TALO

Home Inspe

Inspection Report

Mr. Trevor Peters

Property Address:
211 Mangini Street
Nicholasville KY 40356

Talon Home Inspections, LLC

Giancarlo Barone HI-103 758
4101 Tates Creek Centre Drive
Suite 150 - PMB 312
Lexington, KY, 40517
(859) 447 0050


2017
Angie's list
SUPER SERVICE
AWARD


Angie's list
SUPER
SERVICE
AWARD
2016


BEST OF
HomeAdvisor
2016 WINNER


Thumbtack
BEST OF
2016

Table of Contents

Date: 9/12/2018	**Time:** 10:00 AM till 02:30 PM	**Report ID:** 180912PETERS
Property: 211 Mangini Street Nicholasville KY 40356	**Customer:** Mr. Trevor Peters	**Real Estate Professional:**

Congratulations and Thank you for choosing Talon Home Inspections.

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

Photo/Video Documentation.

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

Comment Key or Definitions

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

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

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

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

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

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

OLD HOME INFORMATION

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

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

LEAD PAINT INFORMATION

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

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

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

THIS REPORT IS NOT A WARRANTY.

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

Definition of A Home Inspection

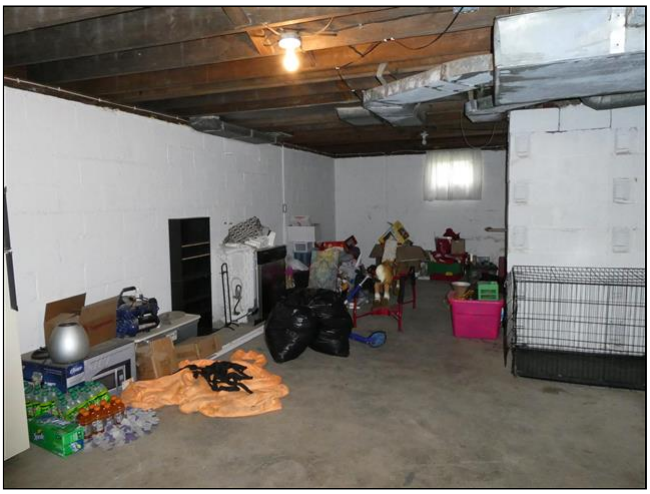
By definition, a home inspection is a visual analysis performed for compensation for the purpose of providing a professional opinion and home inspection report by a licensed home inspector, regarding the condition of a residential dwelling and the dwelling's attached garages and carports, any reasonable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

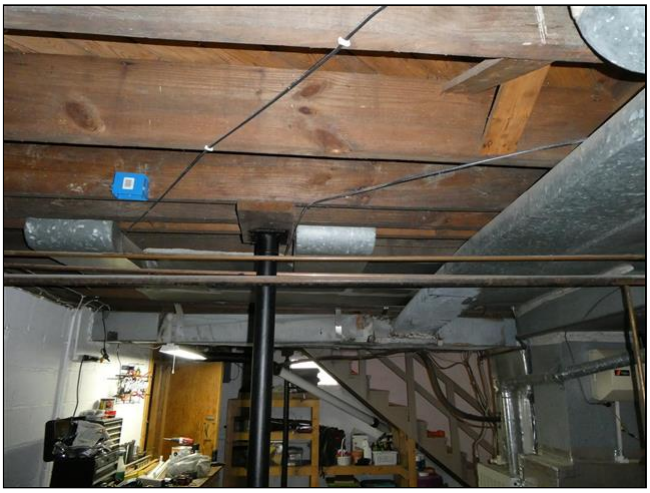
Standards of Practice:	**In Attendance:**	**Type of building:**
American Society of Home Inspectors	Vacant (inspector only)	Single Family (2 story)
House Built In:	**Home Faces:**	**Utilities Status:**
Over 50 Years	South	All utilities On
Temperature:	**Weather:**	**Ground/Soil surface condition:**
70-80	Overcast	Damp

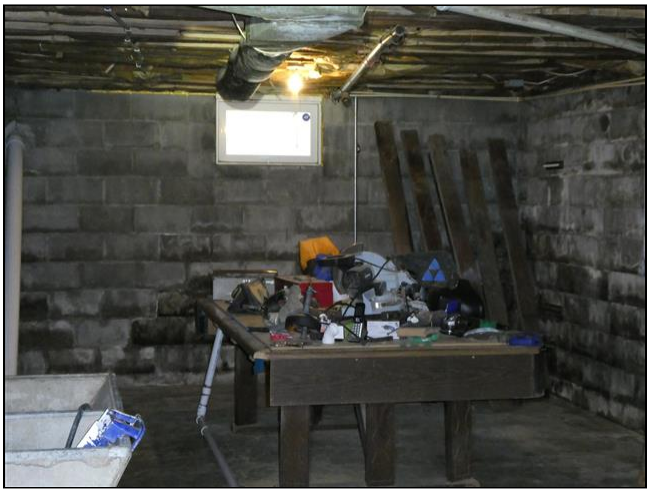
Rain in last 3 days:
Yes

1. Structural Components

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







Styles & Materials

Foundation Type:
Basement

Foundation Wall Structure:
Masonry Block

Basement Floor Structure/Covering:
Concrete

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

Wall Structure:
Wood frame construction

Columns/ Posts or Piers:
Steel lally columns
Steel screw jacks
Masonry block wall

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

		IN	NI	NP	C	RR
1.0	Basement Foundation (signs of moisture)					•
1.1	Basement Walls (Structural)				•	
1.2	Basement Ceilings (Structural)				•	
1.3	Basement Floors (Structural)	•				
1.4	Wall Structure	•				
1.5	Floors (Structural)	•				

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

		IN	NI	NP	C	RR
1.6	Columns and/or Piers	•				
1.7	Ceilings (Structural)					•
1.8	Ventilation of Foundation Area (crawlspace or basement)	•				
1.9	Electrical Crawlspace / Basement					•
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

1.0 (1) Fungi growth, black stains on the masonry block walls and mildew where located in various areas in the basement, especially under the kitchen, dining room and 2nd bathroom areas in the home. When entering the basement in this area a very strong odor (musty smell) was experienced. This could be mold. Only lab testing of the mold/mildew can determine the type or if it is considered to be dangerous. Recommend a certified mold expert further evaluate and conduct testing and sampling before closing. They will be able to best advise you how to clean up, remove and/or treat areas affected. EPA guidelines state that homeowners can clean areas less than 100 square feet with water using laundry detergent. Due to the amount of mold/mildew found **I do not recommend** this, have a qualified contractor do this after mold expert has advised remedies for cleanup.
EPA Mold Guide

Note: Water/moisture is necessary for mold or mildew to occur, To correct these conditions the soil grade and keeping the gutters clean, free flowing, and discharging away from the foundation or to an underground drain should solve these water/moisture conditions in the basement. Refer to Roofing and Exterior sections of this report.

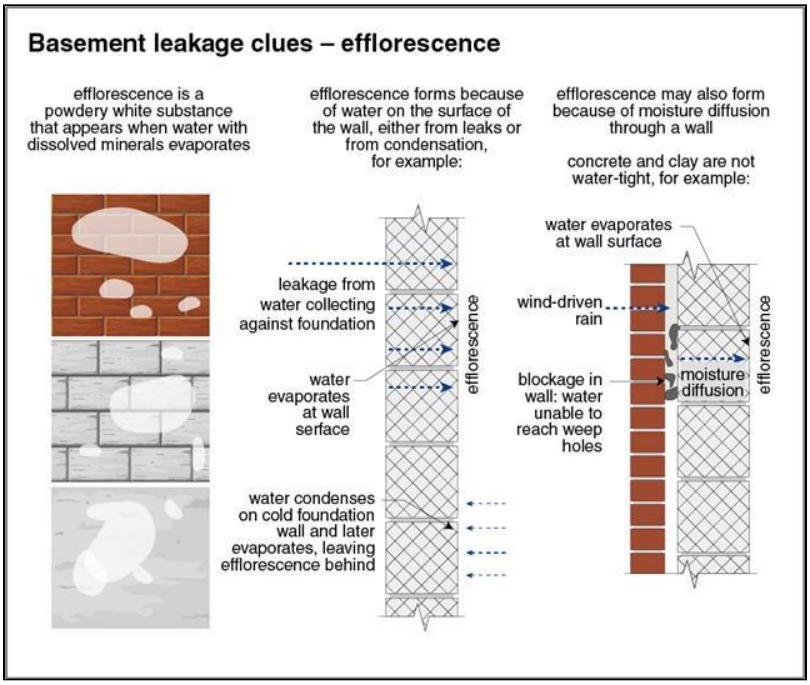

1.0 Item 1(Picture)


1.0 Item 2(Picture)

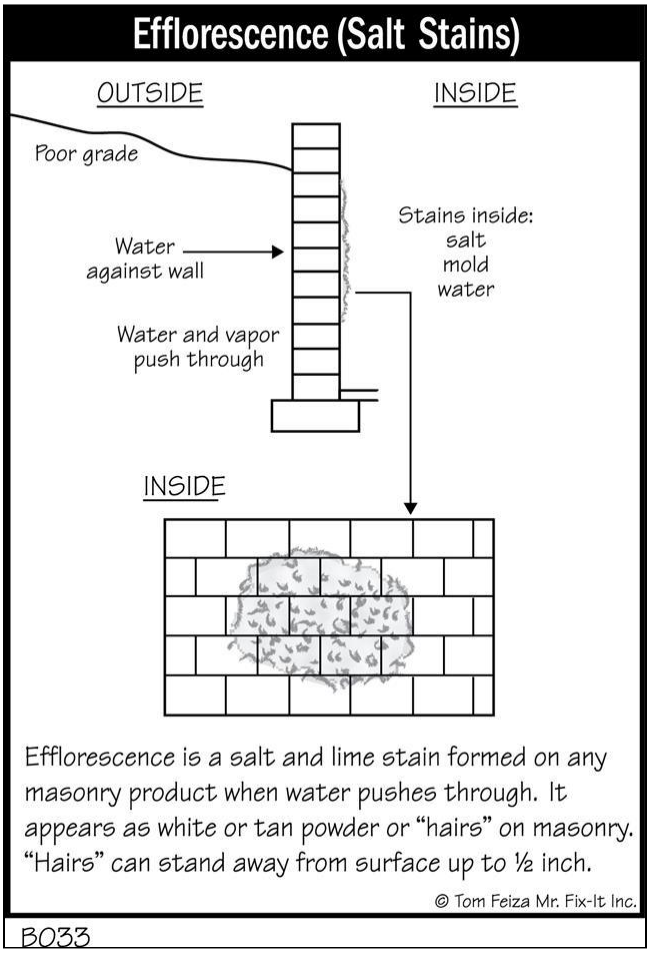

1.0 Item 3(Picture)

1.0 (2) The basement shows evidence of moisture penetration in the masonry block walls at the rear of the home. It is impossible to predict the severity or frequency of moisture penetration on a one-time visit to home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least 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 basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

1.0 (3) White efflorescence (powder substance) was found in some areas in the basement which indicates moisture is in contact with the masonry. The white chemical deposits (Efflorescence) are caused by water evaporation from the exterior. This does not necessarily indicate that water intrusion is occurring in the in the basement. Recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary to protect the walls. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



1.0 Item 4(Picture)



1.0 Item 5(Picture)

1.0 Item 6(Picture) right side of home

1.0 Item 7(Picture) right side of home

1.0 Item 8(Picture) left side of home

1.0 Item 9(Picture) left side of home

1.0 (4) Visible signs of water intrusion/stains in the basement walls at the rear of the home. 90% of water entry into the foundation walls has been found to be caused by improper grading or defective gutter/ drainage systems. Refer to Roofing and Exterior of this report for improvements and recommendations. However I would recommend consulting a qualified basement foundation contractor to determine what other corrections maybe needed to prevent future water penetration in the masonry block walls due to this appears to be an ongoing problem and due to the fungi growth on the walls.

1.0 Item 10(Picture) rear of home

1.0 Item 11(Picture) left side of home

1.0 Item 12(Picture)

1.0 Item 13(Picture)

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

1.1 Item 1(Picture)

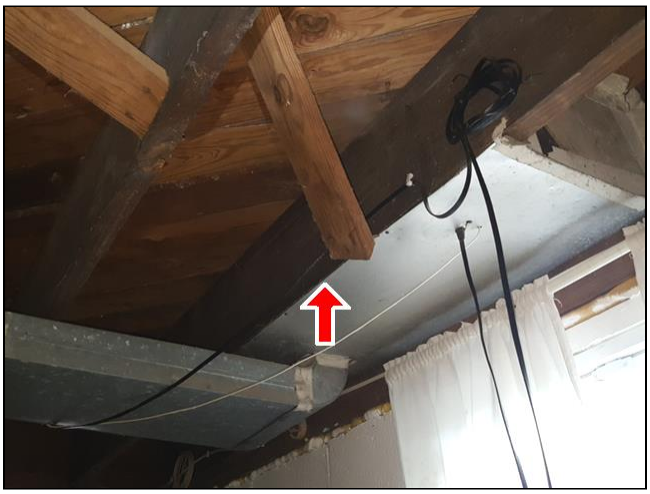
1.1 (2) Vertical cracks in the masonry block wall in the center of the home in the basement between the kitchen and formal dining room area was noted. These cracks do not appear significant. This condition is common in many homes and does not usually represent a serious structural concern unless the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

1.1 Item 2(Picture)

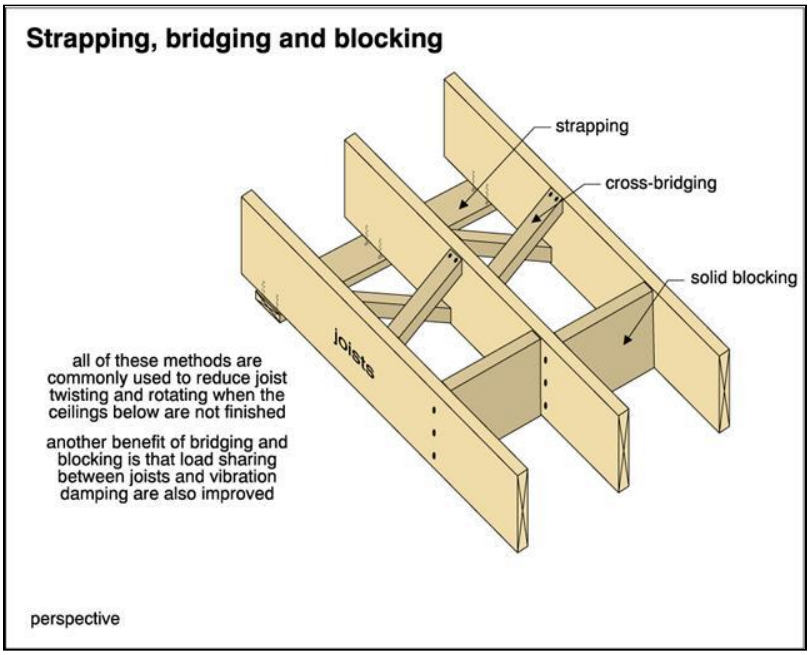
1.1 Item 3(Picture)

1.1 Item 4(Picture)

1.2 The cross bracing is loose and not secured to the ceiling joists in the basement left side of the home under the formal dining room area. Recommend repair by a general contractor to prevent deflection of the joist and help with the support of load of the joist.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

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

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

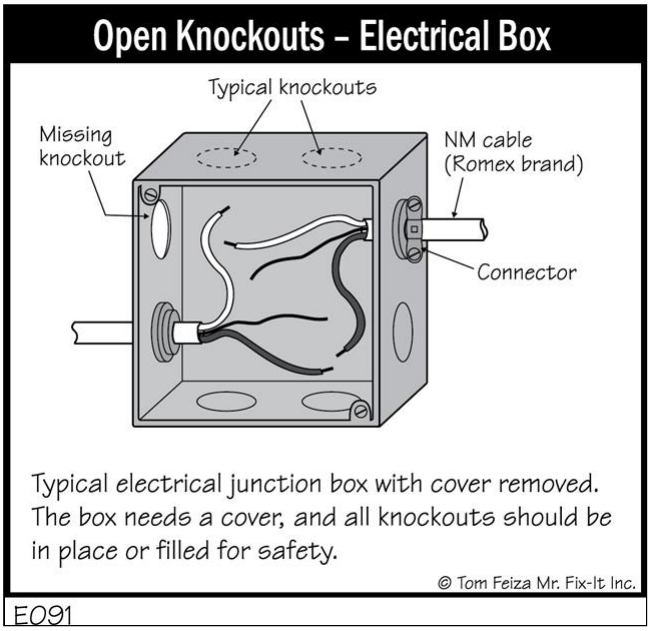
1.7 The ceiling joists in the main attic show signs of deflection. Strengthening the ceiling joists would resist further movement and prevent the rafters from pulling away. Recommend a qualified roof framing contractor further evaluate the ceiling structure to determine what corrections if needed should be performed to ensure structural integrity of the ceiling and roof structure.

1.7 Item 1(Picture)

1.8 There is no direct ventilation in the basement area under the kitchen, dining room and 2nd bathroom area in the home. Proper ventilation will help control humidity and reduce the potential for rot. Heating/ cooling ducts is advisable to be installed otherwise windows need to be opened at times. You may wish to seek further advice in improving ventilation in the basement by a qualified contractor.

1.9 Bushings or grommets are required to fill openings in a junction box. The exposed opening is a serious safety issue. Openings should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. A qualified licensed electrical contractor should correct as needed prior to moving in.

1.9 Item 1(Picture)



1.9 Item 2(Picture)

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.

master bedroom attic

master bedroom attic

main attic

main attic

main attic

main attic

main attic

Styles & Materials

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

Roof-Type:
Dimensional with Dormer(s)

Roof Covering:
3-Tab Composition Shingles

Roof Ventilation:
Gable vents
Ridge vents

Chimney (exterior):
Brick

Sky Light(s):
None

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

Method used to observe attic:
From scuttle hole opening only
Partially inaccessible due to safety and access
Inaccessible areas were viewed with flashlight

2nd Attic Access Location/Info:
Door located at:
Master bedroom closet
Partial storage
limited access
light in attic

Method used to observe 2nd attic:
From entry
and

Roof Structure:
Stick-built
Lateral bracing

Ceiling Structure:
2X6

Crawled and Partially Inaccessible
Inaccessible areas were viewed with flashlight

2 X 6 Rafters
OSB (Oriented Strand Board) Sheathing
and
Wood Board Sheathing
Partially Visible

Wood Joists
Partially visible

Attic Insulation:
Rock wool batts
Below
R-19

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

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

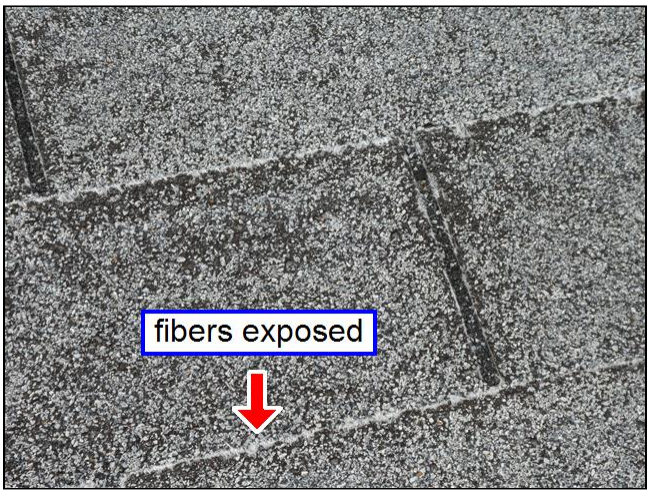
Comments:

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

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

2.0 Item 1(Picture) above kitchen area

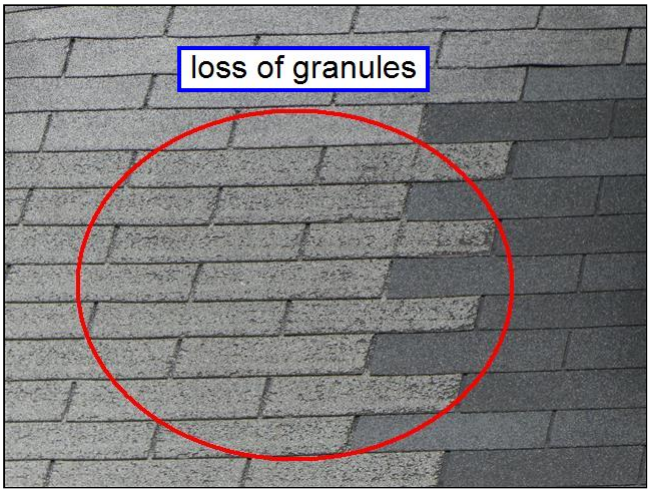
2.0 Item 2(Picture) above kitchen area



2.0 Item 3(Picture) front porch roof

2.0 Item 4(Picture) front porch roof

2.0 Item 5(Picture) front porch roof



2.0 Item 6(Picture) front left side of home

2.0 Item 7(Picture) front of home

2.0 Item 8(Picture) rear right side of home

2.0 (2) Prior repairs to the roofing are evident at the where indicated in the photos. This would suggest that problems have been experienced in the past. Verify with the owner that there is not an ongoing problem. This area should be monitored and if further repairs are needed recommend using a qualified roofer.

2.0 Item 9(Picture) rear right side of home

2.0 Item 10(Picture) front porch roof

2.0 Item 11(Picture) front left side of home

2.0 (3) Some of the shingles are starting to lift on the roof in various places, (see photos for location) This is probably due to a lack of ventilation or age of the covering. Generally, lifting shingles are caused by ventilation issues and the shingles are baked from the inside out. Over time, this heat causes the sealants on the back of the shingles to detach from the course underneath and the shingles start to lift. The shingles are less resistant to the action of ice and wind. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is needed now and repair lifting shingles where needed. Consideration for a new roof is expected in the near future.

2.0 Item 12(Picture) rear right side of home

2.0 Item 13(Picture) rear right side of home

2.0 Item 14(Picture) right side of home

2.0 Item 15(Picture) right side of home

2.0 Item 16(Picture) right side of home

2.0 Item 17(Picture) right side of home

2.0 (4) The roof covering above the front porch is old, starting to deteriorate rapidly and shows signs of previous repairs, and the life of the covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Recommend a qualified roofing contractor further evaluate to determine if replacement of this section of the roof is needed now prior to closing.

2.0 Item 18(Picture)

2.0 Item 19(Picture)

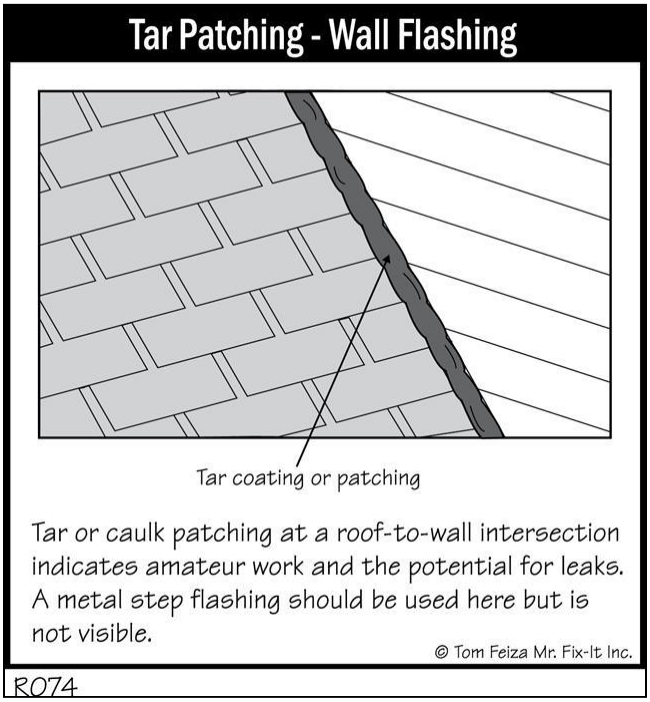
2.0 Item 20(Picture)

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

2.1 (2) The step flashing and wall/roof intersection has been tarred all around the metal flashing. The flashing is suspected to be in poor condition. Tar is a temporary patch and will eventually fail. Deteriorated or leaking flashing should be replaced. This indicates that previous water leaks had existed. This type of repair is not recommended as it is prone to further leaking due to direct sunlight on the sealant which can cause cracks. The cracking can allowing water to enter. Recommend a qualified roofing contractor further inspect and make the necessary repairs if needed.

2.1 Item 1(Picture) above kitchen area

2.1 Item 2(Picture) rear of home



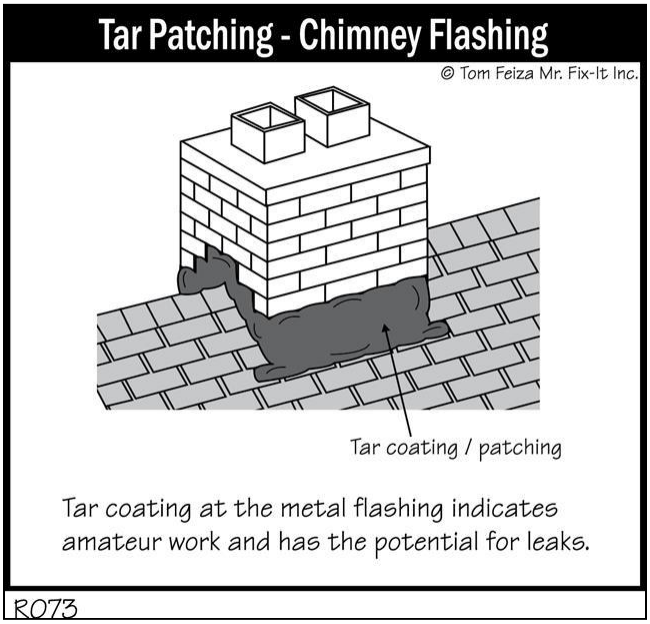
2.1 Item 3(Picture)

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

2.2 (2) The chimney has been tarred all around the metal flashing. The flashing is suspected to be in poor condition. Tar is a temporary patch and will eventually fail. Deteriorated or leaking flashing should be replaced. This indicates that previous water leaks had existed. This type of repair is not recommended as it is prone to further leaking due to direct sunlight on the sealant which can cause cracks. The cracking can allowing water to enter. Recommend a qualified roofing contractor further inspect and make the necessary repairs as needed.

2.2 Item 1(Picture)

2.2 Item 2(Picture)



2.2 Item 3(Picture)

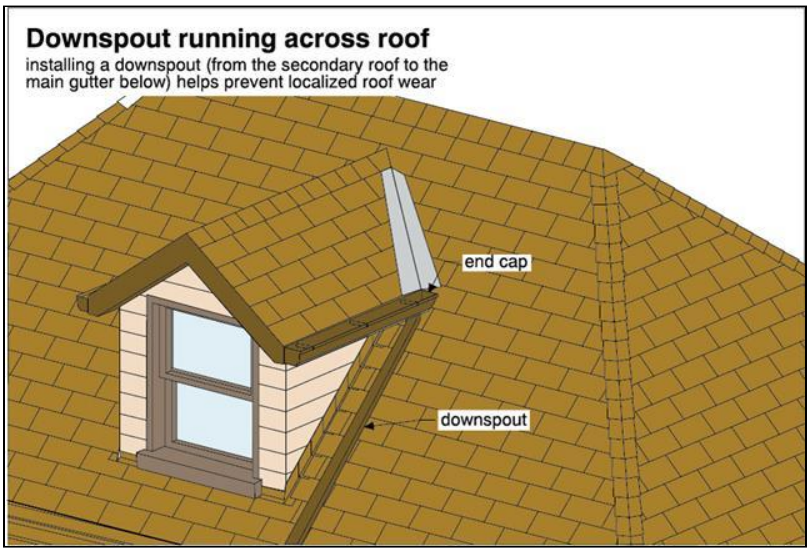
2.4 (1) Recommend the downspout(s) that discharge onto the roof around the home be extended to discharge water directly into the gutter below. This condition, if left unattended, can result in premature deterioration and staining of the roofing material under the end of the downspout. The excessive discharge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

2.4 Item 1(Picture) front of home

2.4 Item 2(Picture) rear of home

2.4 Item 3(Picture) rear of home

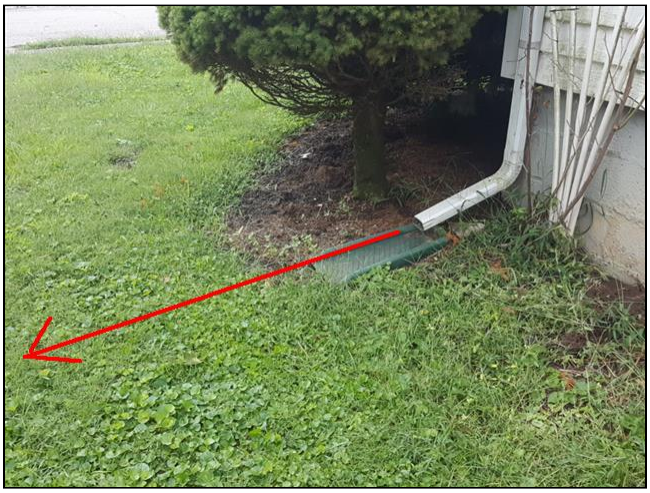
2.4 Item 4(Picture) rear of home



2.4 Item 5(Picture)

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

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



2.4 Item 6(Picture)

2.4 Item 7(Picture)

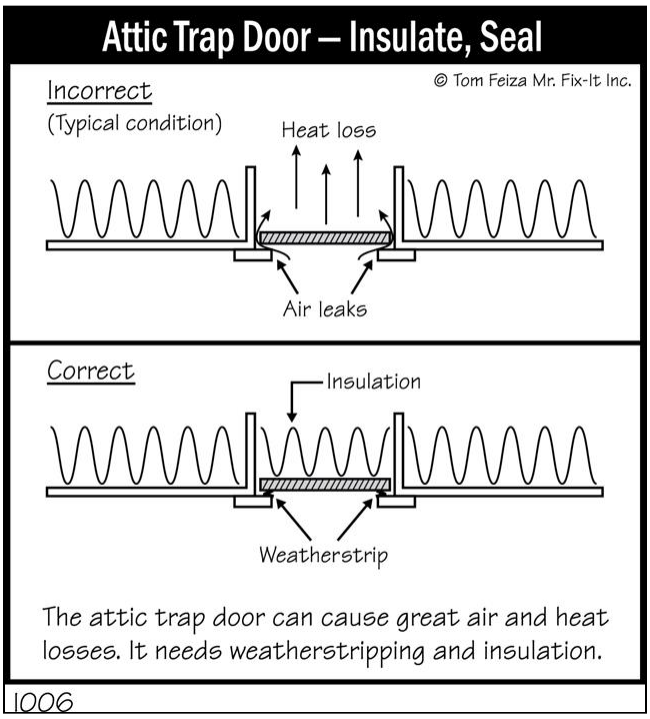
2.4 Item 8(Picture)

2.5 (1) Attic access location (see photo)

2.5 Item 1(Picture) 2nd bedroom closet

2.5 Item 2(Picture) master bedroom

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

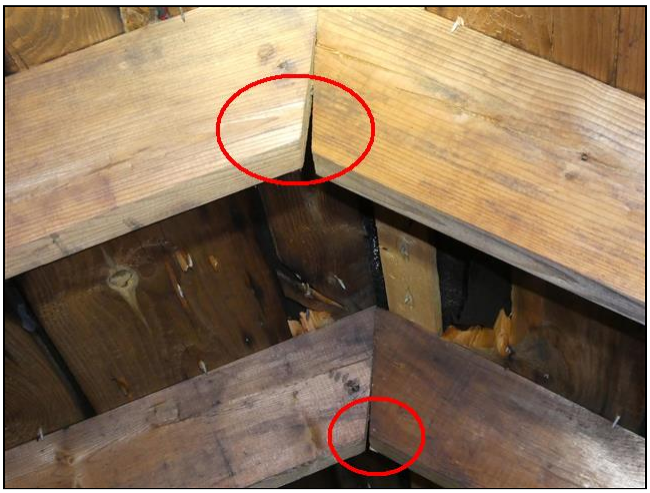


2.5 Item 3(Picture)

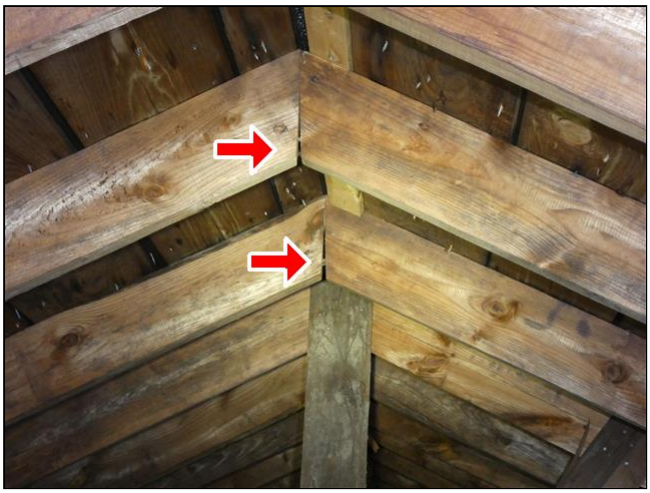
2.6 (1) The roof sheathing near the scuttle hole entry is broken. This area is a potential source for a water leak to occur due to shingles have not been secured correctly and to prevent shingle damage.The roof felt is visible. There were no signs of water leaks in this area at time of inspection.Recommend a qualified contractor repair as needed.

2.6 Item 1(Picture)

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



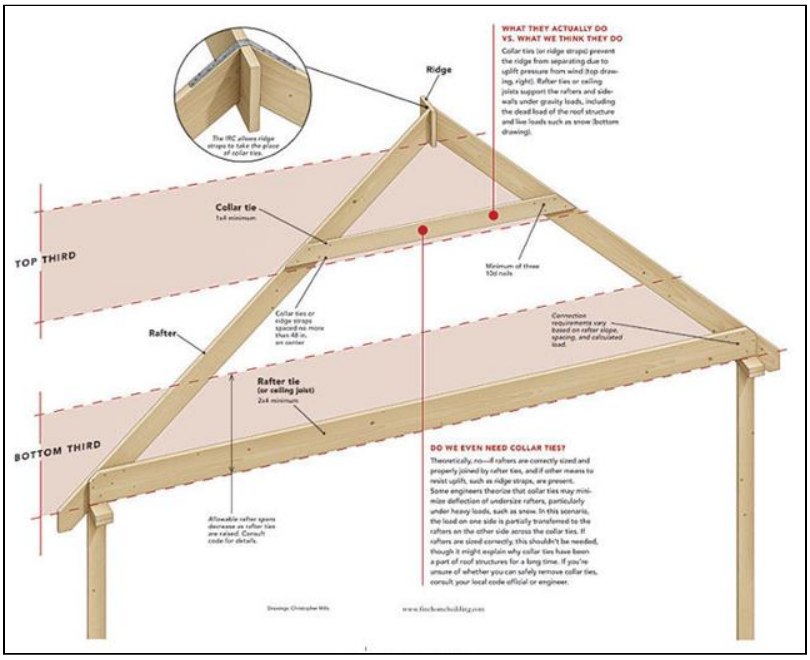
2.6 Item 2(Picture)



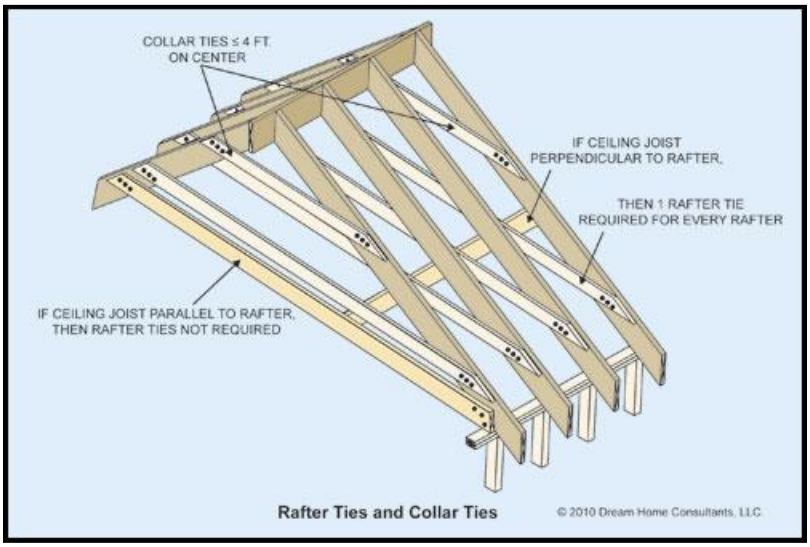
2.6 Item 3(Picture)

2.6 Item 4(Picture)

2.6 (3) Recommend additional collar ties (horizontal members running between each rafter, near their mid span) to add extra support to the roof structure and to resist rafters from sagging and/or pulling away in the future. Heavy loads such as snow may cause the roof to sag, cracked rafters appearing or the roof to develop leaks near these areas from stress. There are no gusset plates between the rafters to support current roof structure. Recommend a qualified roof framing contractor further evaluate the roof structure and make the necessary repairs as needed.



2.6 Item 5(Picture)

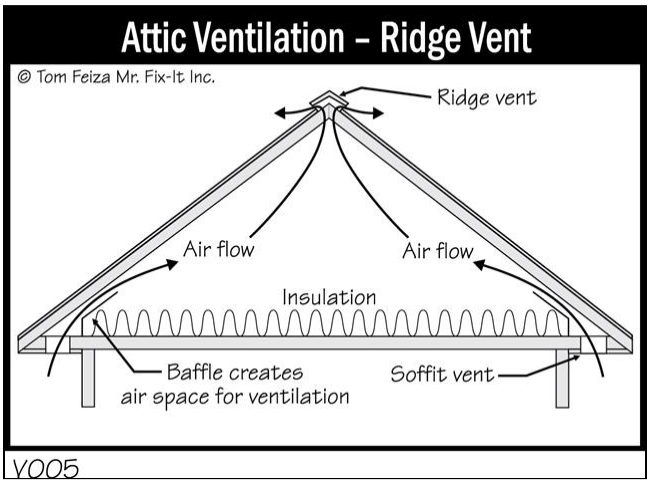


2.6 Item 6(Picture)

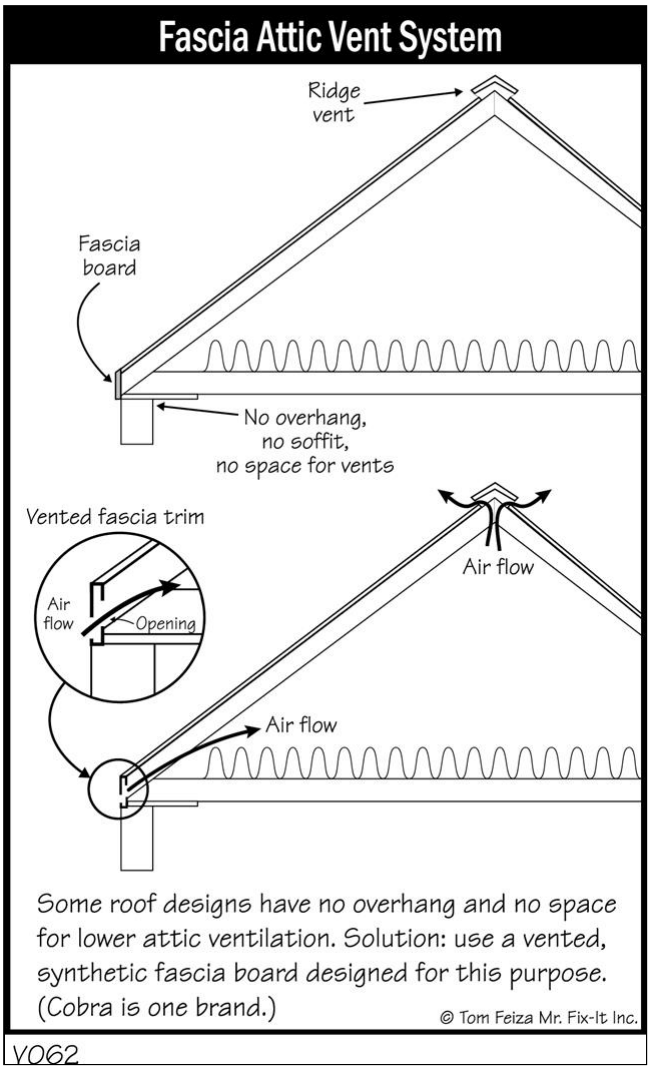
2.6 (4) There is evidence of vermin activity/nest in the attic at the rear of the home near the gable vent. No animals where seen in the attic at the time of the inspection. However, recommend a pest control specialist be consulted in this regard and have nest removed. Then replacement or repair of the gable vent by a qualified contractor is recommended to prevent further critters entering the attic.

2.6 Item 7(Picture)

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



2.7 Item 1(Picture)



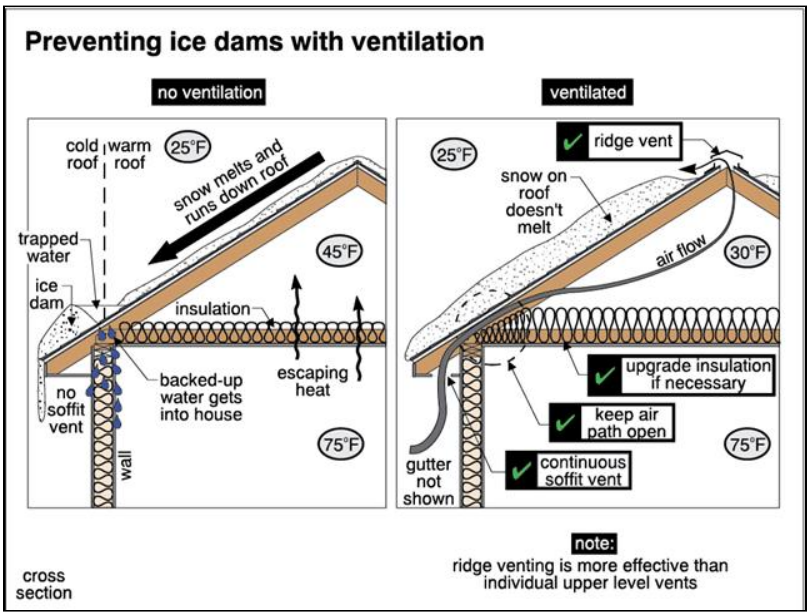
2.7 Item 2(Picture)

2.8 The insulation is old, has settled and is missing in some areas in the attic. Insulation that is missing and/or settled should be replaced due to the "R" value has diminished. The insulation should form an unbroken blanket to prevent heat/cool loss. Heat/cool loss can occur more on this home than one that is properly insulated. This can cause condensation to occur which can lead to mold or wood deterioration. Also, Low valued insulation will increase cooling and heating costs in the home which leads too high energy bills and puts stress on the HVAC system trying to keep the house cool and heated during the seasons. Strongly recommend additional and/or replacement of the insulation by a qualified contractor where needed to reduce heat/cool loss within the home and to prevent possible ice dams forming in winter.
Insulation Guidelines for Kentucky

2.8 Item 1(Picture) master bedroom attic

2.8 Item 2(Picture) main attic

2.8 Item 3(Picture)



2.8 Item 4(Picture)

2.9 The receptacle(s) in the Master Bedroom attic where indicated in the photo(s) is showing an open ground. This is a safety issue. Major appliances using three prong cords should never be connected to these two slot receptacles unless the appliance manufacturer allows the connection. Many lamps and other small appliances do not have or require the three slot electrical receptacles. This is for your information. Recommend a licensed qualified electrician repair as needed.

2.9 Item 1(Picture)

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

2.11 (2) Limited inspection of the attic was performed above the master bedroom area and near the chimney due to access within the attic. The attic These areas where visually could be seen with a flashlight was inspected. This is for your information.

2.11 (3) Due to the faults and/or issues with the roof coverings and the ventilation of the roof. When a new roof is required, recommend a qualified roofing contractor further evaluate the ventilation and correct, then replace the roof sheathing before new roof covering is installed. You may wish to seek a second opinion regarding the roof before closing. This is for your information.

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

3. Exterior

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

Styles & Materials

Siding Material:
Vinyl siding

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

Appurtenance:
Covered porch with steps

Driveway:
Concrete stone

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

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

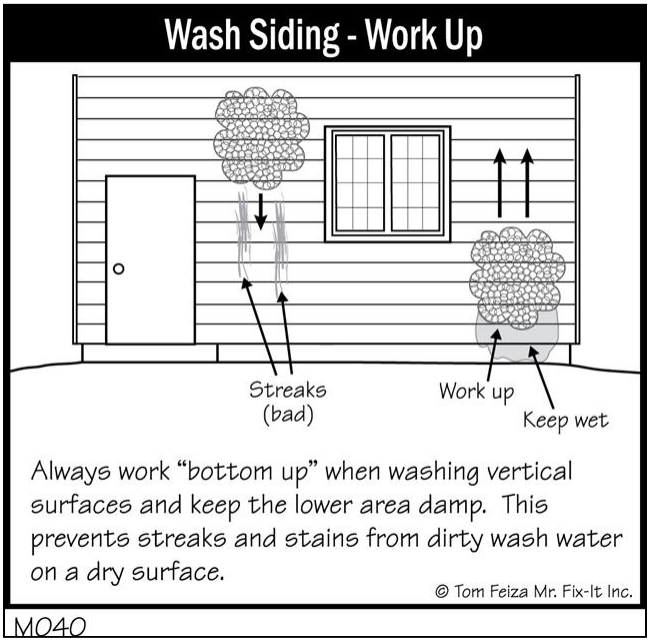
Comments:

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

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

3.0 Item 1(Picture) rear left side of home

3.0 Item 2(Picture) rear center of home



3.0 Item 3(Picture)

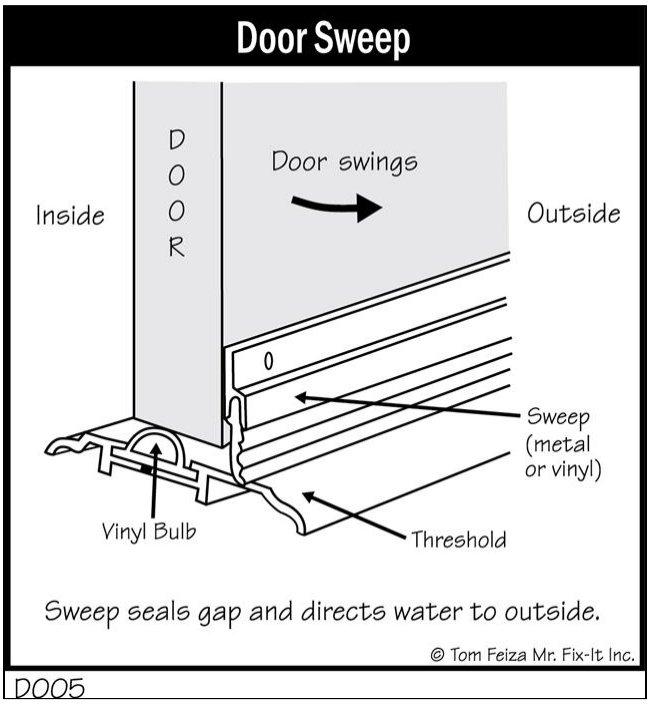
3.0 (3) The vinyl siding around the entire perimeter of the home from the bottom is not secured to the home. The loose siding should be re-secured to prevent it from being blown off and to protect the building from weather entry. It may not have been installed correctly due to the original wood siding behind. Recommend a qualified siding installer further investigate and correct as needed.

3.0 Item 4(Picture) front right side of home

3.0 Item 5(Picture) right side of home

3.0 Item 6(Picture) left side of home

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



3.2 Item 1(Picture)

3.4 (1) The guard rail at the front porch is lower than 36 inches from the floor. A fall or injury could occur if not corrected. This is a safety issue. Ensure the baluster spacing is 4 inches apart to prevent a child or pet from falling through. A qualified contractor should repair or replace as needed.

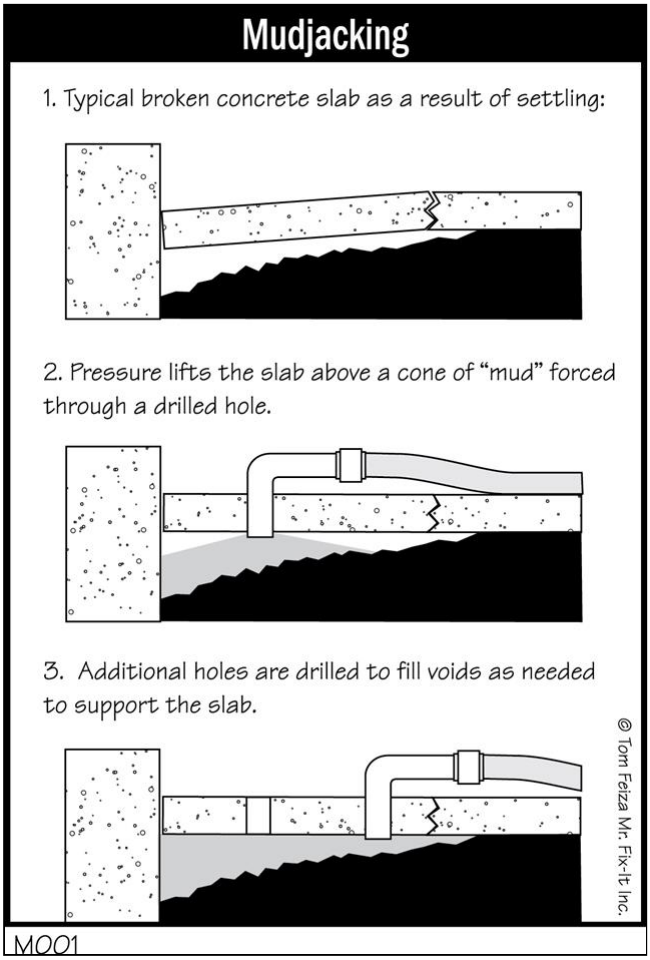
3.4 Item 1(Picture)

3.4 (2) The front step at the porch is higher than the recommended height of 8 and 3/4 inches. This is a potential safety issue and a fall or injury could occur if not corrected. The front porch has dropped at the front of the home causing this to occur. Recommend a qualified masonry contractor correct and repair as needed. Also, recommend filling cracks to prevent water intrusion to prevent further settlement. Then further monitor for more movement after repairs. If such movement occurs in the future, you may need to investigate cause and rectify using a qualified masonry contractor.

3.4 Item 2(Picture)

3.4 Item 3(Picture)

3.4 Item 4(Picture)



3.4 Item 5(Picture)

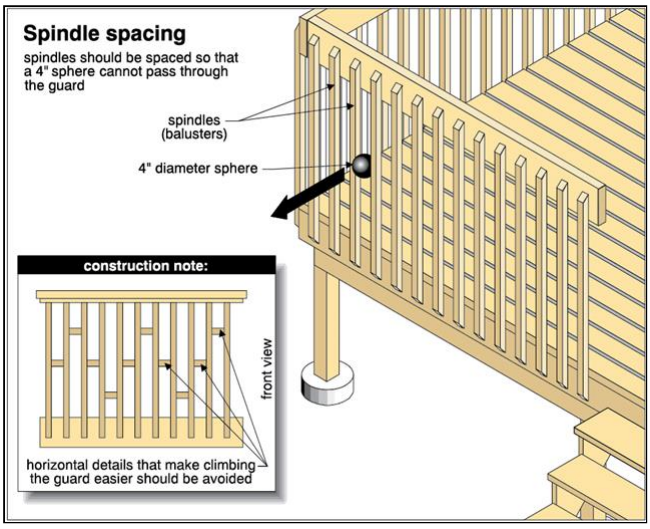
3.5 (1) 2x6s are installed for handrails for the deck staircases and are not considered "gripable" by industry standards. This is a safety issue and an injury could occur if not corrected. Recommend that a standard approved handrail be installed for safety by a general contractor.

3.5 Item 1(Picture)

3.5 Item 2(Picture)

3.5 (2) The guard rail for the deck have large spaces between the ballusters. This is a safety issue. A fall or injury could occur if not corrected as this condition could allow a child or pet to fall through which may result in a death. The current recommendations are for spacing to be no more than 4" to prevent these accidents. A qualified contractor should make the necessary repairs and corrections where needed for safety.

3.5 Item 3(Picture)



3.5 Item 4(Picture)

3.5 (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.

3.5 Item 5(Picture)

3.5 Item 6(Picture)

3.5 (4) The guard rail for rear deck is unstable and not secured properly. This is extremely dangerous and is a major safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed.

3.5 Item 7(Picture)

3.5 Item 8(Picture)

3.5 Item 9(Picture)

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

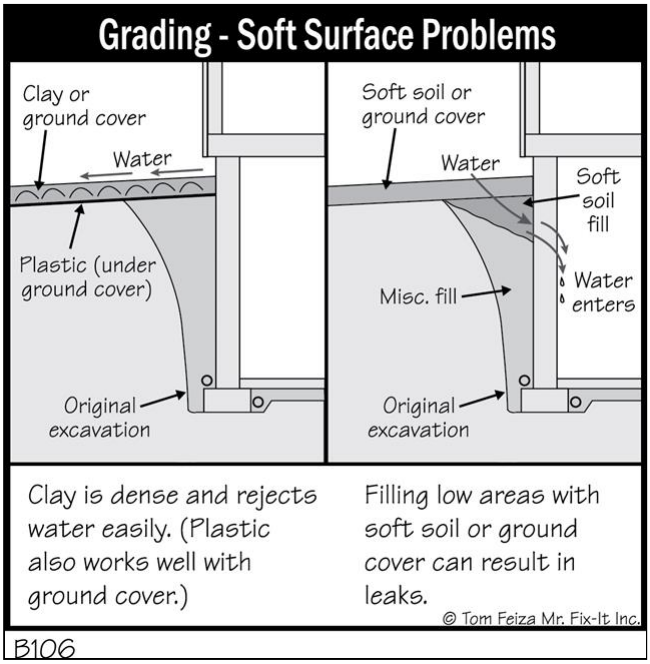
3.5 Item 10(Picture)

3.5 Item 11(Picture)

3.5 Item 12(Picture)

3.8 Recommend installing a plastic sheet covering under the deck at about 2 feet wide or entire underneath of deck to prevent water entering the basement foundation perimeter. This improvement will prevent excess water draining into the soil along the foundation which can lead to water intrusion inside the basement and prevent foundation settlement.

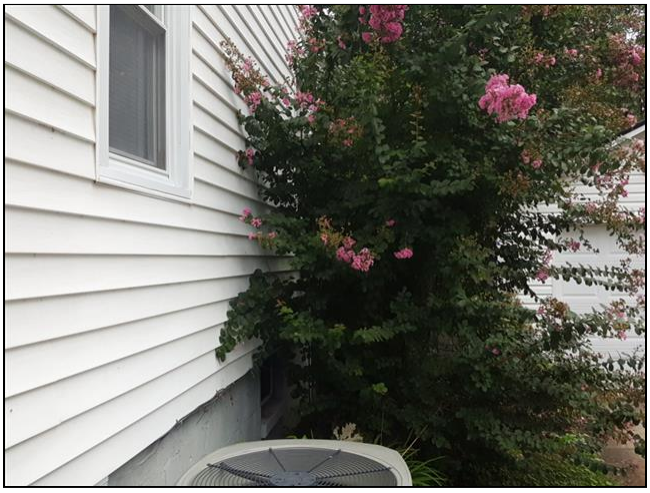
3.8 Item 1(Picture)



3.8 Item 2(Picture)

3.8 Item 3(Picture)

3.9 (1) The vegetation is overgrown where indicated in the photos. 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.



3.9 Item 1(Picture) right side of home

3.9 Item 2(Picture) front right corner of home

3.9 (2) The tree limbs that are in contact or hanging near the roof at the rear right 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.

3.9 Item 3(Picture)

3.11 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. Kitchen / Components and Appliances

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

Styles & Materials

Dishwasher Brand:
WHIRLPOOL
Serial # Model# : #F31030895 #WDF510PAYB6

Disposer Brand:
NONE

Range/Oven Fuel Type and Brand:
ELECTRIC
AGED
HOTPOINT
and
JENN AIR
Serial # Model # : #DV607733H #RJ74200J3BG STOVE #

Exhaust/Range hood:
RE-CIRCULATE
AIRKING
Model # : #AV1426

Built in Microwave Vent Type and Brand:
LG
Serial # Model# : #N/A

Refrigerator Brand:
AGED
KENMORE
Serial # Model # Year # : #SG3230008 #10657575790 #1997

Cabinetry:
Wood
Painted

Countertop:
Wood with laminate top

Washer and Dryer:
NOT INSPECTED

Clothes Dryer Vent Material:
Both
Flexible foil
PVC Rigid

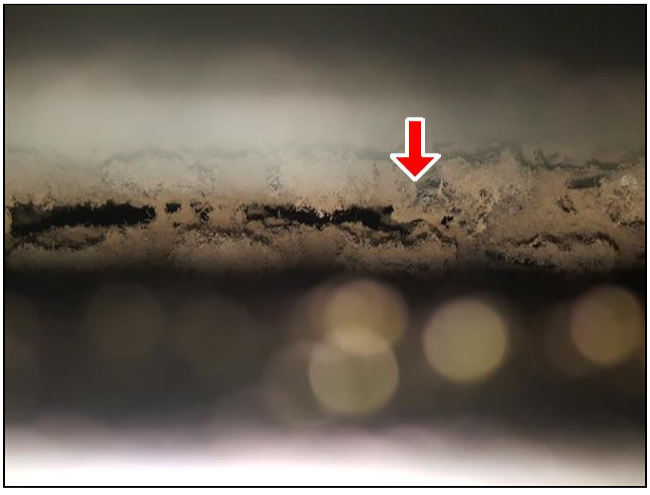
Dryer Power Source:
240 Electric

		IN	NI	NP	C	RR
4.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures	•				
4.1	Plumbing Drain and Vent Systems	•				
4.2	Dishwasher	•				
4.3	Ranges/Ovens/Cooktops	•				
4.4	Range Hood	•				
4.5	Microwave Cooking Equipment	•				
4.6	Refrigerator	•				
4.7	Pantry/Closet Doors			•		
4.8	Counters and a representative number of Cabinets				•	
4.9	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
4.10	Clothes Dryer Vent Piping					•
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

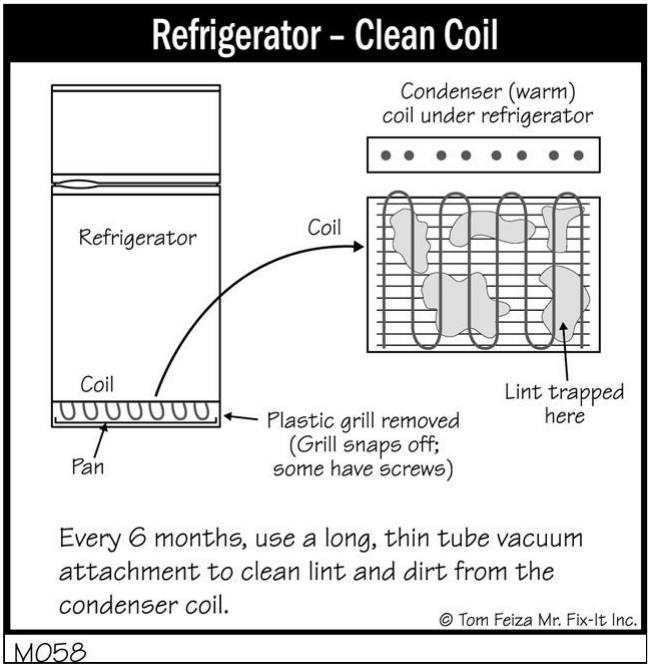
Comments:

4.5 The data plate was not present on the micro wave at the time of inspection.

4.6 (1) Strongly recommend cleaning the coil below the refrigerator in the kitchen. This is causing the refrigerator to work hard in keeping items cool. If not cleaned refrigerator may fail to operate over time.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

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

4.6 Item 3(Picture)

4.8 Recommend caulking around the counter top in the kitchen to seal the gap/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

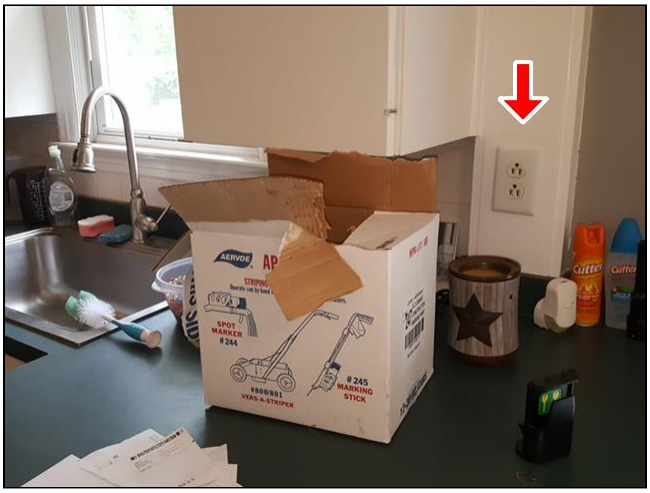
4.8 Item 1(Picture)

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

4.9 (2) The outlet(s) on the right side of the stove in the kitchen is showing an open ground circuit. This is a safety issue and this type of electrical hazard is extremely dangerous. Major appliances using three prong cords should never be connected to these two slot receptacles. Recommend a qualified licensed electrician correct the outlet so that it is grounded, then ensuring all receptacles are GFCI protected and tripped when tested.

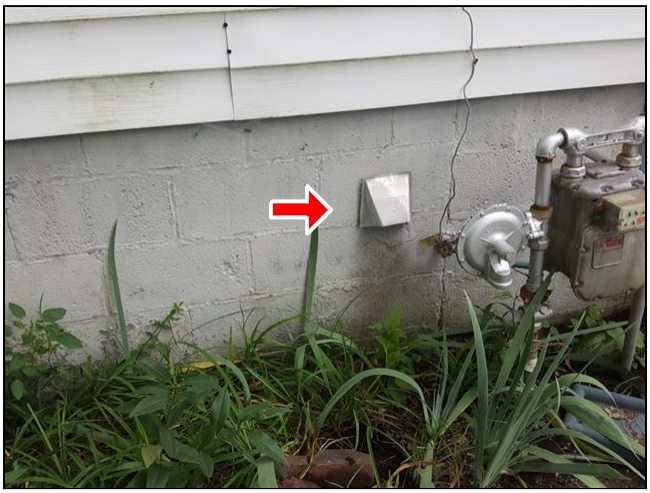
4.9 Item 1(Picture)

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



4.9 Item 2(Picture)

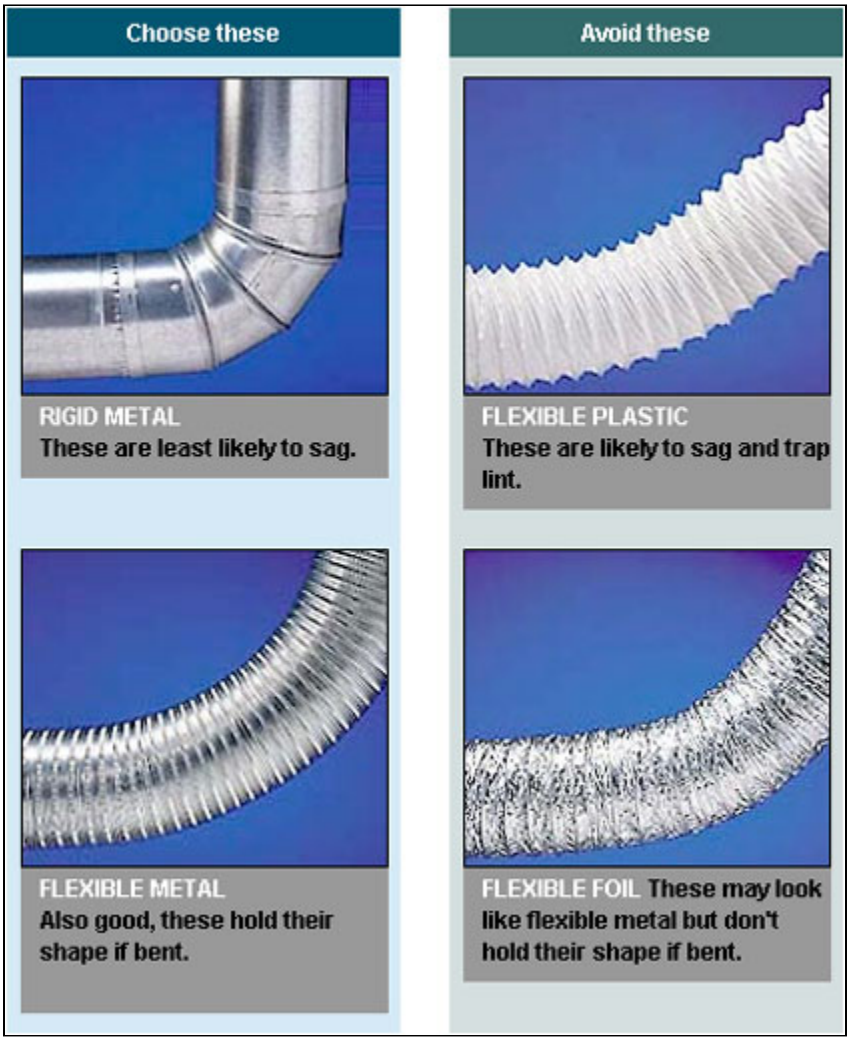
4.10 (1) The exterior port for the dryer vent pipe is located at the left side of the home. (see photo for location) This is for your information.



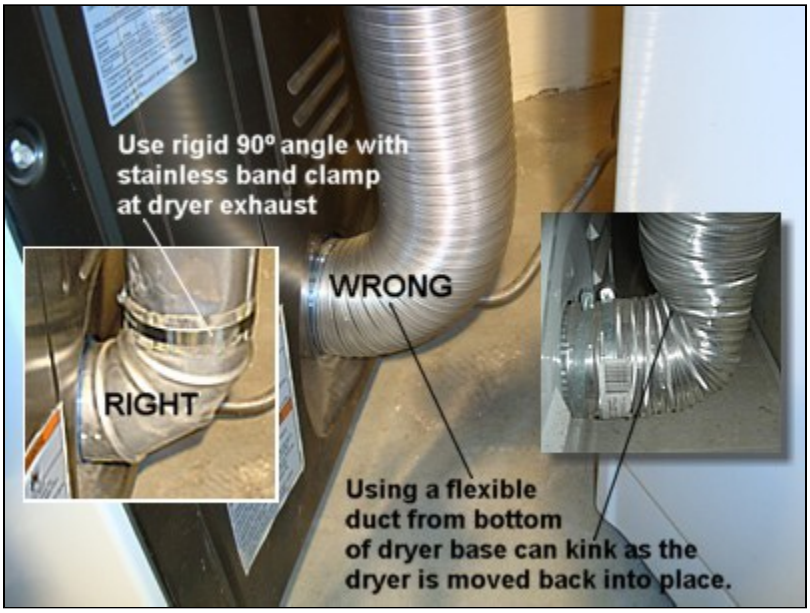
4.10 Item 1(Picture)

4.10 (2) 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.

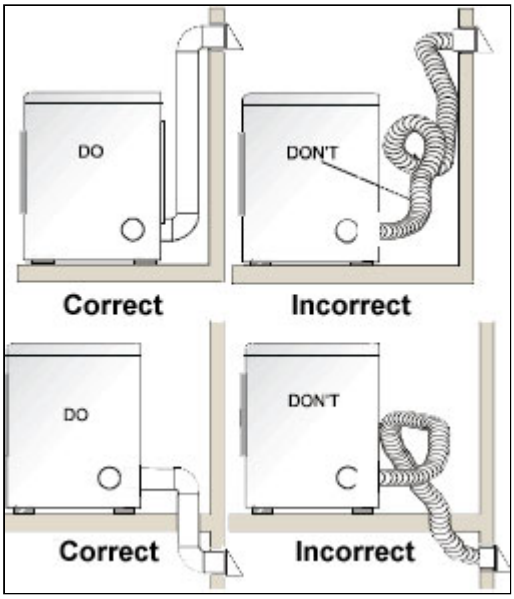
4.10 Item 2(Picture)



4.10 Item 3(Picture)



4.10 Item 4(Picture)



4.10 Item 5(Picture)

4.10 (3) The dryer vent in the basement is made of PVC pipe. This is a safety issue. Manufacturers state that "To reduce the risk of fire, DO NOT use plastic pipe or flexible plastic pipe to exhaust the dryer" PVC piping increases the risk of a dryer vent fire due to it creates static electricity which causes the lint to build up, and that PVC is only rated at 140 degrees of heat. Dryers get hotter. Recommend PVC pipe be converted to flexible metal ridge or solid metal pipe for your safety. Replace as needed.

4.10 Item 6(Picture)

4.10 (4) The vent pipe for the dryer is not pitched correctly for proper venting. There should be a 1/8 pitch rise per foot to prevent condensate accumulating in the duct. Recommend correcting as needed by a general contractor.

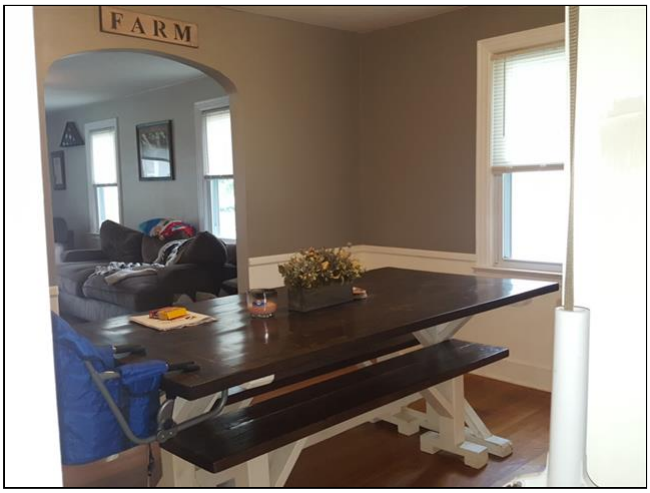
4.10 Item 7(Picture)

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.

5. 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.

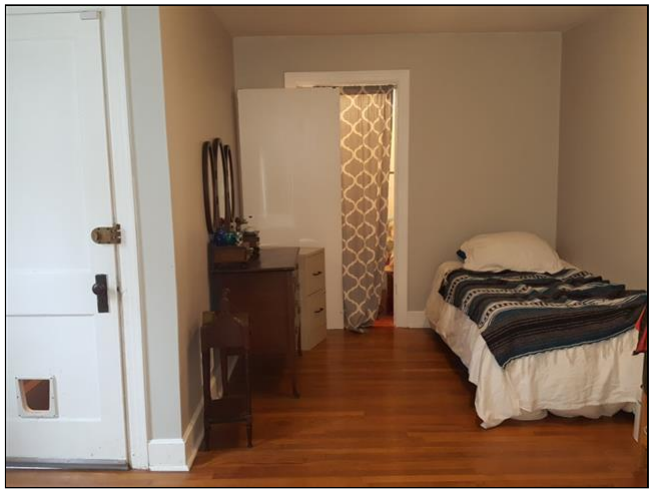
dining room



formal dining room

living room

sitting room



guest bedroom

master bedroom

2nd bedroom

3rd bedroom

family room upstairs

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall
and
Wood Paneling

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

Interior Doors:
Wood

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

		IN	NI	NP	C	RR
5.0	Ceilings				•	
5.1	Walls				•	
5.2	Floors	•				
5.3	Steps, Stairways and Railings					•
5.4	Doors (Representative number)				•	
5.5	Windows (Representative number)					•
5.6	Closets					•
5.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.8	Smoke and Carbon Monoxide Detectors	•				
5.9	General Notes	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

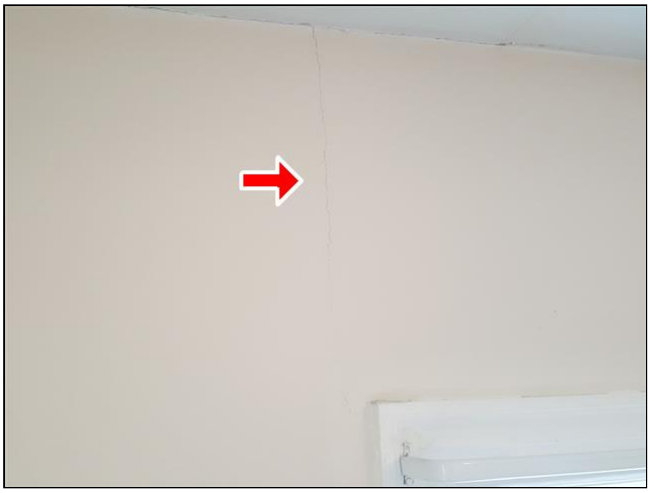
5.0 The cracks in the ceiling in the (upstairs) family room and 2nd bedroom (see photos for location) appear to be common settlement cracks. Cracks larger than 1/16" are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps framing shrinkage. Cracks of this nature are also caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation. Recommend repairing cracks then paint and monitor. If cracks reappear and become larger than 1/16" then would recommend a structural engineer further investigate to determine cause and suggest repairs.


5.0 Item 1(Picture) family room


5.0 Item 2(Picture) 2nd bedroom

5.1 The crack(s) noted on the walls where indicated in the photo(s) at various rooms above and below windows, (see photos for location) are common minor settlement vertical crack(s). Cracks larger than 1/8" wide are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps via framing shrinkage. This damage is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.

5.1 Item 1(Picture) 3rd bedroom



5.1 Item 2(Picture) master bedroom

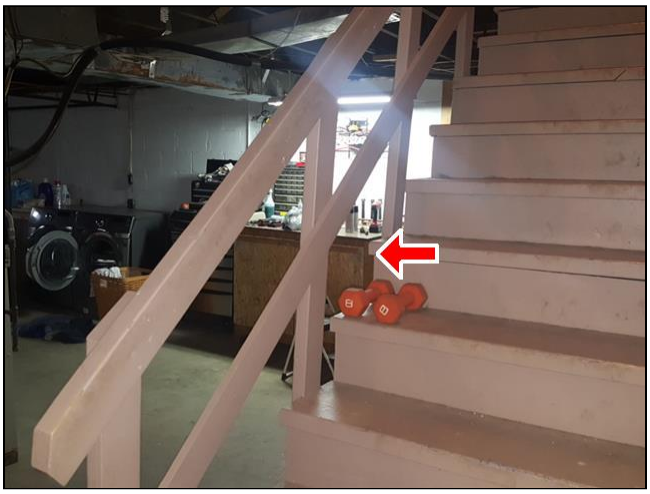
5.1 Item 3(Picture) master bedroom

5.1 Item 4(Picture) 2nd bedroom

5.2 The floor has a raised area in the hallway where indicated in the photo. This is due to additional support columns that have been placed directly above the wood beam in the basement. This is not a structural concern and is normal and to be expected in a house of this age. This is for your information.

5.2 Item 1(Picture)

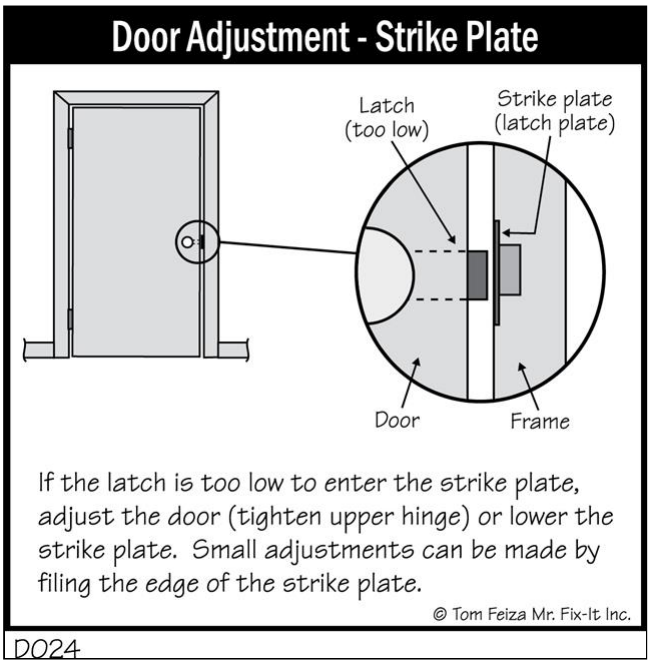
5.3 The guard rail balusters are installed horizontally at the basement staircase. This is a potential safety issue as a child may climb the guard rail which may result in a fall, injury or death to occur. Recommend vertical balusters be installed for safety and ensure they are spaced 4 inches apart to prevent these accidents. A qualified contractor should make the necessary repairs and corrections where needed for safety.



5.3 Item 1(Picture)

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

5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 (1) The window in the master bedroom where indicated in the photo is missing a screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

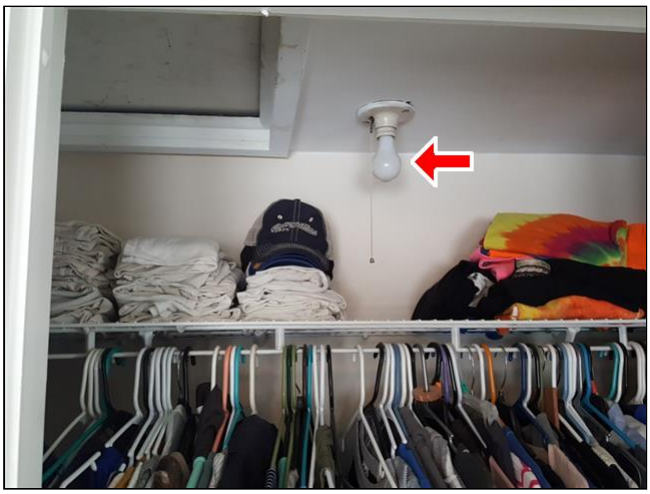
5.5 Item 1(Picture)

5.5 (2) The window in the 2nd Bedroom (right side of the home) will not stay up without a prop. The springs or sash cords may not be connected or they may be broken. This causes the window to slam closed very quickly and harm anything beneath it especially a persons hand. This is a safety issue. Correction or replacement of the spring or sash cord by a qualified window installer or contractor is recommended for the safety of children and adults.

5.5 Item 2(Picture)

5.6 The light in the bedroom closets where indicated in the photo(s) are missing a fixture. Light bulbs in closets should have fixtures or be replaced with fluorescent bulbs to prevent fires from bulbs being in contact with clothing or storage items. This is a safety issue. Recommend correcting as needed.

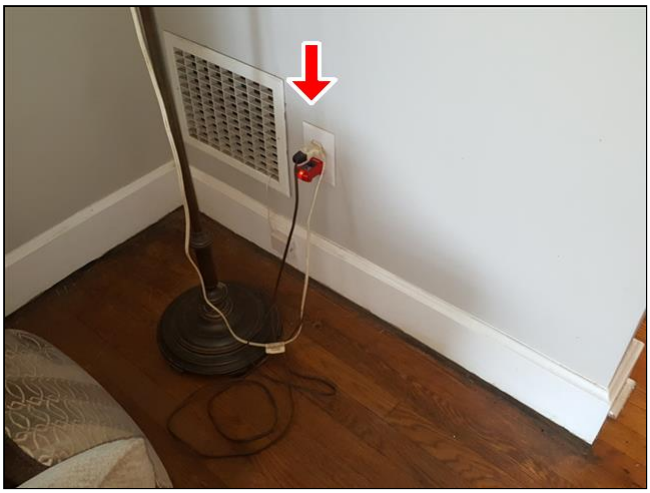
5.6 Item 1(Picture) guest bedroom



5.6 Item 2(Picture) 2nd bedroom

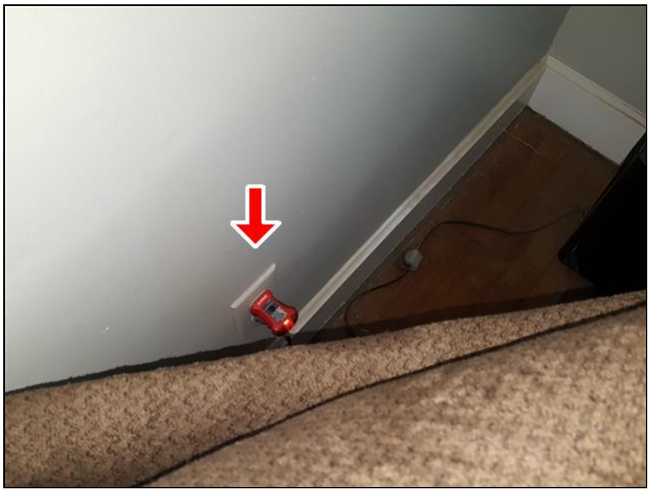
5.7 (1) The outlets shown in the photo are showing an open ground. These were originally a 2 prong receptacle when the home was built and have been converted to a 3 prong receptacle without being grounded. This is a safety issue. Major appliances using three prong cords should never be connected to these receptacles unless the appliance manufacturer allows the connection. Many lamps and other small appliances do not have or require the three slot electrical receptacles. When updating outlets in a home they should be converted to today's standards for safety. Recommend a qualified electrician correct and upgrade connections to these outlets as needed.

5.7 Item 1(Picture) formal dining room

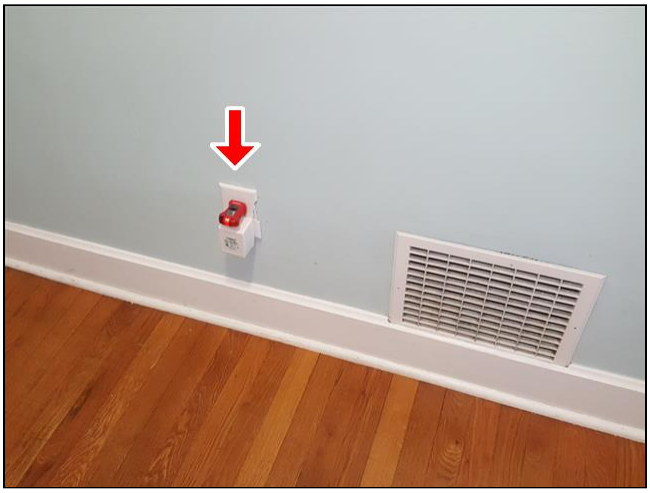


5.7 Item 2(Picture) living room

5.7 Item 3(Picture) living room



5.7 Item 4(Picture) living room



5.7 Item 5(Picture) hallway

5.7 Item 6(Picture) guest bedroom

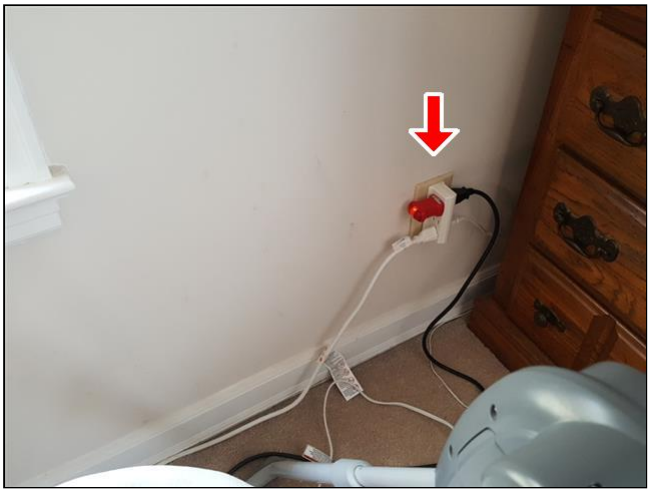
5.7 Item 7(Picture) family room upstairs

5.7 Item 8(Picture) 3rd bedroom

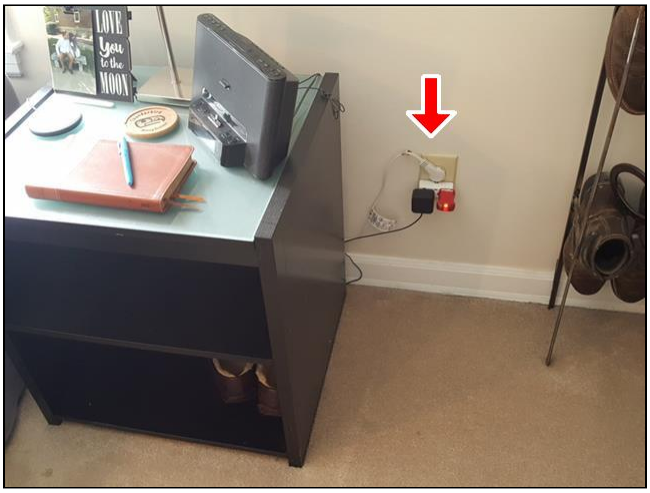
5.7 Item 9(Picture) master bedroom

5.7 Item 10(Picture) master bedroom

5.7 Item 11(Picture) 2nd bedroom



5.7 Item 12(Picture) 2nd bedroom



5.7 Item 13(Picture) 2nd bedroom

5.7 (2) The outlet(s) 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.

5.7 Item 14(Picture) living room

5.7 Item 15(Picture) guest bedroom

5.7 Item 16(Picture) master bedroom

5.7 (3) The cover plate for the the outlet is broken in the hallway. Recommend the cover be replaced to prevent touching the sides of the device to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed.

5.7 Item 17(Picture)

5.7 (4) The light fixture does not work (try bulb first) in the (at top of stairs) upstairs. If the bulb is not burned out, the fixture or circuit should be repaired using a qualified electrician.

5.7 Item 18(Picture)

5.8 Testing of smoke and CO detectors is not part of a home inspection. We do not want to create a false alarm. The smoke detectors may be connected to the alarm system in the home. All detectors in the home exhibit the active green light which indicates they are on and functioning. If the smoke/CO alarm is 10 years old or older, recommend replacement. Recommend the smoke detectors be tested in the home upon moving in to home. Consult your local fire department or alarm monitor company regarding any questions or concerns before testing.

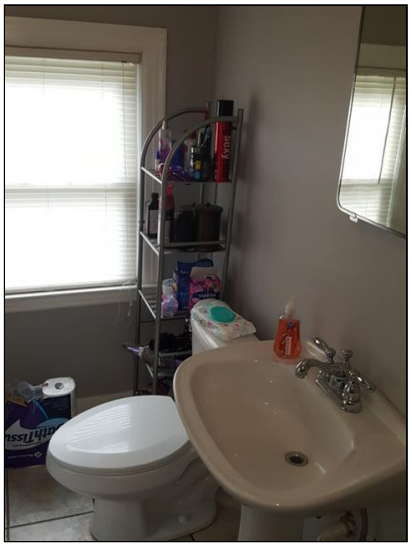
Note: Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

5.9 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.

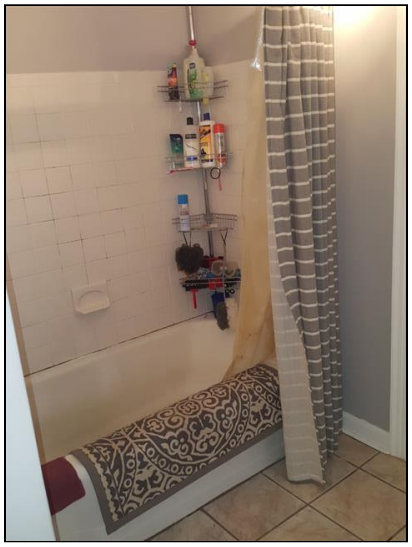
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.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

6. Bathroom and Components

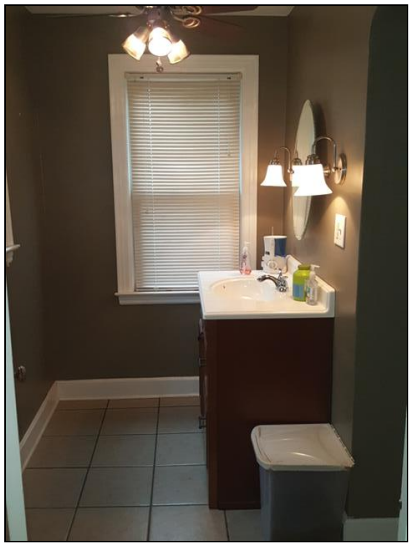
The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior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

2nd bathroom

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall

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

Exhaust Fans:
None

		IN	NI	NP	C	RR
6.0	Floor					•
6.1	Counters and Cabinets	•				
6.2	Doors (Representative number)	•				
6.3	Windows				•	
6.4	Plumbing Water Supply, Shutoffs, Faucets, and Fixtures					•
6.5	Plumbing Drain and Vent Systems					•
6.6	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures					•
6.7	Bath(s) and/or Shower(s) - walls,enclosure, and doors				•	
6.8	Toilet(s)					•
6.9	Exhaust fan			•		

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

Comments:

6.0 The floor in the family room is lower than the floor in the master bathroom. This is a safety issue and a possible tripping hazard. A serious injury could occur if not corrected. Recommend a qualified contractor correct as needed for your safety. A molding strip maybe needed.

6.0 Item 1(Picture)

6.3 The window in the master bathroom where indicated in the photo is missing a screen. Recommend these be installed to prevent insects entering the home when the window is opened for ventilation. Replace as needed.

6.3 Item 1(Picture)

6.4 The pedestal sink in the master bathroom is loose and not secured to the wall correctly. This is a safety issue. The sink may fall which could result in an injury of a person and/or place strain on plumbing pipes which could result in a leak. Recommend this be better secured, then caulk the area to prevent water penetration. A general contractor is recommend for this repair.

6.4 Item 1(Picture)

6.4 Item 2(Video)

6.5 (1) The drain plug is missing at the sinks in both bathrooms. Replacement or repair of the drain plug is recommended to allow use of the drain lever.

6.5 Item 1(Picture) 2nd bathroom

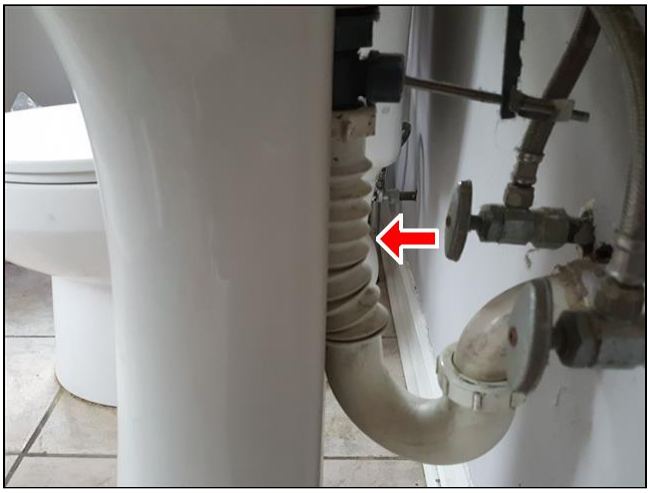
6.5 Item 2(Picture) master bathroom

6.5 (2) The sink in the 2nd bathroom when filled does not drain correctly. When tested, the water started to drain and then stopped. Over time the water eventually completely drained. There maybe a blockage in the drain lines or the the drains may not be vented correctly or there is a blockage in the vent pipe. Recommend a qualified licensed plumber further investigate and repair as needed.

6.5 Item 3(Picture)

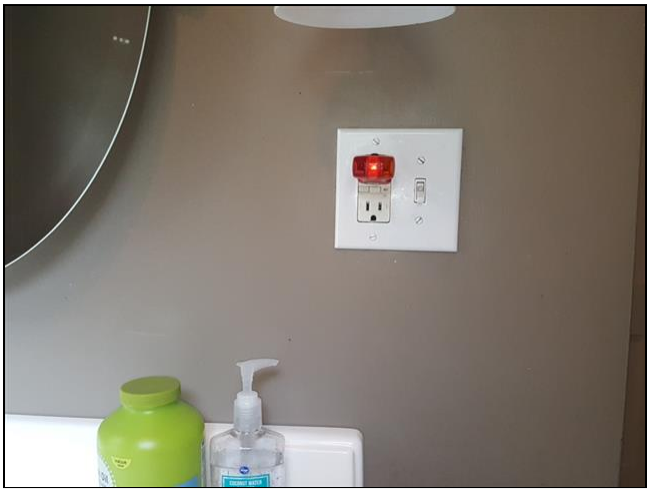
6.5 Item 4(Video)

6.5 (3) Flexible ridged pipe is being used for the connection to the drain line under the sink in the master bathroom. The pipe ridges will hold and trap debris which could clog the drain. Plan on cleaning the drain from time to time. Smooth pipe would be better but may be difficult to fit to the existing drain lines. Recommend you seek a qualified licensed plumber to evaluate and correct if needed as this type of work is not to standard workman like practices.



6.5 Item 5(Picture)

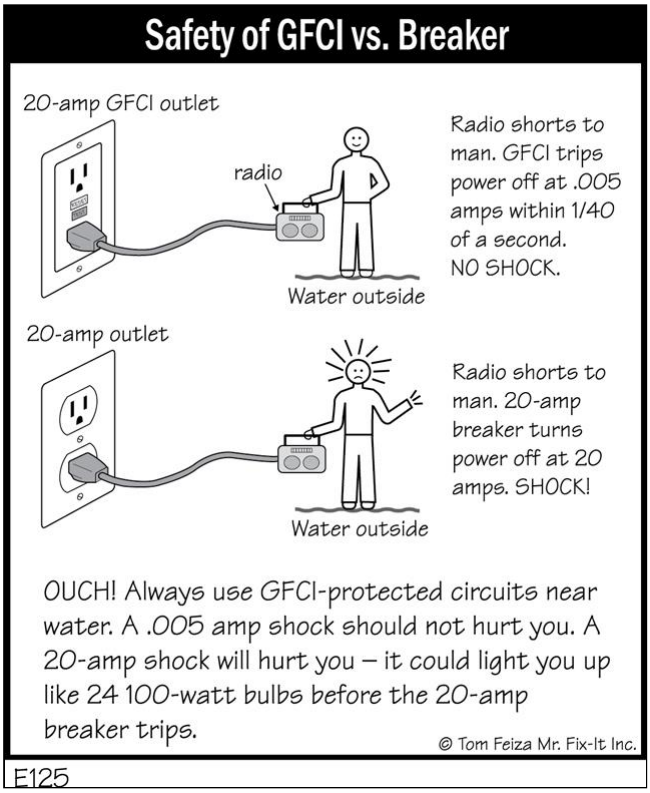
6.6 (1) The outlet(s) in the 2nd bathroom is a non-grounded outlet which is currently acceptable, however, they maybe GFCI protected and if so they should be labeled a non-grounded GFCI and it is not as safe as a grounded GFCI. This is for your information. I would recommend a qualified electrician further check to see if this outlet is GFCI protected.



6.6 Item 1(Picture)

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

6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.6 (3) The ceiling fan does work in the Master bathroom, but is mounted less than 7 feet and could be too low to stand under. This is hazardous and a serious safety issue. If not removed a serious injury could occur for persons close to 5'6" high and above. Strongly recommend removing the ceiling fan to avoid an injury prior to moving in. Recommend a qualified contractor correct as needed.

6.6 Item 4(Picture)

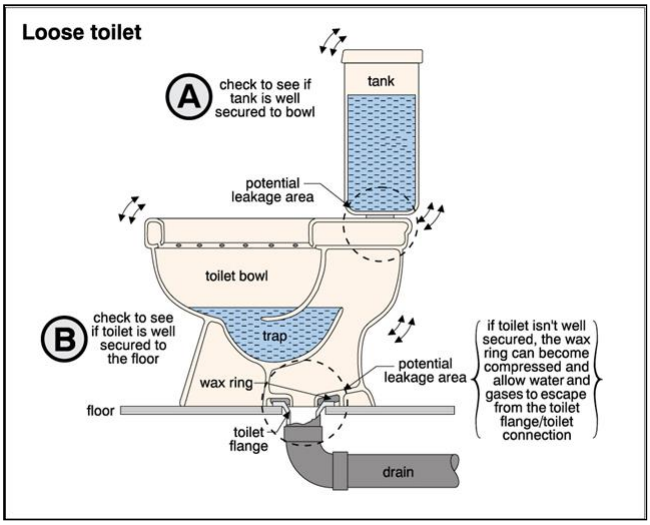
6.7 Old, shrinking, or dirty caulk with cracks was seen in the master bathroom shower enclosure. All of the caulk should be kept in perfect condition to prevent further cracking or more holes appearing to reduce the possibility of water leaking underneath the shower enclosure and tiled wall. If not corrected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

6.7 Item 1(Picture)

6.7 Item 2(Picture)

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

6.8 Item 1(Picture)



6.8 Item 2(Picture)

6.8 Item 3(Video)

6.9 No exhaust fan is present in both bathrooms. The windows need to be opened for proper ventilation to prevent mildew or mold occurring at the ceiling. Recommend installing an exhaust fan directly above the shower or near the shower for comfort and ventilation without opening a window. The vent pipe should terminate outside and not in the attic. Vent pipes that terminate into an attic space can sometimes cause moisture that can lead to mold or cause condensation. Recommend a licensed electrician and/or general contractor install as desired. This is for your information.

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

7. 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 right wall of home

Water Source:
Public

Plumbing Water Supply (into home):
Copper

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

Plumbing Venting Line:
Galvanized Steel
Partially Visible

Plumbing Waste Line:
PVC
Cast iron
ABS
Galvanized Steel

Washer Drain Size:
None

Main Gas Valve Location:
Outside left side of home

Gas Distribution (inside home):
Black Iron Pipe
and
Galvanized

Water Heater Manufacturer/Model/ Age:
AGED

Water Heater Power Source/Capacity/ Location:
Gas (Natural)

HOFFMAN 38 Gallon (1-2 people)
Model# Serial# Year# : #40A #2446 Basement
CW #

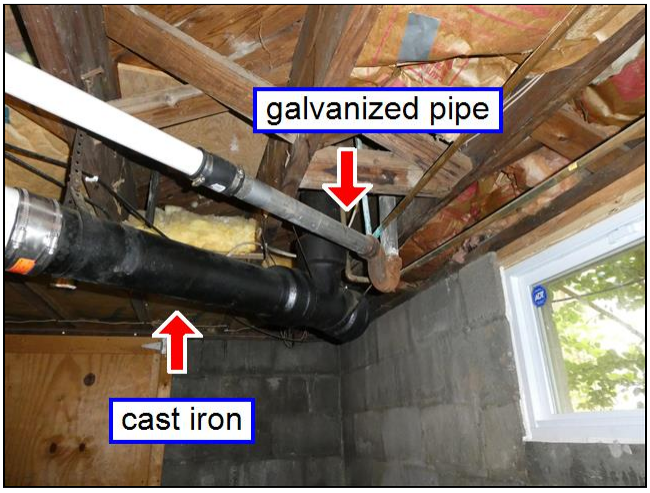
		IN	NI	NP	C	RR
7.0	Plumbing Drain, Waste Pipes and Vent Systems	•				
7.1	Plumbing Water Supply and Distribution Systems					•
7.2	Hot Water Systems and Controls					•
7.3	Pipes and Drainage (Hot Water Systems)					•
7.4	Ventilation and Flue Pipes (Water Heater)					•
7.5	Main Water Supply Pipe and Shut-off Device (Describe location)	•				
7.6	Main Fuel Shut-off (Describe Location)	•				
7.7	Fuels Storage and Distribution Systems (Interior fuel storage, piping, supports, leaks)	•				
7.8	Sump Pump			•		
7.9	General Info	•				

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

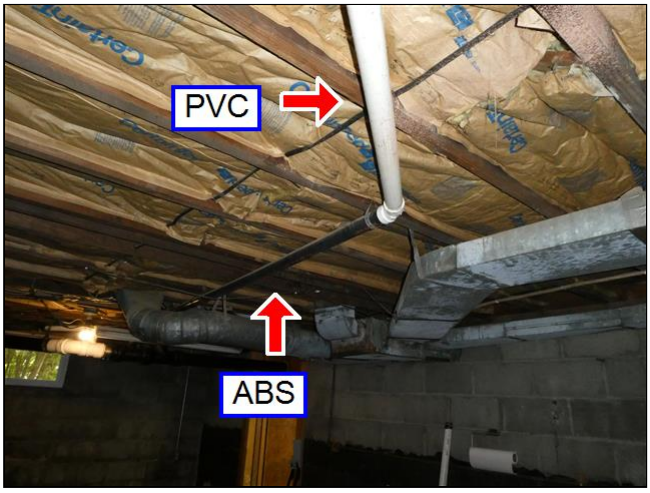
Comments:

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

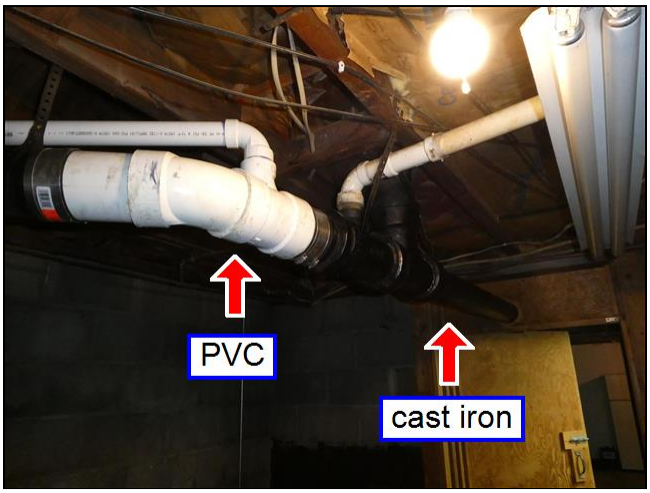
7.0 (2) Different types of drain lines have been installed in this house through the years. They may have been added as upgrades or for repair of the lines. No leaks were found during the inspection but BE AWARE that older systems can develop problems that cannot be seen until leaks appear. Watch for any signs of failure and have the lines repaired before they become major problems. This is for your information.



7.0 Item 1(Picture)



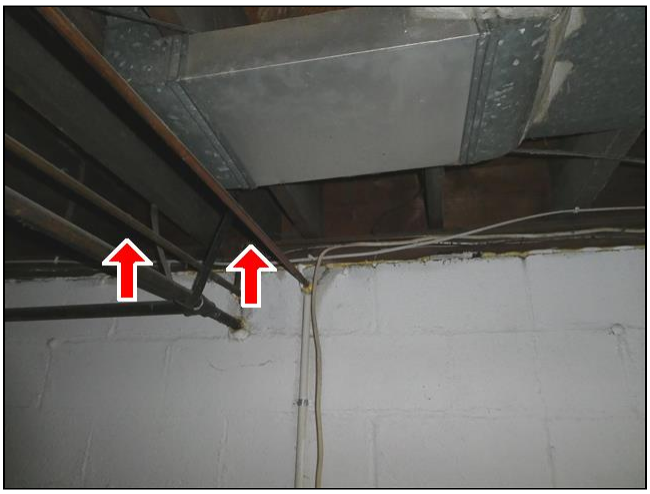
7.0 Item 2(Picture)



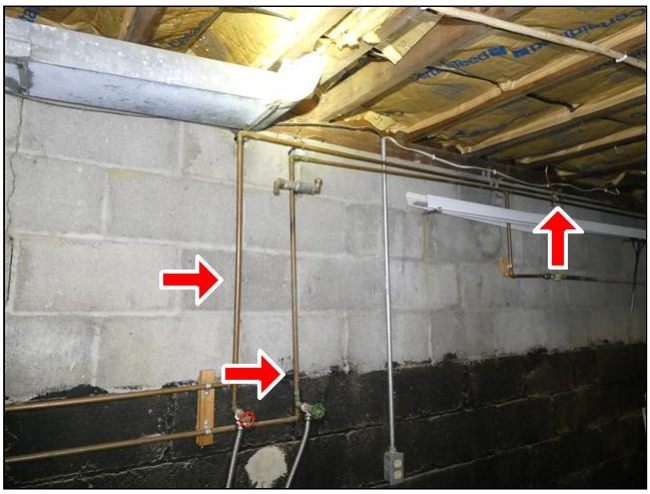
7.0 Item 3(Picture)

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

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



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.1 Item 3(Picture)

7.1 (3) Mineral deposits/scale build up was noted on a water supply line connection in the unfinished basement at the left side of the home. There was a minor leak at the connection. Recommend a qualified licensed plumber repair as needed before a major water leak develops in the basement.

7.1 Item 4(Picture) under kitchen area

7.2 (1) The water heater in the home appears to be at least 30 years old. It is a commercial type water heater and the company is no longer in business. Could not determine the exact age of the unit. There is very little information on the internet. Even though it appeared to be working at the time of the inspection, **Strongly** recommend a qualified plumber further investigate the water heater to determine if replacement is needed now due to the age of the unit and to ensure it is functioning efficiently and not producing carbon monoxide prior to closing. The normal life expectancy of a water heater is between 12-16 years.

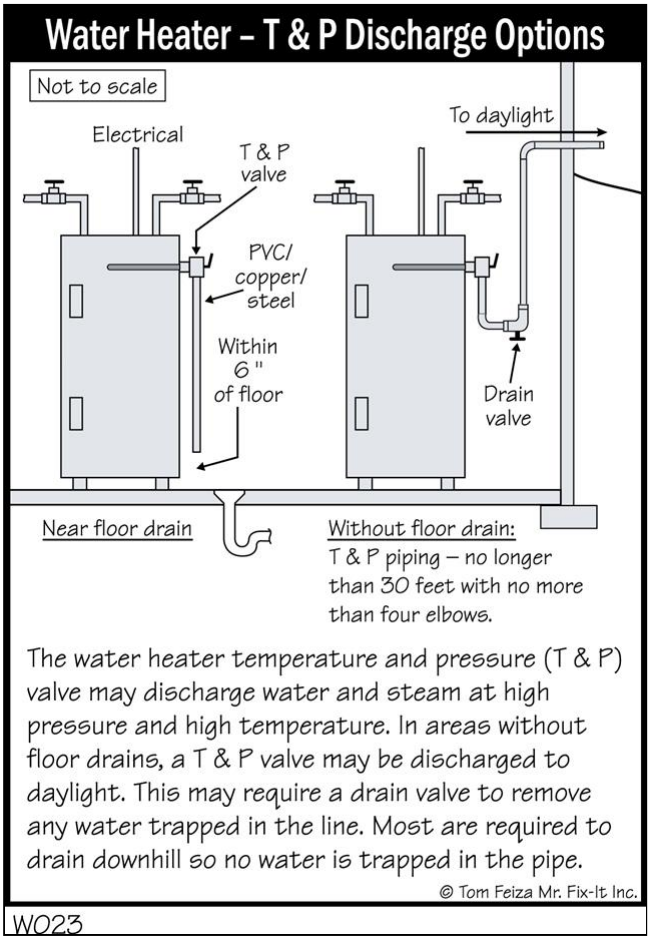
Old Hoffman Catalogue

7.2 (2) The water heater was popping at times when inspected and while investigating the basement at the time of inspection. This popping noise means there may be sediment (mineral deposits) at the bottom of the water heater tank. Water under the sediment is steaming and bubbling up, pushing the sediment around and causing the popping noise. The water heater may need to be flushed. A deep layer of sediment in the water heater tank can cause these issues:
Slows heat transfer to the water, causing the water heater to overheat.
Overheating can damage the lining and weaken the steel tank, leading to a leak.
Lowers the water heater efficiency, increasing your water heating bills.

This condition could be a safety issue also. The water heater may build up pressure and if the pressure is not released via the TP drain line, pressure inside the tank can build up to the point where the tank could violently rupture, damaging property and affecting the safety of anyone nearby. Strongly recommend a qualified licensed plumber further inspect and evaluate water heater and repair issues found prior to closing.

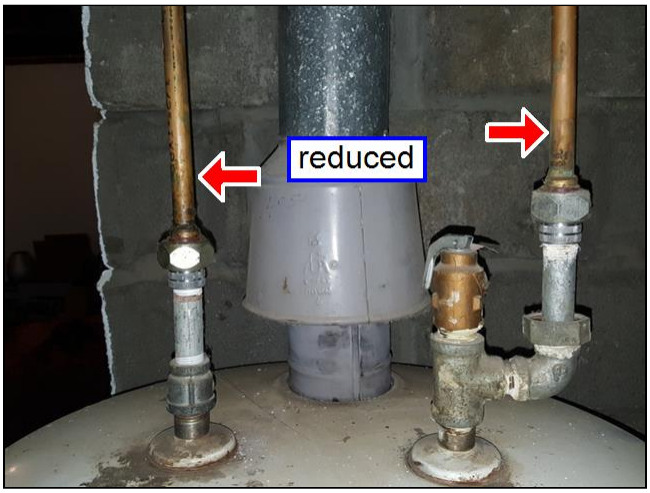
7.3 (1) The T&P (Test and Pressure) valve on the water heater is missing a drain line. The drain line needs to be a 3/4" threaded copper pipe to extend within 6 inches, then the end should be visible and drain to the exterior of the home, not in a crawlspace. (PVC is not approved for hot water use and CPVC is not recommended). Recommend a qualified plumber correct as needed for safety.

7.3 Item 1(Picture)



7.3 Item 2(Picture)

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



7.3 Item 3(Picture)

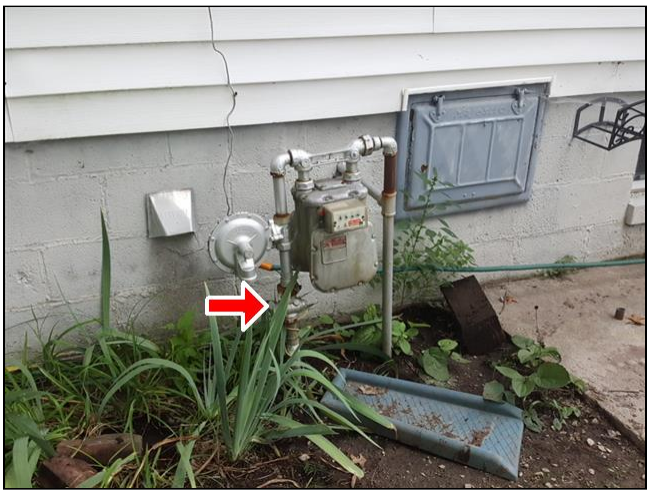
7.4 This chimney is being used for venting the gas water heater. It is important to remember that if the flue tiles are cracked it could allow C.O. (carbon monoxide) into the home. C.O. will damage the clay tiles and mortar joints. The flue size may be larger than recommended to allow proper drafting of the gas appliance using this vent. Strongly recommend a qualified licensed plumber check the size of the flue and install a correctly sized steel liner to allow the water heater to draft well and perform safely.

7.4 Item 1(Picture)

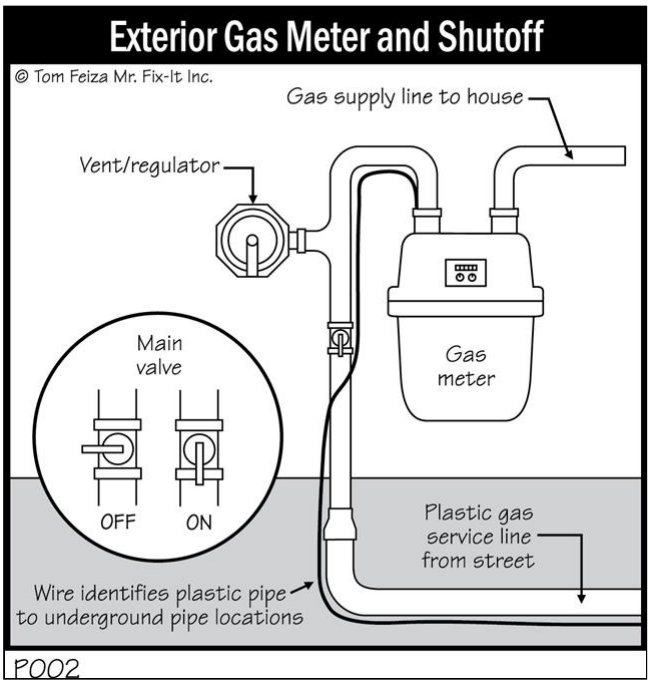
7.5 The main water shut off is the black lever located in the basement under the staircase area. This is for your information.

7.5 Item 1(Picture)

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



7.6 Item 1(Picture)

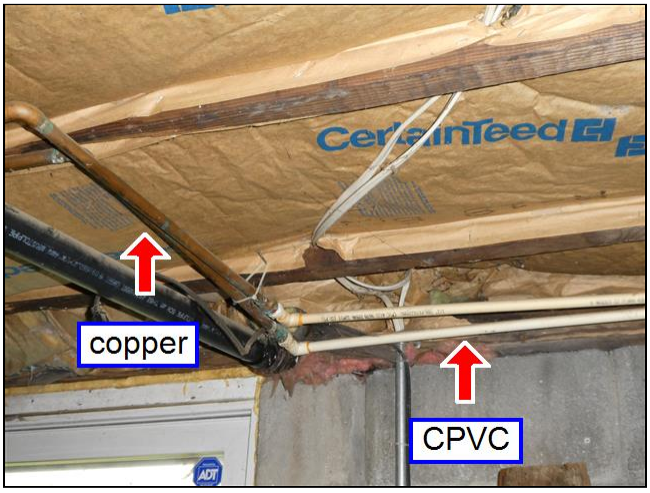


7.6 Item 2(Picture)

7.7 Gas lines are usually of black iron pipe or CSST piping. Galvanized pipes is not normally recommended but can be used as a cheap alternative. The Galvanized Pipe will eventually flake and the flakes can plug your appliance burner. Your water heater does have a drip leg which is designed to collect any sediment. Would recommend that the pipe be replaced when a new water heater is installed in the home. This is for your information.

7.7 Item 1(Picture)

7.9 Older homes have usually had various system changes and improvements as noted in this home. Sometimes these improvements were not made professionally. Be aware that older systems may develop problems which could not be seen during this type of inspection. If an exhaustive inspection of the plumbing system is desired a licensed plumber should be contacted. Please note that the water supply lines in the basement are a combination of copper and cpvc pipes combined "Our inspection of the Drain, Vent, and Water supply lines is limited to the readily visible portions only. The pipes in the walls are inaccessible. A qualified plumbing contractor may use specialized tools, testing procedures, mirrors or video cameras as needed to evaluate the plumbing system. The waste flow was satisfactory during this inspection except for the 2nd bathroom at the sink. (see note 7.5(2)). Be aware that older systems can develop problems that cannot be seen until leaks appear. Watch for any signs of failure and have the lines repaired or replaced before they become major problems.

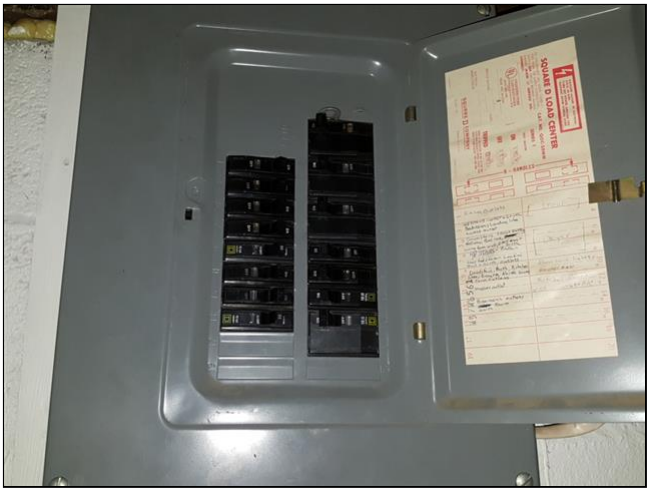


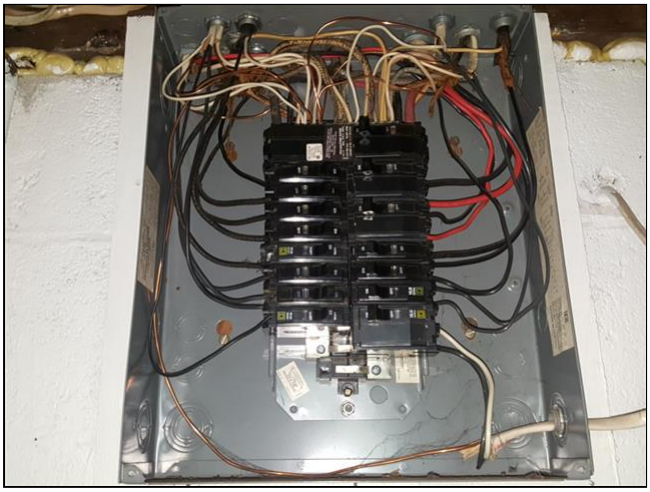
7.9 Item 1(Picture)

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.

8. 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:
Rear left corner facing rear of home

Electrical Main Disconnect:
Panel Box

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

Electric Panel Manufacturer/Type:
SQUARE D
Circuit breakers

Panel capacity:
100 AMP

Branch wire 15 and 20 AMP:
Copper
and
Aluminum

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

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

		IN	NI	NP	C	RR
8.6	General Comments	•				

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

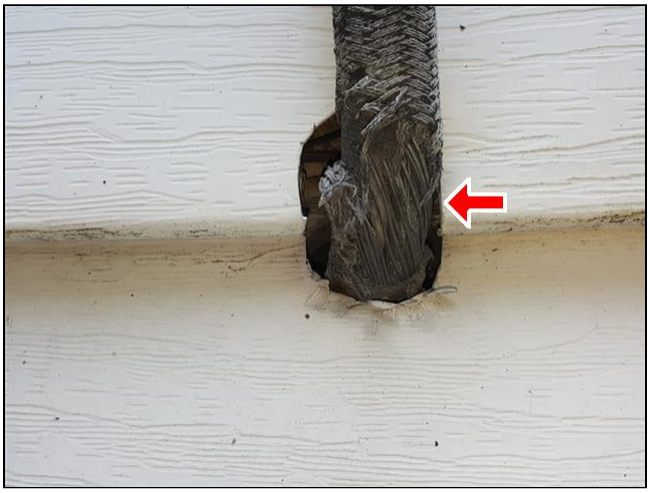
IN NI NP C RR

Comments:

8.0 (1) The electrical service conductors entering the home and meter are frayed at the wire sheathing at the rear left corner of the home. For safety the wiring should be placed in a conduit to prevent further deterioration and to prevent it from being touched by a person and/or child. Recommend a qualified electrician correct for safety prior to closing.

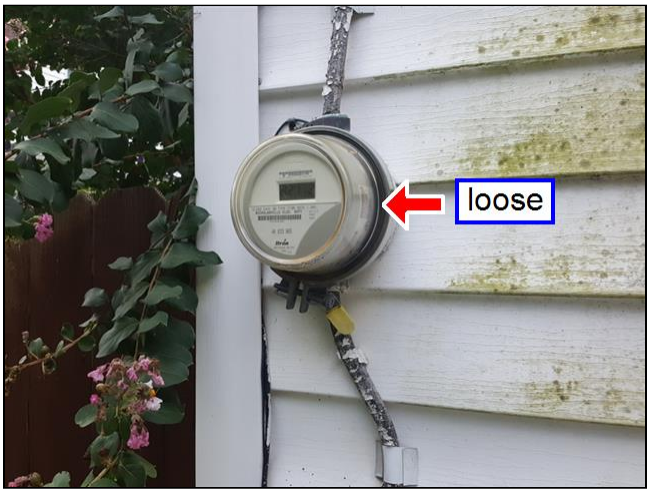
8.0 Item 1(Picture)

8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.0 (2) The meter box is loose and not secured correctly to the wall at the rear left corner of the home. It appears to be held by the wires leading into the meter which are secured to the wall. Excess strain may be placed on connections which may fail causing power to go out. This is **extremely dangerous** as a fire or electrocution could occur if not corrected. Recommend contacting KU to repair or to determine who is responsible for fixing. If the owner is responsible then a qualified licensed electrician will be needed to make the repairs.



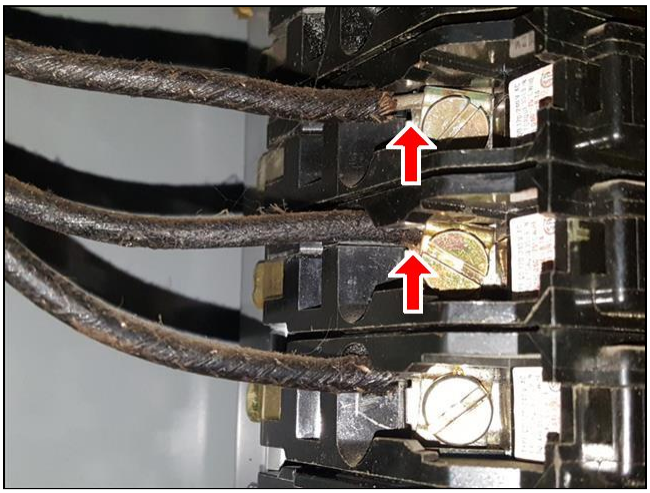
8.0 Item 4(Picture)

8.1 The main panel box is located in the basement.

8.2 The panel box is missing an electricians approval sticker when the home was built and/or been updated. Many older homes have had modifications made to the electrical for convenience or to add appliances, lights, or receptacles. These modifications may have used the existing circuits in the house instead of installing additional breakers and wiring as required by the code in effect at that time. Be aware that this may result in overloaded breakers or wiring cables. Unfortunately these conditions cannot be discovered during a general home inspection and may only be discovered when several of the components are used at the same time resulting in an overloaded circuit and tripped breaker. Due to the findings with some issues in the electrical panel, **strongly** recommend a qualified electrician further inspect panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time, correct problems they may find that were not visible at time of inspection, and make the necessary repairs as needed to ensure safety of the occupants and condition within the home prior to closing.

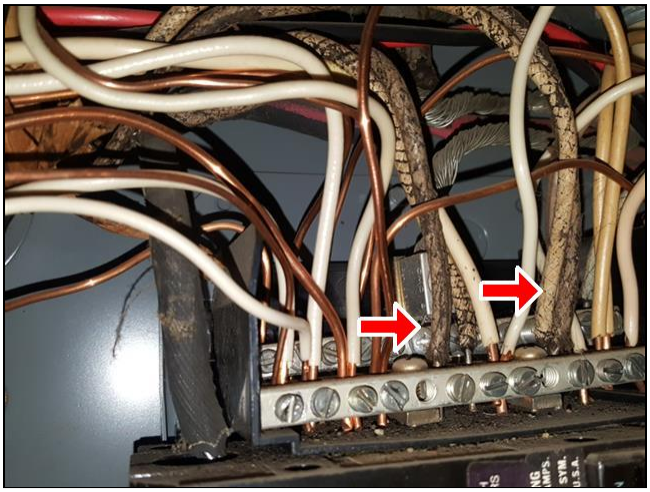
8.3 (1) Aluminum wire is installed on 120 VAC (volts (electrical pressure) of alternating current) branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety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

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

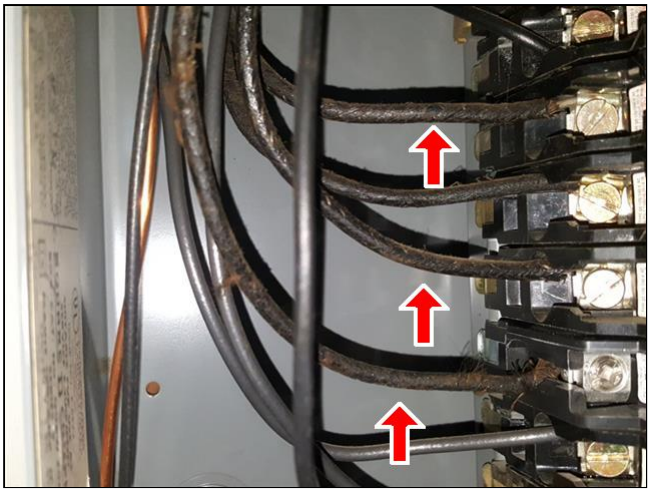


8.3 Item 1(Picture)

8.3 (3) Cloth covered wires are visible in the panel box. These circuits are older systems with cloth coverings that fray and become brittle with age. It is wire encased in brittle rubber which then has a woven cloth covering tightly over the wire similar to the actual old knob and tube wiring. This was then surrounded by a coated cloth woven jacket that made the entire jacket stiff and difficult to bend easily. The biggest issue with it was that the rubber used was of somewhat poor quality and as this wiring is bent or moved, the rubber coating around the wire being so brittle from age and quality, tends to just fall apart. This rubber is generally so brittle, it can be removed from the wiring with just a fingernail. This can be a safety issue if this rubber coating disintegrates or falls off a wire in an attic or behind a wall, and the bare hot and neutral wires make contact with each other, arcing can occur, which can lead to house fires. Be aware that some insurance companies will not issue policies on homes with this type of wiring. Recommend contacting a qualified licensed electrician and your insurance carrier to determine what needs to be done to make this system safer prior to closing.

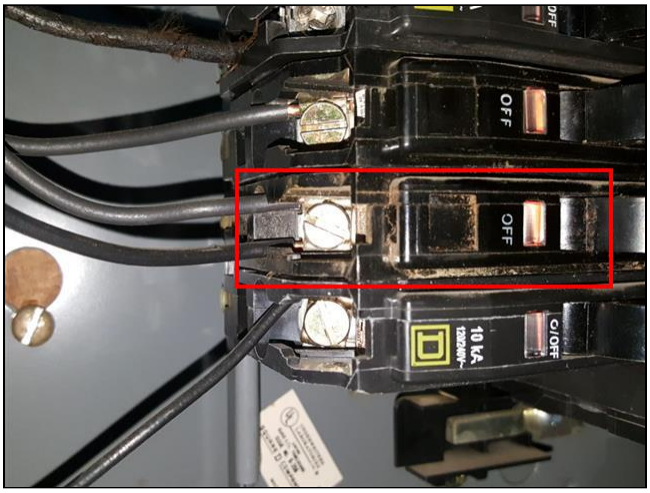


8.3 Item 2(Picture)

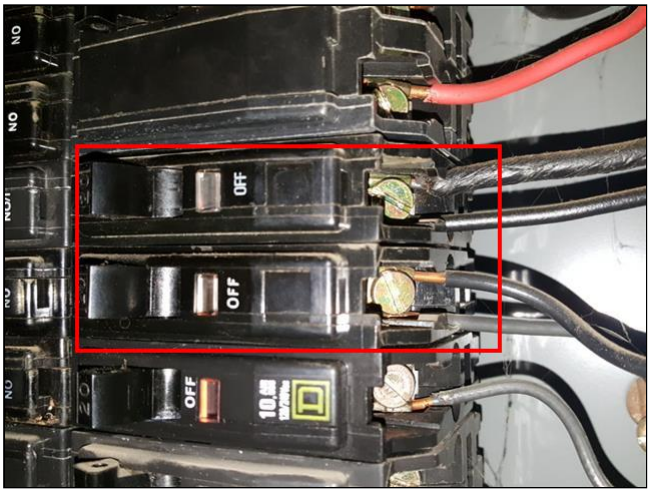


8.3 Item 3(Picture)

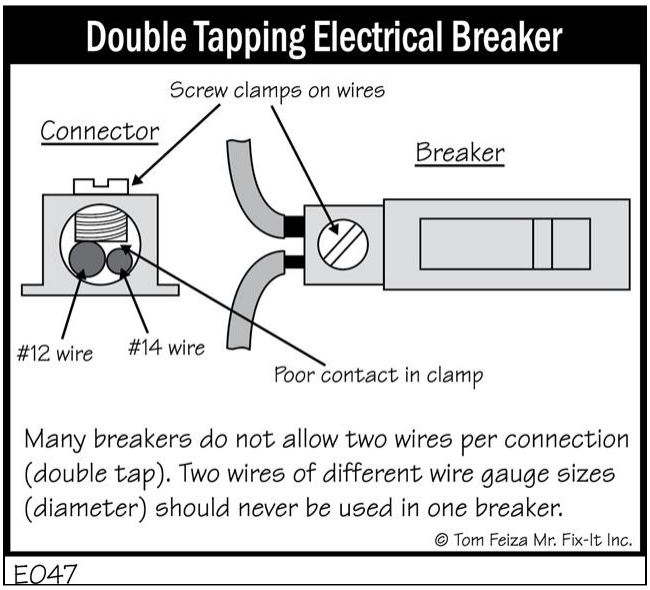
8.3 (4) Multiple tap wiring (more than one hot wire attached to the same breaker) was found in the panel. This panel and breakers are NOT MADE or DESIGNED to provide adequate holding power for multiple wires on a single breaker. A separate breaker should serve each circuit. This is a very hazardous and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



8.3 Item 4(Picture)

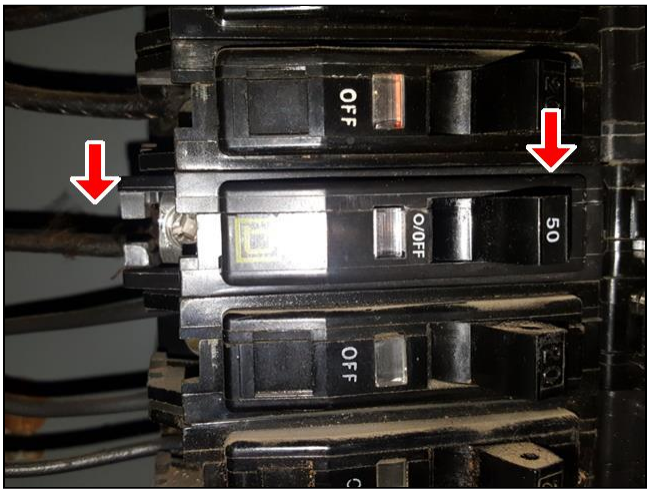


8.3 Item 5(Picture)

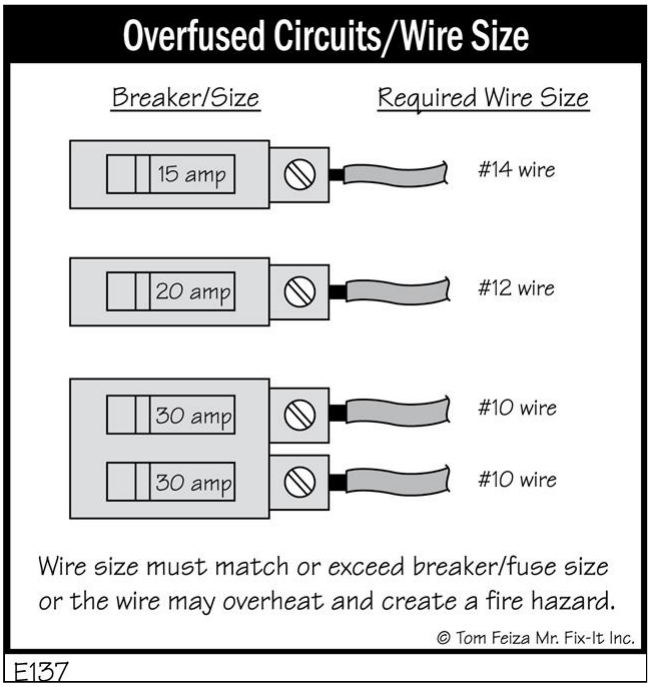


8.3 Item 6(Picture)

8.3 (5) There are incorrect amperage gauge wire sizes connected to non matching amperage circuit breakers in the panel box where indicated in the photo(s). This is extremely dangerous and could result in an electrical fire within the home. The wires could over heat and catch fire without tripping the circuit breakers.As an example a 15 amp wire should not be connected to a 20 amp circuit breaker. Recommend a licensed electrician further evaluate wire size connected to the circuit breaker in the panel box where indicated and for other faults or hazards then repair or replace as needed.

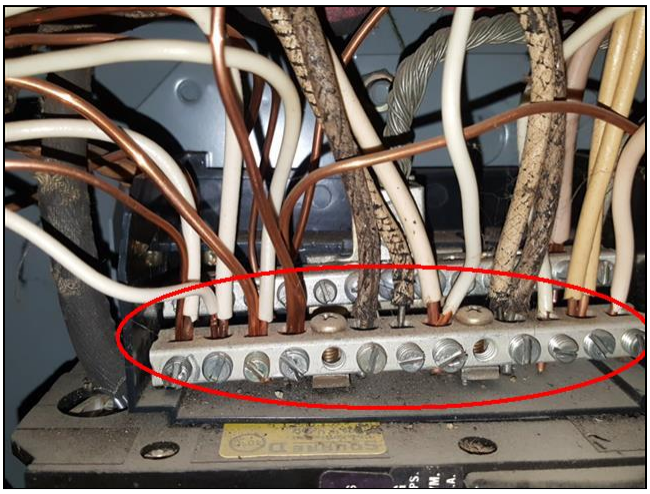


8.3 Item 7(Picture)



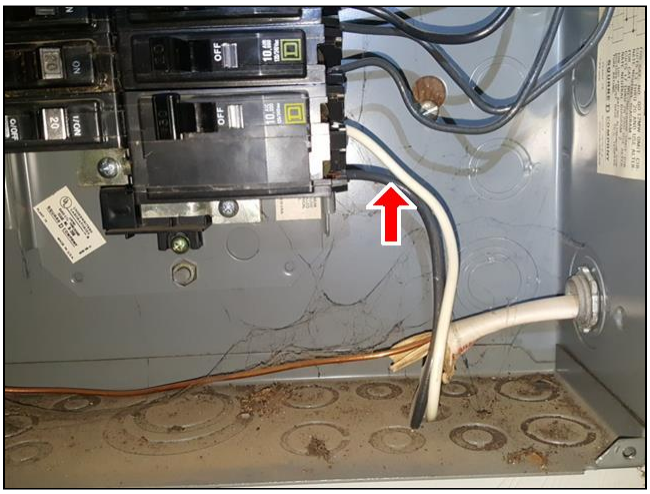
8.3 Item 8(Picture)

8.3 (6) 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.



8.3 Item 9(Picture)

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



8.3 Item 10(Picture)

8.4 (1) There are ungrounded three slot outlets scattered throughout the house that replaced the original two slot outlets. These ungrounded three hole receptacles may have been installed for convenience. They are improperly installed. When any changes are made to the electrical system they are required to conform to the existing National Electrical Code in effect at the time. Safety and functionality would be improved if the outlets were upgraded to modern standards. Major appliances using three prong cords should never be connected to these ungrounded three slot receptacles unless the appliance manufacturer allows the connection. Many lamps and other small appliances do not have or require the three slot electrical receptacles. This is for your information. Recommend a licensed qualified electrician perform the repairs as desired.

8.4 (2) See outlets for bathrooms and rooms in this report.

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

8.6 (2) Due to the findings with some issues in the electrical panel in the basement, no electricians approval sticker when the house was built and updated outlets, updated and the operation of the resets for GFCI throughout the home, recommend a qualified electrician further inspect the panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time of the modifications and make the necessary repairs as needed to ensure safety of the occupants and condition within the home.

8.6 (3) Many older homes have had modifications made to the electrical for convenience or to add appliances, lights, or receptacles. These modifications may have used the existing circuits in the house instead of installing additional breakers and wiring as required by the code in effect at that time. Be aware that this may result in overloaded breakers or wiring cables. Unfortunately these conditions cannot be discovered during a general home inspection and may only be discovered when several of the components are used at the same time resulting in an overloaded circuit and tripped breaker. This is for your information.

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.

9. Heating / Central Air Conditioning

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

air conditioner/right side of home

gas furnace/basement

Styles & Materials

Central Cooling Air Brand/Model/Year:
AMERICAN STANDARD
Serial # Model# Year# : #12254LB93F #4TTB3042D1000BA #2012

Cooling Equipment Source/ Capacity/Type/Location:
Electric
3.5 tonne
Air conditioner unit
right side of home

Heat System Brand/Model/Year:
AGED
TEMPSTAR
Serial # Model# Year# : #L953748336 #NTC5125BK01 #1995

Heating Source/Capacity/Type/ Location:
Gas
125000 BTU/HR
Forced Air
Basement

Filter Type/Size/Location:
Disposable
16x25
Basement
at the gas furnace

Ductwork:
Insulated
Possible asbestos tape

Fireplaces/Location:
One
Living Room

Types of Fireplaces:
Non-vented gas logs

		IN	NI	NP	C	RR
9.0	Cooling Equipment					•
9.1	Heating Equipment	•				

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

		IN	NI	NP	C	RR
9.2	Filter Location/Condition				•	
9.3	Automatic Safety Controls	•				
9.4	Electrical (heating and cooling systems)	•				
9.5	Distribution Systems (Pipes and Pumps)	•				
9.6	Ducts and Registers					•
9.7	Presence of installed heat and cooling source in each room					•
9.8	Normal Operating Controls (Thermostat)	•				
9.9	Temp Differentials (Cooling)					•
9.10	Ventilation (heating systems)					•
9.11	Gas/LP Firelogs and Fireplaces					•
9.12	Chimneys, Flues and Damper (for fireplaces)		•			
9.13	General Notes	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

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

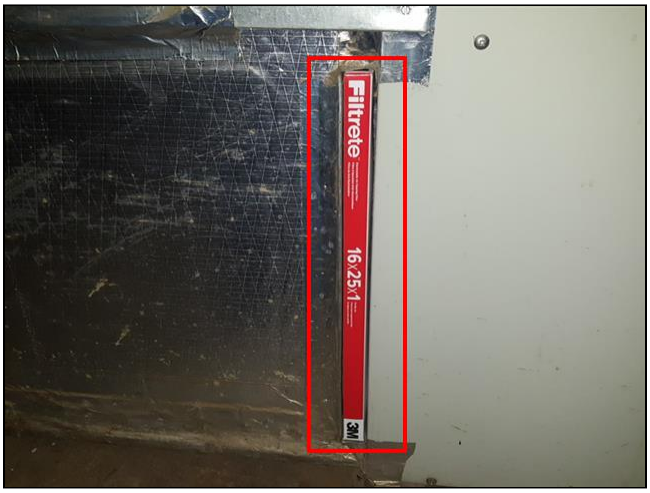
9.1 (1) The gas furnace appeared to be operating normally. The average furnace life span is approximately 20 years, though it can range from 15 to 30 years. While the equipment may last that long, it's likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they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

9.1 (2) As is not uncommon for homes of this age and location, the Gas Furnace is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the unit fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

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

9.2 Item 1(Picture)

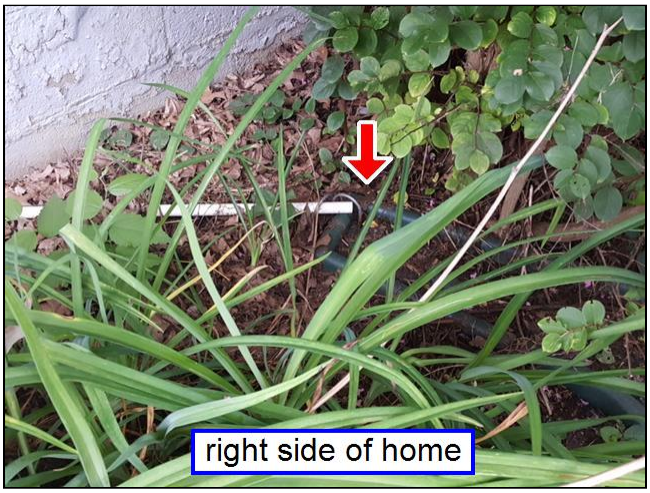
9.2 (2) The door to access the filter next to the Gas Furnace is missing at the basement. This can allow dirt and debris to bypass the filter. The filter ensures clean air is distributed within the home and also protects the equipment from small debris entering which can lead to problems with the unit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



9.2 Item 2(Picture)

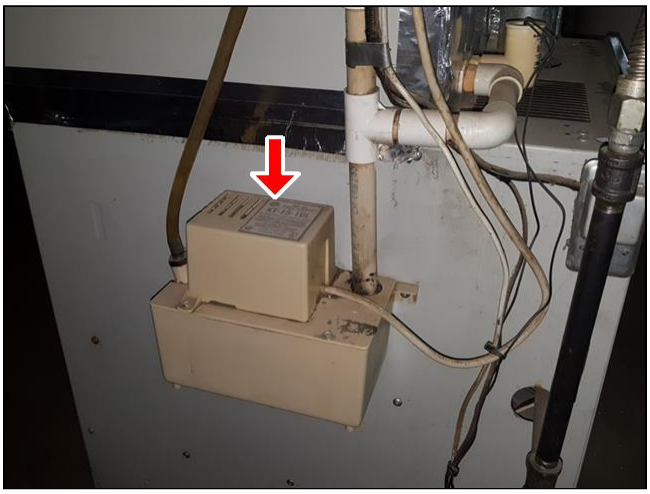
9.4 Recommend a lock be placed on the exterior electrical box for the Air Conditioner unit to prevent children from being shocked.

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



9.5 Item 1(Picture)

9.5 (2) The condensate pump was tested and was working at time of inspection.



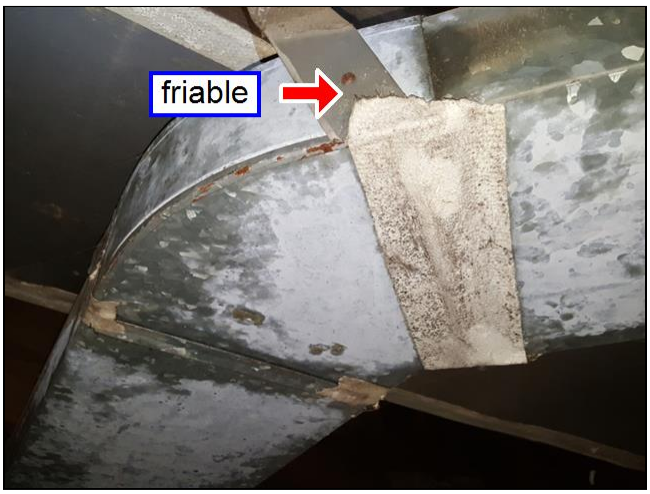
9.5 Item 2(Picture)

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

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

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

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



9.6 Item 1(Picture)


9.6 Item 2(Picture)


9.6 Item 3(Picture)


9.6 Item 4(Picture)

9.6 Item 5(Picture)

9.6 Item 6(Picture)

9.6 Item 7(Picture)

9.6 Item 8(Picture)

9.6 (4) The return air plenum has an opening where the possible white asbestos tape has failed and split. Firstly this can cause the HVAC system to run inefficient and is drawing return air from the basement instead of inside the home. Secondly if the white tape is an asbestos product, asbestos particles can be drawn into the system and then spread throughout the home. Strongly recommend a qualified HVAC contractor repair as needed and have an air quality test performed in the home prior to closing for health reasons. Asbestos can cause cancer and is a health risk to occupants in the home.

9.6 Item 9(Picture)

9.6 (5) The air supply duct pipe is not sealed correctly and leaks air at the join where indicated in the photo in the basement. Leaking ductwork increases heating/cooling costs and can also cause building damage. To prevent air loss, recommend the joints be sealed with a high temperature sealant or furnace tape. This will direct all the conditioned air to the desired locations and will improve the efficiency of the system. A qualified HVAC contractor is recommend for these repairs.

9.6 Item 10(Picture)

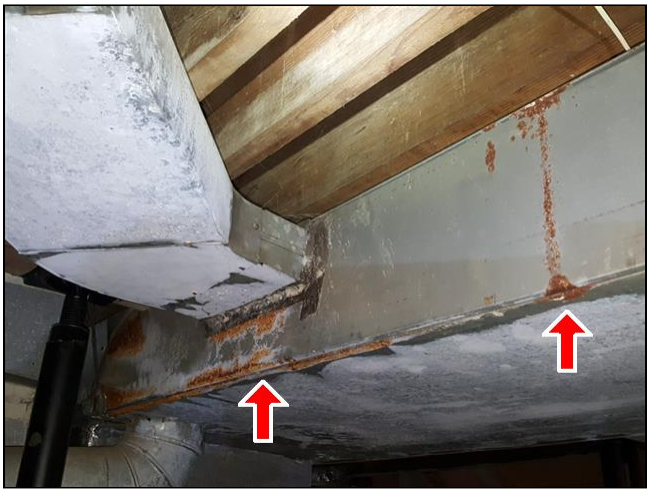
9.6 (6) The supply duct pipes are not insulated in the unfinished basement. This can cause condensation to form around duct pipes, which can lead to corrosion over time of metal ducts. Also condensation in a Basement can lead to mold or mildew and cause damage to building materials. Also, insulating the exposed ducts will result in sometimes significant energy savings. Insulating the exposed metal duct work is recommended. Recommend a qualified HVAC contractor insulate duct pipes in the basement.

Note: When a new HVAC system is installed in the home, I would strongly recommend replacing all the ducts in the home.

9.6 (7) Some of the uninsulated supply ducts have surface rust due to possible condensation forming in the past. These areas will eventually fail due to openings will occur in the future. There were no visible holes noted. Recommend monitoring ducts annually and if a leak or holes develops, recommend repairs or replacement by a qualified HVAC contractor. You may wish to consider installing insulated ducting next time a new furnace and/or air conditioner is to be installed. This will improve efficiency. This is for your information.

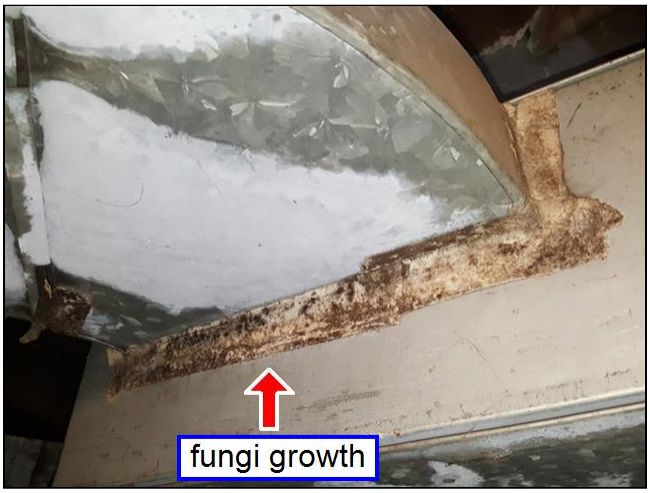
9.6 Item 11(Picture)

9.6 Item 12(Picture)

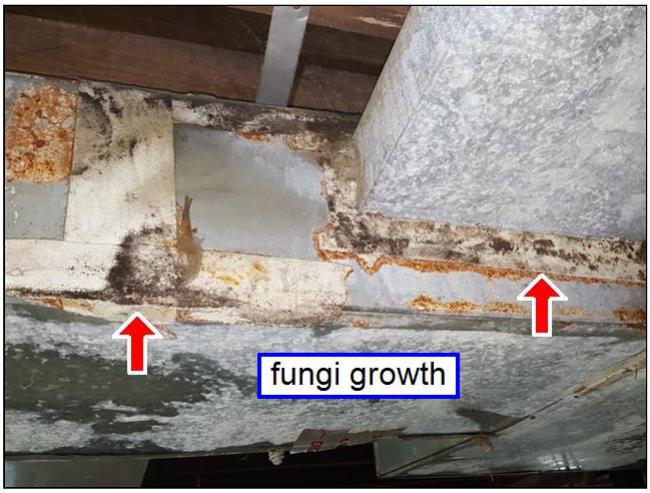


9.6 Item 13(Picture)

9.6 (8) Various areas where the possible white asbestos tape is being used at the joins show signs of fungi growth. This could be possible mold and may also be inside the ducts. Recommend a qualified HVAC contractor and Mold specialists further investigate to determine if this substance is mold, inspect inside duct pipes, and if mold is present then treat and correct as needed by the qualified contractor for safety and health of occupants in the home. You may also wish to have an air quality test done in the home if this substance is mold.



9.6 Item 14(Picture)



9.6 Item 15(Picture)

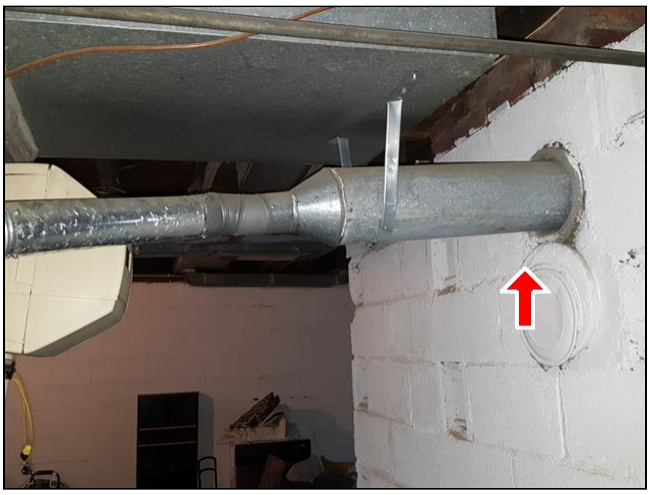
9.7 (1) It is difficult to eliminate temperature differences between the lower and upper levels of a multi level home. In the winter the warm air tends to rise causing the upper levels to be warmer. In the summer the cool air flows down causing the lower floors to be cooler. This condition can be somewhat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

9.7 (2) There was no heat/cool source found in the basement of the home. A heat source is recommended for occupant comfort and sufficient ventilation in the basement. This will also protect appliances and water pipes from freezing in winter. I suggest a knowledgeable qualified HVAC contractor take a look and make improvements as needed.

9.9 The ambient air test was performed by using thermometers at the registers closest to the blower to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem. Note: There maybe a leak in the refrigerant line or the refrigerant levels need topping up.

9.9 Item 1(Picture)

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



9.10 Item 1(Picture)

9.10 Item 2(Picture)

9.11 (1) The non vented gas fireplace at the living room was not inspected for operation. There was no pilot light lit. The inspector is **NOT** required to light pilot lights and operate these fixtures. Reason why we do not light pilot lights is for safety. As such we suggest that the pilot be lit and the fireplace operation be verified with the current owner during the final walk-through to insure continued good operating conditions. If owner is unsure or gas fireplace has not been used for some time, we strongly recommend a qualified fireplace contractor further evaluate and inspect to ensure safety and operation of the gas fireplace prior to moving in.

9.11 Item 1(Picture)

9.11 (2) Could not locate the gas shut off for the fireplace in the living room. Recommend consulting with the owner for location. This must be known for safety in the event the gas needs to be turned of if there is a leak. Turning the gas off at the meter is **NOT** an alternative.

9.11 (3) Because the home is equipped with a vent less gas fireplace, The burn area needs to be sealed. The missing damper has been replaced with bricks, however there are slight openings. This can effect the gas fireplace and creates partial venting of a vent less gas log fireplace. This could cause carbon monoxide to be produced. Before using the gas fireplace in the living room, **strongly** recommend a qualified fireplace contractor further inspect the fireplace burn area and correct or repair if needed for safety of occupants in the home.

9.11 Item 2(Picture)

9.12 Our inspection of the chimneys is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible and have been sealed off, therefore the chimney is not in use for the fireplace. Inspection of the chimney was from the ground only. Our restricted view from the top or bottom is not adequate to discover possible deficiencies or damage. This is for your information.

9.12 Item 1(Picture)

9.13 (1) Given the age of the heating system, it may be near the end of its useful life. Check with the owner to verify when the furnace was serviced last. If it hasn't been serviced in the past 12 months, would **strongly** recommend having the unit serviced to ensure efficient and safe operation of the unit. Many HVAC contractors advise that furnaces as old as this have hidden cracks in the heat exchangers that under extreme conditions could allow carbon monoxide gas to enter the home. Most of these potential cracks are small and do not present a problem with CO gases entering the house. Large holes in the heat exchanger are a problem and a safety issue but often can be seen only if the furnace is dismantled for an exhaustive inspection. If there are large holes the flame will move outward when the fan kicks on and pressurizes the exterior of the heat exchanger. No flame kick-out which would be an indication of large cracks was seen during this inspection but the furnace was not dismantled.

9.13 (2) During the inspection it was noted that the home was not being cooled as intended upstairs. After the furnace was tested for heating, the temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 70 degrees and the system was continuously running after 3.5 hours and the thermostat reading was 71 degrees. This indicates that the home may not be well insulated or the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the air conditioner for proper operation before closing.

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

9.13 (3) When the new Air Conditioner was installed in the home it is recommended by qualified HVAC contractors that the evaporative coils also be replaced and/or checked for correct sizing at the Gas Furnace in the unfinished basement. Home inspections are a visual inspection only and dismantling equipment is not within our scope. Due to the age of the Gas Furnace, would **strongly** recommend this be inspected and to ensure the evaporative coil is the correct size and/or has been replaced and is in perfect working order. If a new evaporator coil isn't installed and the old one is being used instead, this can cause a variety of poor operating symptoms including improper cooling, evaporator coil freeze-up, and high electric bills. Therefore would recommend a qualified HVAC contractor further inspect the gas furnace to ensure the evaporator coil is the correct size and if it has been replaced and make any necessary repairs or replacements if required.

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

Repair/ Replace General Summary

Talon Home Inspections, LLC

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

Customer
Mr. Trevor Peters

Address
211 Mangini Street
Nicholasville KY 40356

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

1. Structural Components

1.0 Basement Foundation (signs of moisture)

Repair or Replace

(1) Fungi growth, black stains on the masonry block walls and mildew where located in various areas in the basement, especially under the kitchen, dining room and 2nd bathroom areas in the home. When entering the basement in this area a very strong odor (musty smell) was experienced. This could be mold. Only lab testing of the mold/mildew can determine the type or if it is considered to be dangerous. Recommend a certified mold expert further evaluate and conduct testing and sampling before closing. They will be able to best advise you how to clean up, remove and/or treat areas affected. EPA guidelines state that homeowners can clean areas less than 100 square feet with water using laundry detergent. Due to the amount of mold/mildew found **I do not recommend** this, have a qualified contractor do this after mold expert has advised remedies for cleanup.
EPA Mold Guide

Note: Water/moisture is necessary for mold or mildew to occur, To correct these conditions the soil grade and keeping the gutters clean, free flowing, and discharging away from the foundation or to an

1. Structural Components

underground drain should solve these water/moisture conditions in the basement. Refer to Roofing and Exterior sections of this report.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

(4) Visible signs of water intrusion/stains in the basement walls at the rear of the home. 90% of water entry into the foundation walls has been found to be caused by improper grading or defective gutter/ drainage systems. Refer to Roofing and Exterior of this report for improvements and recommendations. However I would recommend consulting a qualified basement foundation contractor to determine what other corrections maybe needed to prevent future water penetration in the masonry block walls due to this appears to be an ongoing problem and due to the fungi growth on the walls.

1. Structural Components

1.0 Item 10(Picture) rear of home

1.0 Item 11(Picture) left side of home

1.0 Item 12(Picture)

1.0 Item 13(Picture)

1.7 Ceilings (Structural)

Repair or Replace

The ceiling joists in the main attic show signs of deflection. Strengthening the ceiling joists would resist further movement and prevent the rafters from pulling away. Recommend a qualified roof framing contractor further evaluate the ceiling structure to determine what corrections if needed should be performed to ensure structural integrity of the ceiling and roof structure.

1. Structural Components

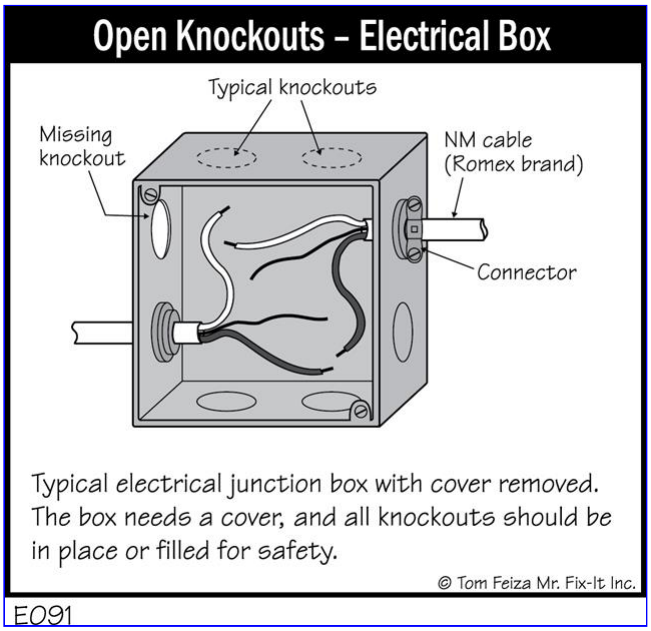
1.7 Item 1(Picture)

1.9 **Electrical Crawlspace / Basement**

Repair or Replace

Bushings or grommets are required to fill openings in a junction box. The exposed opening is a serious safety issue. Openings should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. A qualified licensed electrical contractor should correct as needed prior to moving in.

1.9 Item 1(Picture)



1.9 Item 2(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

2.0 **Roof Coverings - Asphalt**

Repair or Replace

(1) Signs of loss of protective granules, drying and fibers exposed of the roof shingles are starting to appear especially at the front of the home. This indicates that the roof is close to the end of it's life span. This usually increases the potential for ultraviolet damage to the membrane. Recommend a

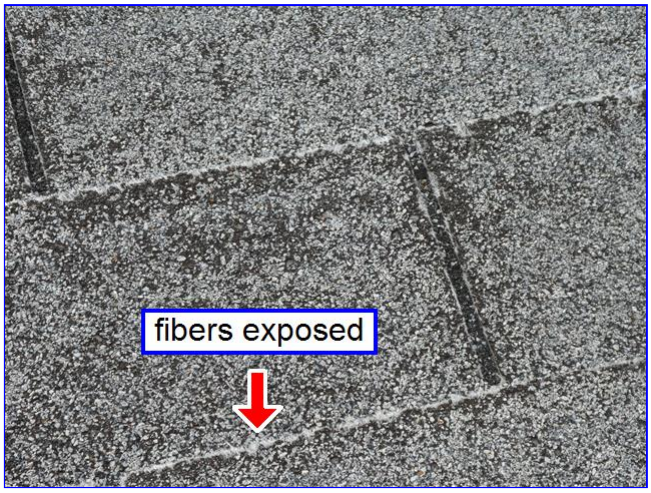
2. Roofing / Chimneys / Roof Structure and Attic

qualified roofing contractor further evaluate the roof to determine if replacement is required now before roof leaks start to develop. If the roof is not to be replaced it should be closely watched and repaired or replaced at the first sign of leaking to prevent damage to the interior finishes or roof framing in the attic.

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

2.0 Item 1(Picture) above kitchen area

2.0 Item 2(Picture) above kitchen area



2.0 Item 3(Picture) front porch roof

2.0 Item 4(Picture) front porch roof

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 5(Picture) front porch roof

2.0 Item 6(Picture) front left side of home

2.0 Item 7(Picture) front of home

2.0 Item 8(Picture) rear right side of home

(3) Some of the shingles are starting to lift on the roof in various places, (see photos for location) This is probably due to a lack of ventilation or age of the covering. Generally, lifting shingles are caused by ventilation issues and the shingles are baked from the inside out. Over time, this heat causes the sealants on the back of the shingles to detach from the course underneath and the shingles start to lift. The shingles are less resistant to the action of ice and wind. Recommend a qualified roofing contractor further evaluate the roof to determine if replacement is needed now and repair lifting shingles where needed. Consideration for a new roof is expected in the near future.

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 12(Picture) rear right side of home

2.0 Item 13(Picture) rear right side of home

2.0 Item 14(Picture) right side of home

2.0 Item 15(Picture) right side of home

2.0 Item 16(Picture) right side of home

2.0 Item 17(Picture) right side of home

(4) The roof covering above the front porch is old, starting to deteriorate rapidly and shows signs of previous repairs, and the life of the covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Recommend a qualified roofing contractor further evaluate to determine if replacement of this section of the roof is needed now prior to closing.

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 18(Picture)

2.0 Item 19(Picture)

2.0 Item 20(Picture)

2.1 **Roof Flashings**

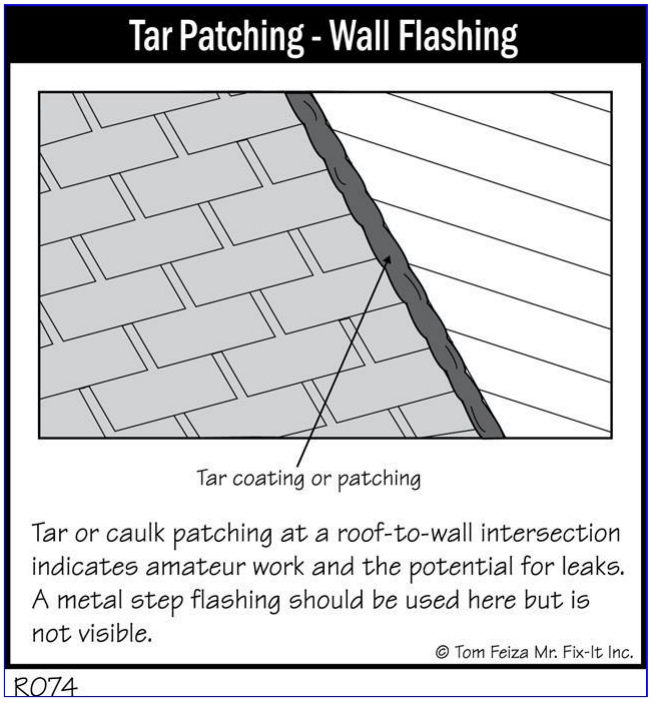
Repair or Replace

(2) The step flashing and wall/roof intersection has been tarred all around the metal flashing. The flashing is suspected to be in poor condition. Tar is a temporary patch and will eventually fail. Deteriorated or leaking flashing should be replaced. This indicates that previous water leaks had existed. This type of repair is not recommended as it is prone to further leaking due to direct sunlight on the sealant which can cause cracks. The cracking can allowing water to enter. Recommend a qualified roofing contractor further inspect and make the necessary repairs if needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.1 Item 1(Picture) above kitchen area

2.1 Item 2(Picture) rear of home



2.1 Item 3(Picture)

2.2 Chimney/Flue Pipe (fireplace)- Roof Penetrations

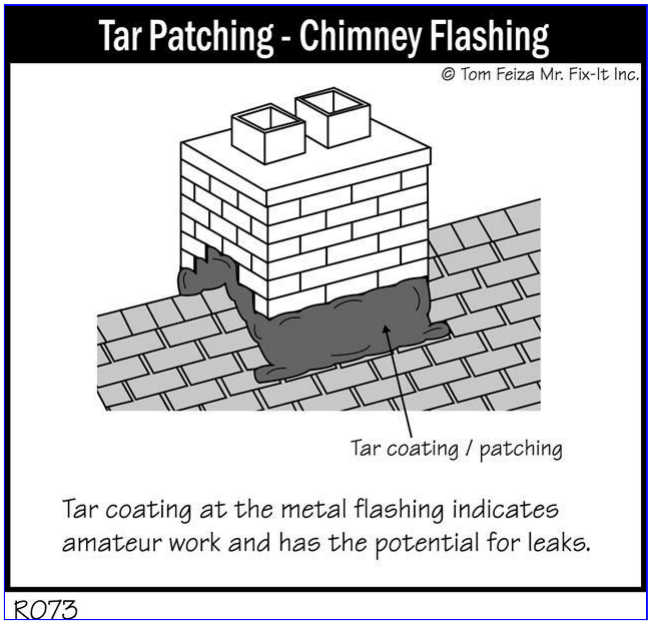
Repair or Replace

(2) The chimney has been tarred all around the metal flashing. The flashing is suspected to be in poor condition. Tar is a temporary patch and will eventually fail. Deteriorated or leaking flashing should be replaced. This indicates that previous water leaks had existed. This type of repair is not recommended as it is prone to further leaking due to direct sunlight on the sealant which can cause cracks. The cracking can allowing water to enter. Recommend a qualified roofing contractor further inspect and make the necessary repairs as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.2 Item 1(Picture)

2.2 Item 2(Picture)



2.2 Item 3(Picture)

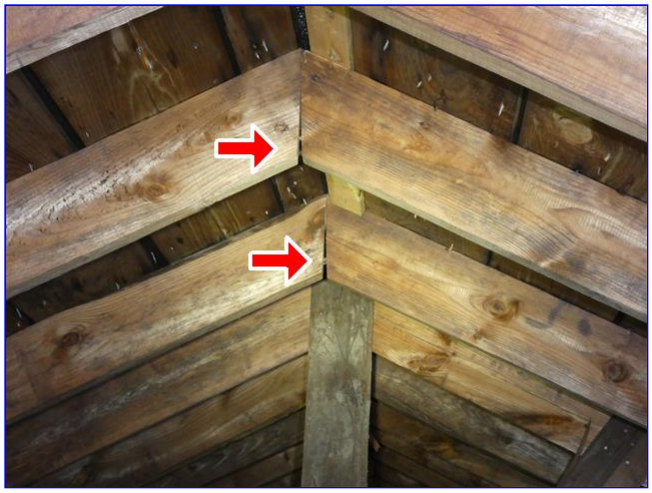
2.6 **Roof Structure and Attic (Report leak signs or condensation)**

Repair or Replace

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

2. Roofing / Chimneys / Roof Structure and Attic

2.6 Item 2(Picture)

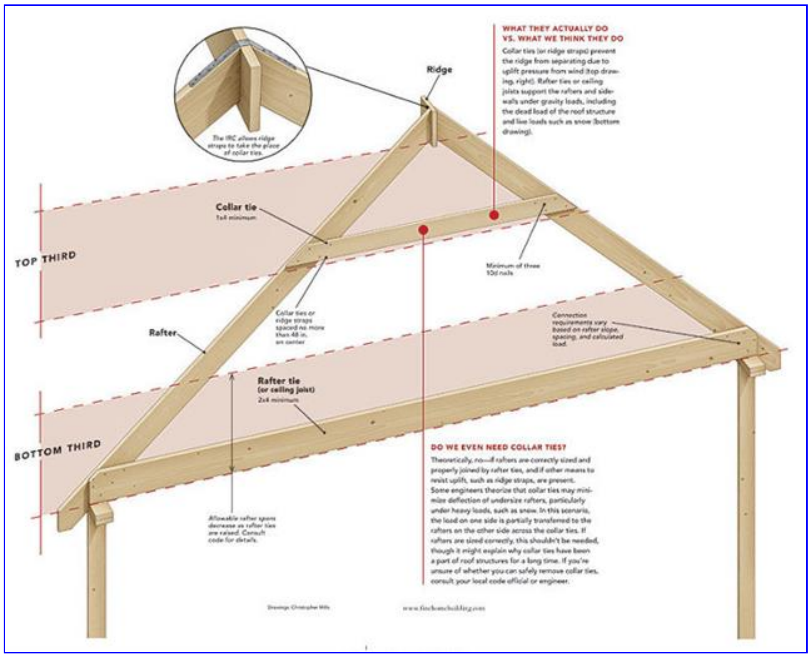


2.6 Item 3(Picture)

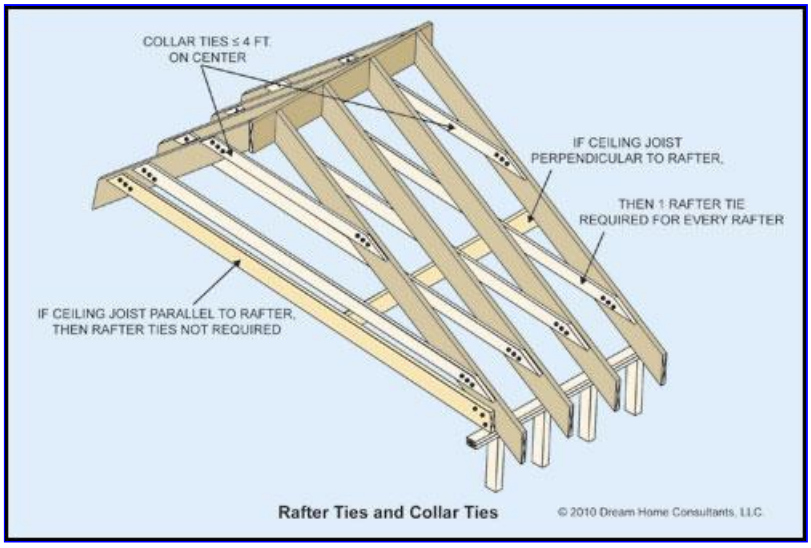
2.6 Item 4(Picture)

(3) Recommend additional collar ties (horizontal members running between each rafter, near their mid span) to add extra support to the roof structure and to resist rafters from sagging and/or pulling away in the future. Heavy loads such as snow may cause the roof to sag, cracked rafters appearing or the roof to develop leaks near these areas from stress. There are no gusset plates between the rafters to support current roof structure. Recommend a qualified roof framing contractor further evaluate the roof structure and make the necessary repairs as needed.

2. Roofing / Chimneys / Roof Structure and Attic



2.6 Item 5(Picture)



2.6 Item 6(Picture)

(4) There is evidence of vermin activity/nest in the attic at the rear of the home near the gable vent. No animals where seen in the attic at the time of the inspection. However, recommend a pest control specialist be consulted in this regard and have nest removed. Then replacement or repair of the gable vent by a qualified contractor is recommended to prevent further critters entering the attic.

2. Roofing / Chimneys / Roof Structure and Attic

2.6 Item 7(Picture)

2.8 **Attic Insulation**

Repair or Replace

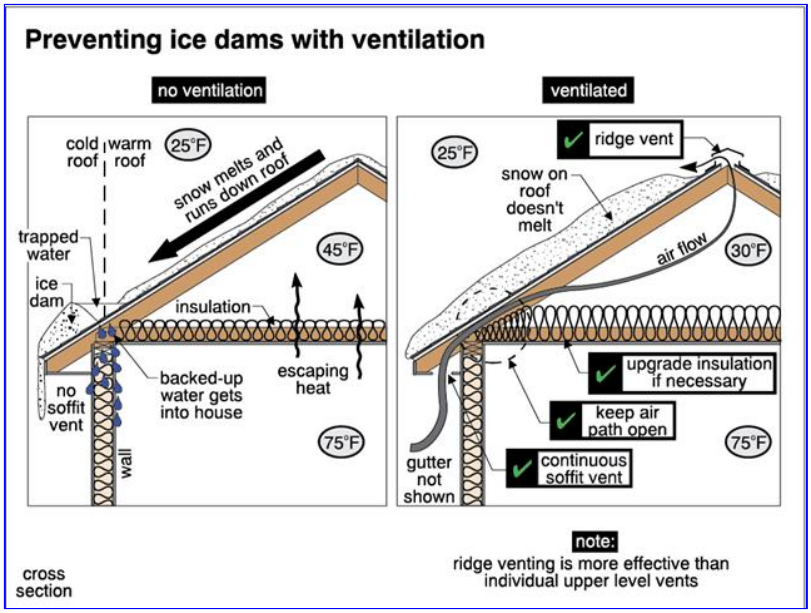
The insulation is old, has settled and is missing in some areas in the attic. Insulation that is missing and/or settled should be replaced due to the "R" value has diminished. The insulation should form an unbroken blanket to prevent heat/cool loss. Heat/cool loss can occur more on this home than one that is properly insulated. This can cause condensation to occur which can lead to mold or wood deterioration. Also, Low valued insulation will increase cooling and heating costs in the home which leads too high energy bills and puts stress on the HVAC system trying to keep the house cool and heated during the seasons. Strongly recommend additional and/or replacement of the insulation by a qualified contractor where needed to reduce heat/cool loss within the home and to prevent possible ice dams forming in winter.
Insulation Guidelines for Kentucky

2. Roofing / Chimneys / Roof Structure and Attic

2.8 Item 1(Picture) master bedroom attic

2.8 Item 2(Picture) main attic

2.8 Item 3(Picture)



2.8 Item 4(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

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

Repair or Replace

The receptacle(s) in the Master Bedroom attic where indicated in the photo(s) is showing an open ground. This is a safety issue. Major appliances using three prong cords should never be connected to these two slot receptacles unless the appliance manufacturer allows the connection. Many lamps and other small appliances do not have or require the three slot electrical receptacles. This is for your information. Recommend a licensed qualified electrician repair as needed.

2.9 Item 1(Picture)

3. Exterior

3.0 **Vinyl/Aluminuim Siding and Trim**

Repair or Replace

(3) The vinyl siding around the entire perimeter of the home from the bottom is not secured to the home. The loose siding should be re-secured to prevent it from being blown off and to protect the building from weather entry. It may not have been installed correctly due to the original wood siding behind. Recommend a qualified siding installer further investigate and correct as needed.

3. Exterior

3.0 Item 4(Picture) front right side of home

3.0 Item 5(Picture) right side of home

3.0 Item 6(Picture) left side of home

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

Repair or Replace

(1) The guard rail at the front porch is lower than 36 inches from the floor. A fall or injury could occur if not corrected. This is a safety issue. Ensure the baluster spacing is 4 inches apart to prevent a child or pet from falling through. A qualified contractor should repair or replace as needed.

3. Exterior

3.4 Item 1(Picture)

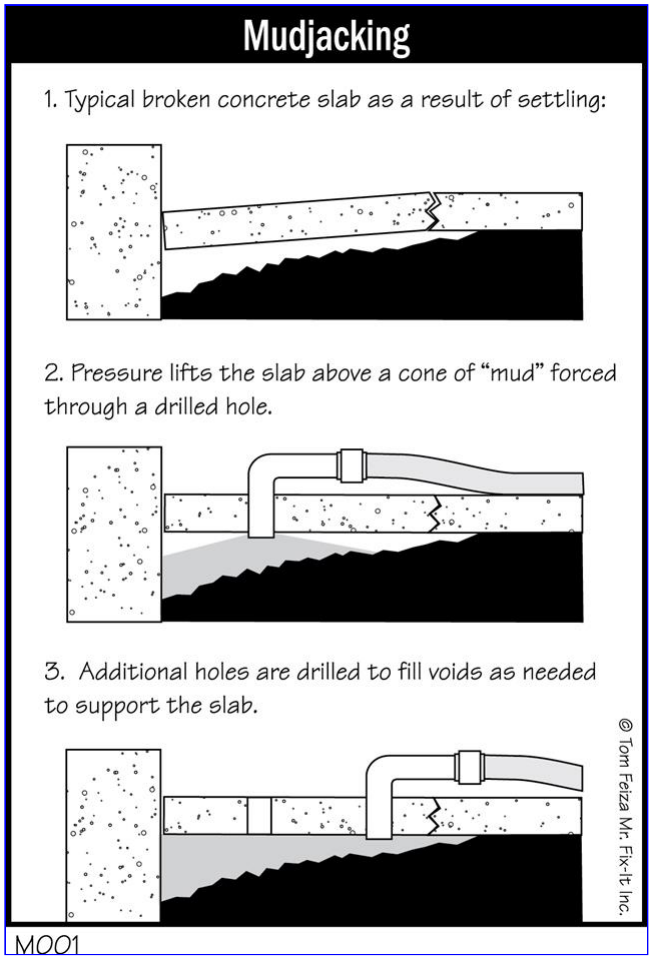
(2) The front step at the porch is higher than the recommended height of 8 and 3/4 inches. This is a potential safety issue and a fall or injury could occur if not corrected. The front porch has dropped at the front of the home causing this to occur. Recommend a qualified masonry contractor correct and repair as needed. Also, recommend filling cracks to prevent water intrusion to prevent further settlement. Then further monitor for more movement after repairs. If such movement occurs in the future, you may need to investigate cause and rectify using a qualified masonry contractor.

3. Exterior

3.4 Item 2(Picture)

3.4 Item 3(Picture)

3.4 Item 4(Picture)



3.4 Item 5(Picture)

3.5 Decks, Structure, Railings, Stairs

Repair or Replace

(1) 2x6s are installed for handrails for the deck staircases and are not considered "gripable" by industry standards. This is a safety issue and an injury could occur if not corrected. Recommend that a standard approved handrail be installed for safety by a general contractor.

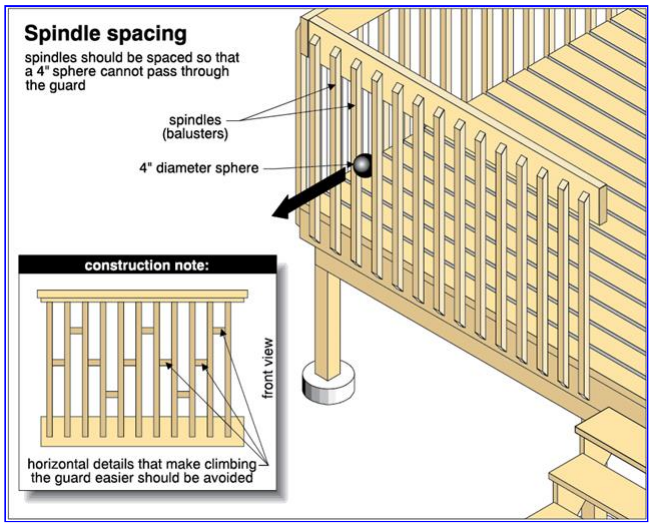
3. Exterior

3.5 Item 1(Picture)

3.5 Item 2(Picture)

(2) The guard rail for the deck have large spaces between the ballusters. This is a safety issue. A fall or injury could occur if not corrected as this condition could allow a child or pet to fall through which may result in a death. The current recommendations are for spacing to be no more than 4" to prevent these accidents. A qualified contractor should make the necessary repairs and corrections where needed for safety.

3.5 Item 3(Picture)



3.5 Item 4(Picture)

(4) The guard rail for rear deck is unstable and not secured properly. This is extremely dangerous and is a major safety concern. It may fail under a medium or heavy force or if someone was pushed against or was leaning on the railing. For your safety it should be strengthened and secured. Recommend a qualified contractor repair as needed.

3. Exterior

3.5 Item 7(Picture)

3.5 Item 8(Picture)

3.5 Item 9(Picture)

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

3. Exterior

3.5 Item 10(Picture)

3.5 Item 11(Picture)

3.5 Item 12(Picture)

4. Kitchen / Components and Appliances

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

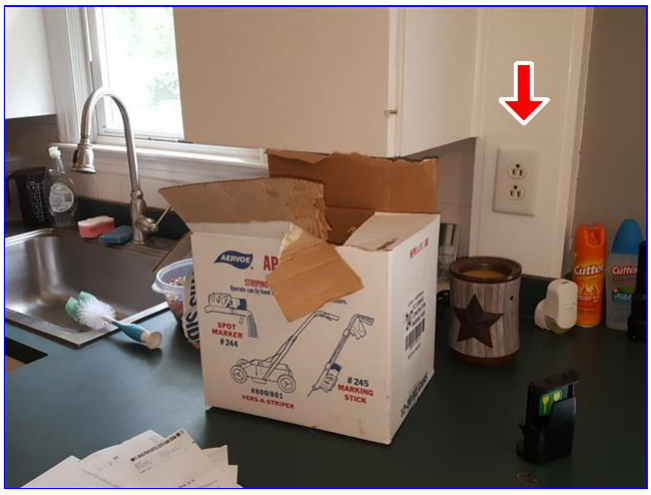
Repair or Replace

(2) The outlet(s) on the right side of the stove in the kitchen is showing an open ground circuit. This is a safety issue and this type of electrical hazard is extremely dangerous. Major appliances using three prong cords should never be connected to these two slot receptacles. Recommend a qualified licensed electrician correct the outlet so that it is grounded, then ensuring all receptacles are GFCI protected and tripped when tested.

4. Kitchen / Components and Appliances

4.9 Item 1(Picture)

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



4.9 Item 2(Picture)

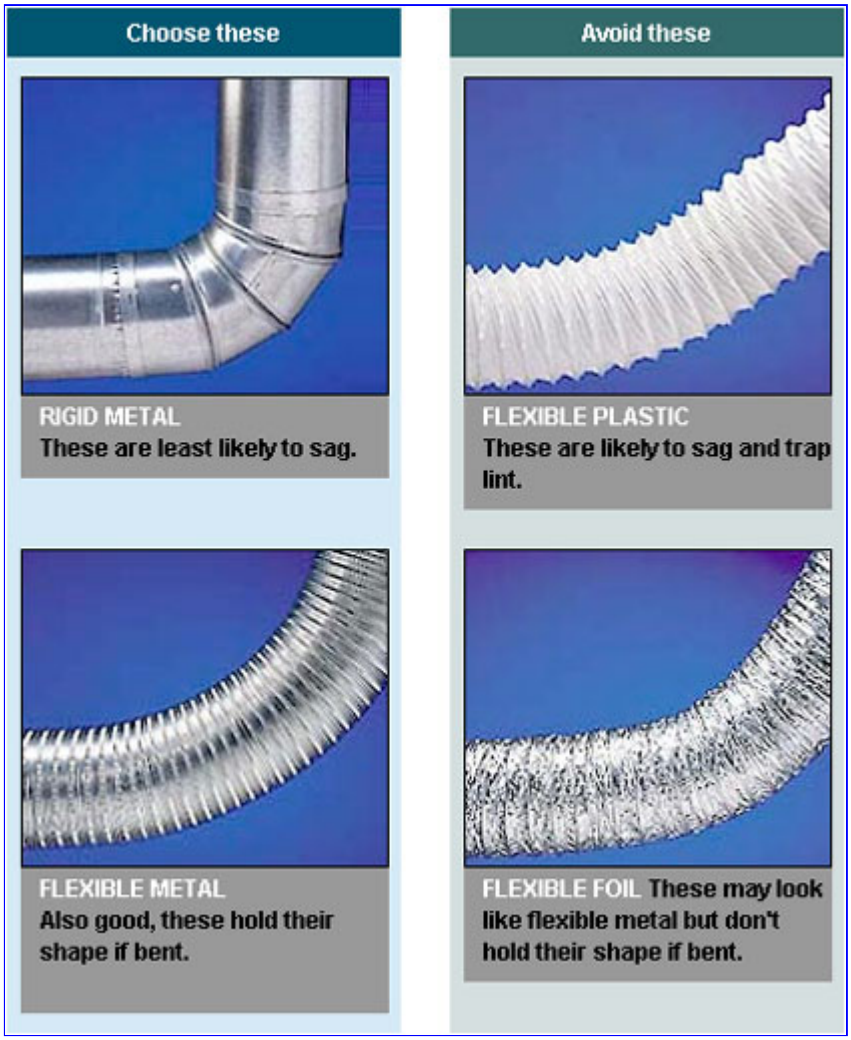
4.10 Clothes Dryer Vent Piping

Repair or Replace

(2) 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.

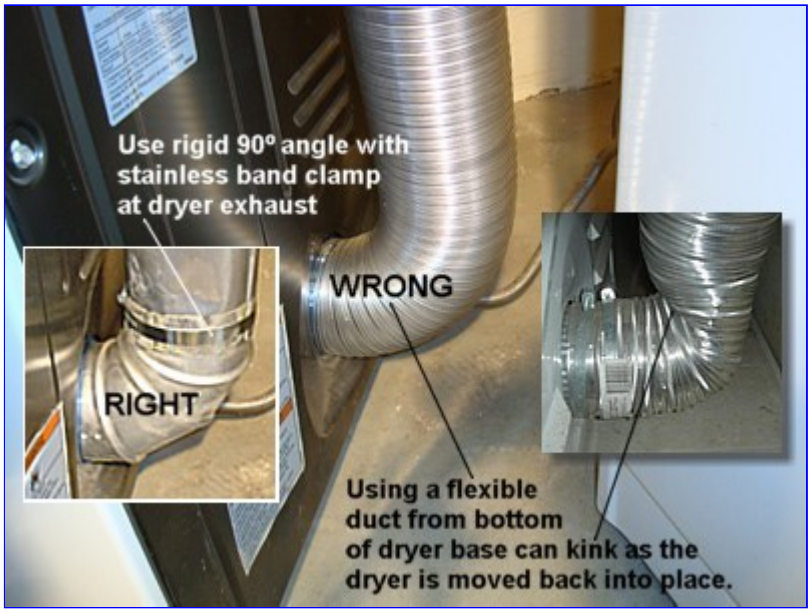
4. Kitchen / Components and Appliances

4.10 Item 2(Picture)

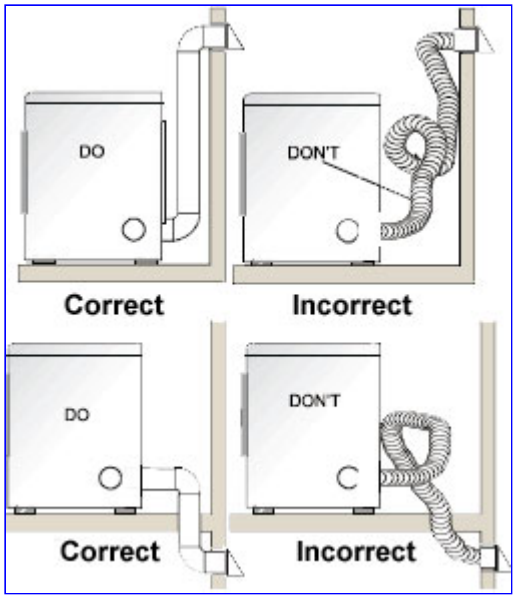


4.10 Item 3(Picture)

4. Kitchen / Components and Appliances



4.10 Item 4(Picture)



4.10 Item 5(Picture)

(3) The dryer vent in the basement is made of PVC pipe. This is a safety issue. Manufacturers state that "To reduce the risk of fire, DO NOT use plastic pipe or flexible plastic pipe to exhaust the dryer" PVC piping increases the risk of a dryer vent fire due to it creates static electricity which causes the lint to build up, and that PVC is only rated at 140 degrees of heat. Dryers get hotter. Recommend PVC pipe be converted to flexible metal ridge or solid metal pipe for your safety. Replace as needed.

4.10 Item 6(Picture)

5. Rooms

5.3 Steps, Stairways and Railings

Repair or Replace

The guard rail balusters are installed horizontally at the basement staircase. This is a potential safety issue as a child may climb the guard rail which may result in a fall, injury or death to occur. Recommend vertical balusters be installed for safety and ensure they are spaced 4 inches apart to prevent these accidents. A qualified contractor should make the necessary repairs and corrections where needed for safety.

5. Rooms

5.3 Item 1(Picture)

5.5 Windows (Representative number)

Repair or Replace

(2) The window in the 2nd Bedroom (right side of the home) will not stay up without a prop. The springs or sash cords may not be connected or they may be broken. This causes the window to slam closed very quickly and harm anything beneath it especially a persons hand. This is a safety issue. Correction or replacement of the spring or sash cord by a qualified window installer or contractor is recommended for the safety of children and adults.

5.5 Item 2(Picture)

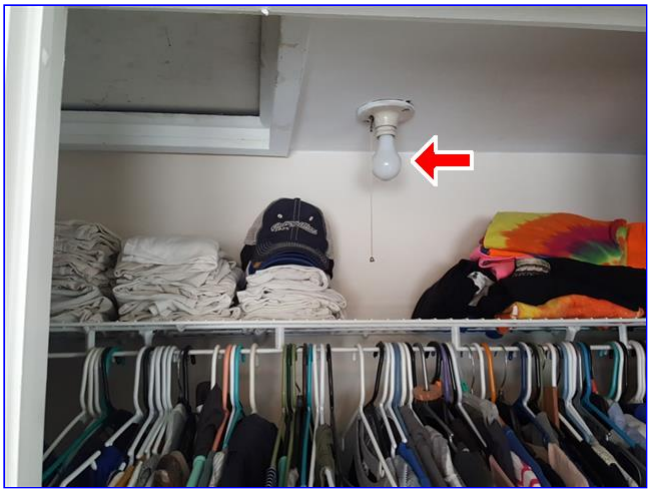
5.6 Closets

Repair or Replace

The light in the bedroom closets where indicated in the photo(s) are missing a fixture. Light bulbs in closets should have fixtures or be replaced with fluorescent bulbs to prevent fires from bulbs being in contact with clothing or storage items. This is a safety issue. Recommend correcting as needed.

5. Rooms

5.6 Item 1(Picture) guest bedroom



5.6 Item 2(Picture) 2nd bedroom

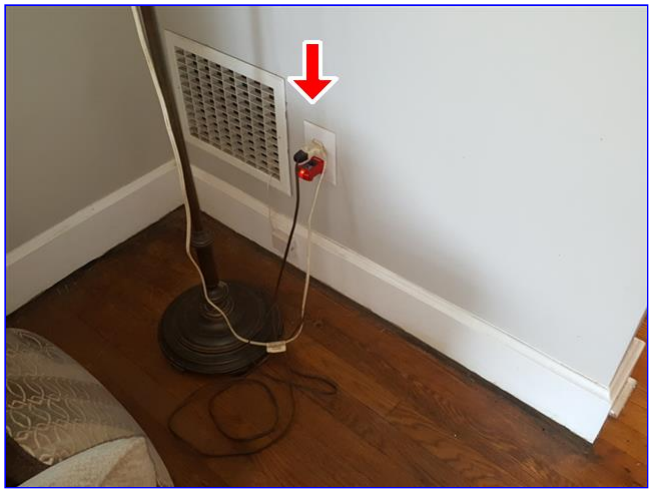
5.7 Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)

Repair or Replace

(1) The outlets shown in the photo are showing an open ground. These were originally a 2 prong receptacle when the home was built and have been converted to a 3 prong receptacle without being grounded. This is a safety issue. Major appliances using three prong cords should never be connected to these receptacles unless the appliance manufacturer allows the connection. Many lamps and other small appliances do not have or require the three slot electrical receptacles. When updating outlets in a home they should be converted to today's standards for safety. Recommend a qualified electrician correct and upgrade connections to these outlets as needed.

5. Rooms

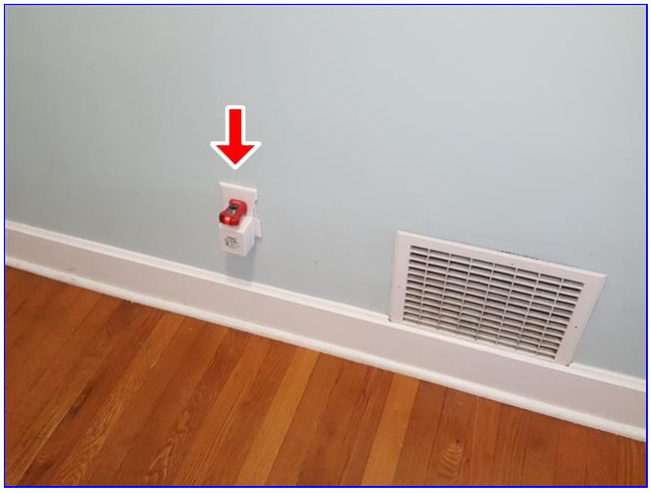
5.7 Item 1(Picture) formal dining room



5.7 Item 2(Picture) living room

5.7 Item 3(Picture) living room

5.7 Item 4(Picture) living room



5.7 Item 5(Picture) hallway

5.7 Item 6(Picture) guest bedroom

5. Rooms

5.7 Item 7(Picture) family room upstairs

5.7 Item 8(Picture) 3rd bedroom

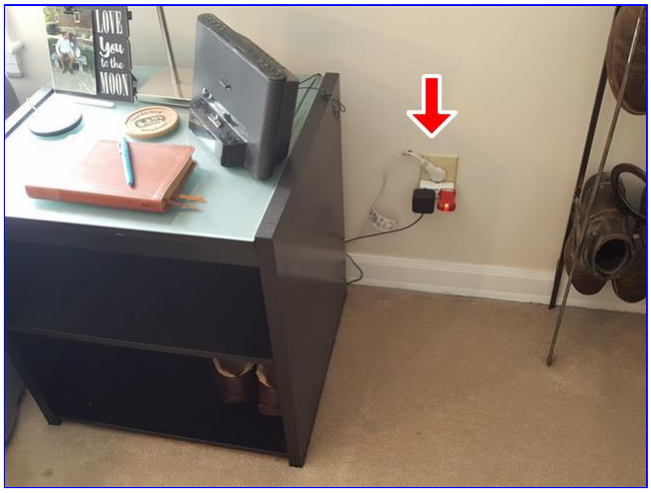
5.7 Item 9(Picture) master bedroom

5.7 Item 10(Picture) master bedroom

5. Rooms

5.7 Item 11(Picture) 2nd bedroom

5.7 Item 12(Picture) 2nd bedroom



5.7 Item 13(Picture) 2nd bedroom

(2) The outlet(s) 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. Rooms

5.7 Item 14(Picture) living room

5.7 Item 15(Picture) guest bedroom

5.7 Item 16(Picture) master bedroom

(3) The cover plate for the the outlet is broken in the hallway. Recommend the cover be replaced to prevent touching the sides of the device to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed.

5.7 Item 17(Picture)

6. Bathroom and Components

6.0 Floor

Repair or Replace

The floor in the family room is lower than the floor in the master bathroom. This is a safety issue and a possible tripping hazard. A serious injury could occur if not corrected. Recommend a qualified contractor correct as needed for your safety. A molding strip maybe needed.

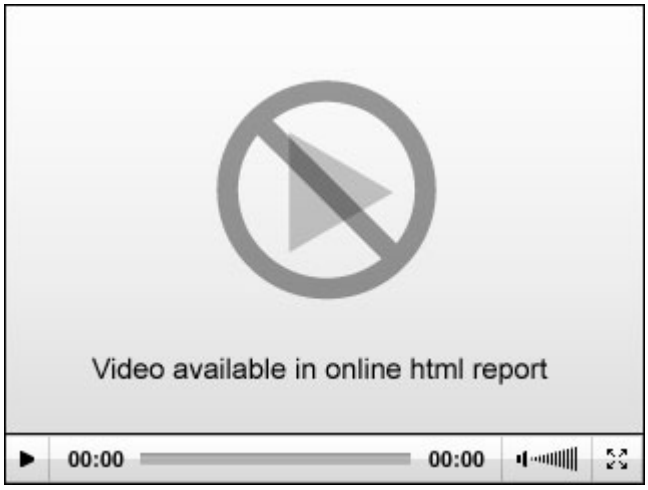
6.0 Item 1(Picture)

6.4 Plumbing Water Supply, Shutoffs, Faucets, and Fixtures

Repair or Replace

The pedestal sink in the master bathroom is loose and not secured to the wall correctly. This is a safety issue. The sink may fall which could result in an injury of a person and/or place strain on plumbing pipes which could result in a leak. Recommend this be better secured, then caulk the area to prevent water penetration. A general contractor is recommend for this repair.

6.4 Item 1(Picture)



6.4 Item 2(Video)

6.5 Plumbing Drain and Vent Systems

Repair or Replace

(1) The drain plug is missing at the sinks in both bathrooms. Replacement or repair of the drain plug is recommended to allow use of the drain lever.

6. Bathroom and Components

6.5 Item 1(Picture) 2nd bathroom

6.5 Item 2(Picture) master bathroom

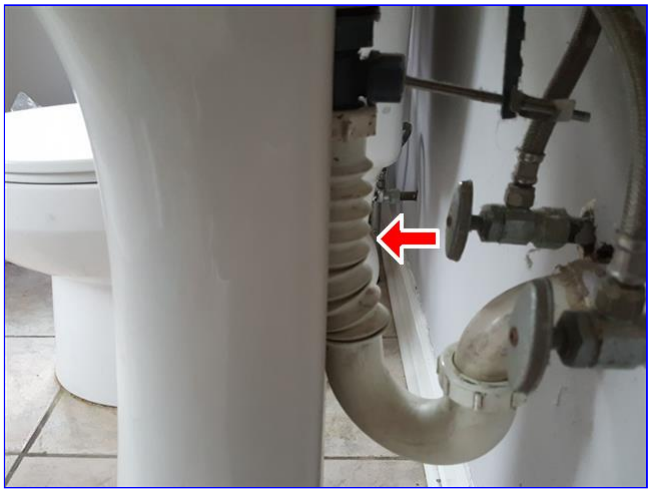
(2) The sink in the 2nd bathroom when filled does not drain correctly. When tested, the water started to drain and then stopped. Over time the water eventually completely drained. There maybe a blockage in the drain lines or the the drains may not be vented correctly or there is a blockage in the vent pipe. Recommend a qualified licensed plumber further investigate and repair as needed.

6.5 Item 3(Picture)

6.5 Item 4(Video)

(3) Flexible ridged pipe is being used for the connection to the drain line under the sink in the master bathroom. The pipe ridges will hold and trap debris which could clog the drain. Plan on cleaning the drain from time to time. Smooth pipe would be better but may be difficult to fit to the existing drain lines. Recommend you seek a qualified licensed plumber to evaluate and correct if needed as this type of work is not to standard workman like practices.

6. Bathroom and Components

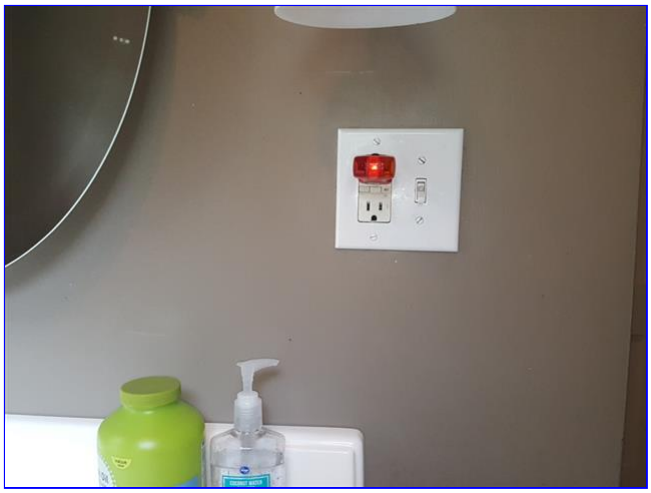


6.5 Item 5(Picture)

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

Repair or Replace

(1) The outlet(s) in the 2nd bathroom is a non-grounded outlet which is currently acceptable, however, they maybe GFCI protected and if so they should be labeled a non-grounded GFCI and it is not as safe as a grounded GFCI. This is for your information. I would recommend a qualified electrician further check to see if this outlet is GFCI protected.

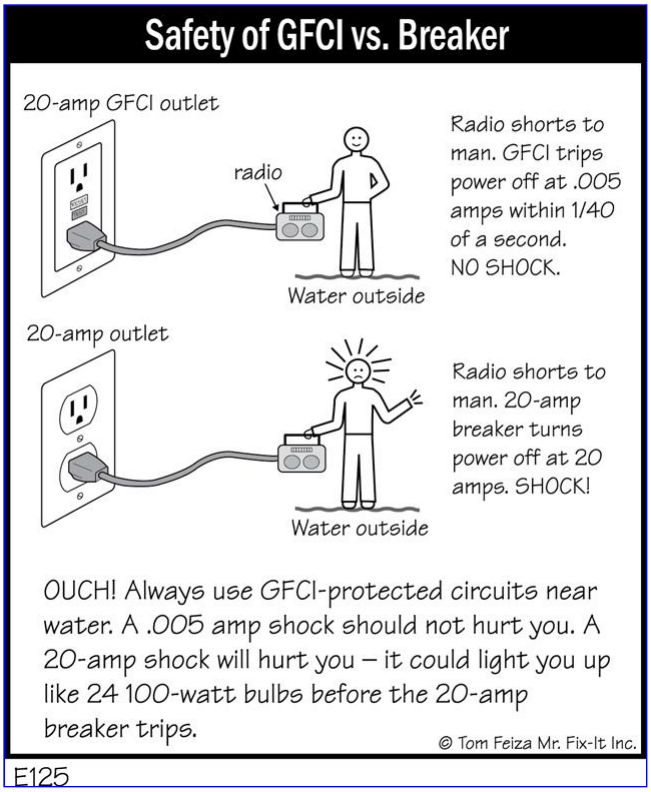


6.6 Item 1(Picture)

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

6. Bathroom and Components

6.6 Item 2(Picture)



6.6 Item 3(Picture)

(3) The ceiling fan does work in the Master bathroom, but is mounted less than 7 feet and could be too low to stand under. This is hazardous and a serious safety issue. If not removed a serious injury could occur for persons close to 5'6" high and above. Strongly recommend removing the ceiling fan to avoid an injury prior to moving in. Recommend a qualified contractor correct as needed.

6.6 Item 4(Picture)

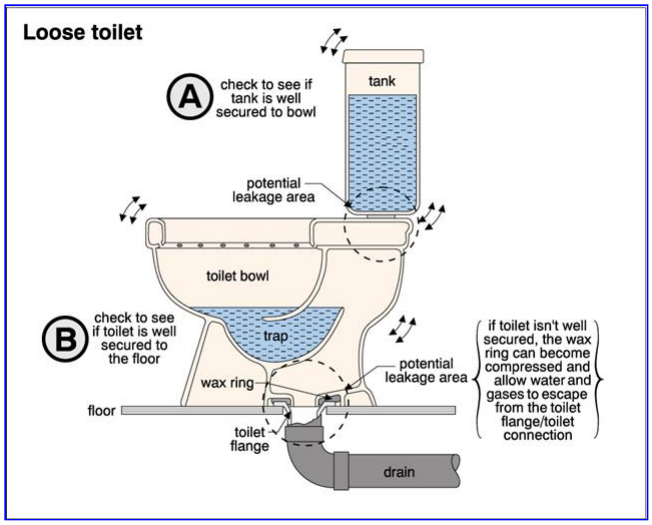
6.8 Toilet(s)

Repair or Replace

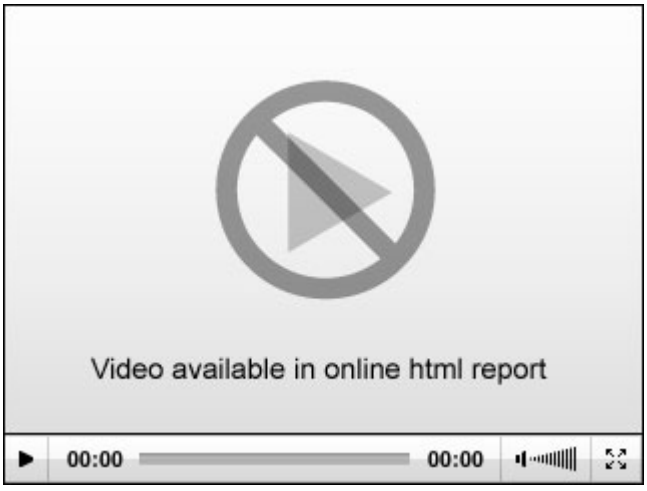
The toilet tank base is loose at the floor in the master bathroom. The screws may need tightening to secure the toilet base to the floor to prevent a water leak between the toilet and the drain line connection. If tightening the screws at the base of the toilet does not secure the toilet, repairs may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

6. Bathroom and Components

6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Video)

7. Plumbing System

7.1 Plumbing Water Supply and Distribution Systems

Repair or Replace

(3) Mineral deposits/scale build up was noted on a water supply line connection in the unfinished basement at the left side of the home. There was a minor leak at the connection. Recommend a qualified licensed plumber repair as needed before a major water leak develops in the basement.

7. Plumbing System

7.1 Item 4(Picture) under kitchen area

7.2 Hot Water Systems and Controls

Repair or Replace

(1) The water heater in the home appears to be at least 30 years old. It is a commercial type water heater and the company is no longer in business. Could not determine the exact age of the unit. There is very little information on the internet. Even though it appeared to be working at the time of the inspection, **Strongly** recommend a qualified plumber further investigate the water heater to determine if replacement is needed now due to the age of the unit and to ensure it is functioning efficiently and not producing carbon monoxide prior to closing. The normal life expectancy of a water heater is between 12-16 years.

Old Hoffman Catalogue

(2) The water heater was popping at times when inspected and while investigating the basement at the time of inspection. This popping noise means there may be sediment (mineral deposits) at the bottom of the water heater tank. Water under the sediment is steaming and bubbling up, pushing the sediment around and causing the popping noise. The water heater may need to be flushed. A deep layer of sediment in the water heater tank can cause these issues:
Slows heat transfer to the water, causing the water heater to overheat.
Overheating can damage the lining and weaken the steel tank, leading to a leak.
Lowers the water heater efficiency, increasing your water heating bills.

This condition could be a safety issue also. The water heater may build up pressure and if the pressure is not released via the TP drain line, pressure inside the tank can build up to the point where the tank could violently rupture, damaging property and affecting the safety of anyone nearby. Strongly recommend a qualified licensed plumber further inspect and evaluate water heater and repair issues found prior to closing.

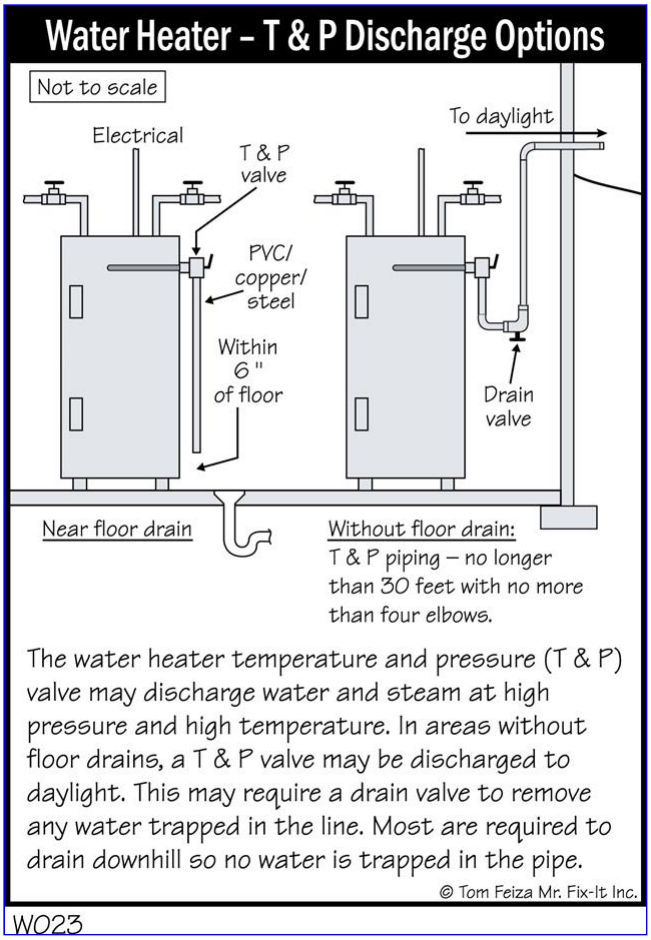
7.3 Pipes and Drainage (Hot Water Systems)

Repair or Replace

(1) The T&P (Test and Pressure) valve on the water heater is missing a drain line. The drain line needs to be a 3/4" threaded copper pipe to extend within 6 inches, then the end should be visible and drain to the exterior of the home, not in a crawlspace. (PVC is not approved for hot water use and CPVC is not recommended). Recommend a qualified plumber correct as needed for safety.

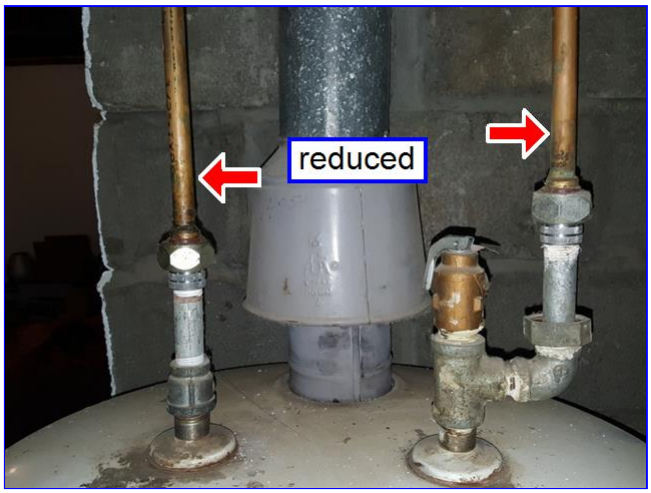
7. Plumbing System

7.3 Item 1(Picture)



7.3 Item 2(Picture)

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



7.3 Item 3(Picture)

7.4 Ventilation and Flue Pipes (Water Heater)

7. Plumbing System

Repair or Replace

This chimney is being used for venting the gas water heater. It is important to remember that if the flue tiles are cracked it could allow C.O. (carbon monoxide) into the home. C.O. will damage the clay tiles and mortar joints. The flue size may be larger than recommended to allow proper drafting of the gas appliance using this vent. Strongly recommend a qualified licensed plumber check the size of the flue and install a correctly sized steel liner to allow the water heater to draft well and perform safely.

7.4 Item 1(Picture)

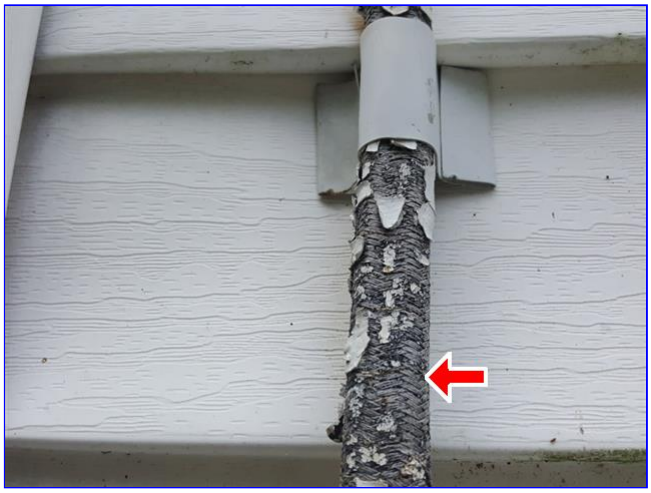
8. Electrical System

8.0 Service Entrance Conductors and Meterbase

Repair or Replace

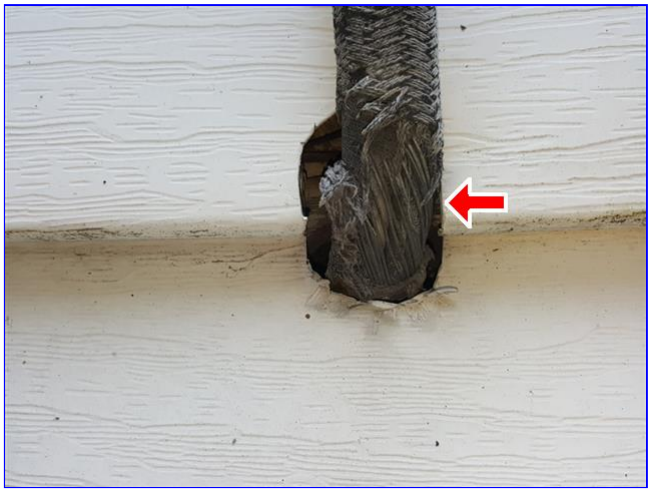
(1) The electrical service conductors entering the home and meter are frayed at the wire sheathing at the rear left corner of the home. For safety the wiring should be placed in a conduit to prevent further deterioration and to prevent it from being touched by a person and/or child. Recommend a qualified electrician correct for safety prior to closing.

8. Electrical System



8.0 Item 1(Picture)

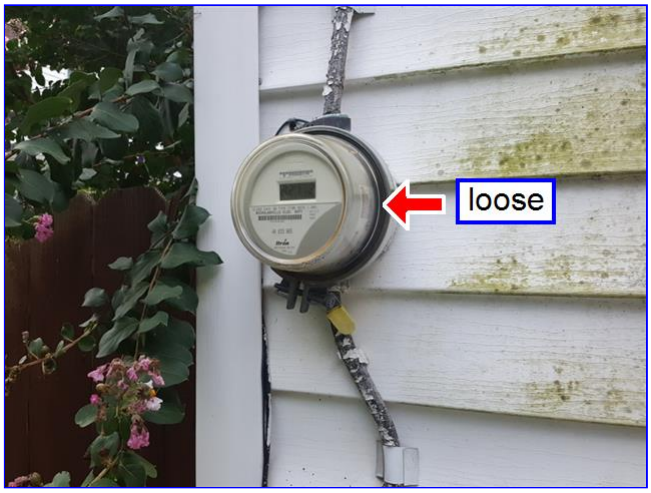
8.0 Item 2(Picture)



8.0 Item 3(Picture)

(2) The meter box is loose and not secured correctly to the wall at the rear left corner of the home. It appears to be held by the wires leading into the meter which are secured to the wall. Excess strain may be placed on connections which may fail causing power to go out. This is **extremely dangerous** as a fire or electrocution could occur if not corrected. Recommend contacting KU to repair or to determine who is responsible for fixing. If the owner is responsible then a qualified licensed electrician will be needed to make the repairs.

8. Electrical System



8.0 Item 4(Picture)

8.2 **Main and Distribution Panels, Main Overcurrent Device, and Service.**

Repair or Replace

The panel box is missing an electricians approval sticker when the home was built and/or been updated. Many older homes have had modifications made to the electrical for convenience or to add appliances, lights, or receptacles. These modifications may have used the existing circuits in the house instead of installing additional breakers and wiring as required by the code in effect at that time. Be aware that this may result in overloaded breakers or wiring cables. Unfortunately these conditions cannot be discovered during a general home inspection and may only be discovered when several of the components are used at the same time resulting in an overloaded circuit and tripped breaker. Due to the findings with some issues in the electrical panel, **strongly** recommend a qualified electrician further inspect panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time, correct problems they may find that were not visible at time of inspection, and make the necessary repairs as needed to ensure safety of the occupants and condition within the home prior to closing.

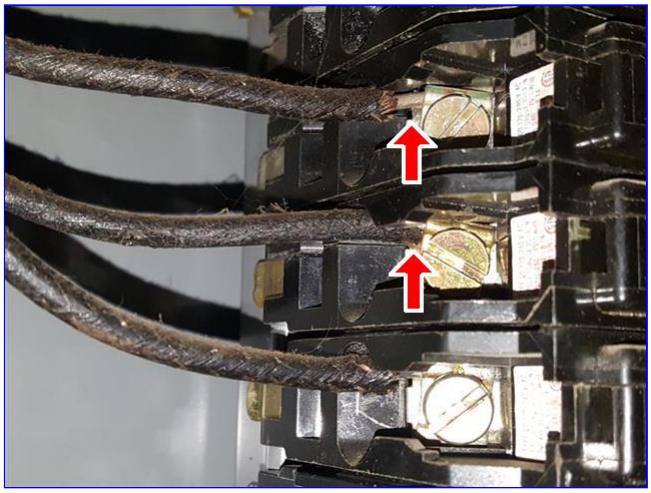
8.3 **Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Repair or Replace

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

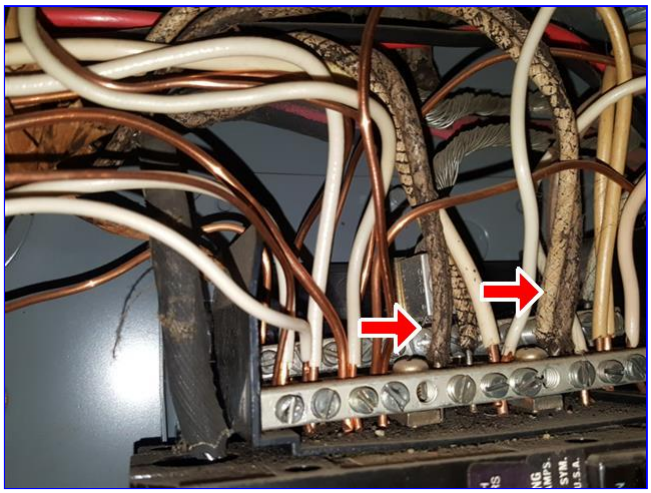
(2) When aluminium wiring is used as noted in this panel at the 15 and 20 amp breakers it should be coated with a good antioxidant. The antioxidant grease is missing. When aluminium wire is exposed to the atmosphere a film of aluminium oxide forms. This is hazardous and a safety issue because the current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

8. Electrical System

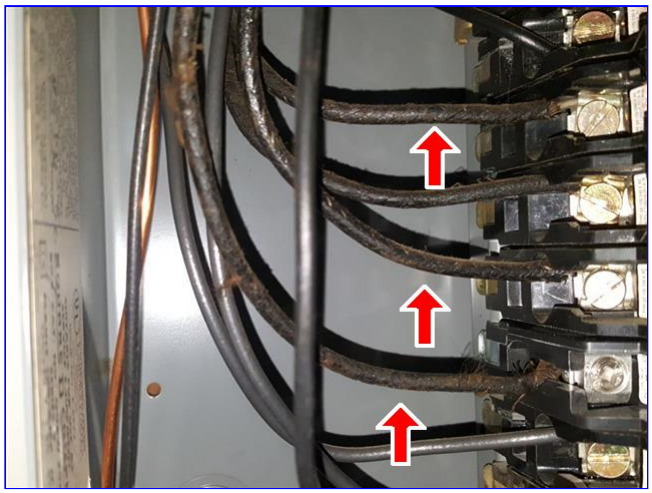


8.3 Item 1(Picture)

(3) Cloth covered wires are visible in the panel box. These circuits are older systems with cloth coverings that fray and become brittle with age. It is wire encased in brittle rubber which then has a woven cloth covering tightly over the wire similar to the actual old knob and tube wiring. This was then surrounded by a coated cloth woven jacket that made the entire jacket stiff and difficult to bend easily. The biggest issue with it was that the rubber used was of somewhat poor quality and as this wiring is bent or moved, the rubber coating around the wire being so brittle from age and quality, tends to just fall apart. This rubber is generally so brittle, it can be removed from the wiring with just a fingernail. This can be a safety issue if this rubber coating disintegrates or falls off a wire in an attic or behind a wall, and the bare hot and neutral wires make contact with each other, arcing can occur, which can lead to house fires. Be aware that some insurance companies will not issue policies on homes with this type of wiring. Recommend contacting a qualified licensed electrician and your insurance carrier to determine what needs to be done to make this system safer prior to closing.



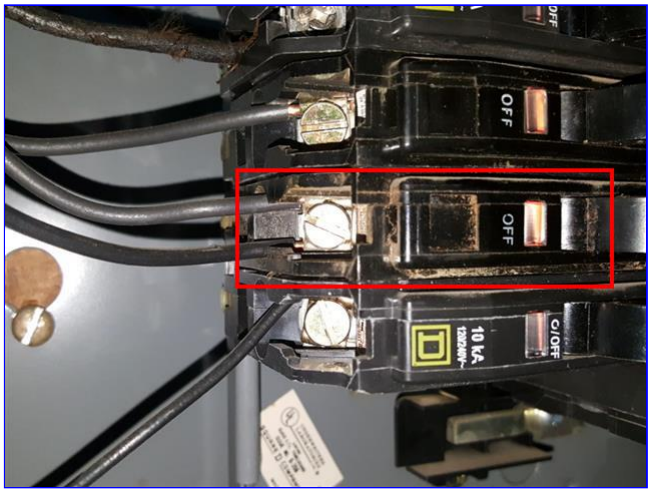
8.3 Item 2(Picture)



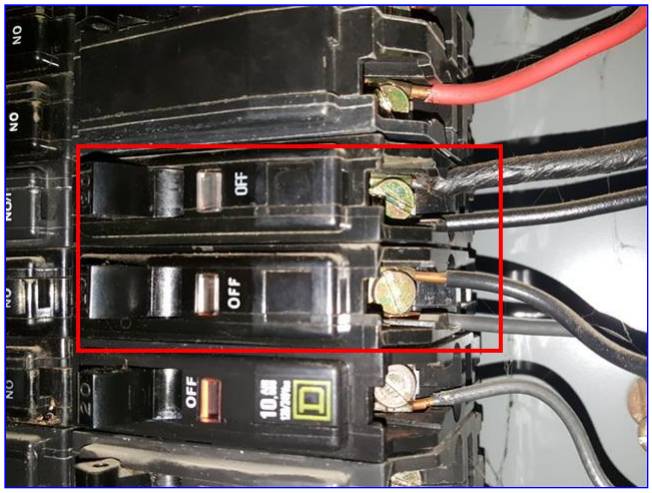
8.3 Item 3(Picture)

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

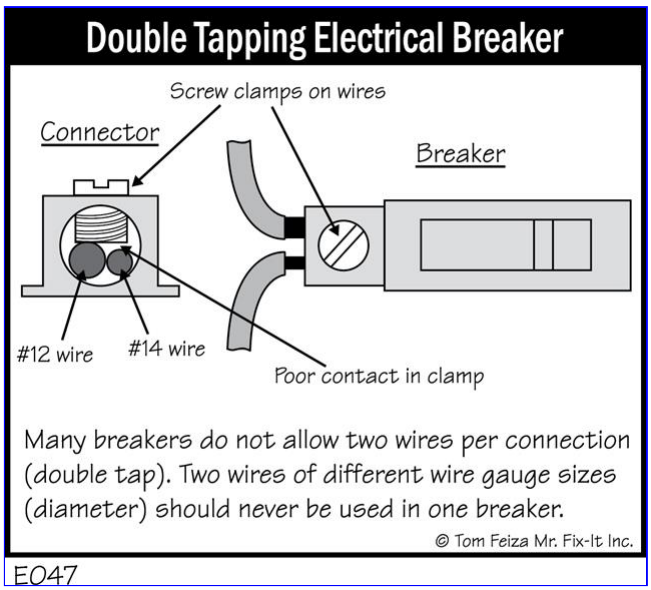
8. Electrical System



8.3 Item 4(Picture)



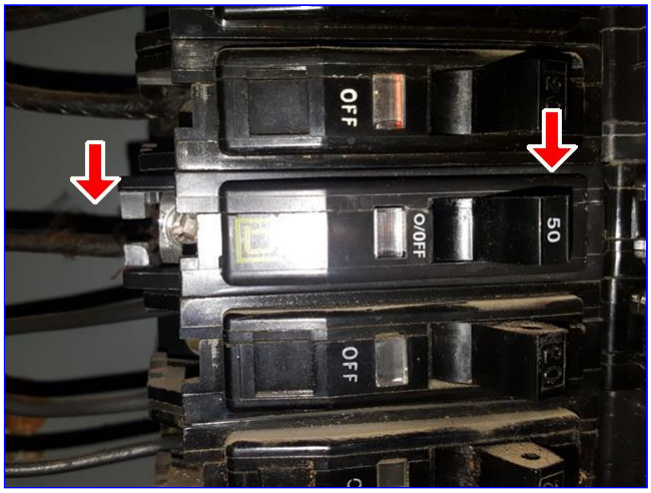
8.3 Item 5(Picture)



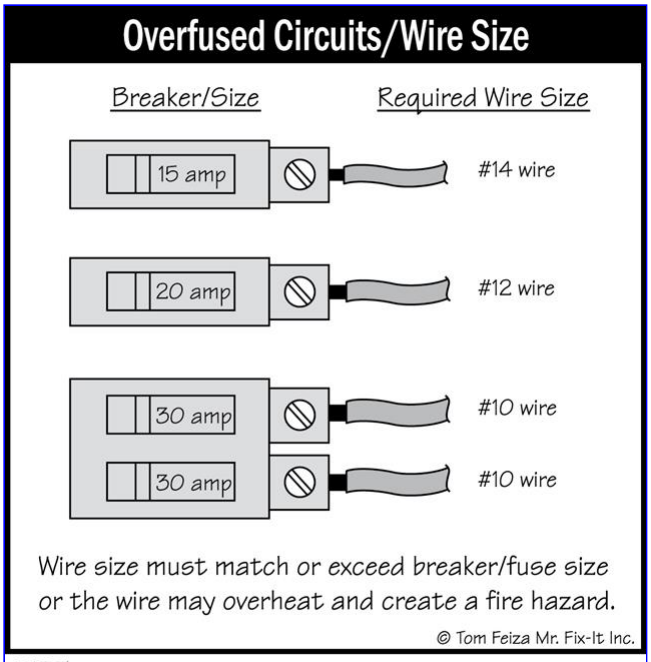
8.3 Item 6(Picture)

(5) There are incorrect amperage gauge wire sizes connected to non matching amperage circuit breakers in the panel box where indicated in the photo(s). This is extremely dangerous and could result in an electrical fire within the home. The wires could over heat and catch fire without tripping the circuit breakers.As an example a 15 amp wire should not be connected to a 20 amp circuit breaker. Recommend a licensed electrician further evaluate wire size connected to the circuit breaker in the panel box where indicated and for other faults or hazards then repair or replace as needed.

8. Electrical System



8.3 Item 7(Picture)



E137

8.3 Item 8(Picture)

8.6 General Comments

Inspected

(2) Due to the findings with some issues in the electrical panel in the basement, no electricians approval sticker when the house was built and updated outlets, updated and the operation of the resets for GFCI throughout the home, recommend a qualified electrician further inspect the panel box and wiring and perform a complete electrical system evaluation for improper wiring per the edition of the code which was in effect at the time of the modifications and make the necessary repairs as needed to ensure safety of the occupants and condition within the home.

9. Heating / Central Air Conditioning

9.0 Cooling Equipment

Repair or Replace

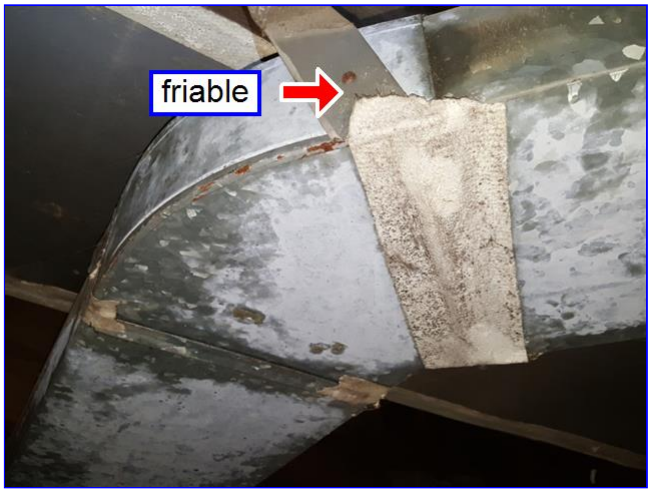
The Air Conditioner was continuously running during the inspection period. This indicates that the unit is not running efficiently. This can cause a shorter life span on the compressor and damage to the unit. The unit may need servicing. Recommend a qualified HVAC contractor further evaluate and repair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

9.6 Ducts and Registers

Repair or Replace

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

9. Heating / Central Air Conditioning



9.6 Item 1(Picture)


9.6 Item 2(Picture)


9.6 Item 3(Picture)


9.6 Item 4(Picture)

9. Heating / Central Air Conditioning

9.6 Item 5(Picture)

9.6 Item 6(Picture)

9.6 Item 7(Picture)

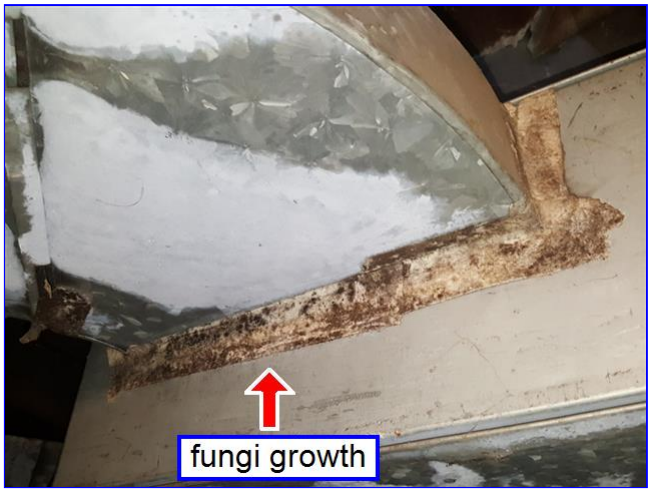
9.6 Item 8(Picture)

(4) The return air plenum has an opening where the possible white asbestos tape has failed and split. Firstly this can cause the HVAC system to run inefficient and is drawing return air from the basement instead of inside the home. Secondly if the white tape is an asbestos product, asbestos particles can be drawn into the system and then spread throughout the home. Strongly recommend a qualified HVAC contractor repair as needed and have an air quality test performed in the home prior to closing for health reasons. Asbestos can cause cancer and is a health risk to occupants in the home.

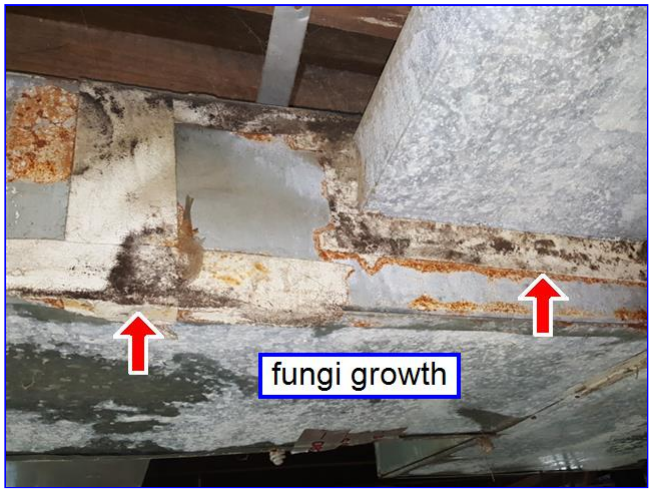
9. Heating / Central Air Conditioning

9.6 Item 9(Picture)

(8) Various areas where the possible white asbestos tape is being used at the joins show signs of fungi growth. This could be possible mold and may also be inside the ducts. Recommend a qualified HVAC contractor and Mold specialists further investigate to determine if this substance is mold, inspect inside duct pipes, and if mold is present then treat and correct as needed by the qualified contractor for safety and health of occupants in the home. You may also wish to have an air quality test done in the home if this substance is mold.



9.6 Item 14(Picture)



9.6 Item 15(Picture)

9.7 Presence of installed heat and cooling source in each room

Repair or Replace

(2) There was no heat/cool source found in the basement of the home. A heat source is recommended for occupant comfort and sufficient ventilation in the basement. This will also protect appliances and water pipes from freezing in winter. I suggest a knowledgeable qualified HVAC contractor take a look and make improvements as needed.

9.9 Temp Differentials (Cooling)

Repair or Replace

The ambient air test was performed by using thermometers at the registers closest to the blower to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem. Note: There maybe a leak in the refrigerant line or the refrigerant levels need topping up.

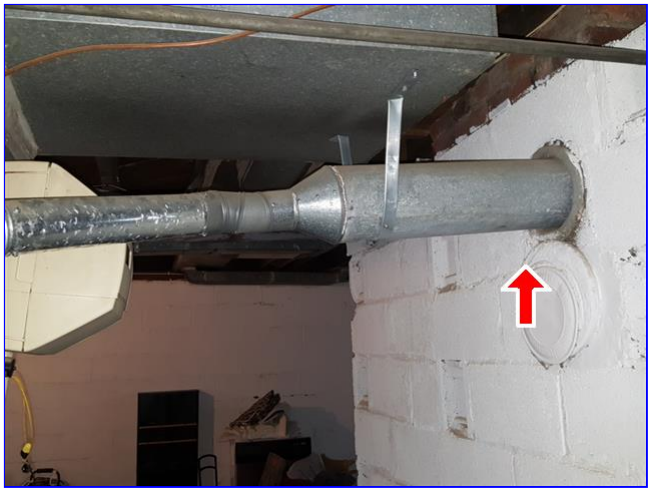
9. Heating / Central Air Conditioning

9.9 Item 1(Picture)

9.10 Ventilation (heating systems)

Repair or Replace

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



9.10 Item 1(Picture)

9.10 Item 2(Picture)

9.11 Gas/LP Firelogs and Fireplaces

Repair or Replace

(3) Because the home is equipped with a vent less gas fireplace, The burn area needs to be sealed. The missing damper has been replaced with bricks, however there are slight openings. This can effect the gas fireplace and creates partial venting of a vent less gas log fireplace. This could cause carbon monoxide to be produced. Before using the gas fireplace in the living room, **strongly** recommend a qualified fireplace contractor further inspect the fireplace burn area and correct or repair if needed for safety of occupants in the home.

9. Heating / Central Air Conditioning

9.11 Item 2(Picture)

9.13 General Notes

Inspected

(1) Given the age of the heating system, it may be near the end of its useful life. Check with the owner to verify when the furnace was serviced last. If it hasn't been serviced in the past 12 months, would **strongly** recommend having the unit serviced to ensure efficient and safe operation of the unit. Many HVAC contractors advise that furnaces as old as this have hidden cracks in the heat exchangers that under extreme conditions could allow carbon monoxide gas to enter the home. Most of these potential cracks are small and do not present a problem with CO gases entering the house. Large holes in the heat exchanger are a problem and a safety issue but often can be seen only if the furnace is dismantled for an exhaustive inspection. If there are large holes the flame will move outward when the fan kicks on and pressurizes the exterior of the heat exchanger. No flame kick-out which would be an indication of large cracks was seen during this inspection but the furnace was not dismantled.

(2) During the inspection it was noted that the home was not being cooled as intended upstairs. After the furnace was tested for heating, the temperature within the home was 76 degrees. Now the system was set for cooling in the home and the thermostat was set to 70 degrees and the system was continuously running after 3.5 hours and the thermostat reading was 71 degrees. This indicates that the home may not be well insulated or the unit is not running efficiently. This could be caused by a number of conditions, some could be costly. This condition can increase cooling and heating costs and add wear and tear on the HVAC units within the home. Recommend a qualified licensed HVAC contractor further inspect and evaluate the air conditioner for proper operation before closing.

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

---

home 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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Giancarlo Barone

Conditional General Summary

Talon Home Inspections, LLC

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

Customer
Mr. Trevor Peters

Address
211 Mangini Street
Nicholasville KY 40356

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

1. Structural Components

1.1 Basement Walls (Structural)

Conditional

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

1. Structural Components

1.1 Item 1(Picture)

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

1. Structural Components

1.1 Item 2(Picture)

1.1 Item 3(Picture)

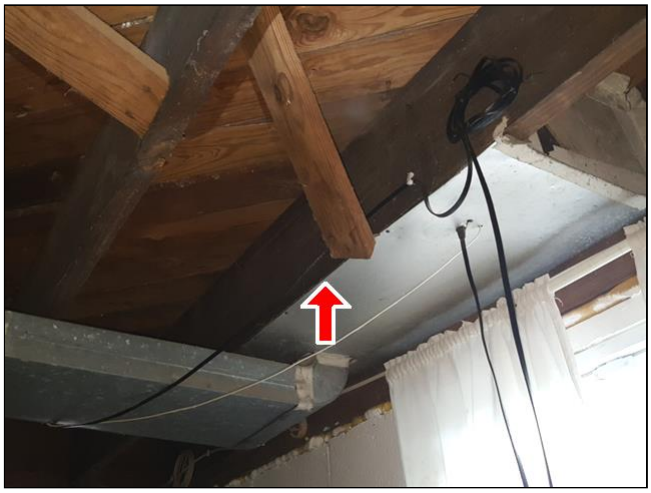
1.1 Item 4(Picture)

1.2 Basement Ceilings (Structural)

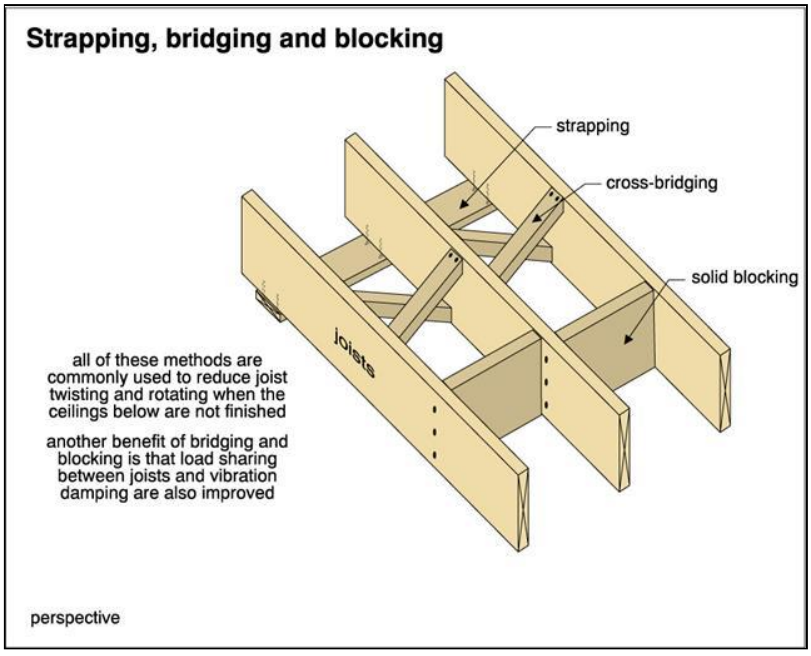
Conditional

The cross bracing is loose and not secured to the ceiling joists in the basement left side of the home under the formal dining room area. Recommend repair by a general contractor to prevent deflection of the joist and help with the support of load of the joist.

1. Structural Components



1.2 Item 1(Picture)



1.2 Item 2(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

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

Conditional

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

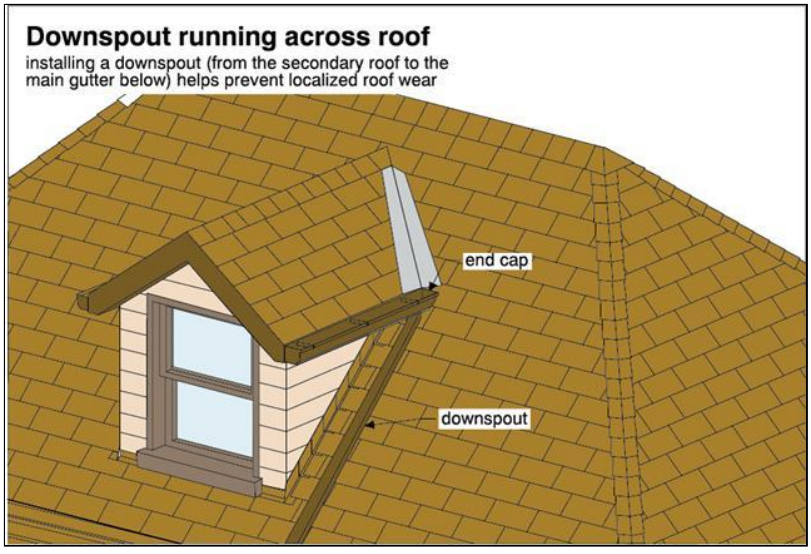
2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 1(Picture) front of home

2.4 Item 2(Picture) rear of home

2.4 Item 3(Picture) rear of home

2.4 Item 4(Picture) rear of home



2.4 Item 5(Picture)

(2) Recommend the downspout(s) at the front right corner of the home be extended at least 6 feet and flow onto splashblocks. This will ensure water is kept away from the foundation perimeter, soil

2. Roofing / Chimneys / Roof Structure and Attic

erosion does not occur and water cannot leak into the basement area which may cause settlement of the foundation.

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

2.4 Item 6(Picture)

2.4 Item 7(Picture)

2.4 Item 8(Picture)

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

Repair or Replace

(1) The roof sheathing near the scuttle hole entry is broken. This area is a potential source for a water leak to occur due to shingles have not been secured correctly and to prevent shingle damage.The roof felt is visible. There were no signs of water leaks in this area at time of inspection.Recommend a qualified contractor repair as needed.

2. Roofing / Chimneys / Roof Structure and Attic

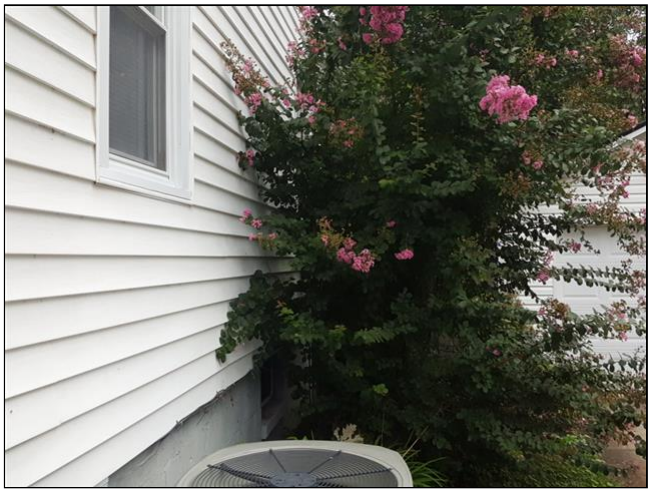
2.6 Item 1(Picture)

3. Exterior

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

Conditional

(1) The vegetation is overgrown where indicated in the photos. 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.



3.9 Item 1(Picture) right side of home

3.9 Item 2(Picture) front right corner of home

(2) The tree limbs that are in contact or hanging near the roof at the rear right 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. Exterior

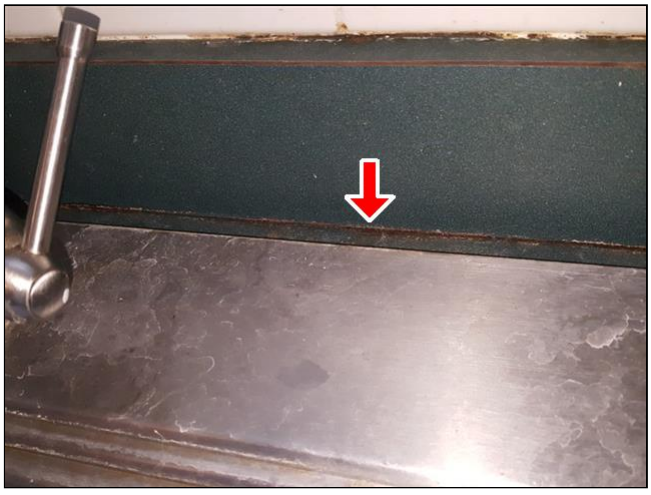
3.9 Item 3(Picture)

4. Kitchen / Components and Appliances

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

Conditional

Recommend caulking around the counter top in the kitchen to seal the gap/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



4.8 Item 1(Picture)

4.10 **Clothes Dryer Vent Piping**

Repair or Replace

(4) The vent pipe for the dryer is not pitched correctly for proper venting. There should be a 1/8 pitch rise per foot to prevent condensate accumulating in the duct. Recommend correcting as needed by a general contractor.

4. Kitchen / Components and Appliances

4.10 Item 7(Picture)

5. Rooms

5.0 **Ceilings**

Conditional

The cracks in the ceiling in the (upstairs) family room and 2nd bedroom (see photos for location) appear to be common settlement cracks. Cracks larger than 1/16" are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps framing shrinkage. Cracks of this nature are also caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation. Recommend repairing cracks then paint and monitor. If cracks reappear and become larger than 1/16" then would recommend a structural engineer further investigate to determine cause and suggest repairs.


5.0 Item 1(Picture) family room


5.0 Item 2(Picture) 2nd bedroom

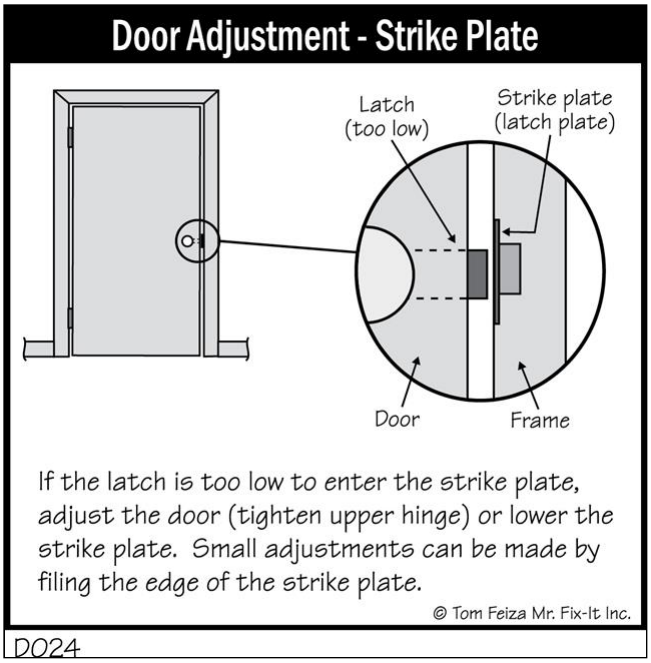
5.4 **Doors (Representative number)**

Conditional

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

5. Rooms

5.4 Item 1(Picture)

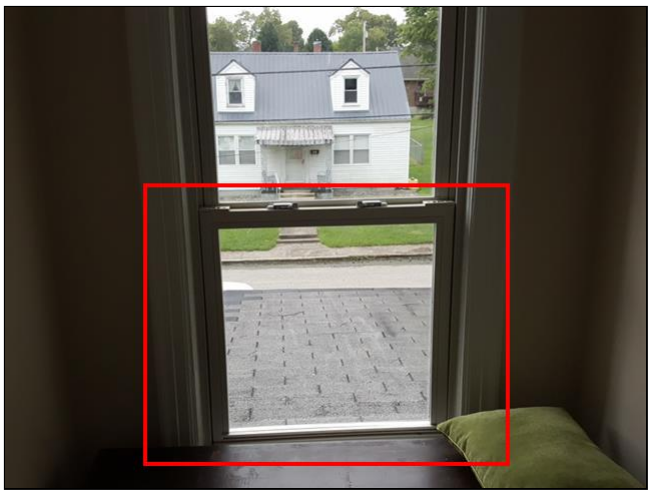


5.4 Item 2(Picture)

5.5 Windows (Representative number)

Repair or Replace

(1) The window in the master bedroom where indicated in the photo is missing a screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.



5.5 Item 1(Picture)

6. Bathroom and Components

6.3 Windows

Conditional

The window in the master bathroom where indicated in the photo is missing a screen. Recommend these be installed to prevent insects entering the home when the window is opened for ventilation. Replace as needed.

6. Bathroom and Components

6.3 Item 1(Picture)

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

Conditional

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

6.7 Item 1(Picture)

6.7 Item 2(Picture)

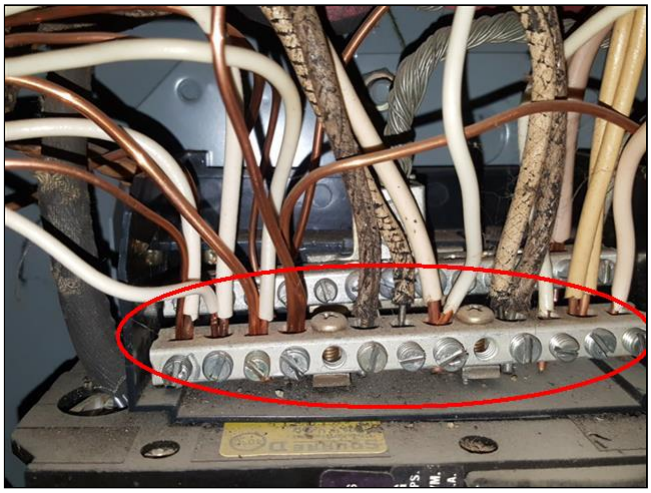
8. Electrical System

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

Repair or Replace

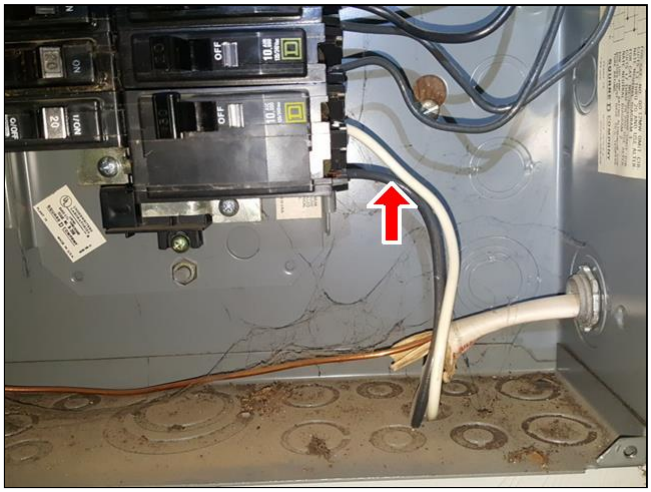
(6) More than one common (white wires) on a single lug of the neutral bar is not recommended but was found in this panel. Separation of these commons is recommended when any other electrical work is done by a qualified licensed electrician.

8. Electrical System



8.3 Item 9(Picture)

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



8.3 Item 10(Picture)

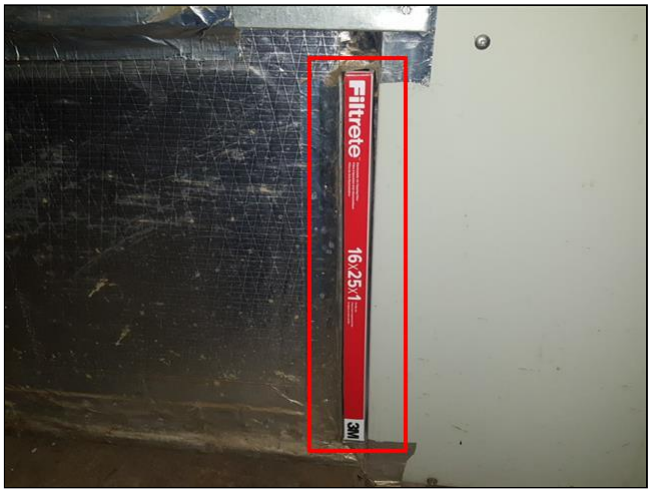
9. Heating / Central Air Conditioning

9.2 Filter Location/Condition

Conditional

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

9. Heating / Central Air Conditioning



9.2 Item 2(Picture)

9.6 **Ducts and Registers**

Repair or Replace

(5) The air supply duct pipe is not sealed correctly and leaks air at the join where indicated in the photo in the basement. Leaking ductwork increases heating/cooling costs and can also cause building damage. To prevent air loss, recommend the joints be sealed with a high temperature sealant or furnace tape. This will direct all the conditioned air to the desired locations and will improve the efficiency of the system. A qualified HVAC contractor is recommend for these repairs.

9.6 Item 10(Picture)

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Giancarlo Barone

INVOICE

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

Inspection Date: 9/12/2018
Report ID: 180912PETERS

Customer Info:	**Inspection Property:**
Mr. Trevor Peters 3558 Nutfield Street Lexington KY 40502 **Customer's Real Estate Professional:**	211 Mangini Street Nicholasville KY 40356

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2001 - 2500	375.00	1	375.00
Crawlspace / Basement	40.00	1	40.00
Over 60 Years Old	80.00	1	80.00

Tax $0.00
Total Price $495.00

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

Talon Home Inspections, LLC

Giancarlo Barone

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