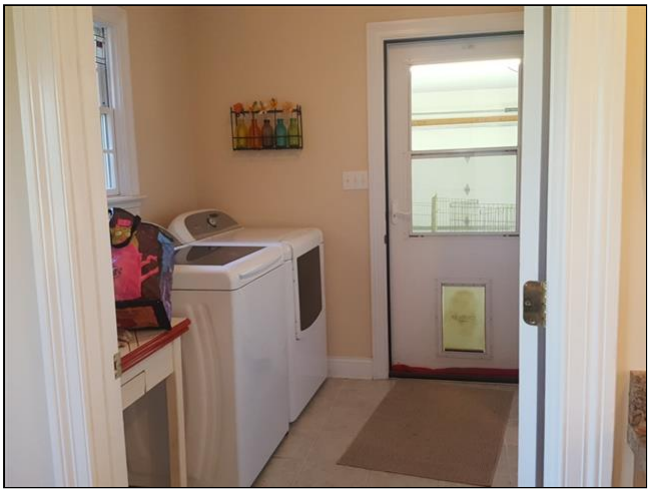
4.8 Item 1(Picture)

4.8 Item 2(Picture)

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

5. Kitchen / Components and Appliances

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



washer dryer room

Styles & Materials

Dishwasher Brand:
WHIRLPOOL
Serial # Model# : #F00708497 #GU2300XTVS1

Disposer Brand:
NONE

Range/Oven Fuel Type and Brand:
ELECTRIC
WHIRLPOOL
Serial # Model # : #RY3740619 #GFE461LVS0

Built in Microwave/Exhaust/Rangehood Vent Type and Brand:
Vented Exhaust
Serial # Model # : #TRY4131870 #GMH3204XVS-1 #2009

Refrigerator Brand:
WHIRLPOOL
Serial # Model # Year # : #K53803261 #WRF535SMBM00 #N/A

Cabinetry:
Wood

Countertop:
Wood with laminate top

Washer and Dryer:
NOT INSPECTED

Clothes Dryer Vent Material:
Flexible foil

Dryer Power Source:
240 Electric

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

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

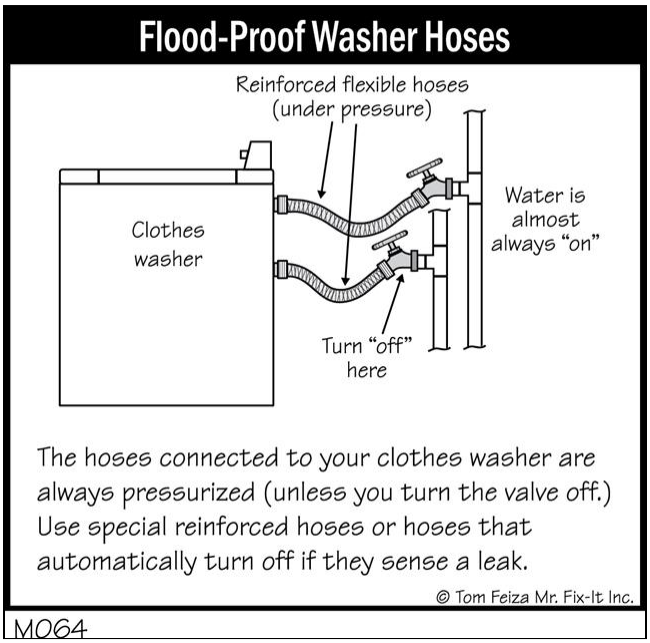
		IN	NI	NP	C	RR
5.3	Ranges/Ovens/Cooktops					•
5.4	Microwave Cooking Equipment	•				
5.5	Refrigerator	•				
5.6	Pantry/Closet Doors	•				
5.7	Counters and a representative number of Cabinets	•				
5.8	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.9	Washing Machine / Dryer		•			•
5.10	Clothes Dryer Vent Piping					•
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

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

5.0 Item 1(Picture)

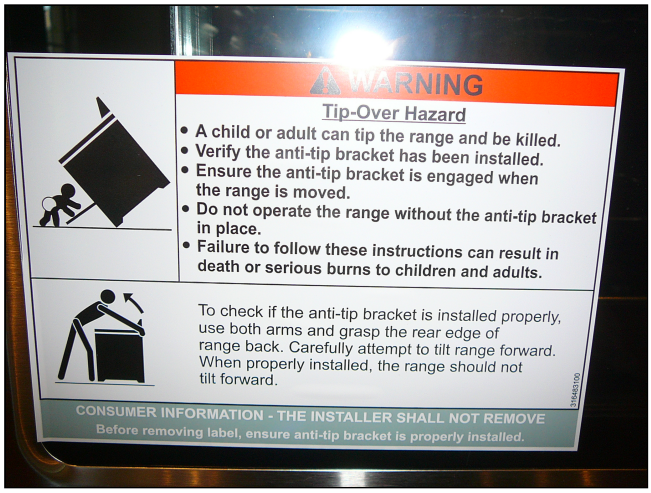
5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.3 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

5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.5 (1) The ice maker was turned off at time of inspection.

5.5 Item 1(Picture)

5.5 (2) There is no visible water supply line behind the refrigerator in the kitchen. This is for your information.

5.7 The cabinets in the kitchen are missing handles at the doors and drawers. Recommend these be installed for easier access to cabinets. This is for your information.

5.8 (1) The outlets in the kitchen are GFCI protected. This is for your information.

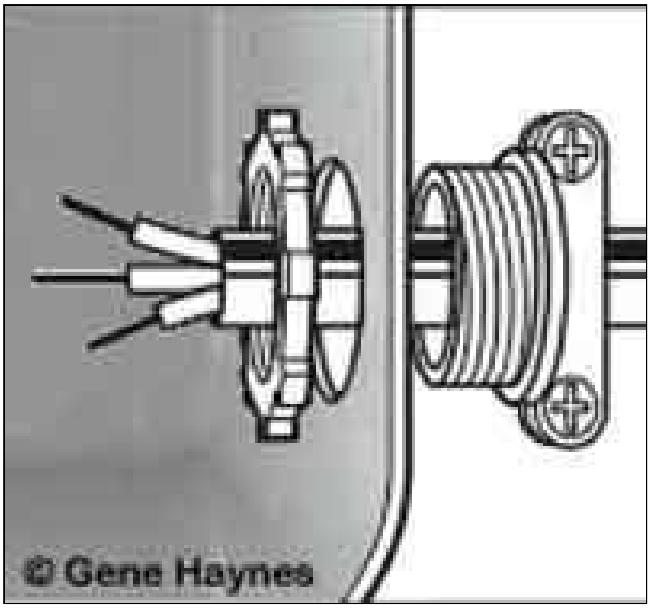
5.8 (2) I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.

5.8 (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.

5.8 Item 1(Picture)

5.9 There is no strain-relief clamp connected to the wire at the back of the dryer. This is a safety issue. The insulation on the wires could be damaged via vibrations when the dryer is being used which could cause a short. Also, a child or person could easily pull the wire out of the disposal, touch an energized conductor, and be electrocuted causing possible death. Recommend a qualified licensed electrician repair as needed for safety prior to closing and using the dryer.

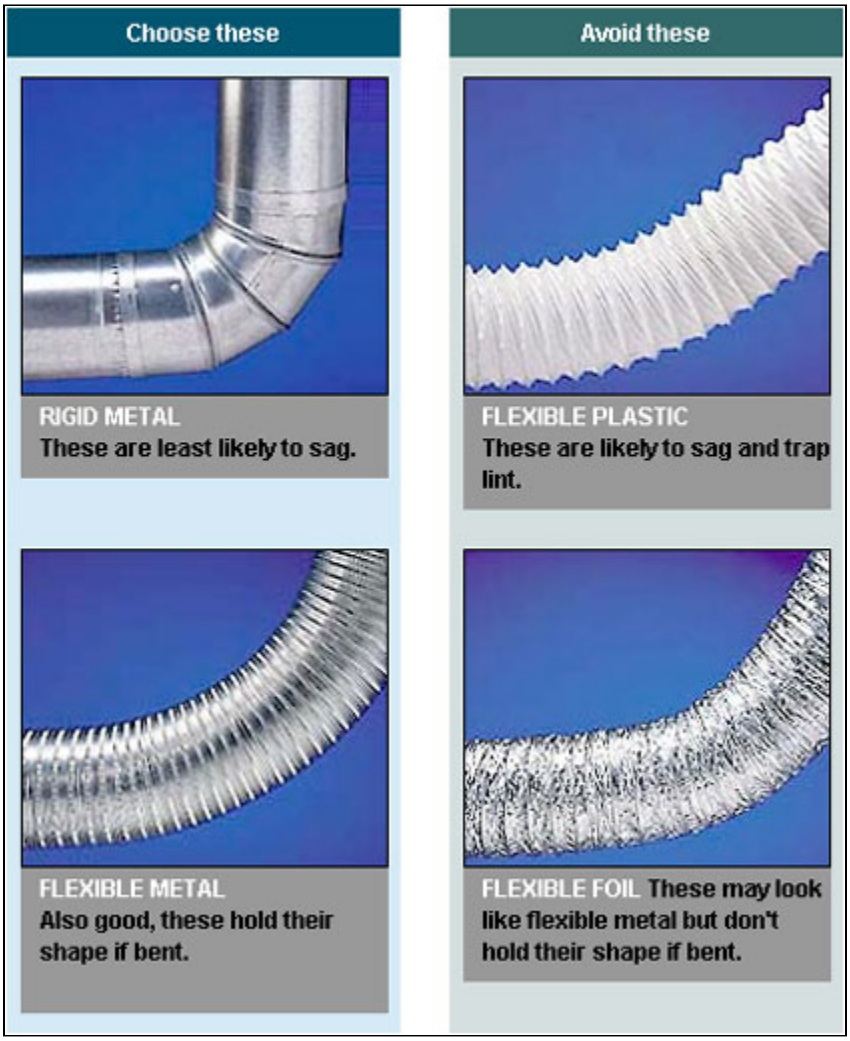
5.9 Item 1(Picture)



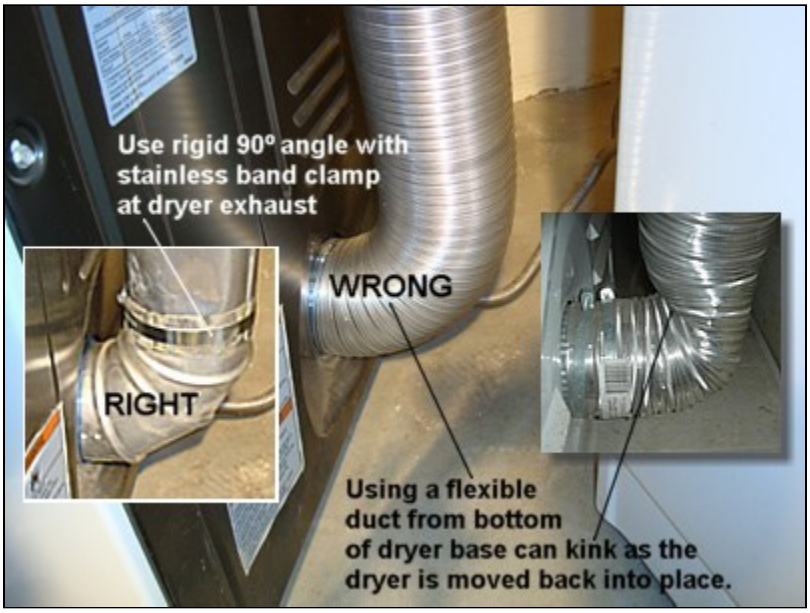
5.9 Item 2(Picture)

5.10 (1) A pleated Foil flex pipe is currently installed from the dryer to the exhaust vent. The current recommendations are for dryer vents to be heavy flexible or solid metal to help prevent crushing and damage from fires. Dryer lint fires are reported to be the third leading cause of fires. Exhaust ducts should be constructed of minimum 0.016 inch thick rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet metal screws or fastening means which extend into the duct. All dryer vents should be disconnected and cleaned twice a year. This is a very common cause of fires. Recommend replacing duct for proper operation and for your safety using a qualified contractor.

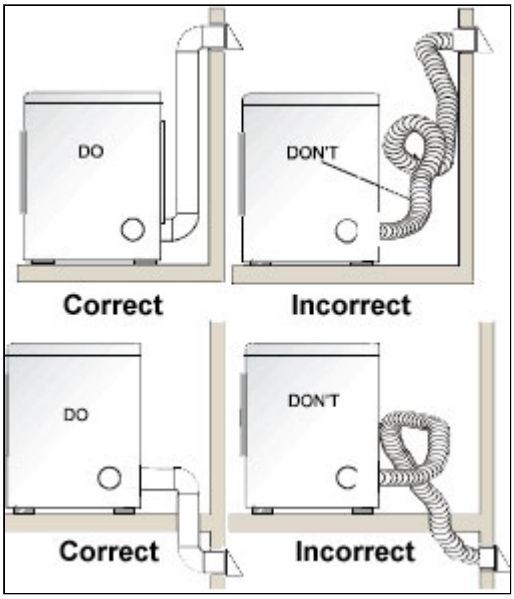
5.10 Item 1(Picture)



5.10 Item 2(Picture)



5.10 Item 3(Picture)



5.10 Item 4(Picture)

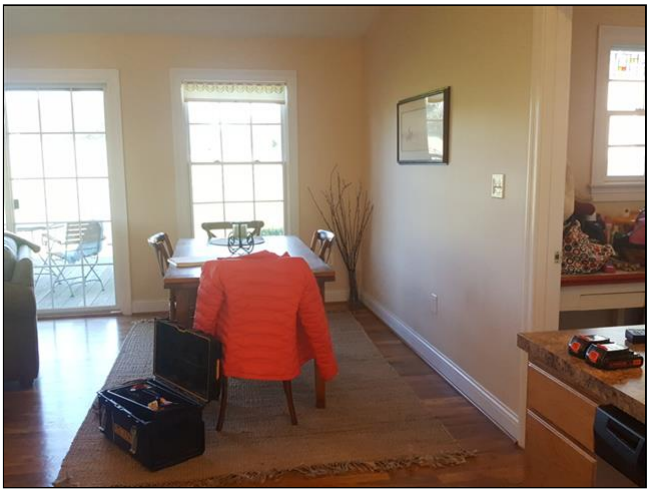
5.10 (2) The dryer vent piping is damaged and appears to have a minor leak due to large build up of lint behind the dryer in the Washer/Dryer room. This is allowing lint to be released in the air and is not healthy in closed rooms, crawlspaces or basements. Moist air escaping can lead to mildew or mold to develop on the walls. Recommend repair or replacement as needed. Ensure to use solid metal or flexible metal piping only.

5.10 Item 5(Picture)

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

6. Rooms

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



dining room

living room

sitting room

master bedroom

2nd bedroom

3rd bedroom

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Area rug(s)
Hardwood
Tile

Interior Doors:
Hollow core
Wood

Window Types:
Wooden Frames
Double-hung
Thermal/Insulated

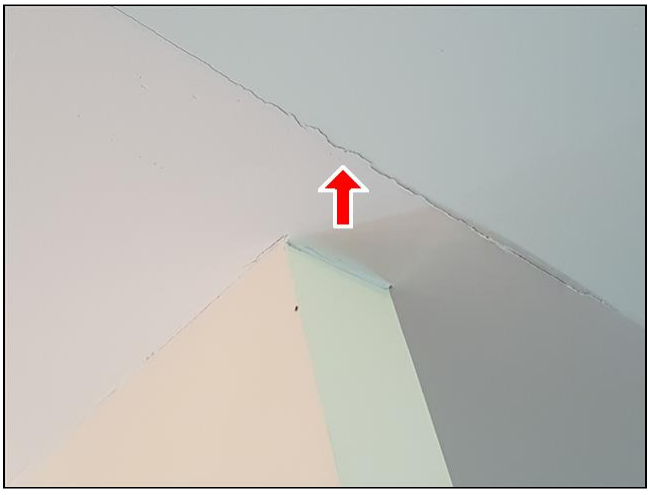
		IN	NI	NP	C	RR
6.0	Ceilings	•				
6.1	Walls	•				
6.2	Floors	•				
6.3	Steps, Stairways and Railings	•				
6.4	Doors (Representative number)	•				
6.5	Windows (Representative number)	•				
6.6	Closets	•				
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)	•				
6.8	Smoke and Carbon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

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

Comments:

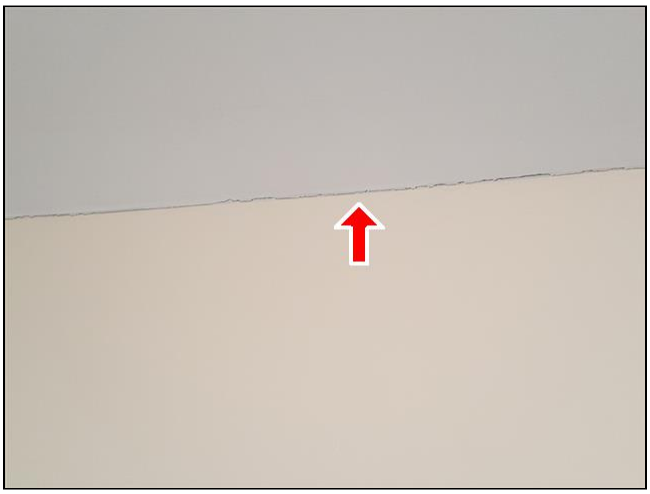
6.0 (1) Some of the ceilings in the home are vaulted ceilings. Vaulted ceilings tend to show signs of minor cracking where two pieces of drywall are joined, and ceiling seams in the drywall become loose. This is a cosmetic and common and often caused by moisture, changing temperature, or framing shrinkage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

6.0 (2) The drywall has a vertical shrinkage crack(s) where the ceiling meets on the ceiling in the living room. Most minor cracking is due to shrinkage of construction materials. The crack is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.



6.0 Item 1(Picture)

6.1 The drywall in the 2nd Bedroom has a hairline shrinkage crack where two pieces of drywall meet. Most minor cracking is due to shrinkage of construction materials. This damage is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.



6.1 Item 1(Picture)

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

6.8 Item 1(Picture)

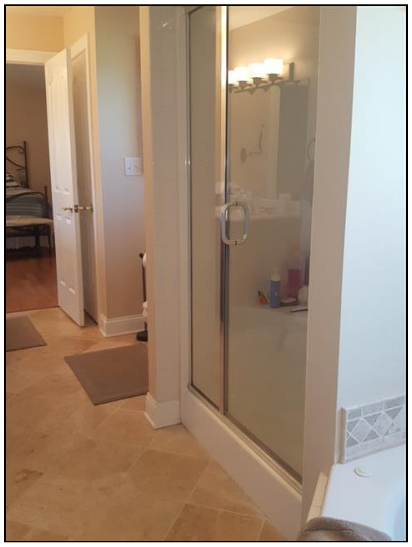
6.9 The house is lived in and the furnishings or items prevented a complete inspection of the interior of the home, receptacles, closets, walls and floors in some areas. These areas should be examined before closing to verify that there is no damage that was hidden by the furnishings.

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

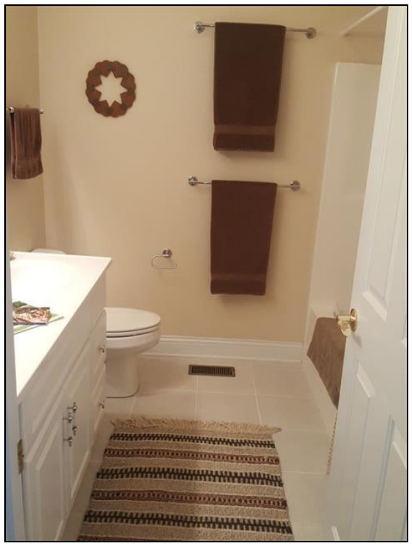
7. Bathroom and Components

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

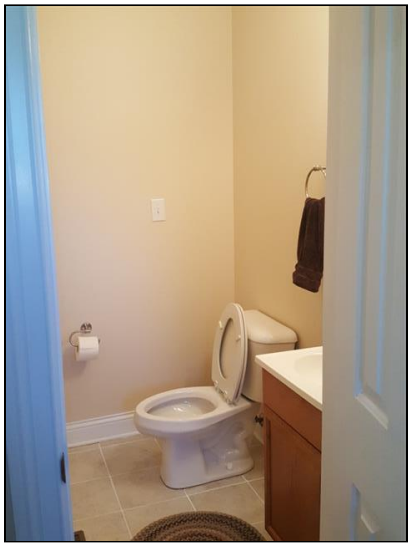
master bathroom



master bathroom



2nd bathroom



half bath

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall

Window Types:
None

Exhaust Fans:
Fan only

		IN	NI	NP	C	RR
7.0	Floor	•				
7.1	Counters and Cabinets				•	
7.2	Doors (Representative number)				•	
7.3	Windows	•				
7.4	Plumbing Water Supply, Shutoffs, Faucets, and Fixtures				•	
7.5	Plumbing Drain and Vent Systems				•	
7.6	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures	•				
7.7	Bath(s) and/or Shower(s) - walls,enclosure, and doors	•				
7.8	Jacuzzi Tub				•	
7.9	Toilet(s)	•				
7.10	Exhaust fan	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

7.1 (1) The cabinetry in the half bath above the sink is loose and not secured to wall correctly. Recommend a general contractor repair as needed and caulk between the sink and wall to prevent water intrusion.

7.1 Item 1(Picture)

7.1 (2) Recommend caulking around the counter top in the 2nd bathroom to seal the crack. Water may enter which can cause damage to the drywall and cabinets, then result in possible mold forming. Repair using a quality caulk that is resistant to moisture and is expandable. Here is a link on How to Choose the right Caulk

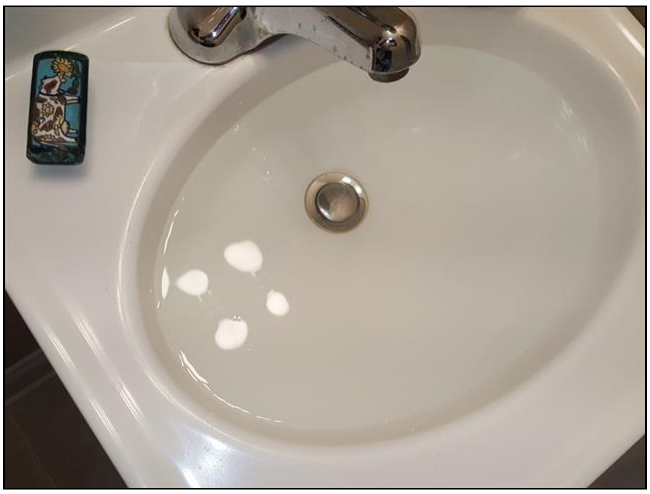
7.1 Item 2(Picture)

7.2 The entry door in the Master bathroom does close properly, however it rubs at the door jamb when closing where indicated in photos. This is a maintenance issue and is for your information. Sometimes correcting the door opening can require the door trim to be removed then touch up painting or doors will need to be rehung or trimmed down. Recommend a qualified contractor repair as needed.

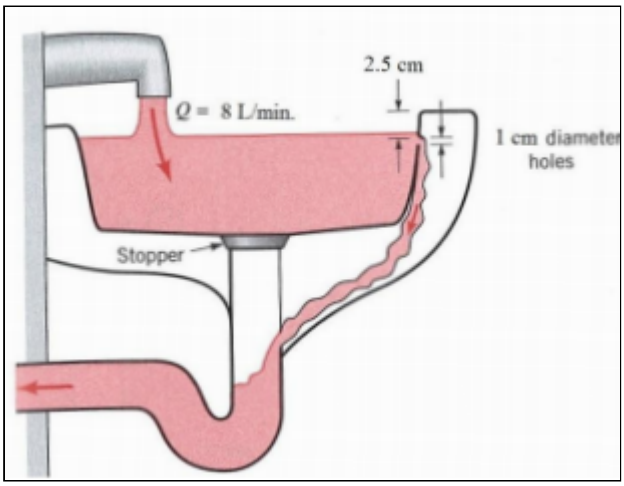
7.2 Item 1(Picture)

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

7.4 (1) The sink(s) in the half bath and the 2nd bathroom 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) half bath

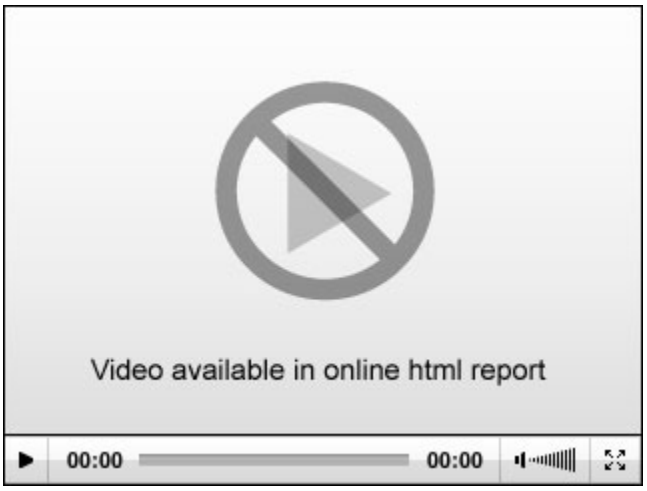


7.4 Item 2(Picture)

7.4 (2) The shower head is loose and not secured to the wall and does not seal against the enclosure correctly in the 2nd bathroom. Recommend it be secured and sealed correctly to prevent a possible plumbing leak from occurring at the pipe joins. If a leak develops this can cause mold to develop and deterioration of the wall framing can occur. A qualified plumber is recommended for these repairs.

7.4 Item 3(Picture)

7.5 The bath tub in the 2nd bathroom drains very slowly. This may be caused due to partial blockage of hair. Cleaning is needed. If this does not restore good drainage a qualified plumber should further examine and repair the drain as needed.



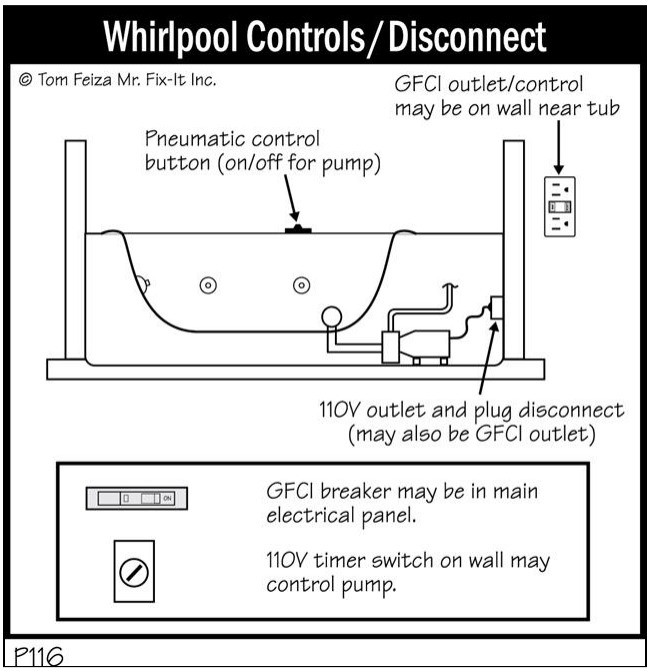
7.5 Item 1(Video)

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

7.8 (1) Access to the pump and drain lines for the jacuzzi tub was not present. There is no access. Could not check for leaks at pipes or pump. Recommend an access point be installed in the event of servicing pump or pipes and to check for plumbing leaks.

7.8 Item 1(Picture)

7.8 (2) The jacuzzi tub worked properly at the time of the inspection in the master bathroom and the GFCI outlet did trip when tested. This is for your information.



7.8 Item 2(Picture)

7.8 Item 3(Video)

7.8 (3) Cracked grout around the jacuzzi enclosure should be cleaned or removed and replaced with new grout to prevent water entry behind the finished materials. If the grout is damaged and not properly repaired it could allow water entry. Water entry can damage the walls, framing or loosen the tiles and cause mold growth. A qualified contractor should be able to make any repairs that are needed.

7.8 Item 4(Picture)

7.8 Item 5(Picture)

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

8. Plumbing System

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

water heater/basement

Styles & Materials

Main Water Valve Location:
Basement
on the front wall

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Venting Line:
PVC

Plumbing Waste Line:
PVC

Washer Drain Size:
2" Diameter

Main Gas Valve Location:
N/A

Water Heater Manufacturer/Model/Age:
BRADFORD-WHITE
Model# Serial# Year# : #M250S6DS2 #AF4861845 #2004

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

		IN	NI	NP	C	RR
8.0	Plumbing Drain, Waste Pipes and Vent Systems	•				

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

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

Comments:

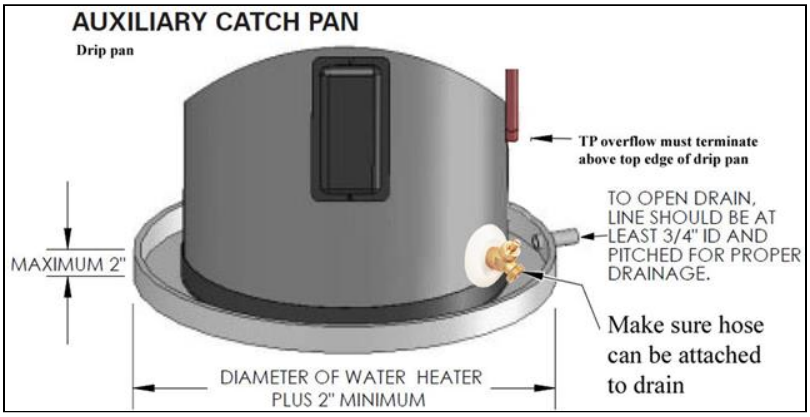
8.0 This inspection did not access the septic tank or determine its location. I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition. For a more detailed inspection, recommend you contact a septic pumping company.

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

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

8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.2 (3) Recommend additional support of the thermal expansion tank in the basement above the water heater to prevent stress on the pipes. A possible leak could occur at the water pipe joins. A plumber is recommended for correction and/or further advice on repairs.

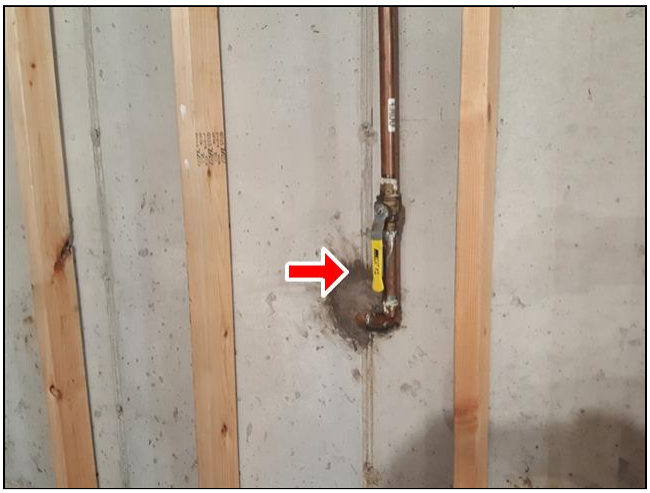
8.2 Item 3(Picture)

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

Recommend installing a tray under the TP Drain line in the basement to prevent water entering on the floor.

8.3 Item 1(Picture)

8.4 The main water shut off is the yellow lever located in the basement on the front wall under the kitchen area. This is for your information.



8.4 Item 1(Picture)

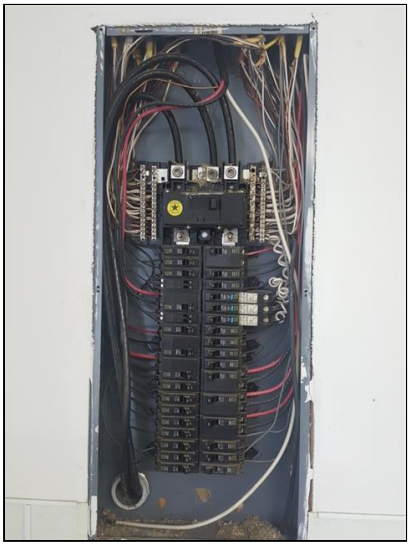
8.5 The sewer ejector pump was operational at the time of inspection. Check the device often and you may wish to consider to have some type of alarm installed in case of failure.

8.5 Item 1(Picture)

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

9. Electrical System

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



Styles & Materials

Meter Location:
Front of home left side of garage

Electrical Main Disconnect:
Panel Box

Electrical Service Conductors Entry:
Below ground
Copper
240 volts
2/0 200 Amps

Electric Panel Manufacturer/Type:
SQUARE D
Circuit breakers

Panel capacity:
200 AMP

Branch wire 15 and 20 AMP:
Copper

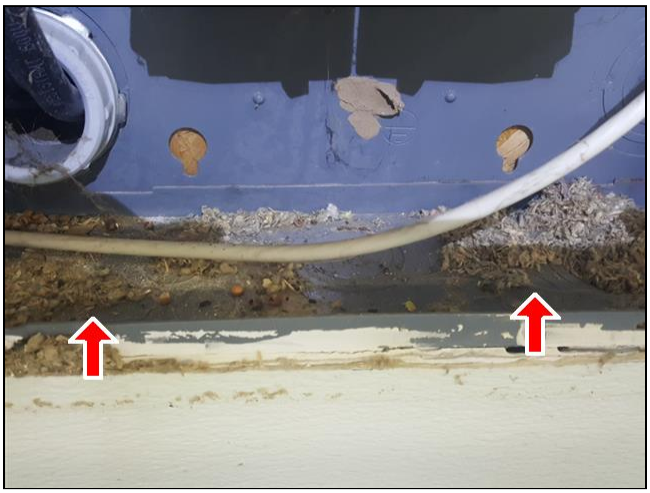
		IN	NI	NP	C	RR
9.0	Service Entrance Conductors and Meterbase	•				
9.1	Location of Main and Distribution Panels	•				
9.2	Main and Distribution Panels, Main Overcurrent Device, and Service.					•
9.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage					•
9.4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

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

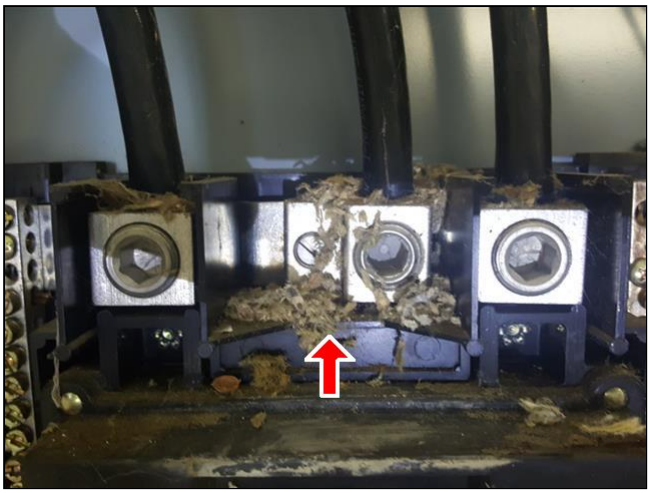
Comments:

9.1 The main panel box is located in the garage.

9.2 (1) The panel box has insulation (debris) inside and at the top of the entry cables. This is a safety issue that needs to be corrected. The insulation can attract moisture which can lead to connections or breakers corroding which may cause a fire. Recommend a qualified licensed electrician clean as needed for safety.

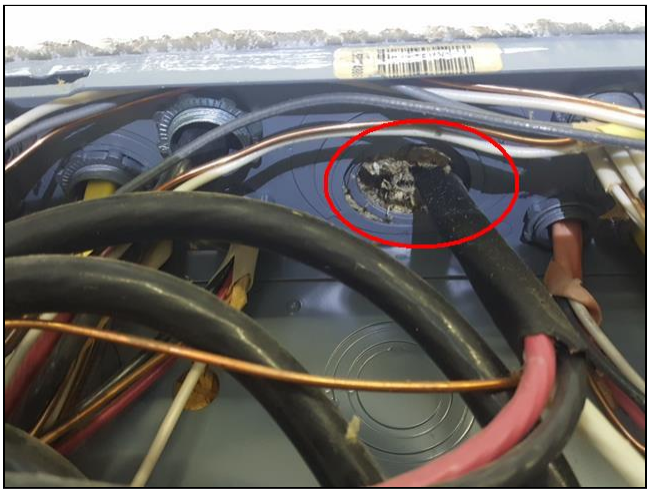


9.2 Item 1(Picture)



9.2 Item 2(Picture)

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

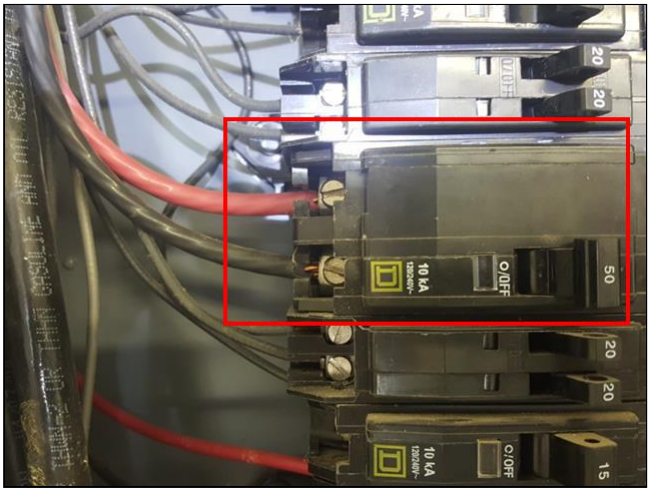


9.2 Item 3(Picture)

9.2 Item 4(Picture)

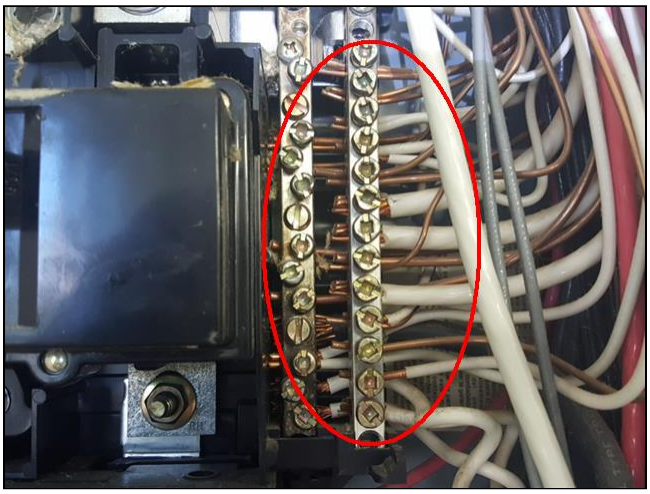
9.3 (1) The 50 amp gauge wire is not grounded in the panel. The current wire is connected to a 50 amp breaker. Could not determine what the function of the breaker is for. This is a potential safety issue as the appliance is not grounded. Strongly recommend a qualified electrician further evaluate and correct as needed prior to closing for safety of occupants in the home and to protect appliance.

9.3 Item 1(Picture)

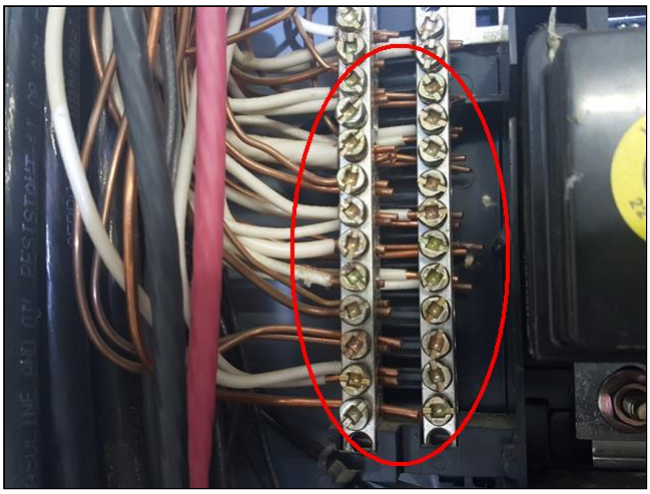


9.3 Item 2(Picture)

9.3 (2) More than one common (white wires) on a single lug of the neutral bar is not recommended but was found in this panel. Separation of these commons is recommended when any other electrical work is done by a qualified licensed electrician.



9.3 Item 3(Picture)



9.3 Item 4(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/basement

Styles & Materials

Central Cooling Air Brand/Model/Year:
TEMPSTAR
Serial # Model# Year# : #E154514459 #NXH560GKA200 #2015

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

Heat System Brand/Model/Year:
INT. COMFORT
Serial # Model# Year# : #A163583413 #FXM4X6000AL #2016

Heating Source/Capacity/Type/ Location:
Electric
5 tonne
Air Handler
Basement

Filter Type/Size/Location:
Disposable
20x25
Basement
at the air handler

Ductwork:
Insulated

Fireplaces/Location:
None

		IN	NI	NP	C	RR
10.0	Heating / Cooling Equipment				•	
10.1	Filter Location/Condition	•				

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

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

Comments:

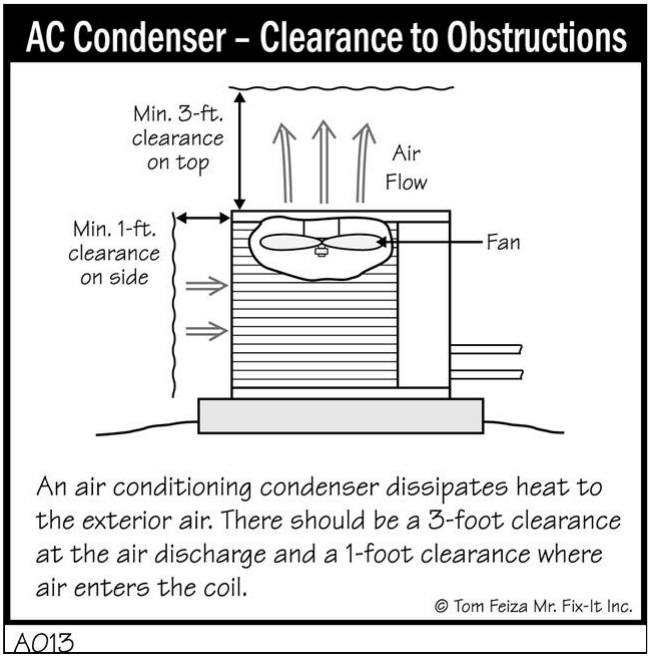
10.0 (1) The Heat Pump was not tested for proper operation in the cooling mode due to the outside air temperature is 60 degrees or less. If the unit is operated when temperatures are below 60 degrees damage to various parts of the heat pump can occur and unit may fail. We only did a visual inspection of the unit in the cooling 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) Vegetation in the vicinity of the outdoor unit of the Heat Pump should be cut back to prevent obstruction of the airflow. This can cause damage to the unit via running hot ,shorten it's life expectancy, and cause it to run inefficient. Recommend removing all the vegetation surrounding the unit so that the fins are not obstructed.

10.0 Item 1(Picture)



10.0 Item 2(Picture) Unit Clearance

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

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

10.3 Item 1(Picture)

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

10.4 (2) 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.

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

Repair/ Replace General Summary

Talon Home Inspections, LLC

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

Customer
Ms. Gail Schnieder

Address
211 Wellington Road
Paris KY 40361

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

1. Structural Components

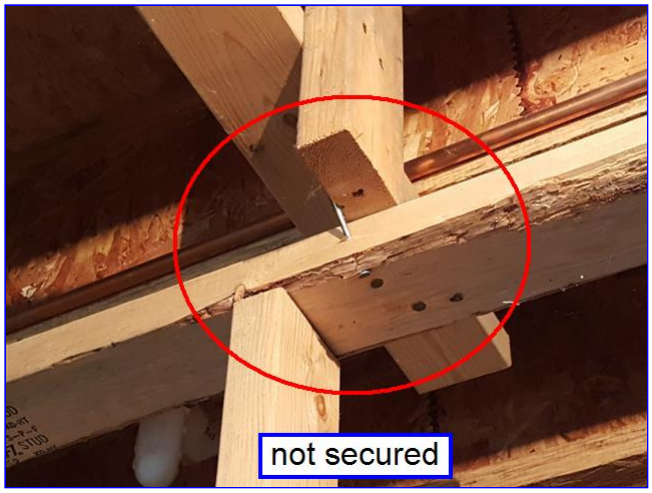
1.1 Basement Walls (Structural)

Repair or Replace

(3) The wall framing is loose and not secured to the ceiling or wall in the basement. This is a safety issue as the wall could fall causing an injury of a person or damage to appliances/equipment in the basement. Recommend a qualified contractor correct and repair as needed prior to closing. This is not a structural wall.

1. Structural Components

1.1 Item 6(Picture)



1.1 Item 7(Picture)

1.1 Item 8(Picture)

1.1 Item 9(Picture)

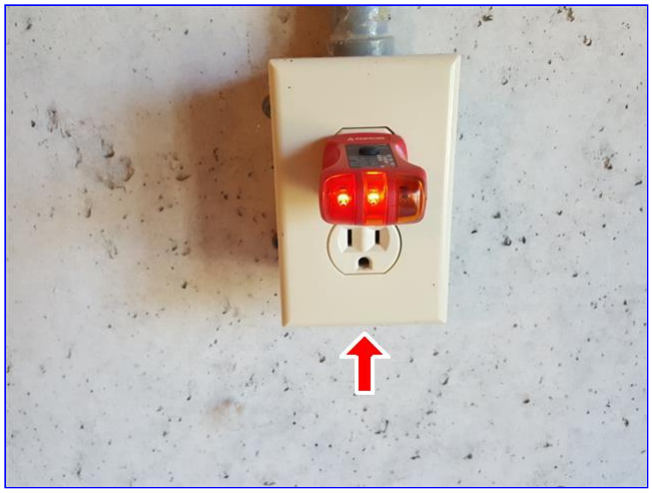
1.8 Electrical Crawlspace / Basement

Repair or Replace

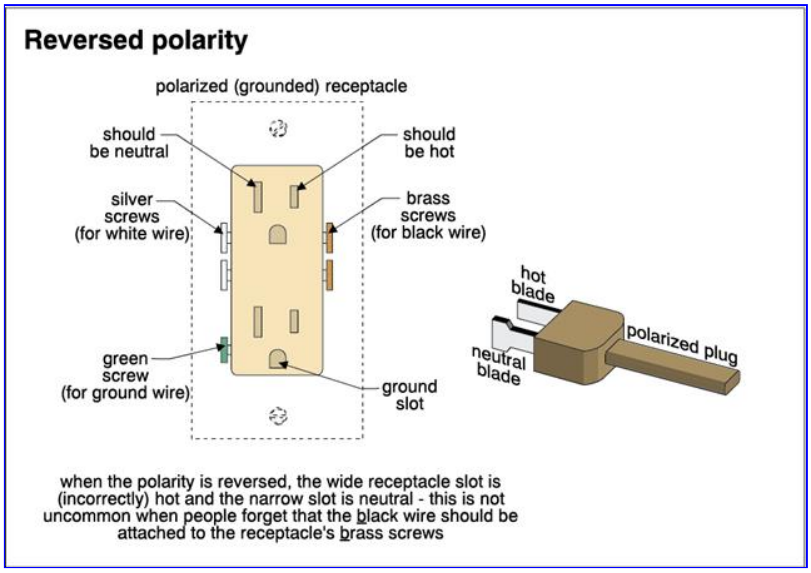
(1) The receptacle outlet in the basement where indicated in the photo(s) is improperly wired with the hot and neutral wires reversed. This is extremely dangerous and a potential shock hazard. You **CAN BE SHOCKED** causing a possible death when the switch to the appliance is off when plugged into the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

1. Structural Components

1.8 Item 1(Picture)



1.8 Item 2(Picture)

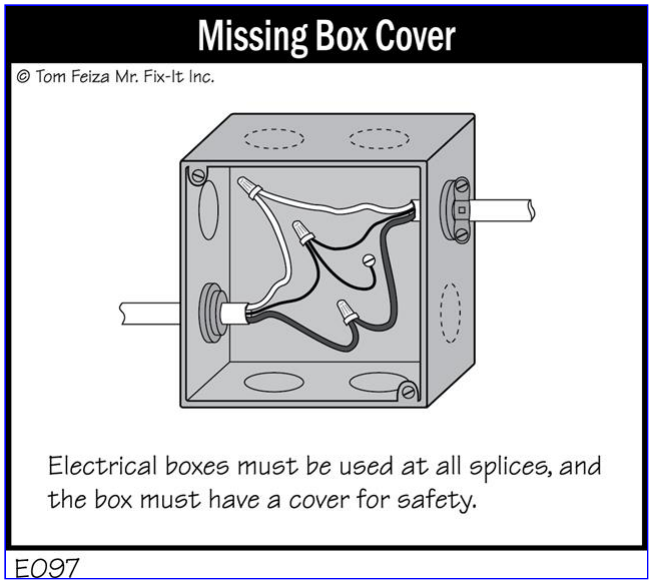


1.8 Item 3(Picture)

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

1. Structural Components

1.8 Item 4(Picture)



1.8 Item 5(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

2.1 **Roof Flashings**

Repair or Replace

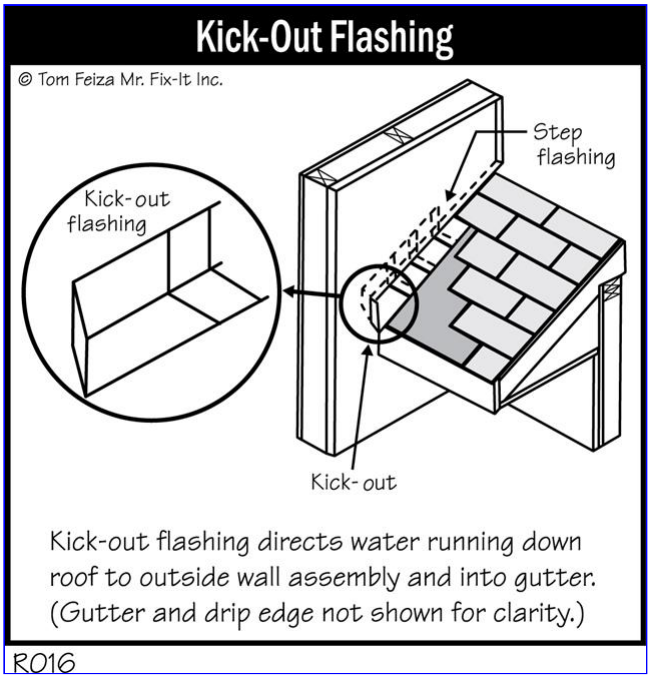
(2) The diverter flashing/step flashing is missing between the roof and wall at the front and rear of home where indicated in the photos. Water stains on the exterior brick siding was noted. This can cause damage to the siding and may allow water intrusion between the gutter and the wall structure. Recommend a qualified roofing contractor further evaluate and repair as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.1 Item 1(Picture) front right side of home

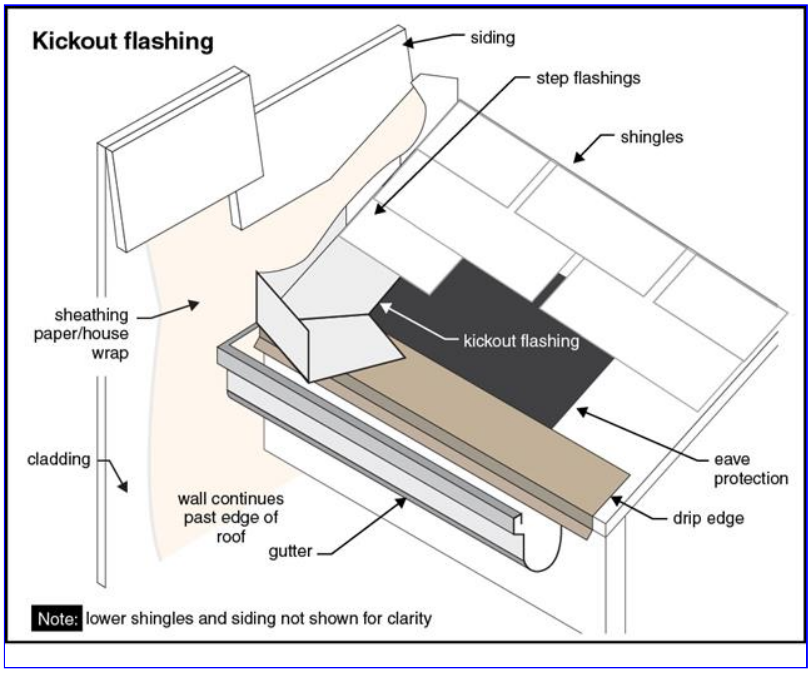
2.1 Item 2(Picture) front right side of porch

2.1 Item 3(Picture) rear left side of home



2.1 Item 4(Picture)

2. Roofing / Chimneys / Roof Structure and Attic



2.1 Item 5(Picture)

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

Repair or Replace

(3) The downspout is crushed at the end where indicated in the photo. This is restricting the discharge of water. Recommend the downspout be repaired at the end so water will flow freely and extend into the downspout extension. A general contractor should repair or replace as needed.

2.3 Item 12(Picture) between garage and home at the rear

(4) Gutter and downspout is missing and should be installed at the front right and left corners of the porch at the home above the porch area to avoid spilling roof runoff around the building - a potential source of water entry or water damage. It could cause settlement of the front porch in the future if not corrected. Recommend a qualified contractor install a gutter system. This will prevent soil erosion below and possible water leakage into the basement.

2. Roofing / Chimneys / Roof Structure and Attic

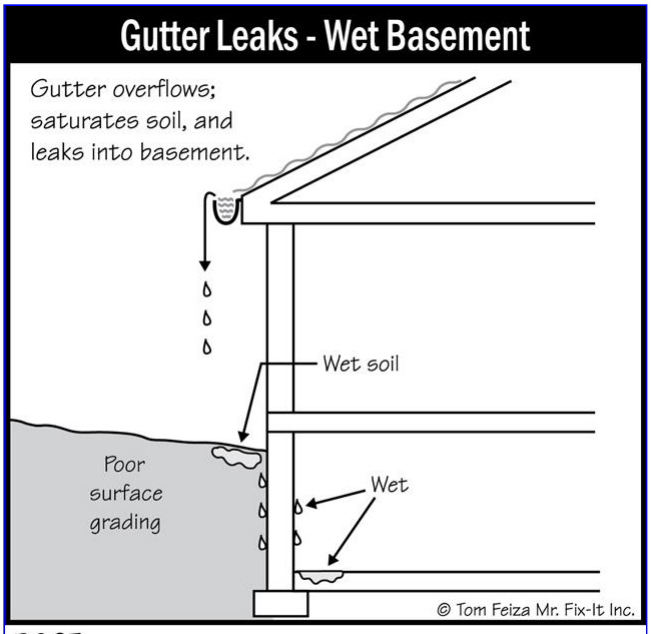
2.3 Item 13(Picture)

2.3 Item 14(Picture)

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

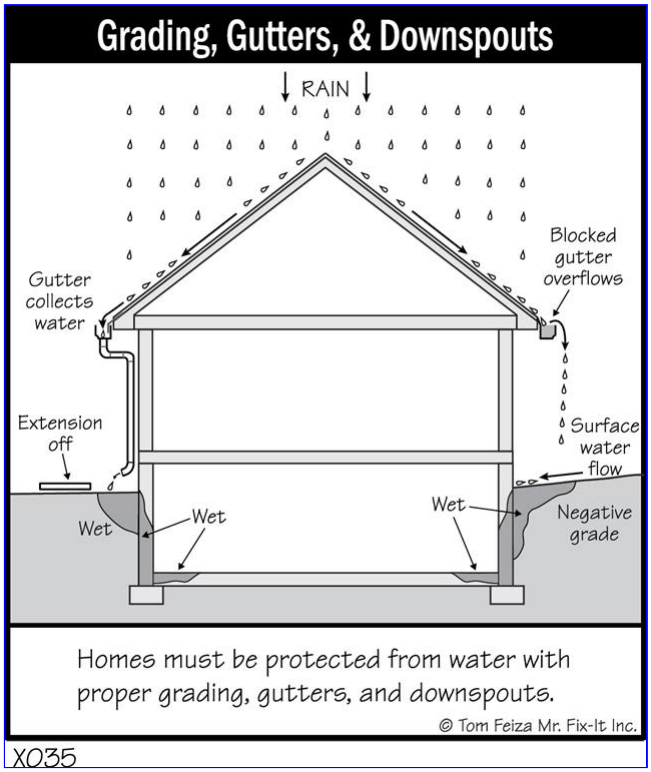
2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 15(Picture)



B065

2.3 Item 16(Picture)



X035

2.3 Item 17(Picture)

3. Exterior

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

Repair or Replace

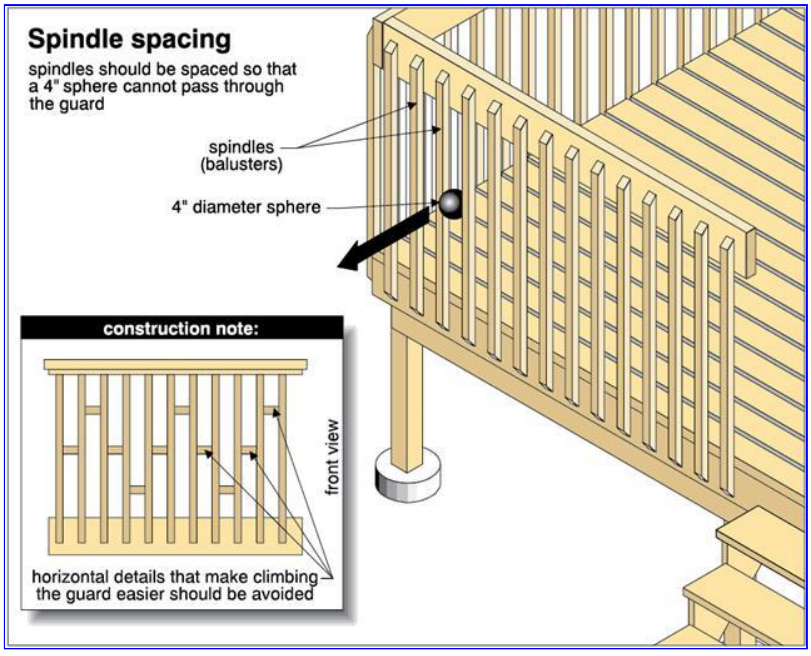
3. Exterior

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

3. Exterior

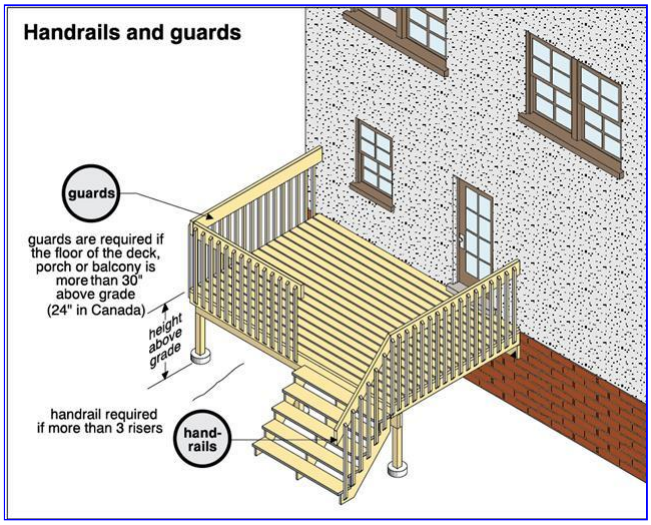
3.5 Item 1(Picture)

3.5 Item 2(Picture)



3.5 Item 3(Picture)

3. Exterior



3.5 Item 4(Picture)

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

Repair or Replace

(1) The guard rail for the rear deck is missing in some areas. Recommend a guard rail be installed around the rear deck 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 correct where needed for safety prior to moving in.

3.6 Item 1(Picture)

3.6 Item 2(Picture)

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

Repair or Replace

The rear walkway leading up to the garage at the rear left side of the home has settled creating a tripping hazard. For safety recommend the walkway be repaired or replaced to prevent a tripping hazard and/or a fall or injury from occurring. Recommend a qualified masonry contractor repair or replace as needed.

3. Exterior

3.7 Item 1(Picture)

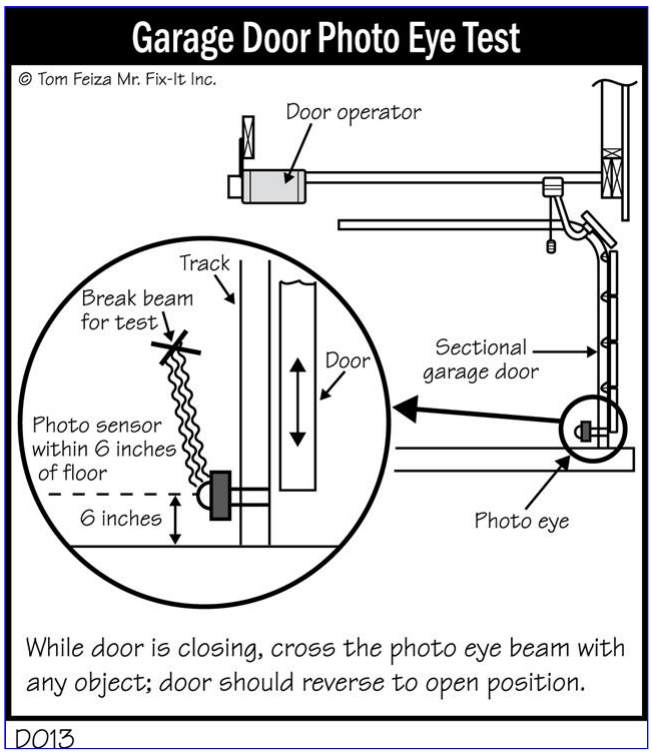
4. Garage/Carport

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

Repair or Replace

(2) The garage door opener electric eyes are installed too high. There is a serious risk of injury, particularly to children or pets, under this condition. The eyes should be placed 4" to 6" off the floor or as otherwise indicated in the installation manual. This should be dealt with immediately by a qualified garage installer.

4.3 Item 1(Picture)



4.3 Item 2(Picture)

4. Garage/Carport

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

Repair or Replace

The GFCI outlet(s) in the garage where indicated in the photo(s) did not trip in response to testing during the inspection. This is a safety issue. The GFCI offers protection from shock or electrocution. Recommend a qualified licensed electrician repair as needed.

4.8 Item 1(Picture)

4.8 Item 2(Picture)

5. Kitchen / Components and Appliances

5.3 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

5.3 Item 1(Picture)

5.3 Item 2(Picture)

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

5. Kitchen / Components and Appliances

Repair or Replace

(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.

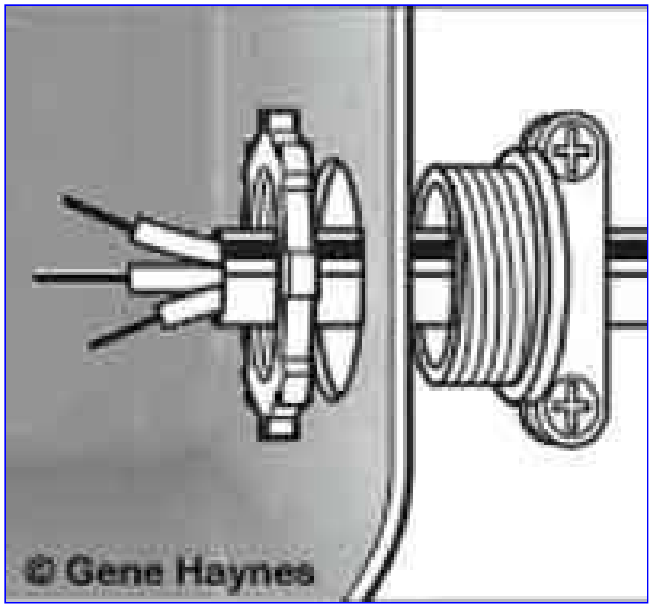
5.8 Item 1(Picture)

5.9 Washing Machine / Dryer

Not Inspected, Repair or Replace

There is no strain-relief clamp connected to the wire at the back of the dryer. This is a safety issue. The insulation on the wires could be damaged via vibrations when the dryer is being used which could cause a short. Also, a child or person could easily pull the wire out of the disposal, touch an energized conductor, and be electrocuted causing possible death. Recommend a qualified licensed electrician repair as needed for safety prior to closing and using the dryer.

5.9 Item 1(Picture)



5.9 Item 2(Picture)

5.10 Clothes Dryer Vent Piping

Repair or Replace

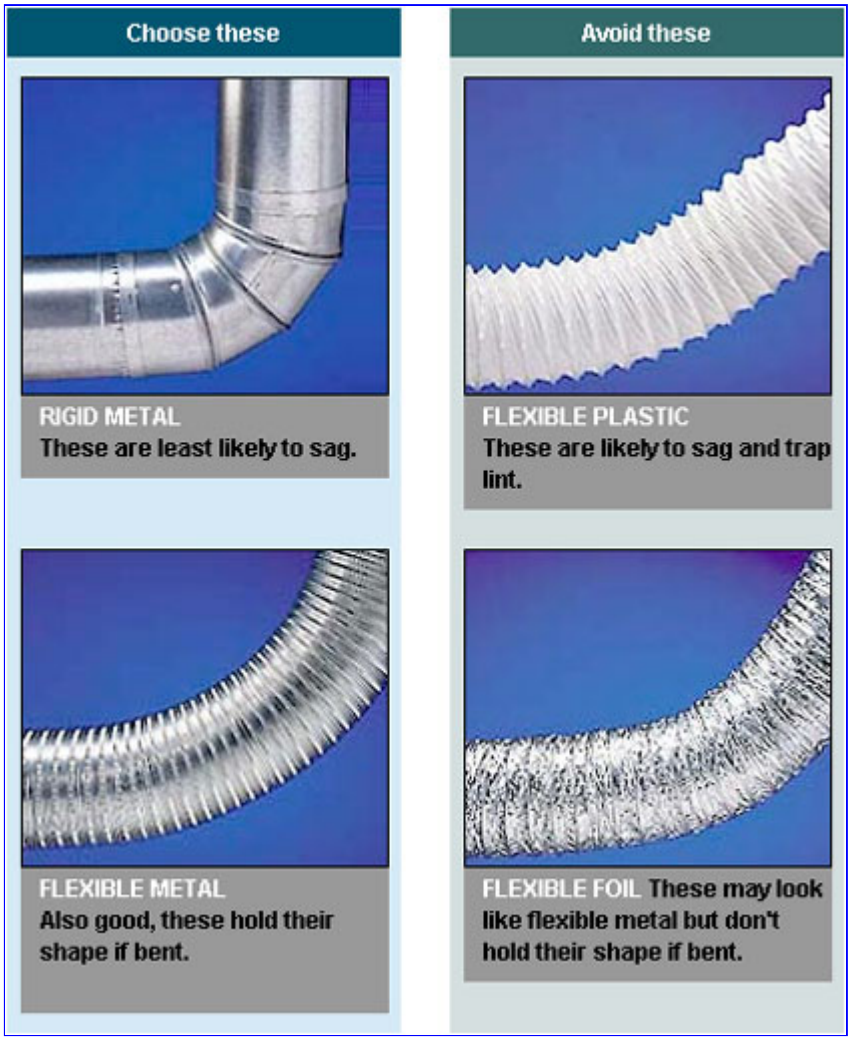
(1) A pleated Foil flex pipe is currently installed from the dryer to the exhaust vent. The current recommendations are for dryer vents to be heavy flexible or solid metal to help prevent crushing and

5. Kitchen / Components and Appliances

damage from fires. Dryer lint fires are reported to be the third leading cause of fires. Exhaust ducts should be constructed of minimum 0.016 inch thick rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet metal screws or fastening means which extend into the duct. All dryer vents should be disconnected and cleaned twice a year. This is a very common cause of fires. Recommend replacing duct for proper operation and for your safety using a qualified contractor.

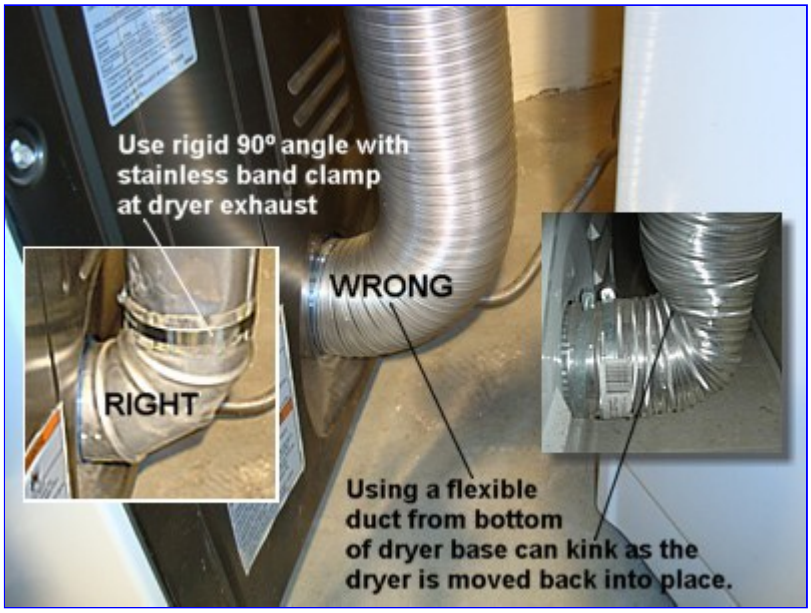
5. Kitchen / Components and Appliances

5.10 Item 1(Picture)

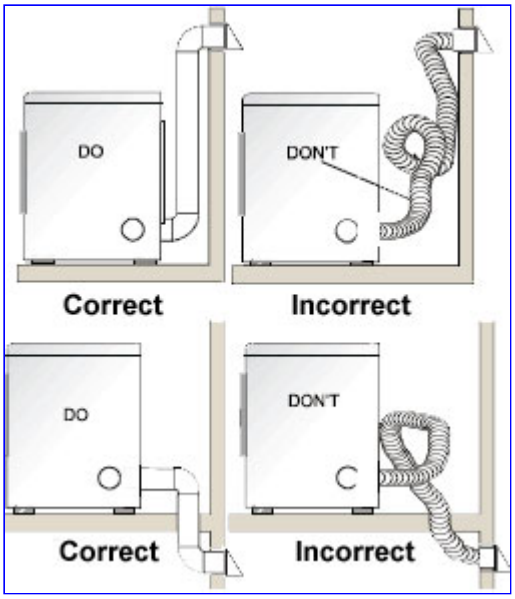


5.10 Item 2(Picture)

5. Kitchen / Components and Appliances



5.10 Item 3(Picture)



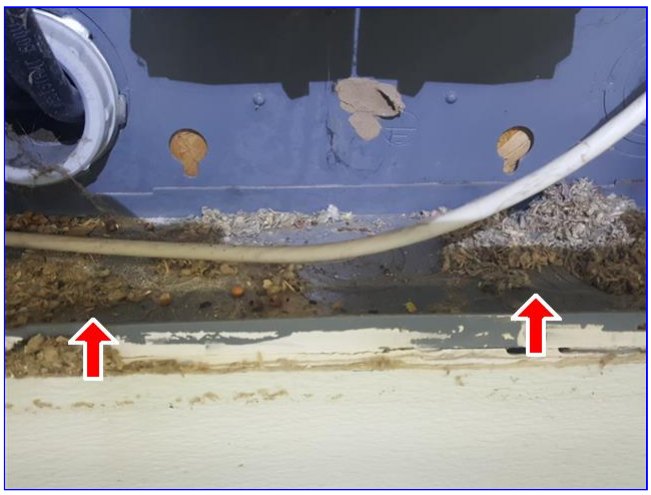
5.10 Item 4(Picture)

9. Electrical System

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

Repair or Replace

(1) The panel box has insulation (debris) inside and at the top of the entry cables. This is a safety issue that needs to be corrected. The insulation can attract moisture which can lead to connections or breakers corroding which may cause a fire. Recommend a qualified licensed electrician clean as needed for safety.



9.2 Item 1(Picture)

9.2 Item 2(Picture)

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

9. Electrical System

9.2 Item 3(Picture)

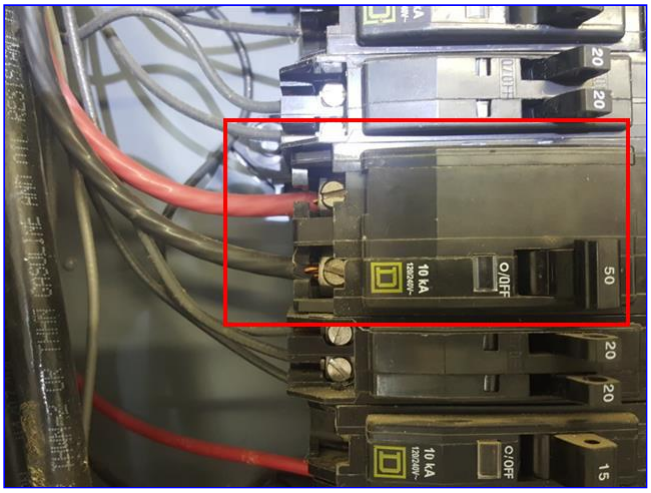
9.2 Item 4(Picture)

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

Repair or Replace

(1) The 50 amp gauge wire is not grounded in the panel. The current wire is connected to a 50 amp breaker. Could not determine what the function of the breaker is for. This is a potential safety issue as the appliance is not grounded. Strongly recommend a qualified electrician further evaluate and correct as needed prior to closing for safety of occupants in the home and to protect appliance.

9.3 Item 1(Picture)



9.3 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground

items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Conditional General Summary

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Lexington, KY, 40517
(859) 447 0050

Customer
Ms. Gail Schnieder

Address
211 Wellington Road
Paris KY 40361

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

1. Structural Components

1.1 Basement Walls (Structural)

Repair or Replace

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

1. Structural Components

1.1 Item 2(Picture) below basement window

1.1 Item 3(Picture) above basement window

1.1 Item 4(Picture) above basement door

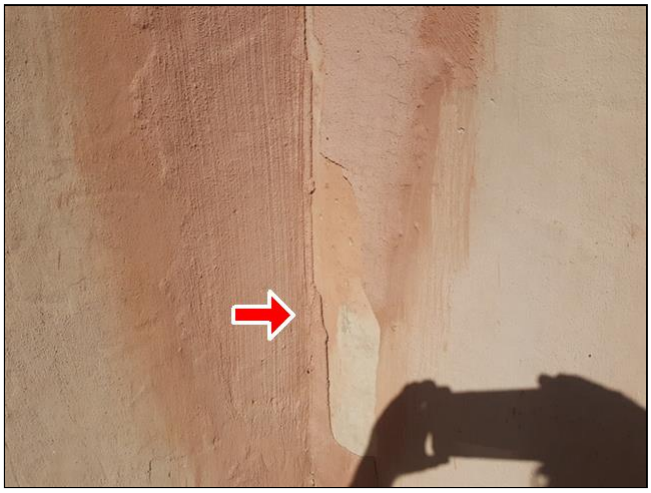
1.1 Item 5(Picture)

(4) Surface deterioration (cracking, spalling, crumbling material) was observed on the foundation walls on the concrete parging where indicated in the photos. This condition does not usually represent a serious structural concern unless there is a substantial loss of material. The concrete parging is designed to protect the concrete walls from moisture penetration. In an effort to prevent long term deterioration, recommend re-parging over deteriorated areas then sealing concrete with an exterior paint to prevent moisture penetration. Here is a link explaining how to parge a foundation wall.

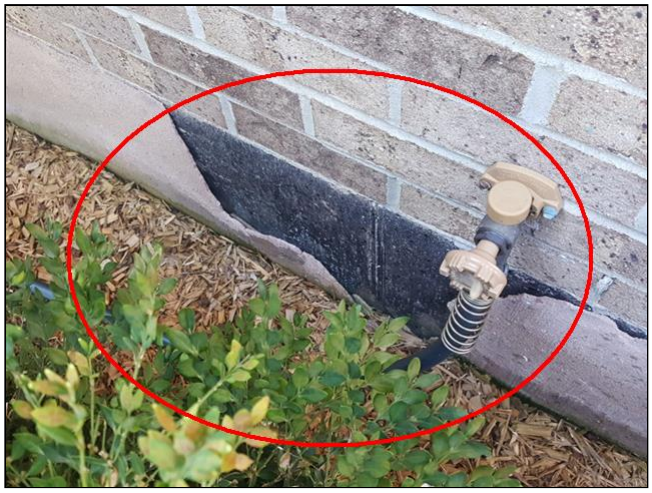
1. Structural Components

1.1 Item 10(Picture) front left corner of home

1.1 Item 11(Picture) left side of home



1.1 Item 12(Picture) rear right corner of home



1.1 Item 13(Picture) front right side of home

1.3 Basement Floors (Structural)

Conditional

The basement flooring has typical cracks in areas highlighted in photos. These cracks do not appear significant and seem typical. Cracks that are usually 1/8 inch or wider are need for concern. The cracks are usually the result of shrinkage or settling of the slab. Recommend these cracks be sealed then apply an epoxy coating on the floor to ensure water intrusion does not occur. It is recommended that you monitor annually after repairs. Caulk for Concrete Cracks

Note: some of the cracks are located in areas where there is substantial weight/force placed on flooring and most cracks. It could be the result of missing control/expansion joints placed on the concrete flooring. If these cracks re-appear after repairs and are over 1/8 inch in opening, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

1. Structural Components

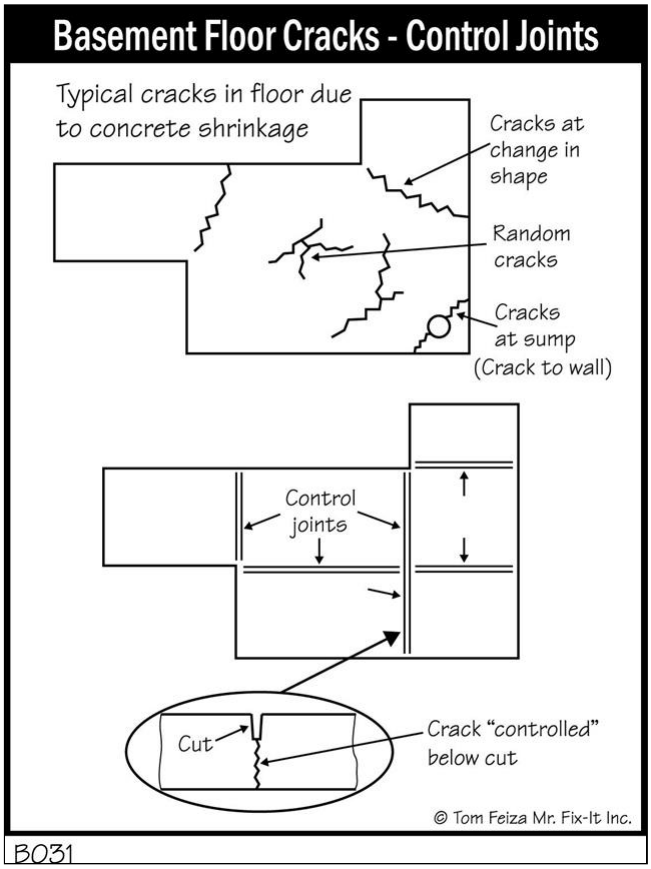
1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 Item 4(Picture)

1. Structural Components



1.3 Item 5(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

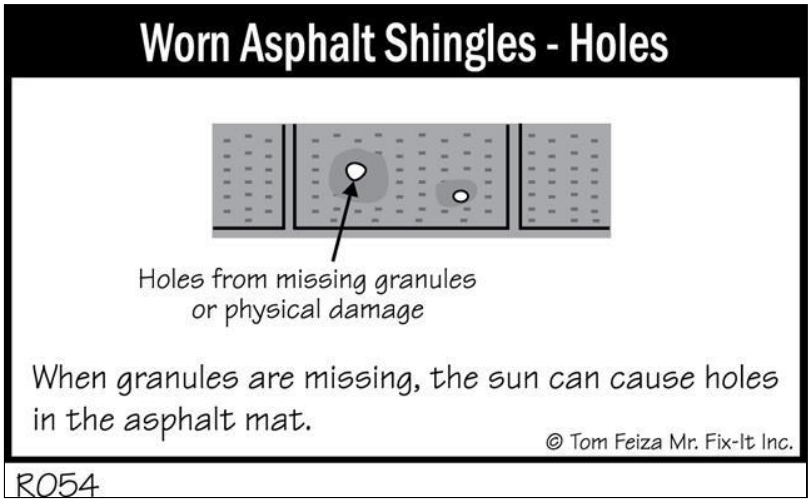
2.0 Roof Coverings - Asphalt

Conditional

(1) Gravel covering is missing due to possible hail damage on the shingles of the home where indicated in photos. This usually leads to a shortened life expectancy and increases the potential for ultraviolet damage to the membrane which may result in roof leaking. Shingles with missing gravel should be replaced or repaired before leaks occur. Recommend repair as needed by a qualified roofer.

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 1(Picture) below master bedroom area rear of home



2.0 Item 2(Picture)

(2) Exposed nail heads were seen at the roof near the peak ends. All exposed nails should be properly sealed by a qualified roofing contractor. A sealant compatible with the roofing or flashing material should be applied to the nail. This will prevent and reduce future water entry and/or leaks into the attic.

2. Roofing / Chimneys / Roof Structure and Attic

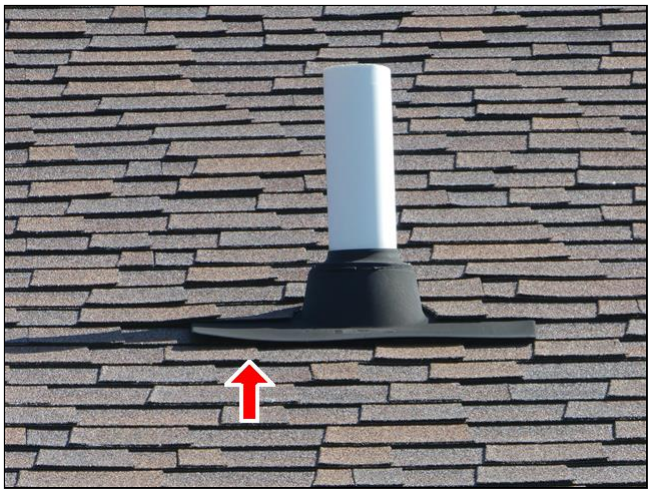
2.0 Item 3(Picture)

2.0 Item 4(Picture)

2.2 Roof Penetrations- Vents, Skylights, Etc

Conditional

The flashing on the roof below the plumbing vent at the rear right side of the home has lifted and needs flattening to avoid water leaks. Water leaks can cause deterioration of the roof sheathing and trim. Recommend they be re-secured by a qualified roofing contractor to prevent water entering underneath the flashing and to allow the ease of water runoff to reduce the risk of leaks in the home.



2.2 Item 1(Picture)

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

Repair or Replace

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

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 7(Picture) front left corner of home

2.3 Item 8(Picture) front right side of home

2.3 Item 9(Picture) front left corner of garage

2.3 Item 10(Picture) rear left side of home

2.3 Item 11(Picture) rear right corner of home

3. Exterior

3.0 Siding and Trim

Conditional

(2) Typical shrinkage cracks, at the mortar joints on the exterior siding was observed at the front left corners of the garage. These cracks do not appear significant. Shrinkage cracking is the result of moisture in the concrete mortar evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Due to freeze/thaw via water intrusion, the cracks should be sealed to minimize further cracking, flaking or deterioration. A qualified contractor or skilled masonry contractor should perform the repairs via tuck pointing mortar. It is recommended that you monitor periodically. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

3.0 Item 2(Picture) above garage left corner

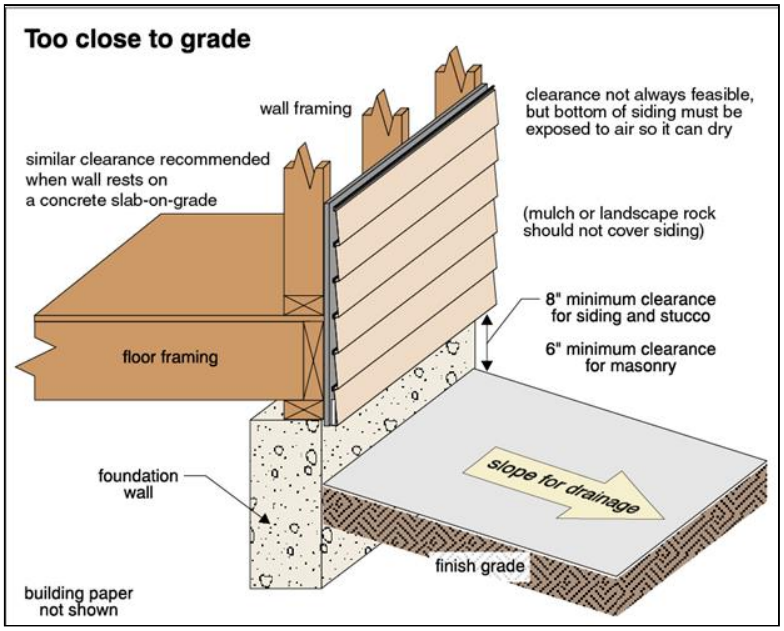
3.9 Grading, Drainage, (With respect to their effect on the condition of the building)

Conditional

(1) There are depressions in the soil around the foundation perimeter at the front right side of the home near the electric meter. 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

3.9 Item 1(Picture)

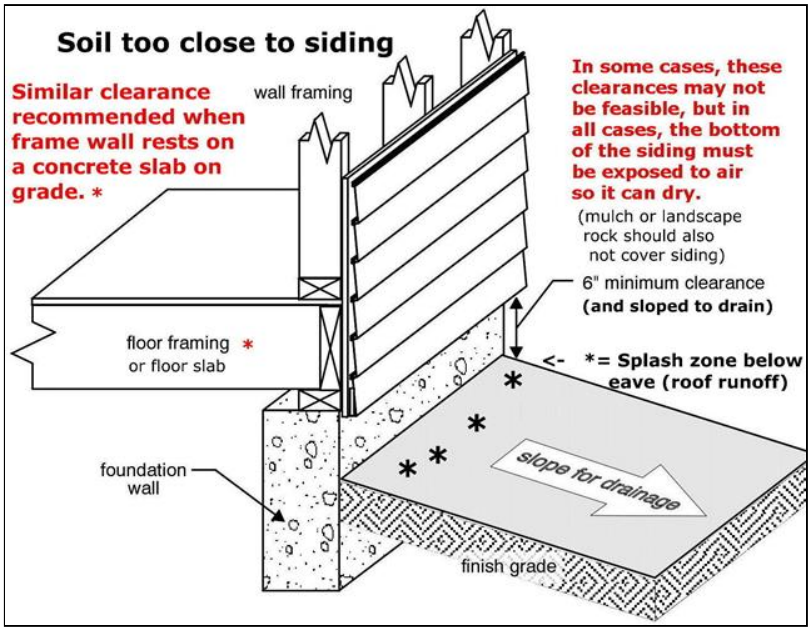


3.9 Item 2(Picture)

(2) The grading of soil at the rear left side of the home between the garage and the washer dryer room area should be improved to promote the flow of storm water away from the foundation perimeter. This can often be accomplished by the addition of top soil. (Ensure that the soil is at least 6 inches below siding). The ground should slope away from the house at a rate of one inch per square foot. This slope should extend at least five to six feet from the home and will also prevent water intrusion near the foundation perimeter to prevent house from settlement and basement leakage. Recommend correcting as needed.

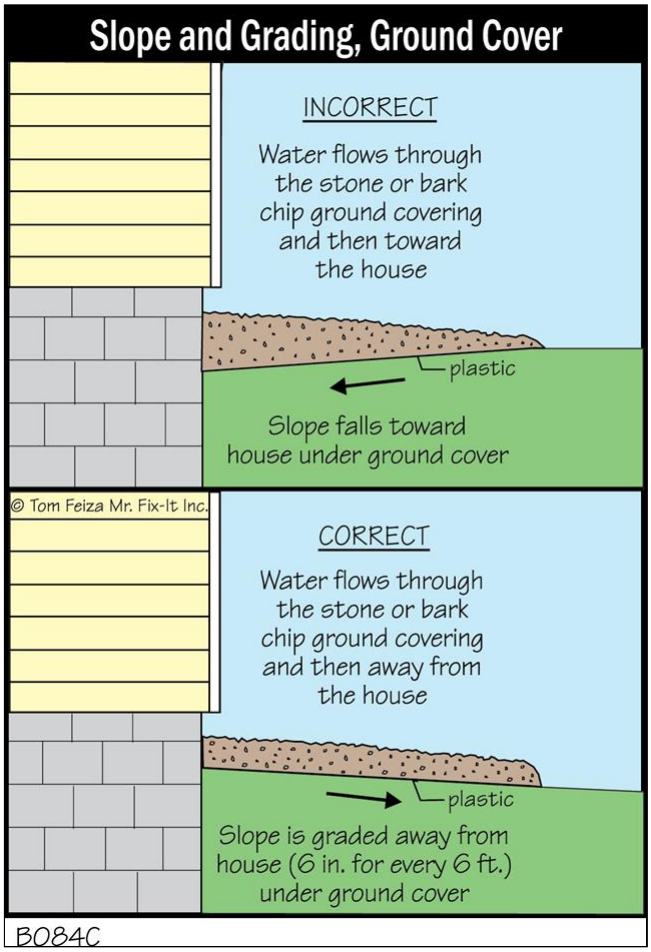
3. Exterior

3.9 Item 3(Picture)



3.9 Item 4(Picture)

3. Exterior



3.9 Item 5(Picture)

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

Conditional

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

3.10 Item 1(Picture)

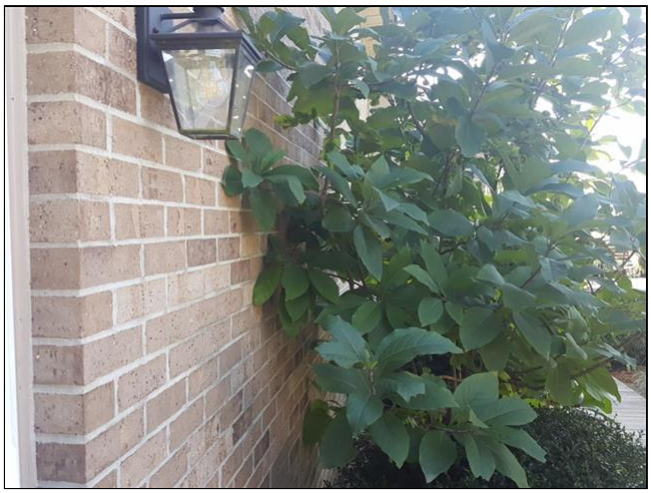
3.10 Item 2(Picture)

3. Exterior

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

3.10 Item 3(Picture) front right side of home

3.10 Item 4(Picture) front right side of home



3.10 Item 5(Picture) rear of garage

3.10 Item 6(Picture) rear right side of home

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

3. Exterior

3.10 Item 7(Picture)

5. Kitchen / Components and Appliances

5.10 Clothes Dryer Vent Piping

Repair or Replace

(2) The dryer vent piping is damaged and appears to have a minor leak due to large build up of lint behind the dryer in the Washer/Dryer room. This is allowing lint to be released in the air and is not healthy in closed rooms, crawlspaces or basements. Moist air escaping can lead to mildew or mold to develop on the walls. Recommend repair or replacement as needed. Ensure to use solid metal or flexible metal piping only.

5.10 Item 5(Picture)

7. Bathroom and Components

7.1 Counters and Cabinets

Conditional

(2) Recommend caulking around the counter top in the 2nd bathroom to seal the crack. Water may enter which can cause damage to the drywall and cabinets, then result in possible mold forming.

7. Bathroom and Components

Repair using a quality caulk that is resistant to moisture and is expandable. Here is a link on How to Choose the right Caulk

7.1 Item 2(Picture)

7.2 Doors (Representative number)

Conditional

The entry door in the Master bathroom does close properly, however it rubs at the door jamb when closing where indicated in photos. This is a maintenance issue and is for your information. Sometimes correcting the door opening can require the door trim to be removed then touch up painting or doors will need to be rehung or trimmed down. Recommend a qualified contractor repair as needed.

7.2 Item 1(Picture)

7.4 Plumbing Water Supply, Shutoffs, Faucets, and Fixtures

Conditional

(2) The shower head is loose and not secured to the wall and does not seal against the enclosure correctly in the 2nd bathroom. Recommend it be secured and sealed correctly to prevent a possible plumbing leak from occurring at the pipe joins. If a leak develops this can cause mold to develop and deterioration of the wall framing can occur. A qualified plumber is recommended for these repairs.

7. Bathroom and Components

7.4 Item 3(Picture)

7.5 Plumbing Drain and Vent Systems

Conditional

The bath tub in the 2nd bathroom drains very slowly. This may be caused due to partial blockage of hair. Cleaning is needed. If this does not restore good drainage a qualified plumber should further examine and repair the drain as needed.

7.5 Item 1(Video)

7.8 Jacuzzi Tub

Conditional

(3) Cracked grout around the jacuzzi enclosure should be cleaned or removed and replaced with new grout to prevent water entry behind the finished materials. If the grout is damaged and not properly repaired it could allow water entry. Water entry can damage the walls, framing or loosen the tiles and cause mold growth. A qualified contractor should be able to make any repairs that are needed.

7. Bathroom and Components

7.8 Item 4(Picture)

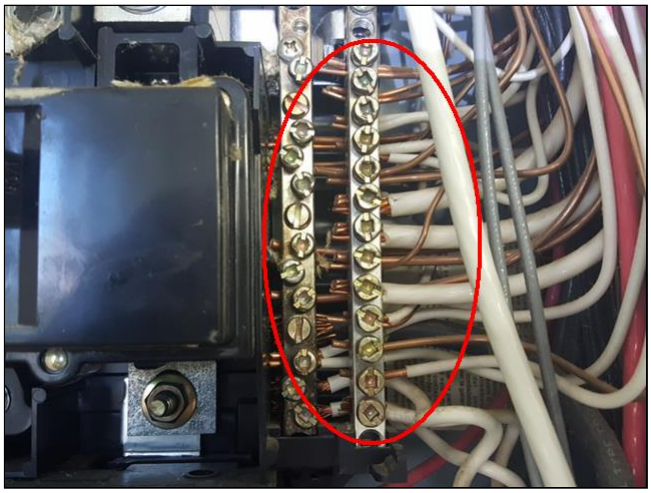
7.8 Item 5(Picture)

9. Electrical System

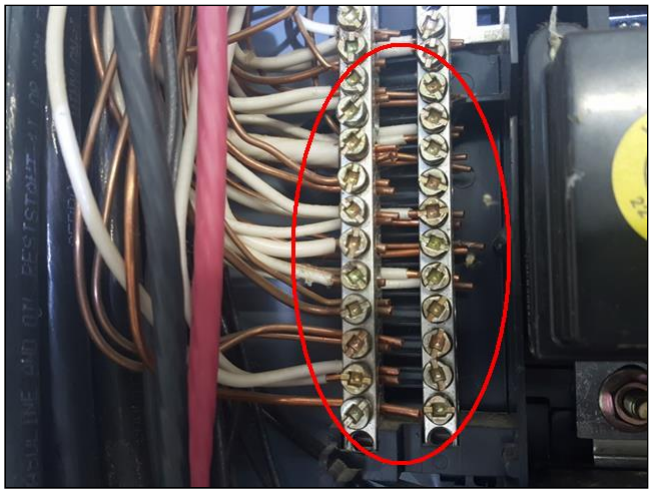
9.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Repair or Replace

(2) More than one common (white wires) on a single lug of the neutral bar is not recommended but was found in this panel. Separation of these commons is recommended when any other electrical work is done by a qualified licensed electrician.



9.3 Item 3(Picture)



9.3 Item 4(Picture)

10. Heating / Central Air Conditioning

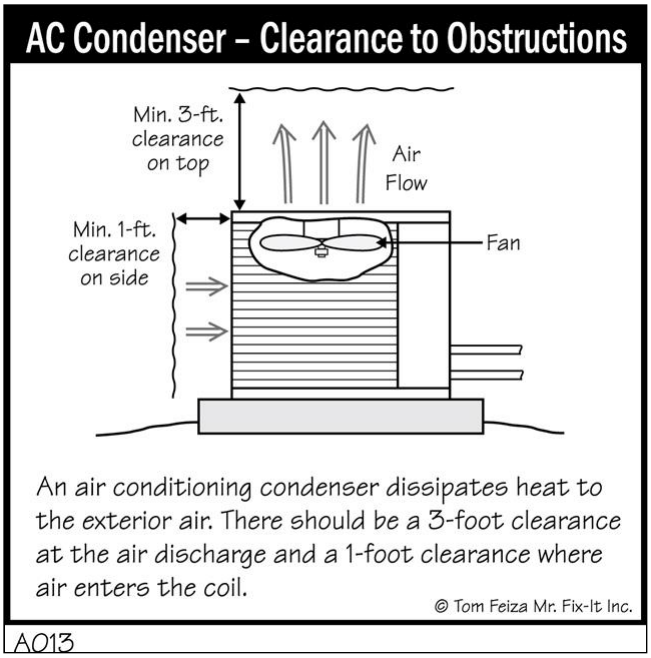
10.0 Heating / Cooling Equipment

Conditional

(3) Vegetation in the vicinity of the outdoor unit of the Heat Pump should be cut back to prevent obstruction of the airflow. This can cause damage to the unit via running hot ,shorten it's life expectancy, and cause it to run inefficient. Recommend removing all the vegetation surrounding the unit so that the fins are not obstructed.

10. Heating / Central Air Conditioning

10.0 Item 1(Picture)



10.0 Item 2(Picture) Unit Clearance

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INVOICE

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

Inspection Date: 10/17/2018
Report ID: 181017SCNEIDER

Customer Info:	**Inspection Property:**
Ms. Gail Schnieder 211 Wellington Road Paris KY 40361 **Customer's Real Estate Professional:**	211 Wellington Road Paris KY 40361

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:

Talon Home Inspections, LLC

Giancarlo Barone

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