TALON
Home Inspections

Inspection Report

Mr. Trevor Peters

Property Address:
2001 Crimea Street
Lawrenceburg KY 40324

Talon Home Inspections, LLC

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

Table of Contents

Cover Page 1
Table of Contents 2
Intro Page 3
1 Structural Components 5
2 Roofing / Chimneys / Roof Structure and Attic 17
3 Exterior 31
4 Garage/Carport 44
5 Kitchen / Components and Appliances 51
6 Rooms 60
7 Bathroom and Components 72
8 Plumbing System 77
9 Electrical System 84
10 Heating / Central Air Conditioning 91
Repair/ Replace General Summary 97
Conditional General Summary 131
Invoice 148
Back Page 149

Date: 12/17/2017	**Time:** 10:00 AM till 03:00 PM	**Report ID:** 171217PETERS
Property: 2001 Crimea Street Lawrenceburg KY 40324	**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 second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be 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 minor repair.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, is unsafe or hazardous, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

THIS REPORT IS NOT A WARRANTY.

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

There were no disclosures given to the inspector at the time of the inspection.

Definition of A Home Inspection

By definition, a home inspection is a visual analysis performed for compensation for the purpose of providing a professional opinion and home inspection report by a licensed home inspector, regarding the condition of a residential dwelling and the

dwelling's attached garages and carports, any reasonable accessible installed components, and the operation of the dwelling's systems, including any controls normally operated by the owner of the dwelling, for systems and components in the standards of practice established by the Kentucky Board of Home Inspectors. Home inspection does not include a code compliance inspection. The obligations of a home inspector to a client do not extend to third parties who did not hire the home inspector or rely on the inspector's opinions.

Standards of Practice:	**In Attendance:**	**Type of building:**
American Society of Home Inspectors	Vacant (inspector only)	Single Family (1 story)

House Built In:	**Home Faces:**	**Utilities Status:**
1986	North	All utilities On

Temperature:	**Weather:**	**Ground/Soil surface condition:**
40-50	Overcast, Light Rain	Dry, Frozen, Wet

Rain in last 3 days:

No

1. Structural Components

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






Styles & Materials

Foundation Type:
Crawlspace

Foundation Wall Structure:
Masonry Block

Method used to observe Crawlspace:
Crawled
Limited access
Obstructed
Unsafe conditions

Floor Structure:
2 X 10
Wood joists and beams

Wall Structure:
Brick

Columns/ Posts or Piers:
Masonry Block Piers
and
Steel screw jacks

Floor System Insulation (Type/R value):
Faced Batts
R-13

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

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

IN NI NP C RR

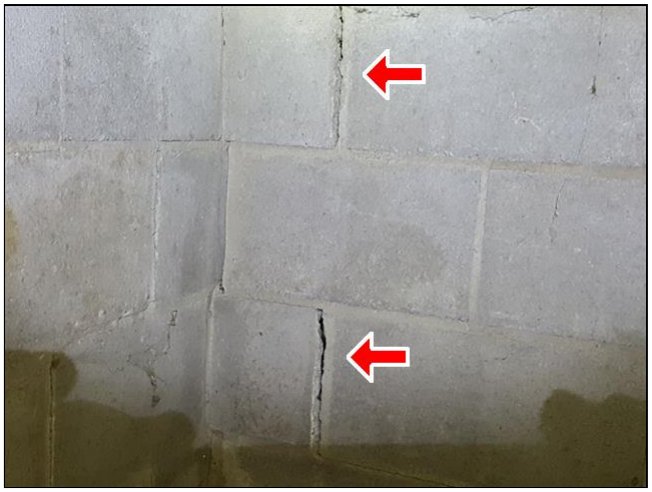
Comments:

1.0 Access to the crawlspace is located at the right side of the home. For safety, recommend a lock be installed on the crawlspace access door to prevent a child entering which could result in a injury or death occurring.

1.0 Item 1(Picture)

1.1 The stair step crack at the foundation wall on the front right corner of the home in the crawlspace was noted and is large enough for concern. Some degree of settlement has occurred. The size of the crack shown is 1/8 in width and is has bulged. This is cause for concern. The wall(s) may need reinforcement. Cannot tell if this movement is ongoing. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs maybe needed. Recommend a Foundation contractor be consulted to further evaluate this condition and the remedies available for correction prior to closing. These cracks need to be sealed to prevent further cracking due to freeze/thaw (water entering) and possible further deterioration via water intrusion in the crawlspace.

1.1 Item 1(Picture)



1.1 Item 2(Picture) front right corner of home

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

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)

1.2 Item 4(Picture)

1.2 Item 5(Picture)

1.2 Item 6(Picture)

1.2 (2) The vapor barrier (plastic) on the crawlspace ground is deteriorated in various areas and is less than 9 mill thick. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. If this is not corrected wood rot, condensation and/or mold could develop in the crawlspace. Recommend a qualified contractor replace as needed prior to moving in.

1.2 Item 7(Picture)


1.2 Item 8(Picture)

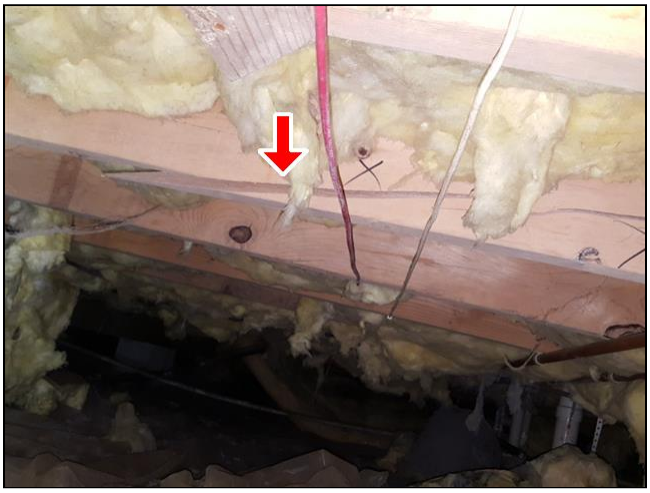

1.2 Item 9(Picture) under entry way

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

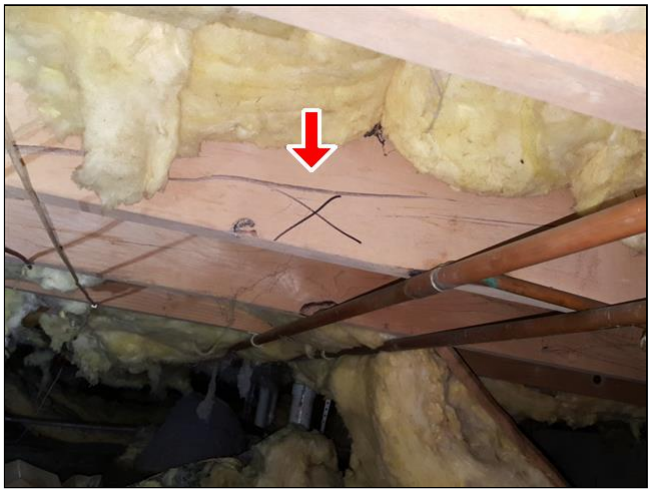
1.2 Item 10(Picture) under washer dryer room

1.3 See exterior siding of the home in this report.

1.4 (1) One floor joist is severely split or cracked in the crawlspace under the master bathroom area. There may be more but due to the access and conditions in the crawlspace others may have been unnoticed at the time of inspection. Repairs are needed. Cracked joists are repaired by replacement , "sister" joists installed along side or additional support. Recommend a qualified licensed building contractor repair as needed and further access the floor structure under the living room and kitchen area once access is granted.

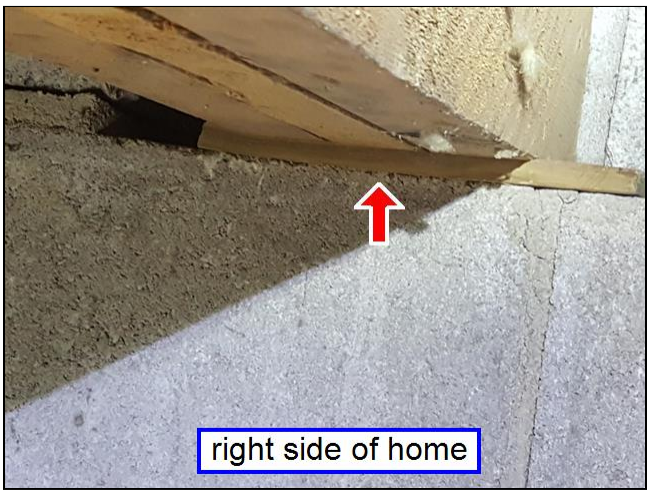


1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.4 (2) Wood shims were placed under the beam (under 2nd bedroom area) to support and level beam resting on the masonry block wall foundation. Steel shims are recommended for this purpose. Wood will compress and allow the beam to sag resulting in the floor sloping and cracks in the drywall of the walls and ceilings. See note 6.1 Photo 1. Recommend a qualified structural engineer further evaluate to determine if corrections are needed.



1.4 Item 3(Picture)

1.5 (1) The insulation is loose/fallen and is hanging loose in the crawlspace in various areas. Heat loss can occur more on this home than one that is properly insulated. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. Recommend repair or replacement as needed by a general contractor.

Note: Due to the majority of insulation that has fallen below the living room area this did not allow reasonable access to inspect the crawl in that part of the home.

1.5 Item 1(Picture)

1.5 Item 2(Picture)

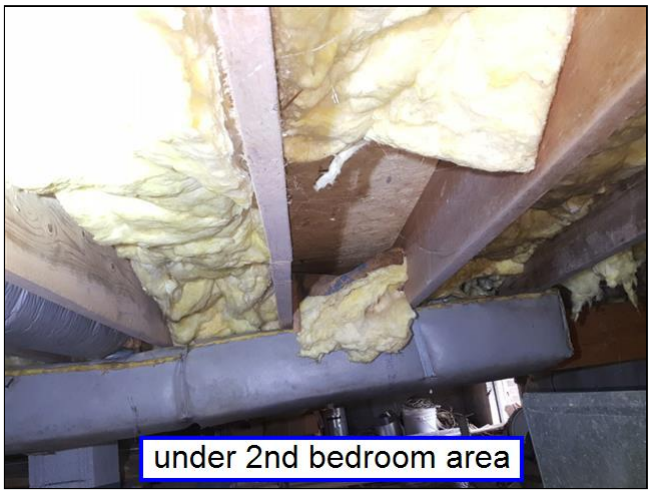
1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Item 5(Picture)

1.5 (2) The insulation is missing in some areas in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend replacement as needed.

1.5 Item 6(Picture)



1.5 Item 7(Picture)

1.6 (1) All the piers that are supporting the main beam in the crawlspace maybe undersized and may not provide proper support for the beam. Normal building practices use a minimum sizing of 12 inch wide piers. The installed piers in question are 8x8x16 single pile piers. The floor is an integral part of the foundation system. Because of the various repairs to joists, additional steel screw posts installed in the crawl and issues found with exterior brick walls and foundation walls it is recommended prior to closing to have a structural engineer further evaluate to determine if corrections are needed.

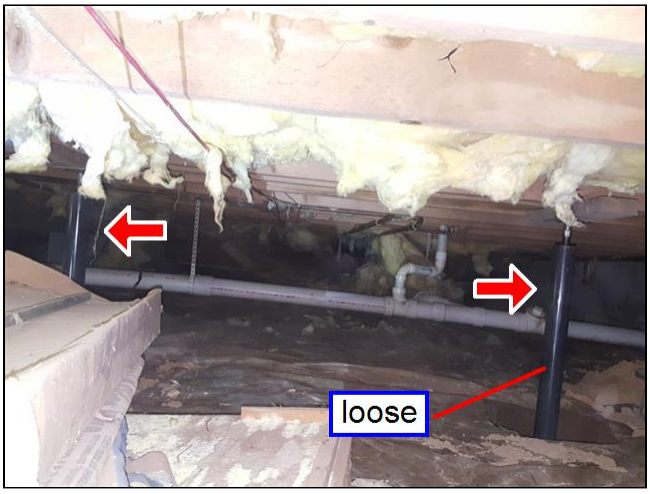

1.6 Item 1(Picture)


1.6 Item 2(Picture)

1.6 (2) Support posts are usually set on 3'x3'x12' thick footer pads. The posts are set on masonry blocks resting on the ground in the crawlspace under the master bathroom area. One of the posts is loose. When support posts are missing footers, they can settle which can result in settlement and possible failure of the floor structure over time. These posts are directly under the master bathroom area. Strongly recommend a qualified building contractor and/or a structural engineer further evaluate and repair/correct as needed. Also refer to note 6.1.

1.6 Item 3(Picture)

1.6 Item 4(Picture)

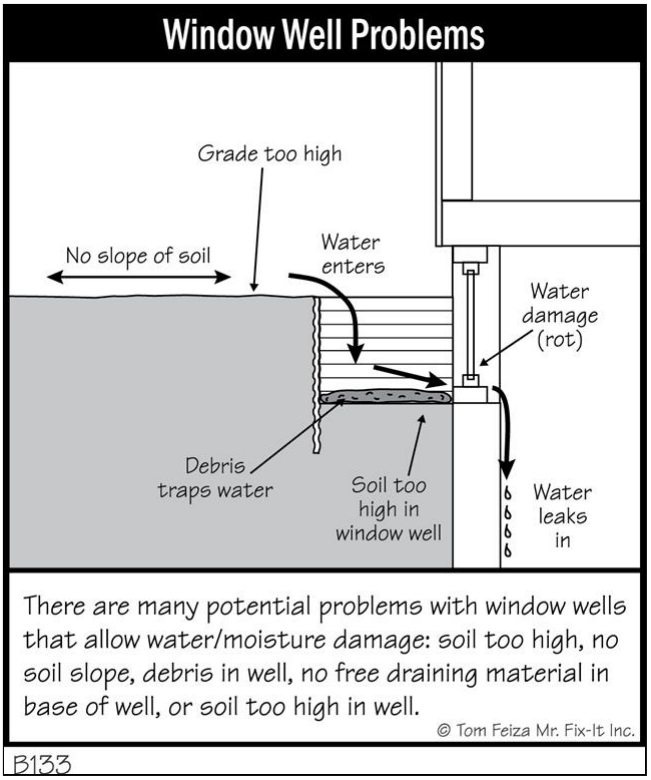


1.6 Item 5(Picture)

1.7 Most of the ceilings in the home are covered and structural members are not visible due to insulation and ceiling coverings. No obvious problems discovered. I could not see behind these coverings. Was only able to partially examine ceiling structure.

1.8 The foundation vent(s) is a little below ground level at left side of the home which can allow water to enter the crawlspace. A half-round window well should be installed. The dirt inside the well should be replaced with approximately four inches of gravel. A couple of inches clearance between the gravel and vent opening is recommended. Recommend a general contractor correct as needed.

1.8 Item 1(Picture)



1.8 Item 2(Picture)

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

1.9 (2) Due to the issues noted in the crawlspace, exterior wall cracks at the home and limited inspection of the crawlspace under the kitchen and living room areas, I would recommend further inspection by a qualified structural engineer and/or building contractor to further inspect the crawlspace thoroughly once full access is granted to determine if there are other issues that were not noted in this report and have repairs made where needed.

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

2. Roofing / Chimneys / Roof Structure and Attic

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

Styles & Materials

Viewed roof covering from:
Walked roof
Ground
Binoculars

Roof-Type:
Cross Hip

Roof Covering:
3-Tab Composition Architectural shingles and Rolled Asphalt

Roof Ventilation:
Soffit and Passive Vents
Thermostatically controlled fan

Chimney (exterior):
None

Sky Light(s):
None

Attic Access Location/Info:
Scuttle hole located in:
Garage Ceiling
No Storage
limited access
no light in attic

Method used to observe attic:
From scuttle hole opening only
Partially inaccessible due to safety and access
No access above living and bedrooms areas

Roof Structure:
Stick-built
Vertical support
2 X 6 Rafters
Wood slats
Partially Visible

Ceiling Structure:
2X6
Wood Joists
Partially visible

Attic Insulation:
Blown Cellulose
Approximate
R-19 or better

		IN	NI	NP	C	RR
2.0	Roof Coverings - Asphalt					•
2.1	Roof Coverings - Flat Roof Asphalt/Metal					•
2.2	Roof Flashings	•				
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	Ventilation Fans and Thermostatic Controls (Attic)		•			
2.9	Attic Insulation	•				
2.10	Attic Electrical (Visible Electric Wiring in Attic, Switches,Outlets, and Light Fixtures)					•
2.11	Attic Plumbing		•			
2.12	General Notes	•				

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

Comments:

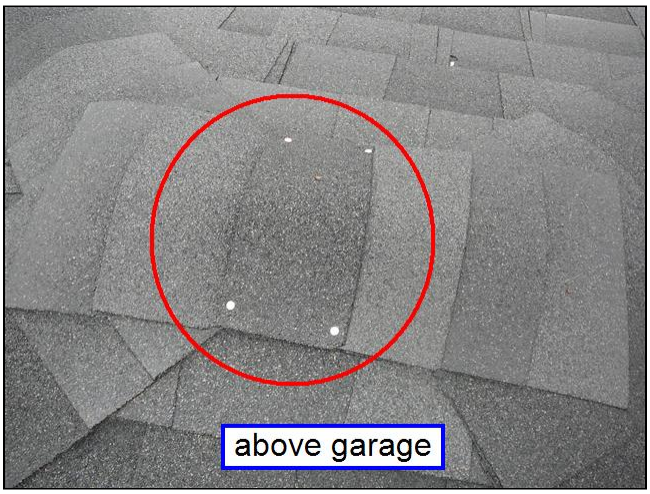
2.0 (1) The roof covering shows a mump-like appearance in some areas around the home, see photos for location. These small little bumps might be caused by hot weather, in which some air beneath the cover layer has become hot and has expanded, or due to poor installation. These areas will eventually or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

2.0 Item 1(Picture)

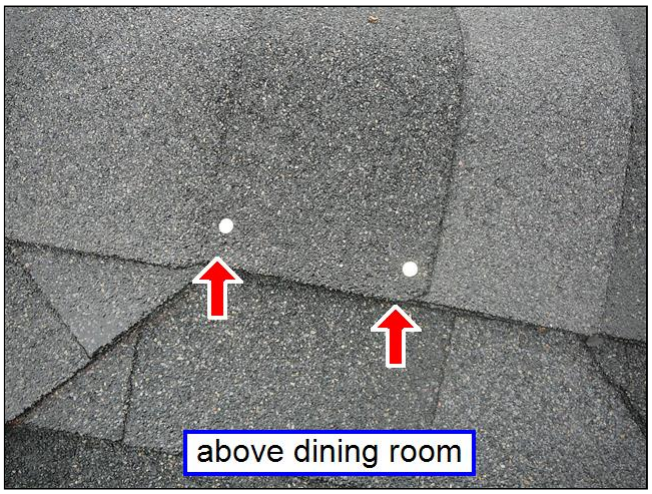
2.0 Item 2(Picture)

2.0 Item 3(Picture)

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



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 The flat roof roof covering is lifting at the front of the home above the covered porch right side. Unable to determine if this area will leak. However this needs to be repaired to prevent the wood sheathing from being damaged via water intrusion and to prevent possible water pooling in this area which could result in roof leakage. Recommend qualified roofing contractor should inspect further and correct/repair as needed

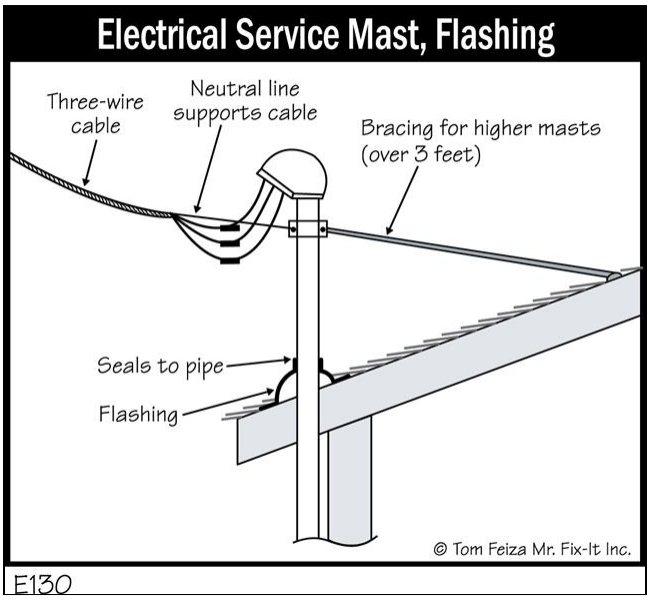
2.1 Item 1(Picture)

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

2.3 The rubber boot below the electric mast is starting to deteriorate and may be prone to leaks because it is split/cracked at the rear of the home. This may allow water to enter into the attic which may lead to deterioration of the roof and ceiling structure which can lead to mold within the attic. Sealing or replacing the rubber boot is recommended. Recommend a roofing contractor repair or replace as needed.

2.3 Item 1(Picture)

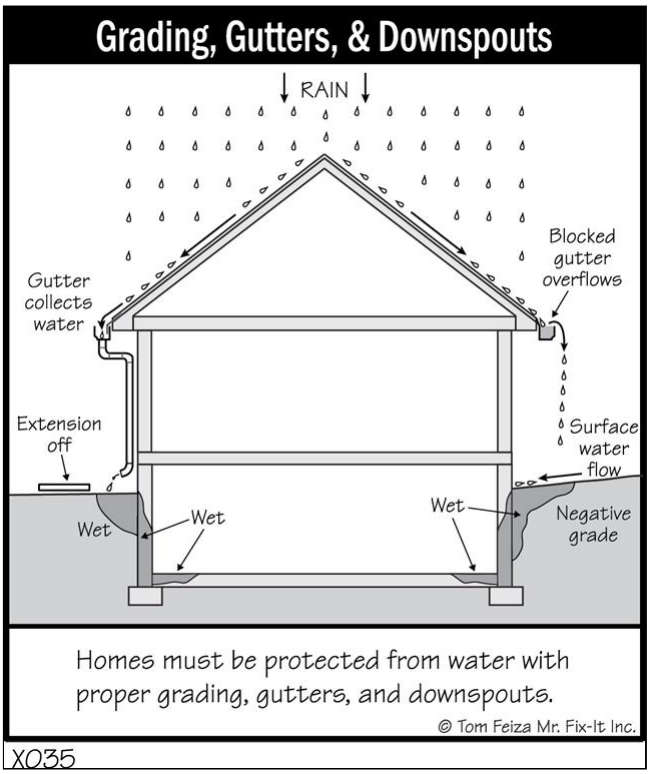
2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.4 (1) The Down spout is dislodged at the join leading into the extension at the front right corner of the garage. This allows water spilling and not being drained correctly at the downspout extension. This will cause soil erosion and possible settlement of the foundation wall or leakage under the slab. Recommend a general contractor repair or replace as needed.

2.4 Item 1(Picture)



2.4 Item 2(Picture)

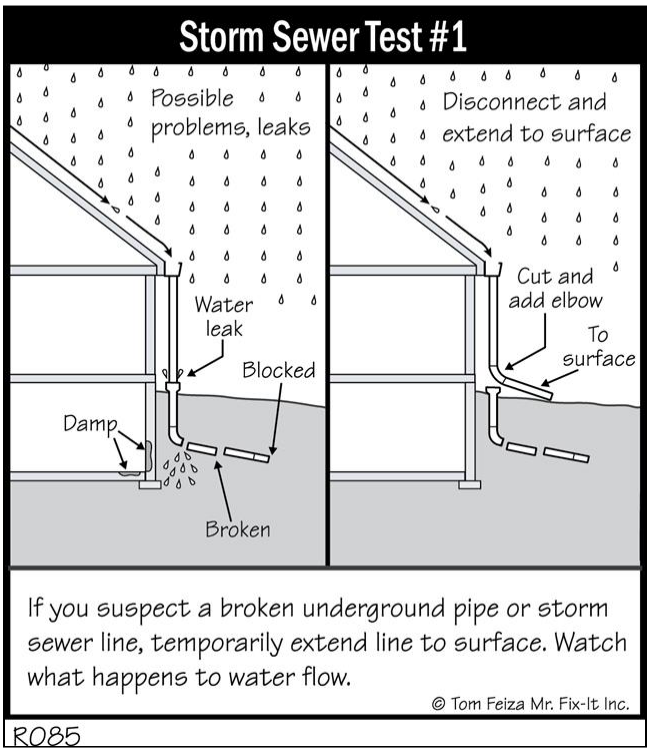
2.4 (2) Downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least 10 feet from the building or into a storm sewer system. Foundation leakage adjacent to a downspout is an indication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

2.4 Item 3(Picture)

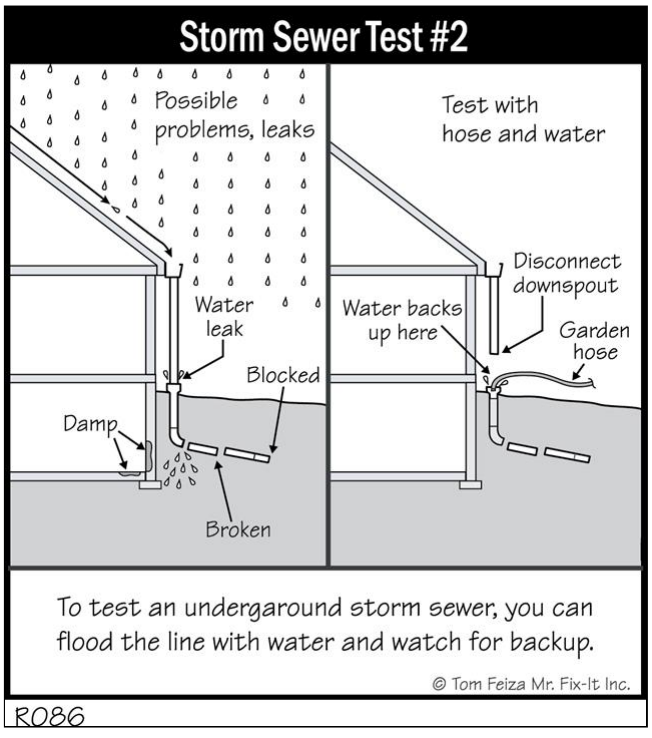
2.4 Item 4(Picture)

2.4 Item 5(Picture)

2.4 Item 6(Picture)



2.4 Item 7(Picture)



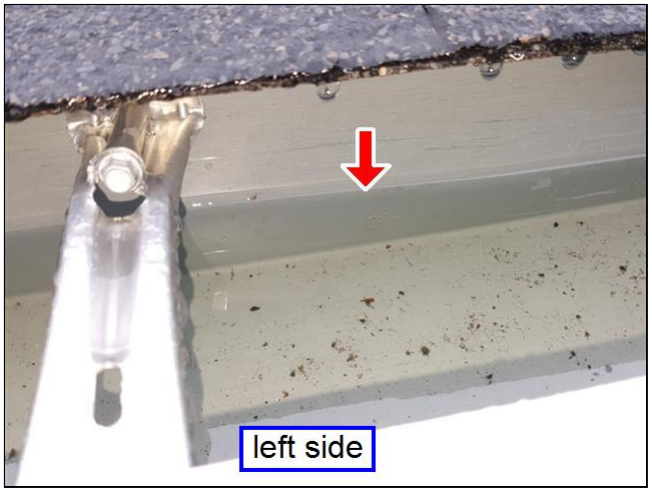
2.4 Item 8(Picture)

2.4 (3) Recommend the downspout(s) at the front left corner of the home near the porch where indicated in the photo(s) be extended and flow onto a splashblock. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak under the slab foundation area and be trapped between the front walkway which may cause settlement of the foundation of the home. Recommend a general contractor correct as needed.
Note: the extension will need to go underneath the front walkway.

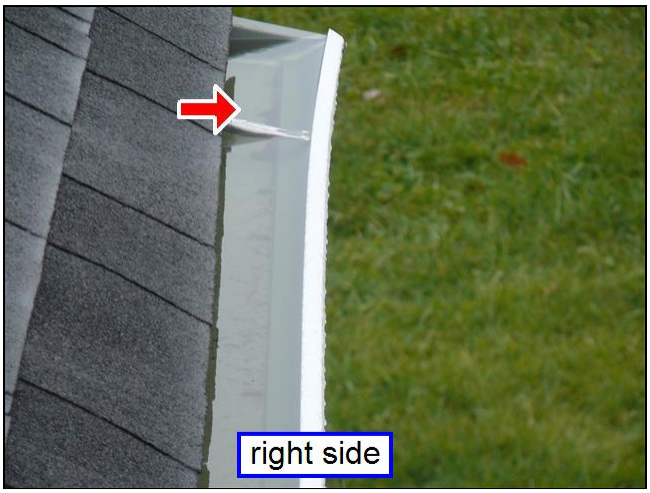
2.4 Item 9(Picture)

2.4 (4) The gutter is holding water at the rear left and the right side of the deck roof due to an incorrect slope towards the downspout. Gutters that drain poorly can lead to many costly problems such as deterioration of the fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend the slope be adjusted by a qualified person as needed prior to closing.

2.4 Item 10(Picture)

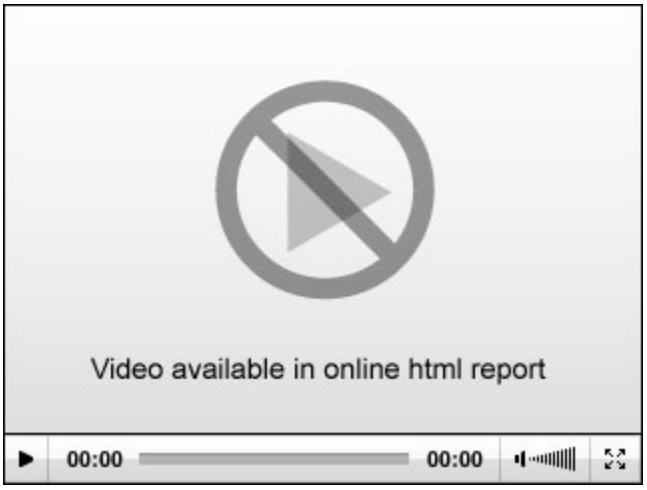


2.4 Item 11(Picture)



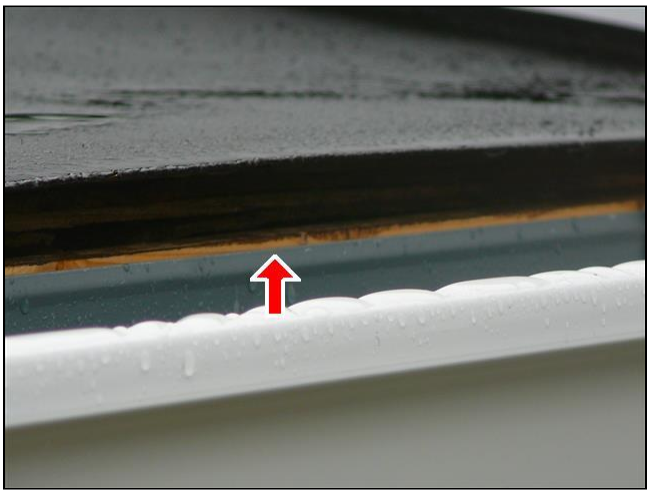
2.4 Item 12(Picture)

2.4 Item 13(Video) left side

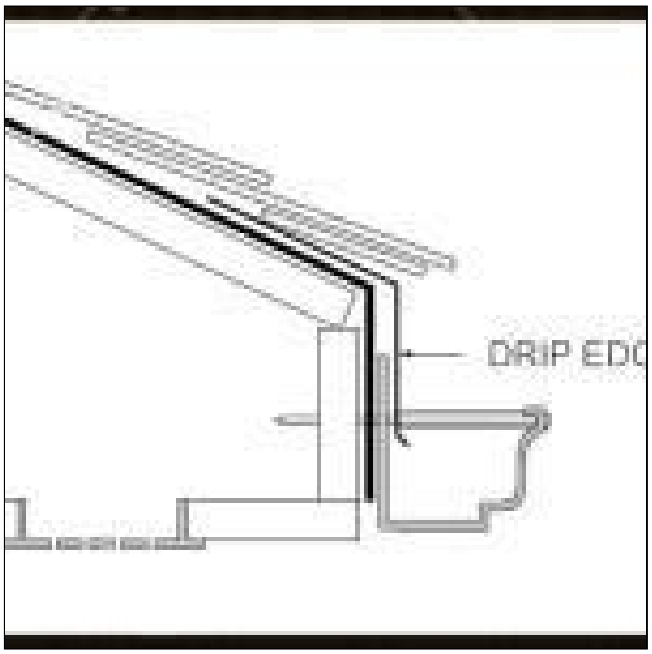


2.4 Item 14(Video) right side

2.4 (5) The drip edge/flashing is missing at the front porch roof of the home. The drip edge/flashing protects the roof edge of the wood sheathing from water intrusion. Repairs are needed to prevent deterioration of the roof sheathing. Recommend a qualified roofing contractor repair as needed.



2.4 Item 15(Picture)



2.4 Item 16(Picture)

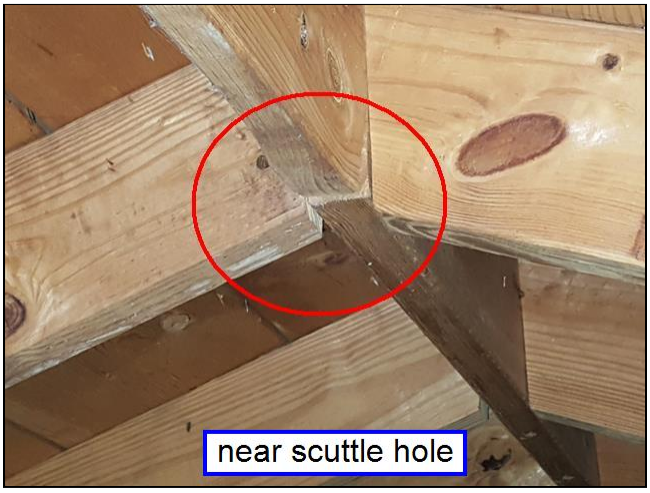
2.4 (6) Evidence of water leaking at the downspout where it is connected to the gutter between the garage and the front porch. This can cause possible settlement of the foundation, soil erosion and/ or deterioration of the brick siding. Recommend a qualified contractor repair as needed.

2.5 (1) Attic access location (see photo)

2.5 Item 1(Picture)

2.5 (2) There was no real access to examine the attic in the main areas of the home. Any access appears to be sealed. Therefore could not inspect the roof structure, ventilation, plumbing, insulation or signs of water leaks or condensation within the attic in this area. Strongly recommend checking with the owner for location and have a reasonable access port provided and have the attic inspected prior to closing by either myself or a qualified contractor.

2.6 Recommend a vertical supports to the join in the ridge beam in the attic (garage area) to add extra support to the roof structure and to resist rafters and/or ridge beam from sagging and cracking in the future. The rafters are the primary support to the ridge beam only. Recommend a qualified framing/building contractor further evaluate and make the necessary repairs as needed.



2.6 Item 1(Picture)

2.7 Additional ventilation was not added, when the most recent roof covering was installed. The level of ventilation is marginal and can be improved. 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. Recommend a qualified roofing contractor further evaluate to determine if corrections are needed now or when the next replacement of the roof coverings is expected.

2.7 Item 1(Picture)

2.7 Item 2(Picture)

2.8 The thermo exhaust fan was not inspected for operation due to no access in the attic in this area. Verify with the owner that the fan is working prior to closing.

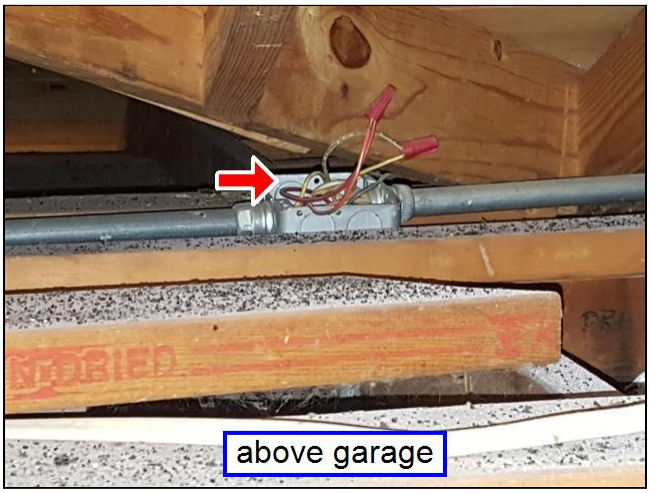
2.9 (1) Cellulose insulation is about six inches thick or just over 19 R Value.

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

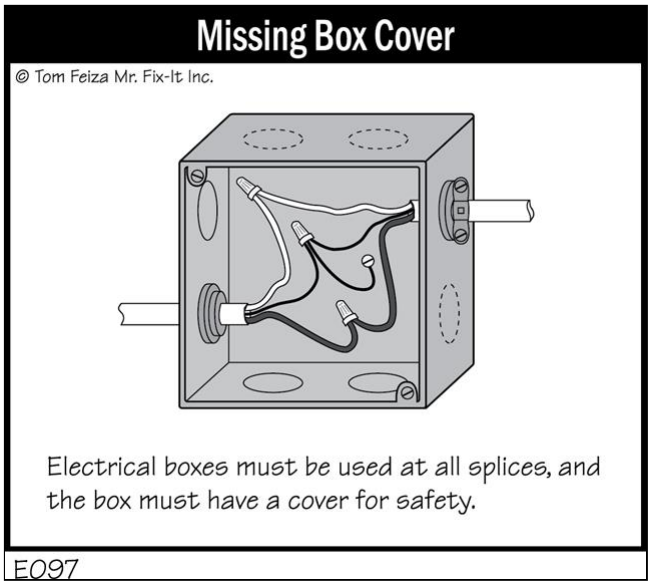
2.10 (1) The electrical wire above the attic access should be secured onto a rafter. This is a safety issue as when entering attic or falling from ladder someone may grab these wires and pull on them. This could result in a death via electrocution via wires being pulled from junction box. Recommend a licensed electrical contractor correct as needed.

2.10 Item 1(Picture)

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



2.10 Item 2(Picture)



2.10 Item 3(Picture)

2.12 (1) Limited inspection of the attic above the living area at the time of the home inspection due to access, clearance and safety within the attic access in the garage. The attic from the living room to the bedrooms was not inspected due to accessibility. We did not inspect the majority of the attic in the home. Could not determine type or R value of insulation. The roof ventilation, electrical, plumbing and the structure was not inspected. Recommend inspection of this area once adequate clearance is provided prior to closing.

2.12 (2) Recommend a scuttle hole be installed in either the hallway or at the Master Bedroom closet to allow ease of access to the main attic area of the home. The attic in this area was not inspected thoroughly due to accessibility. Strongly recommend an access area be installed to allow better access in the event work is needed to be performed within the attic and for future inspections when needed. This is for your information.

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

3. Exterior

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

Styles & Materials

Siding Material:
Brick

Exterior Entry Doors:
Metal window door(s)

Appurtenance:
Covered porch with steps

Driveway:
Concrete

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

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

Comments:

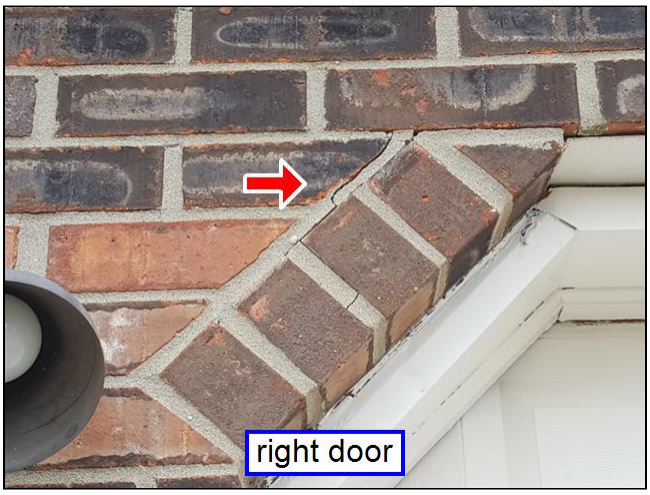
3.0 (1) Exterior wall vertical cracks at the mortar joints and through the brick siding was observed above the garage where indicated in the photos. The majority of these cracks were observed above the garage door frames where there were metal lintel's in the brick work. A lintel is a metal beam supporting masonry above an opening in a wall. These cracks may imply that the lintel may be rusting, expanding, or close to the lower limit of function and acceptability due to being undersized. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. These cracks do not appear significant at this stage. Recommend a qualified contractor seal all cracks to prevent further cracking and possible deterioration of the brick work and treat lintel's from rusting and exposure to moisture by painting lintel's. Also ensure they are sealed between the brickwork so water cannot enter behind or on top of lintel. If cracks reappear after repairs, then would recommend a qualified masonry further investigate to determine cause and repair or replace as necessary.

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.0 Item 4(Picture)

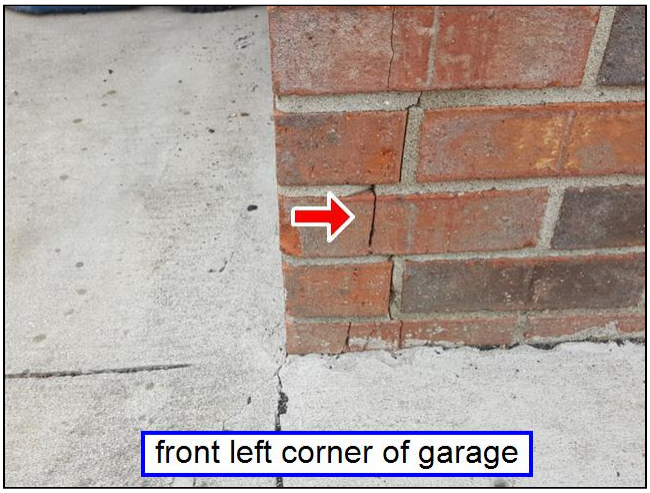


3.0 Item 5(Picture)

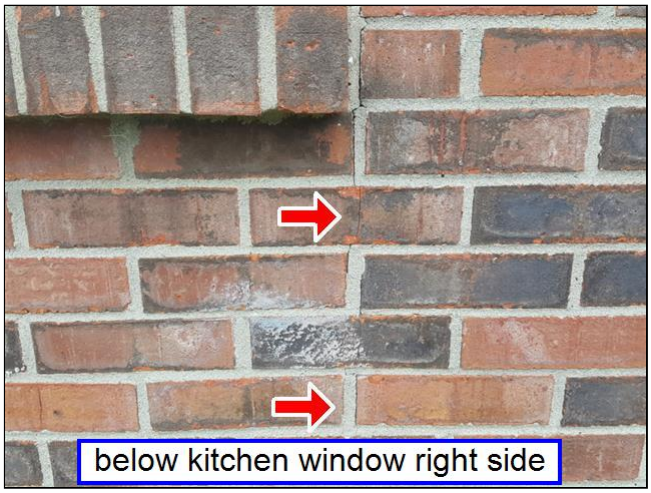
3.0 (2) Brick spalling observed at the front right corner of the garage near the downspout. Spalling is a result of water entering the concrete and masonry and forcing the surface to peel, pop out or flake off, due to moisture entering the foundation perimeter. Eventually, spalling can cause crumbling and destruction of a structure. Recommend repair and ensure water is drained away from the perimeter of the home. A skilled masonry contractor should perform the repairs.

3.0 Item 6(Picture)

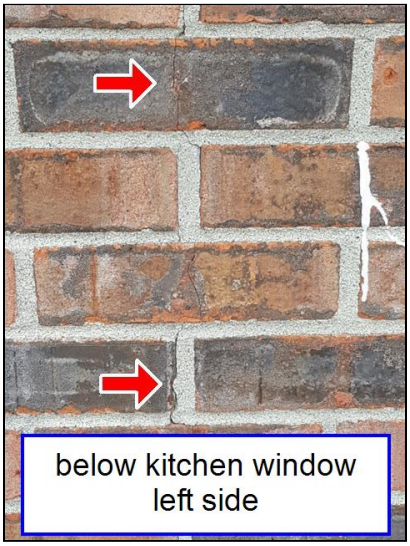
3.0 (3) The exterior brick wall has various vertical and stair step settlement cracks in various places around the home, see photos for location. This implies that minor structural movement has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. These cracks do not appear significant at this stage. Cracks that are greater than 1/8 inch are cause for concern. Due to freeze/thaw, the cracks should be sealed to minimize further chipping away, flaking or deterioration. Recommend these cracks be sealed to prevent further cracking via water intrusion. A qualified contractor or skilled masonry contractor should perform the repairs via tuck pointing mortar. It is recommended that you monitor periodically and if cracks reappear and become greater than 1/8", then a qualified structural engineer or masonry contractor should be consulted to determine cause and suggest repairs. This would indicate that the home is continually settling. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed.



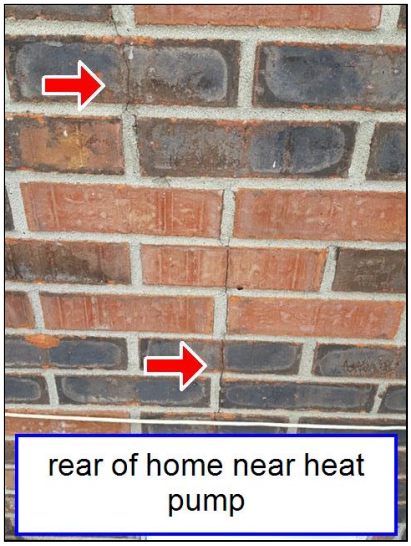
3.0 Item 7(Picture)



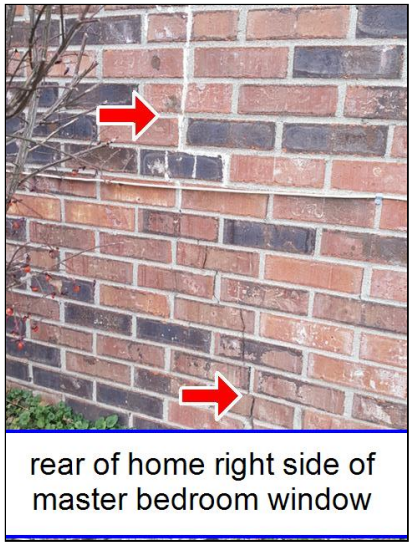
3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)

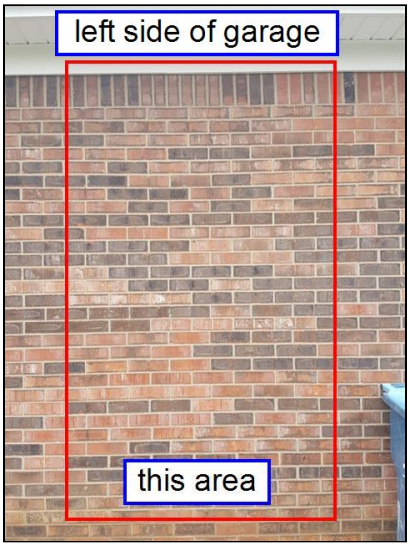
3.0 (4) No weep holes were found on the brick wall siding. Weep holes are openings close to the bottom of the brick mortar joints that allow drainage. They are also recommended over door and window openings. Felt paper as well as metal flashing are commonly used for this purpose but cannot be seen without removal of the brick. Any water that might enter behind the brick against the wood could cause decay and further cracking of the brick wall. Due to various vertical cracks noted around the home above and below windows and doors, see note 3.0(3), 3.0(5), 3.0(6) and 3.0(1), recommend a qualified masonry contractor further investigate to determine if weep holes are needed to prevent further cracking of the exterior brick walls around the home.

3.0 (5) The appearance of the settlement crack at the rear of the home below the master bedroom window right side is large enough for concern. Previous repairs have been performed from the outside to eliminate water intrusion. However the crack has reappeared. Some degree of settlement has and seems to be re-occurring. Cracks show sizes between 1/8 and 1/4 inch in width. This is cause for concern. Cannot tell if this movement is ongoing. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. Recommend a Structural engineer or Masonry contractor be consulted to further evaluate this condition and the remedies available for correction. These cracks need to be sealed to prevent further cracking due to freeze/thaw (water entering) and possible further deterioration of the brick work.

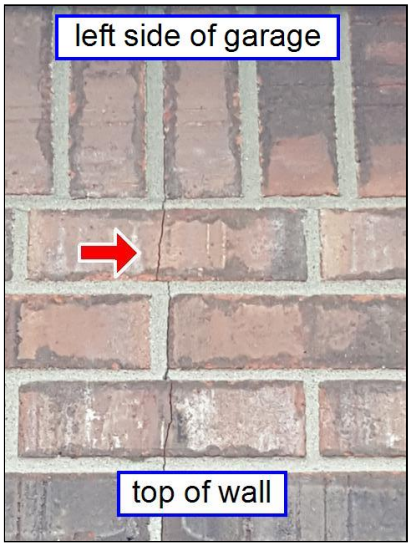
3.0 Item 12(Picture)

3.0 Item 13(Picture)

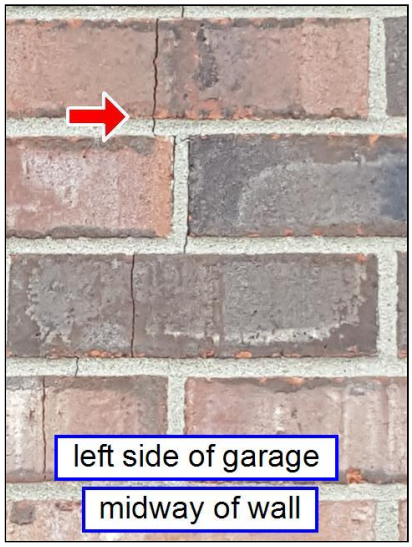
3.0 (6) The exterior brickwork has a vertical "V" shaped crack that has a large gap at the top then runs down to a smaller gap at the bottom at the right side of the home and at the left side of the garage. This implies that minor structural movement is occurring. While the rate of movement cannot be predicted during a one time inspection it is likely that additional repairs are needed and further investigation is required due to the shape of these cracks. "V" shaped cracks (wider on one end than the other), could be a signal that you have some foundation settling issues. When the foundation of your home settles in one direction, this causes the weight of the house to shift toward that settling, or sinking, area. There are numerous reasons that this could happen, but one of the signifiers is V shaped cracks appearing in your drywall or exterior brick siding. Strongly recommend a qualified foundation contractor and/or structural engineer further inspect and make the necessary repairs if needed to prevent possible further cracking of the brick wall and perhaps future settlement of the foundation. The cracks needs to be sealed to prevent water entering which can lead to further deterioration and possible damage to the wall structure.



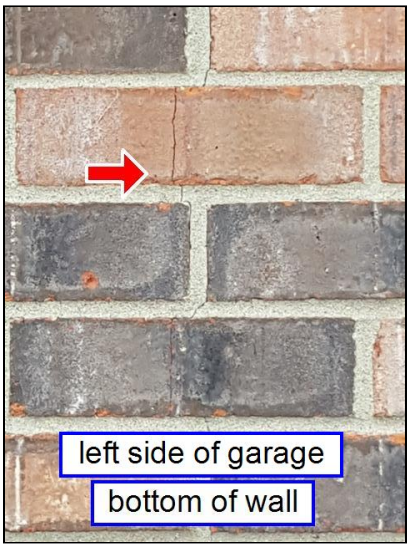
3.0 Item 14(Picture)



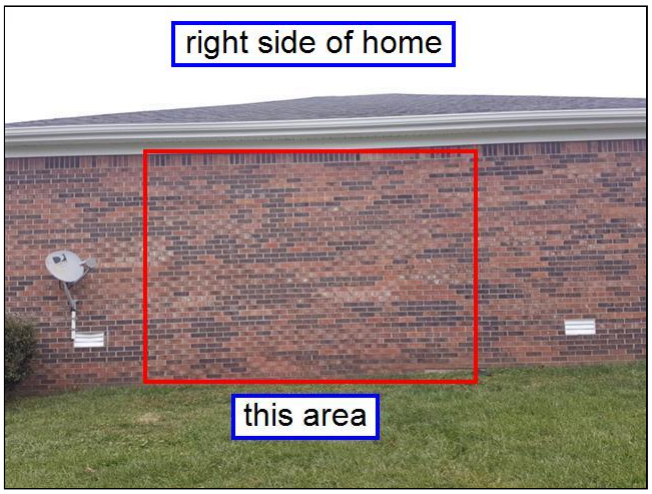
3.0 Item 15(Picture)



3.0 Item 16(Picture)

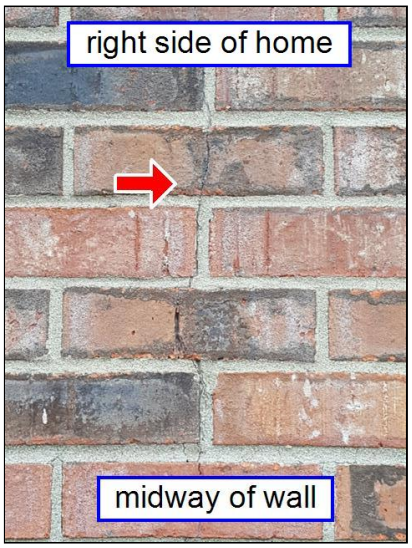


3.0 Item 17(Picture)

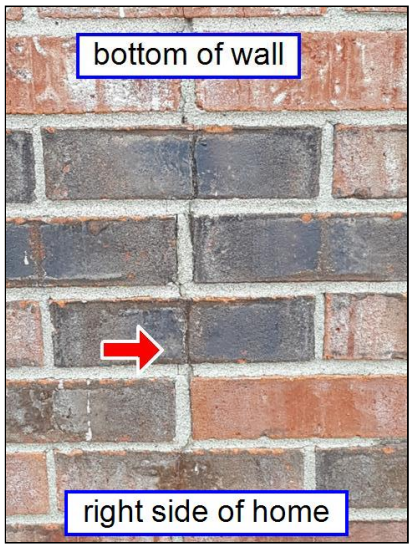


3.0 Item 18(Picture)

3.0 Item 19(Picture)



3.0 Item 20(Picture)



3.0 Item 21(Picture)

3.2 The side entry door at the dining room reveals daylight when latched at areas. It is missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected which can cause condensation. Recommend repair as needed.

3.2 Item 1(Picture)

3.3 (1) Signs of peeling paint was observed around some of the window sills around the home. Deterioration of the wooden frames will occur if not sealed and painted via water intrusion. Recommend painting after repairs to windows have been performed. You may wish to consider installing a metal flashing around the frames to eliminate maintenance of the frames.

3.3 Item 1(Picture)

3.3 (2) The gaps between the window frames and the brick siding at the rear of the home (master bedroom windows) need to be sealed correctly to prevent water intrusion. Water entering here can lead to deterioration of the wall siding and potential leaks inside the wall cavity. Recommend caulking these areas with a quality moisture resistant caulk that expands and contracts. Choosing the right caulk

3.3 Item 2(Picture)

3.3 Item 3(Picture)

3.3 (3) The bottom of some of the window sills around the home are warped/buckled and show signs of previous repairs. The sills should be flat and sloped to ensure water drains away from the home. The openings may allow water to enter and cause poor seals allowing the outside air to enter if not sealed correctly. Recommend a qualified window contractor repair as needed.

3.3 Item 4(Picture)

3.3 Item 5(Picture)

3.3 Item 6(Picture)

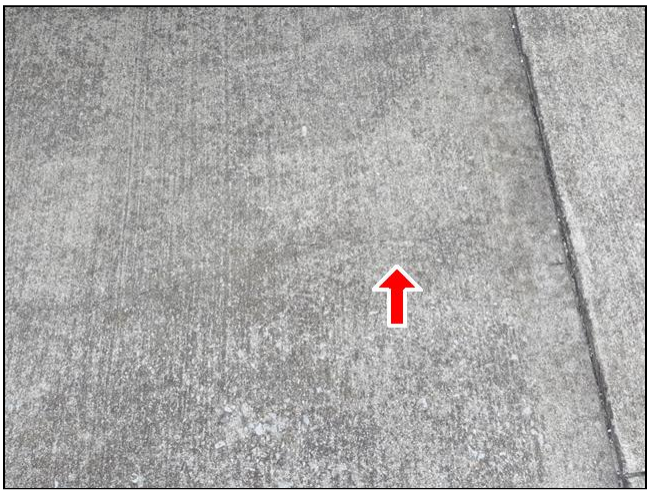
3.5 (1) The deck is built on/near grade and the sides extend to the ground. I was unable to completely inspect the underside. The area under the deck was limited. Some areas could not be viewed.

3.5 Item 1(Picture)

3.5 (2) The deck board at the some of the ends on the deck at the rear of the home have deteriorated at the end cuts. Further erosion or deterioration can occur if not corrected via water intrusion. Recommend repair or replace as needed.

3.5 Item 2(Picture)

3.6 The concrete driveway has shrinkage cracks on the surface where indicated in the photos. Shrinkage cracking is the result of moisture in the concrete evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. The size, pattern and location of these cracks do not suggest a serious problem and is of no concern at present. Due to freeze/thaw, the cracks should be sealed to minimize further cracking and settlement via water intrusion. This is for your information. Caulk for Concrete Cracks



3.6 Item 1(Picture)

3.6 Item 2(Picture)

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

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

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

3.9 Item 1(Picture)

3.10 The exterior outlet(s) are GFCI protected. The reset switch is located at the 2nd bathroom of the home. This is for your information.

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

4. Garage/Carport

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

Styles & Materials

Garage Insulation:
NONE

Garage Door Type / Material:
Two automatic
Metal

Auto-opener Manufacturer:
GENIE

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Material/Covering(s):
Concrete

Door to Interior:
Hollow core
Wood

Door to Exterior:
NONE

Window Types:
Wooden Frames
Single-hung
Thermal/Insulated

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

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

Comments:

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

4.0 Item 1(Picture)

4.0 (2) Previous repair was noted at the ceiling in the garage. Recommend contacting the owner of the home for possible explanation. This is for your information.

4.0 Item 2(Picture)

4.1 (1) Visible signs of water intrusion and/or evidence of past water penetration in the garage was present at time of inspection from silt stains observed on wall. It is evident that correction repairs are present. I am unable to determine if repair is successful Water intrusion can cause deterioration and excessive moisture on building components if not corrected. I am unable to determine the extent of intrusion or how often it occurs. Water intrusion can lead to more costly repairs and increase damage if not corrected. Inspections are limited and destructive inspections are excluded. The extent of possible damage behind repairs cannot be realized until the covering is removed. Recommend asking owner for possible explanation due to walls have been repaired. Also, recommend monitoring these areas when it rains to determine if water intrusion is still occurring and if so further investigation will be required by a qualified contractor to determine cause and remedy to prevent further water intrusion.

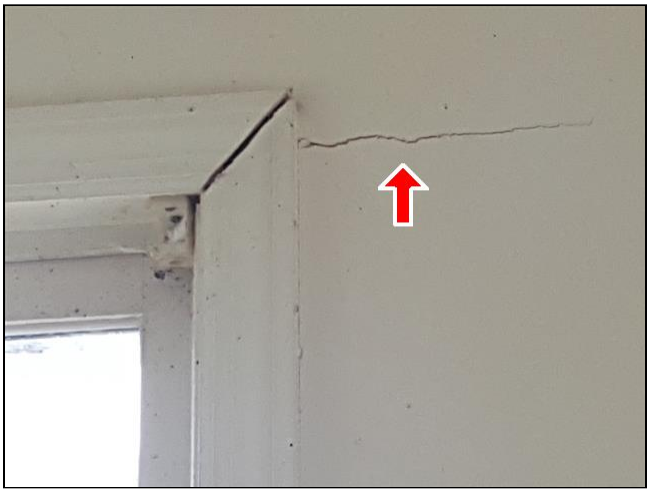
4.1 Item 1(Picture)

4.1 Item 2(Picture)

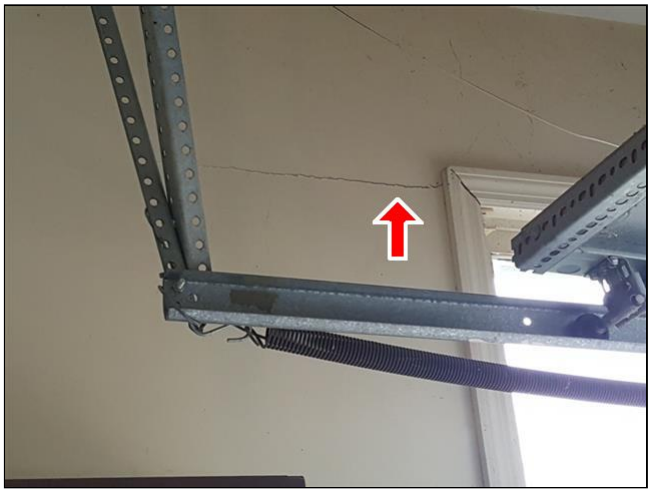
4.1 Item 3(Picture)

4.1 Item 4(Picture)

4.1 (2) The horizontal cracks in the walls in the garage at the right wall above the windows (see photos for location) appear to be common settlement cracks. Cracks larger than 1/8" 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 and changing temperature. Recommend repairing cracks then paint and monitor. If cracks reappear and become larger than 1/8" then would recommend a structural engineer further investigate to determine cause and suggest repairs.



4.1 Item 5(Picture)



4.1 Item 6(Picture)

4.2 There are no control joints in the garage floor. All concrete cracks. Control joints allow poured concrete to crack at the joint to prevent large running cracks. The garage flooring has typical cracks in areas highlighted in photos. These cracks do not appear significant and seem typical. Cracks that are usually 1/8 inch or wider are need for concern. The cracks are usually the result of shrinkage and/or settling of the slab. Recommend these cracks be sealed then apply an epoxy coating on the floor to ensure water intrusion does not occur. It is recommended that you monitor annually after repairs. If these cracks should reoccur a masonry contractor who is familiar with foundation repair should be consulted. Caulk for Concrete Cracks This is for your information.

4.2 Item 1(Picture)

4.2 Item 2(Picture)

4.3 (1) The garage door, "left" door (from outside), does not open automatically and when opened manually it does not hold it's position. The garage door openers are in place but are not operational. The door also appears to be misaligned due to the weather stripping at the bottom is not sealing against the flooring. Recommend a garage installer further inspect and repair or replace as needed prior to closing.

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.3 Item 3(Picture)

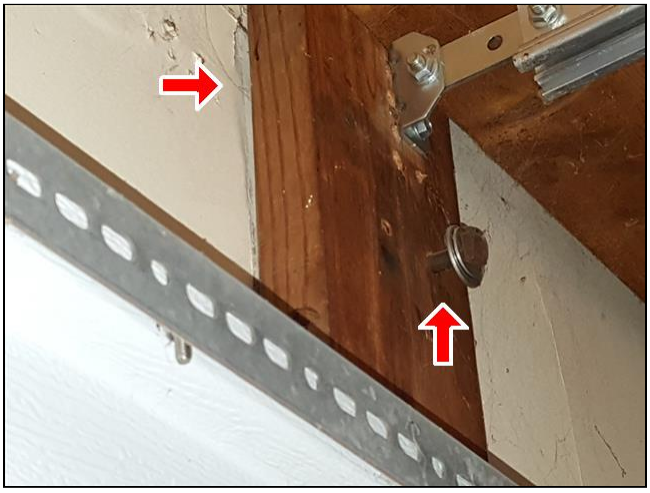
4.3 (2) The eye sensors for the garage "right" door (from outside) are not connected, hence possible reason why the door button needs to be depressed and held in order for the door to be closed. The sensors do not function. This is a safety issue. Recommend a qualified garage installer repair as needed prior to moving in.

4.3 Item 4(Picture)

4.3 Item 5(Picture)

4.3 (3) The garage "right" door (from outside) does not operate properly. It will not close automatically when the button is depressed. The button needs to be held until complete closure of the door otherwise it will reverse and stay opened. This door was not inspected for auto reverse or reversal of down force due to this. Recommend a qualified garage installer further investigate and repair/correct as needed.

4.3 (4) The header block is pulling away from the wall and the bolt is not fastened correctly which may result in the garage "right" door (from outside) opener to fail. The header block should be mounted and secured to support the operation of the garage door opening and closing and to not place strain on the moving and supporting parts. Recommend a qualified garage door installer make the needed repairs and adjustments prior to moving in.



4.3 Item 6(Picture)

4.3 (5) Ensure when both doors are repaired that they reverse under force and the sensors will reverse the door when interrupted. This is for your information.

4.5 The occupant door from inside the garage to inside the home is a hollow core door which is not rated to stop the spread of fires. This means that should a fire occur in the garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door. Strongly recommend a steel or solid core door be installed for safety.

You may wish to consider door be equipped with an auto-closer device to prevent automobile fumes from entering the house. This is for your information.

4.7 (1) the outlets in the garage are not GFCI protected. The installation of ground fault circuit interrupter (GFCI) outlets is advisable in bathrooms, kitchens, exterior, basements and garages. GFCI outlet offers protection from shock or electrocution. Recommend a qualified licensed electrician repair as needed for your safety.

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

4.7 Item 1(Picture)

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

5. Kitchen / Components and Appliances

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

washer dryer room

Styles & Materials

Dishwasher Brand:
KITCHEN AIDE
Serial # Model# : #FW4504296 #KUDL03IVBLO

Disposer Brand:
IN SINK ERATOR
Serial # Model # : #10041590374 #Space SaverP-1

Range/Oven Fuel Type and Brand:
ELECTRIC
AGED
WHIRLPOOL
Serial # Model # : #RW3210800 #WFE374LVB-0

Exhaust/Range hood:
RE-CIRCULATE
BROAN
Model # : N/A

Built in Microwave Vent Type and Brand:
NONE

Refrigerator Brand:
NONE

Cabinetry:
Wood
Painted

Countertop:
Wood with laminate top

Washer and Dryer:
NOT INSPECTED

Clothes Dryer Vent Material:
Flexible foil

Dryer Power Source:
220 Electric

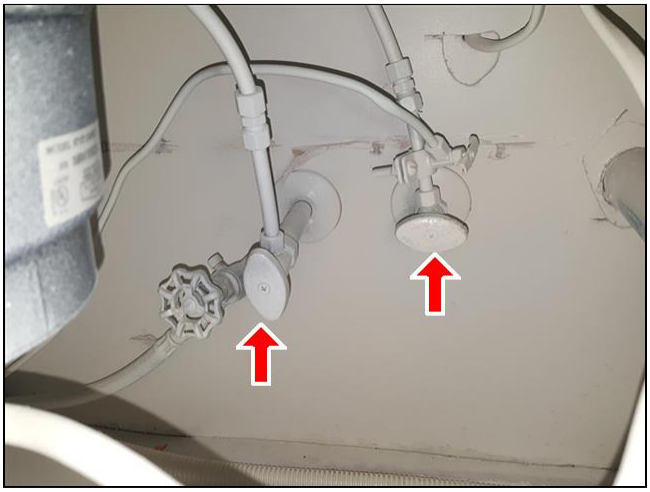
		IN	NI	NP	C	RR
5.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures		•			
5.1	Plumbing Drain and Vent Systems	•				

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

		IN	NI	NP	C	RR
5.2	Dishwasher	•				
5.3	Food Waste Disposer					•
5.4	Ranges/Ovens/Cooktops					•
5.5	Range Hood	•				
5.6	Pantry/Closet Doors			•		
5.7	Counters and a representative number of Cabinets	•				
5.8	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.9	Clothes Dryer Vent Piping					•
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		IN	NI	NP	C	RR

Comments:

5.0 The faucets are turned off at the supply lines under the sink at time of the inspection in the kitchen. I cannot determine if any problems will arise after water supply is restored. Our company prohibits an inspector from turning on any water supply valves due to it may cause harm or damage to the building via a possible water leak(s). Recommend checking with owner to verify operation of the faucets and for reason why the water supply has been turned off prior to closing.

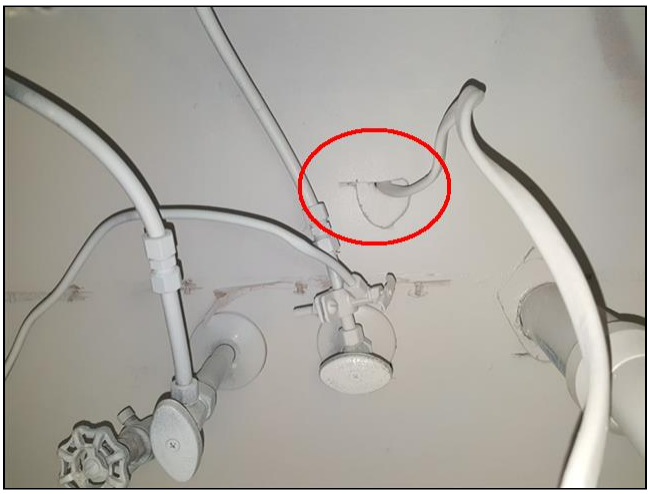


5.0 Item 1(Picture)

5.1 The water was not on for inspection. I did not inspect function of drainage and venting.

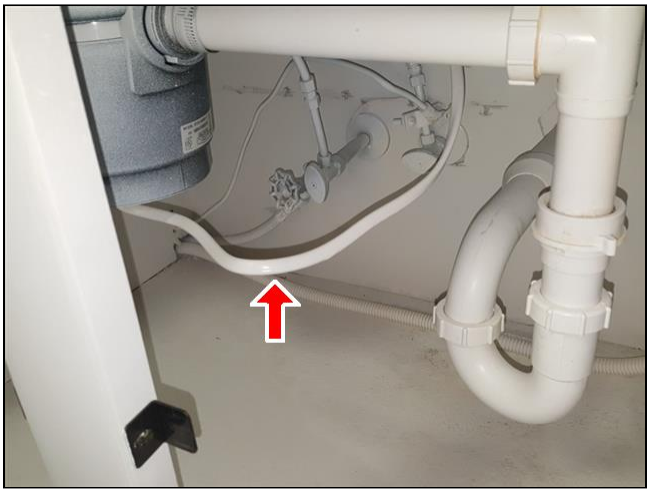
5.2 The dishwasher was not inspected for operation due to the water shutoff valve for the water supply is turned off under the sink. The inspector is **NOT** required to turn on any water supply valves for safety and to prevent damage if a leak exists. This is for your information. Recommend the owner verify the dishwasher is working prior to closure and no leaks are present.

5.3 (1) The outlet is obstructed by the panelling under the kitchen sink. Could not determine how the disposer is connected. This is hazardous if repair work is needed on the disposer. The only easy means of cutting power to the disposer is via the electrical panel box. Recommend a qualified electrician repair as needed for your safety.



5.3 Item 1(Picture)

5.3 (2) Unprotected electrical wiring under the kitchen sink for the disposer is susceptible to being damage and should be relocated or protected by a rigid conduit. Recommend a qualified electrician repair as needed for safety of the occupants.



5.3 Item 2(Picture)

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

5.4 Item 1(Picture)

5.4 (2) The stove needs to be adjusted at the feet at the front. The stove top slopes severely to the back. Recommend adjusting the bottom feet to ensure stove top is stable and level on the floor. This can be a safety issue when boiling water on the stove top.

5.4 Item 2(Picture)

5.5 The data plate was not present on the range hood cabinet at the time of inspection.

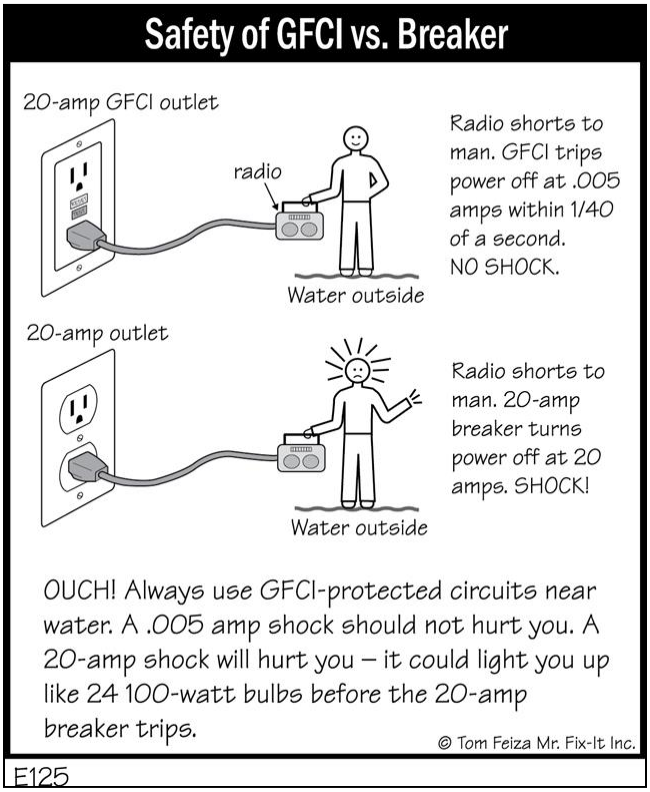
5.7 The bottom of the cabinet(s) in the kitchen under the sink where indicated in the photo(s) has very minor water damage. This indicates that a previous water leak existed at some stage. This is a cosmetic issue only. Check with the owner for possible cause and check for leaks once shut off valves are turned on. This is for your information.

5.7 Item 1(Picture)

5.8 (1) The outlet(s) in the washer/dryer room for the dryer is missing a cover-plate. The outlet was not tested. All missing covers should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

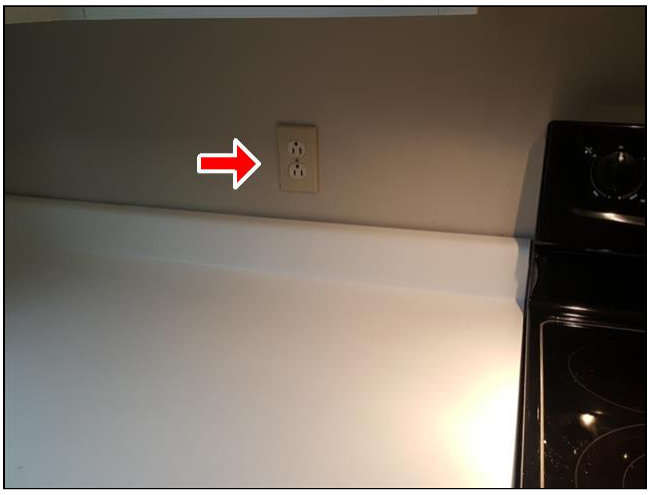
5.8 Item 1(Picture)

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



5.8 Item 2(Picture)

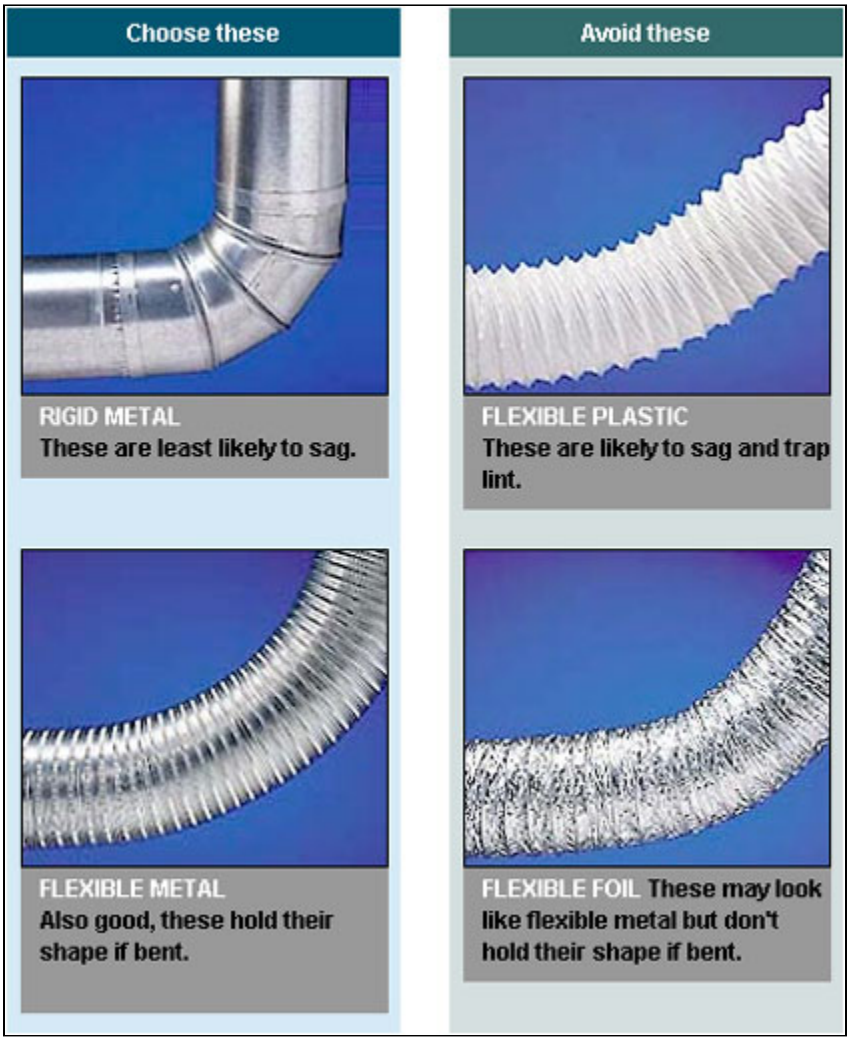
5.8 (3) The outlet(s) in the kitchen where indicated in the photo(s) are loose at the wall or in the outlet box. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected due to an electric shock or fire from loose connections could occur if not repaired.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



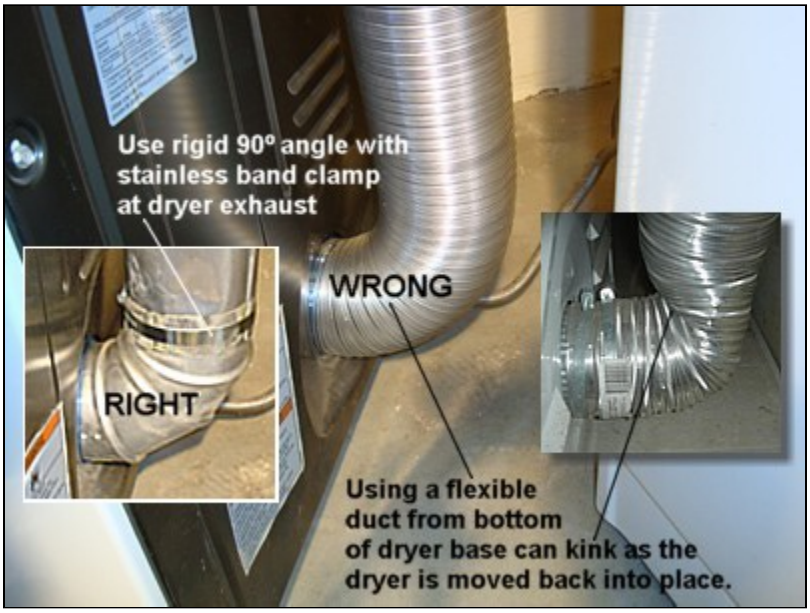
5.8 Item 3(Picture)

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

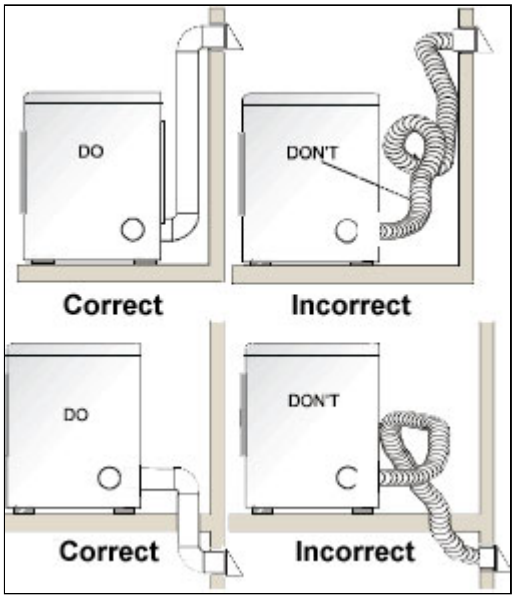
5.9 Item 1(Picture)



5.9 Item 2(Picture)



5.9 Item 3(Picture)



5.9 Item 4(Picture)

5.9 (2) The dryer is currently venting into the crawlspace which can result in various problems. Venting a dryer in a crawlspace can result in moisture problems which could lead to rot or mold in your crawl space, lint buildup on insulation, and damage to floor framing. The dryer should vent to the exterior. Recommend a qualified contractor correct as needed.

5.9 Item 5(Picture)

5.9 Item 6(Picture)

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

6. Rooms

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

dining room

living room

entryway

master bedroom

2nd bedroom

3rd bedroom

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Laminate Hardwood
Tile
Vinyl

Interior Doors:
- Hollow core
- Wood

Window Types:
- Wooden Frames
- Single-hung
- Thermal/Insulated

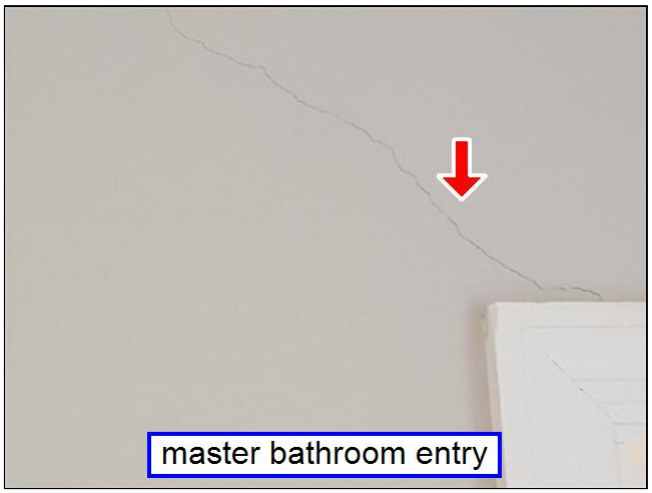
		IN	NI	NP	C	RR
6.0	Ceilings	•				
6.1	Walls				•	
6.2	Floors					•
6.3	Steps, Stairways and Railings			•		
6.4	Doors (Representative number)				•	
6.5	Windows (Representative number)					•
6.6	Closets					•
6.7	Outlets, GFCI, Wall Switches and Fixtures (Lights and Ceiling Fans)					•
6.8	Smoke and Carbon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

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

Comments:

6.1 The crack(s) noted on the walls near the corners of the door frames in the home, (see photos for location) are common minor settlement diagonal crack(s). Cracks larger than 1/8" are of concern only. Minor settlement of the home has occurred. All the doors in the related room(s) do open and close without rubbing on door jambs. This damage is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.
Note: After repairs, these areas should be monitored and if cracks reappear and become greater than 1/8 inch wide, then further evaluation is recommended by a qualified contractor to determine cause and repairs. (structural members are not visible) Also see note 1.6(2) and 1.4(2).

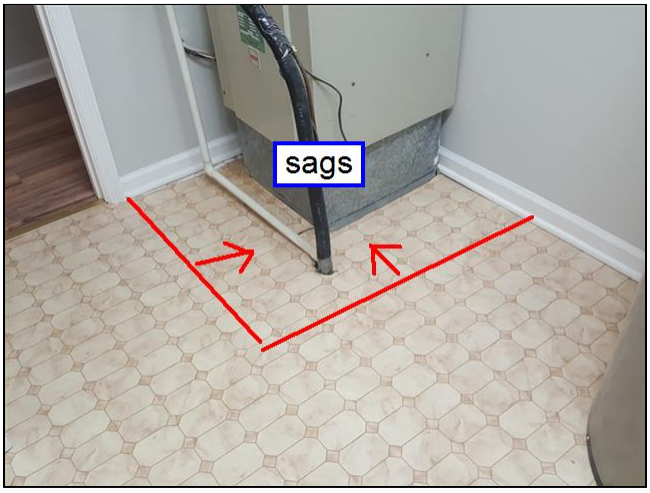
6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.1 Item 3(Picture)

6.2 The floor is sagged underneath the air handler in the washer dryer room. I suspect that the joists maybe damaged or need additional support. Access to this area of the crawlspace was limited due to access from fallen insulation, ducts and plumbing pipes. Recommend a qualified contractor further inspect and evaluate to determine if repairs are needed prior to closing once easy access is granted. This maybe a structural issue.



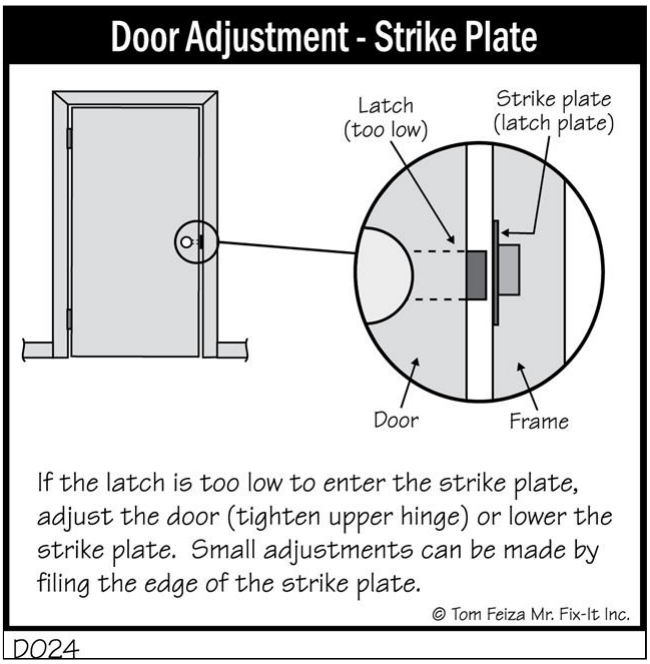
6.2 Item 1(Picture)

6.4 (1) The door in the Washer/Dryer room hits and rubs the door jamb at the top but does close shut. This maybe due to settlement of the home or sagging joists. Once the floor structure is inspected and repaired if needed, then recommend the door be repaired/corrected as needed by a general contractor. Sometimes correcting the door opening can require door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of door. Also see note 7.2.

6.4 Item 1(Picture)

6.4 (2) The door knob hardware is not latching in the 3rd bedroom closet door where indicated in the photo. It requires an adjustment. The strike plate may need to be adjusted or trimmed to be able to lock/close the door. Recommend repair as needed.

6.4 Item 2(Picture)



6.4 Item 3(Picture)

6.4 (3) The entry door in the 2nd Bedroom closet where indicated in the photo does close properly, however it rubs at the door jamb when closing where indicated in photo. This maybe due to minor settlement of the floor structure. Sometimes correcting the door opening can require the door trim to be removed then touch up painting or doors will need to be rehung or trimmed down. Recommend a qualified contractor repair as needed. Also see notes 7.1 and 1.4(2).

6.4 Item 4(Picture)

6.5 (1) All the windows in home are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

6.5 Item 1(Picture)

6.5 Item 2(Picture)

6.5 Item 3(Picture)

6.5 Item 4(Picture)

6.5 Item 5(Picture)

6.5 (2) The majority of the windows in the home will not open, see photos for location. These may be stuck or painted shut and/or may involve repair to sash cords. In the event a fire was to develop in the hallway in the home, person(s) or children have no means of exiting the master bedroom. This is a serious safety issue. Strongly recommend this be corrected prior to moving into home. Recommend unsticking the other window(s) to determine there functionality. If the problem persists, recommend either installing new windows or have a qualified window installer further investigate and repair as needed, which ever is cheaper.

6.5 Item 6(Picture)

6.5 Item 7(Picture)

6.5 Item 8(Picture)

6.5 Item 9(Picture)

6.5 Item 10(Picture)

6.5 Item 11(Picture)

6.5 (3) The 2nd Bedroom window, left side at the home has deterioration at the seals between the panes of glass due to condensation was evident between the panes of glass. This can cause fogging between the window and the insulation/ thermal ability of the window may be compromised. This can cause heat/cooling loss. Recommend a qualified window installer further investigate and repair or replace as needed to ensure efficiency of windows. Some windows with lost seals may not have been evident at the time of this inspection. The windows were checked for condensation.

6.5 Item 12(Picture)

6.5 (4) The windows in the home are known to be drafty due too poor seals and wooden frames. Replacement of the windows is expensive but would improve the looks of the house and help conserve energy. Good tight fitting storm windows are a good compromise. This is for your information.

6.6 The light in the Master Bedroom and the 2nd Bedroom closet room is 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.

6.6 Item 1(Picture)

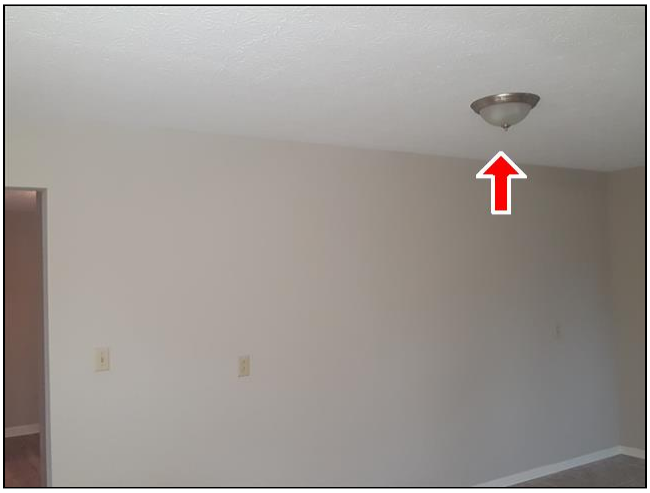
6.6 Item 2(Picture)

6.7 (1) 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.

6.7 Item 1(Picture)

6.7 Item 2(Picture)

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



6.7 Item 3(Picture)

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

6.7 Item 4(Picture)

6.8 (1) There are no smoke detectors installed in the bedrooms. For safety considerations, you should consider installation of a battery or hard wired smoke detector in each bedroom. The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. Recommend a licensed electrician install alarms if desired. Note: Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

6.8 (2) The smoke detector has been disconnected intentionally and removed at the hallway. Without a working smoke detector in your home you have no first alert to a possible fire. This is a safety issue. Strongly recommend installing or replace the smoke detector for your safety in the home. Recommend a qualified contractor install one before closing and moving in. Note: Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

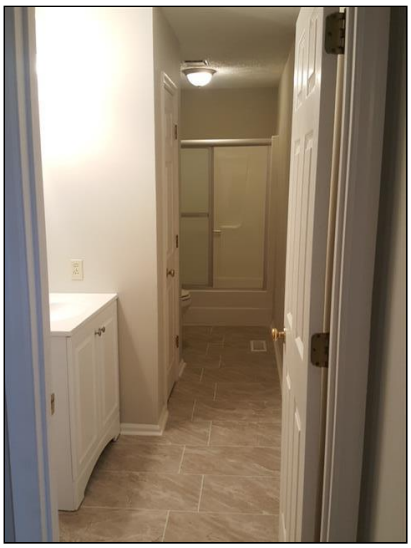
6.8 Item 1(Picture) hallway wall

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

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

7. Bathroom and Components

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



master bathroom

2nd bathroom

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall
and
Wallpaper

Window Types:
None

Exhaust Fans:
Fan only

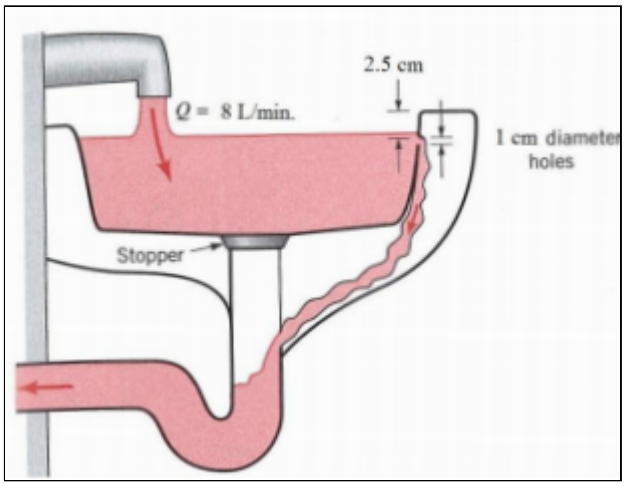
		IN	NI	NP	C	RR
7.0	Floor	•				
7.1	Counters and Cabinets	•				
7.2	Doors (Representative number)	•				
7.3	Plumbing Water Supply, Shutoffs, Faucets, and Fixtures					•
7.4	Plumbing Drain and Vent Systems					•
7.5	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures	•				
7.6	Bath(s)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

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

Comments:

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

7.3 Item 1(Picture)

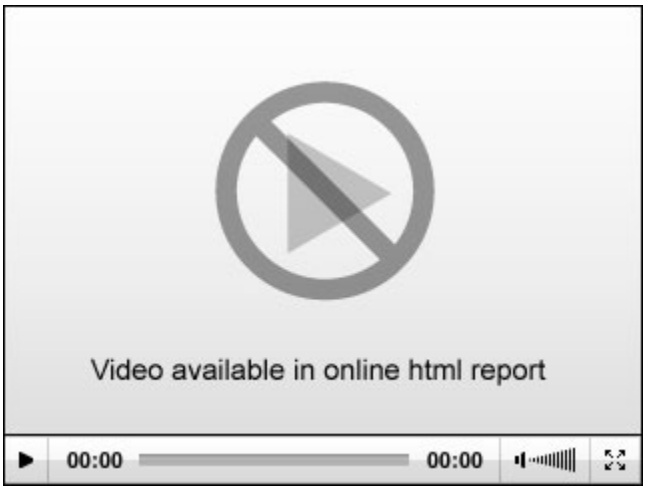


7.3 Item 2(Picture)

7.3 (2) The hot and cold water lines are connected in reverse from there normal positions in the Master bathroom at the shower. This could result in scalding burns of a person or child and is a safety issue. Recommend they be changed to the accepted normal locations with the cold water valve on the right side of the fixture. Recommend a licensed plumber correct as needed.

7.3 Item 3(Picture)

7.3 (3) The diverter for the shower does not divert all the water to the shower head in the master and the 2nd bathroom. Low water pressure to the shower head may be due to the amount of water that is not being diverted away from the tub supply. The diverter is defective. Recommend a qualified plumber replace the diverter as needed.
Note: The diverter may improve as it is used but may need cleaning or replacement.



7.3 Item 4(Video) master bathroom

7.3 Item 5(Video) 2nd bathroom

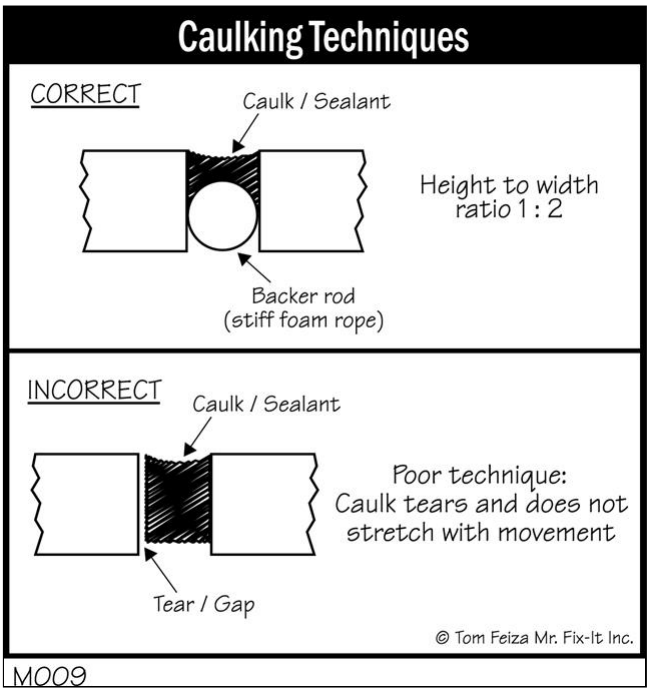
7.4 The drain stopper is not functioning at the tub in the master bathroom bath tub. Recommend a qualified licensed plumber install one so that bath tub can be filled with water without draining or a rubber stopper can be used.


7.4 Item 1(Picture)

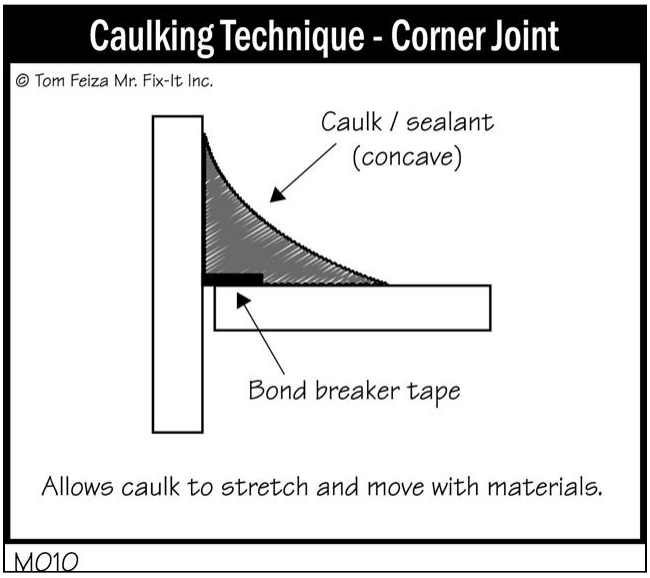
7.5 The outlet(s) in the Master bathroom are GFCI protected and the reset switch is located in the 2nd bathroom. This is for your information.

7.6 Recommend a quality caulk that is expandable and moisture resistant along the top of the threshold of the shower so moisture or water cannot penetrate between the drywall and the shower enclosure at all the bathrooms. Choosing the right caulk

7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

7.7 The toilet tank is loose in the 2nd bathroom. Recommend tightening the the toilet tank to the bowl to prevent a possible leak from occurring.

7.7 Item 1(Picture)

7.8 I could not locate where the exhaust fan vents to outside for the all the bathrooms. Check with the owner for possible location. Vent pipes should terminate outside and not into the attic. Vent pipes that terminate in an attic space can sometimes cause moisture that can lead to mold or cause condensation. If the owner is uncertain of the location, then recommend a qualified contractor further inspect and correct if needed.

Note: due to no visible exhaust ports found at the exterior of the home and the attic above these areas were not inspected due to access, I suspect that the exhaust fans are venting in th attic.

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

8. Plumbing System

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

water heater/washer dryer room

Styles & Materials

Main Water Valve Location:
Crawlspace
on the front wall

Water Source:
Public

Plumbing Water Supply (into home):
Black hose

Plumbing Water Distribution (inside home):
Copper

Plumbing Venting Line:
PVC
Partially Visible

Plumbing Waste Line:
PVC

Washer Drain Size:
2" Diameter

Main Gas Valve Location:
N/A

Water Heater Manufacturer/Model/Age:
WHIRLPOOL
Model# Serial# Year# : #EE3Z80HD055V #1028T429171 #2010

Water Heater Power Source/Capacity/ Location:
Electric
80 Gallon (plenty)
Washer/Dryer Room

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

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

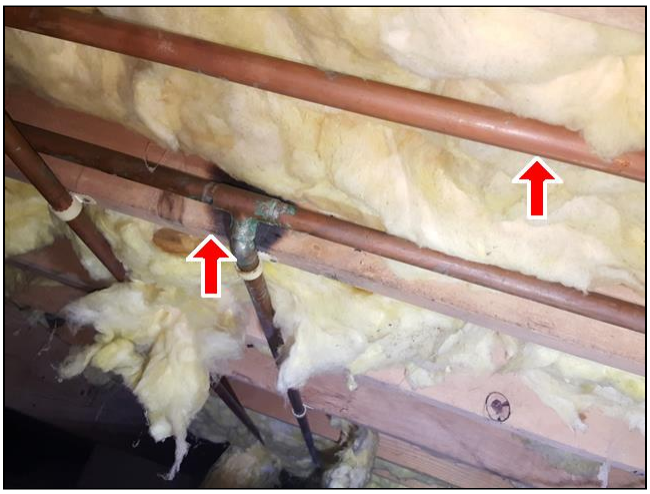
		IN	NI	NP	C	RR
8.2	Hot Water Systems and Controls	•				
8.3	Pipes and Drainage (Hot Water Systems)	•				
8.4	Main Water Shut-off Device (Describe location)	•				
8.5	Sump Pump			•		
8.6	General Info	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**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

Comments:

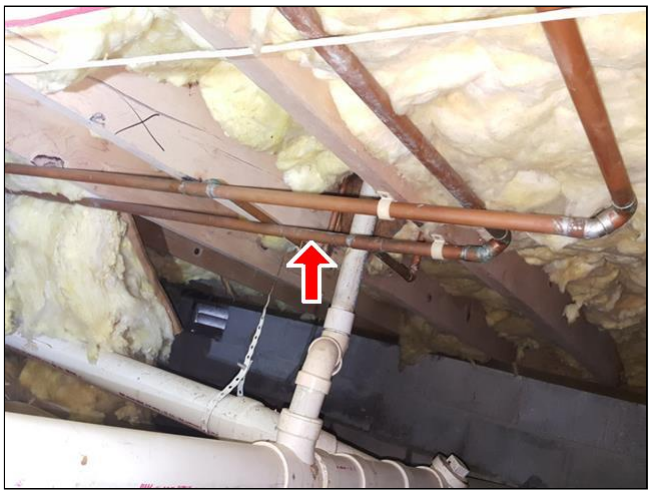
8.0 This inspection did not access the septic tank or determine its location. I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic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

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

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

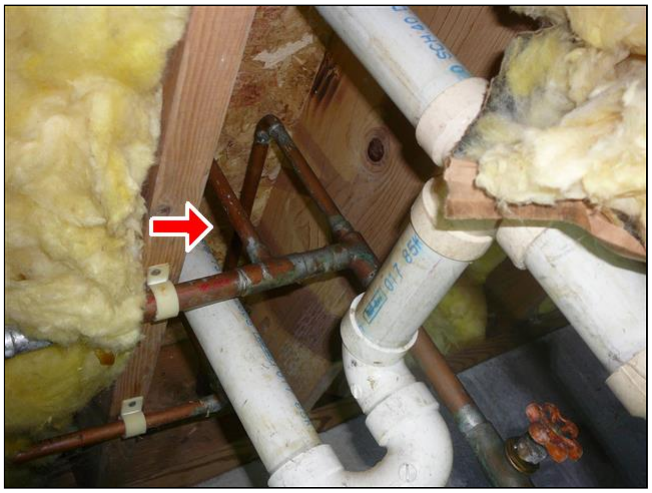


8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.1 Item 3(Picture)



8.1 Item 4(Picture)

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

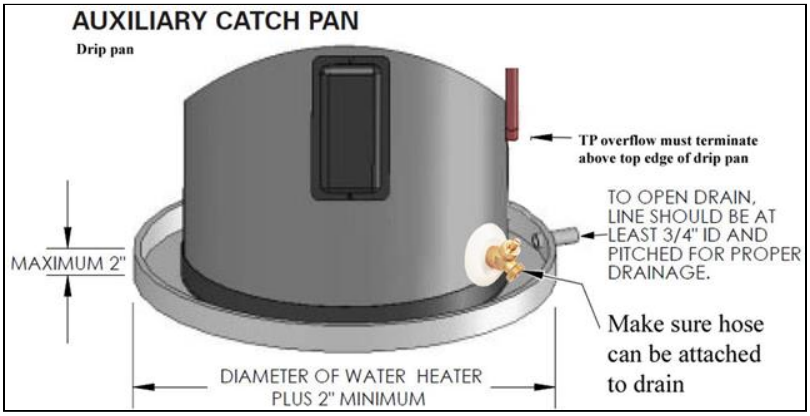
8.2 (2) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR or "pop-off" valve. If the water pressure gets high enough it can damage valves in the plumbing fixtures, joints in the supply pipes and even the water heater. Thermal expansion always occurs in water heaters. Like most substances, water expands as it is heated. There were no visible leaks or drips at the TPR valve during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. This is for your information.

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

8.2 Item 1(Picture)

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

8.2 Item 2(Picture)



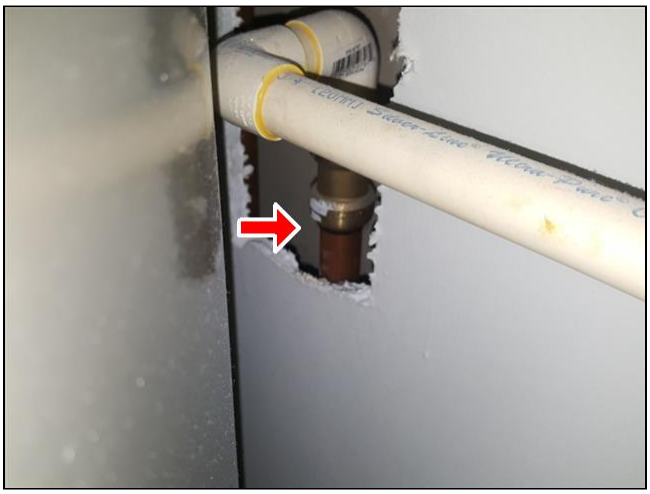
8.2 Item 3(Picture)

8.2 (5) The demand conservation switch (energy saver device) has been connected to the water heater. What is a Demand Conservation switch?

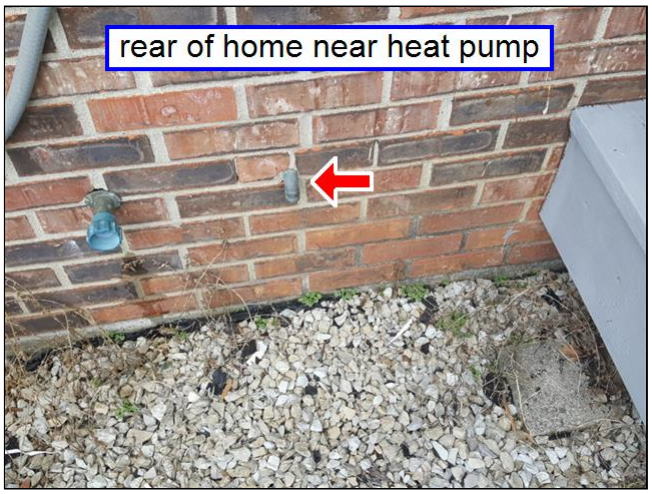
8.2 Item 4(Picture)

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

Recommend installing a tray under the TP Drain line to prevent water entering the crawlspace and to prevent soil erosion.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.4 (1) The main water shut off is the orange knob located underneath in the crawlspace near the front wall under the 3rd bedroom area. This is for your information.

8.4 Item 1(Picture)

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

8.4 Item 2(Picture)

8.5 There was no visible sump pump present in the crawlspace. Check with the owner if a sump pump is present and ensure operation prior to closing. If no pump exists, you may wish to consider installing a sump pump in the crawlspace in the event that if a serious plumbing leak occurs due to freezing water pipes or an elevated water table to prevent possible damage in the crawlspace which can lead to costly repairs. This is for your information.

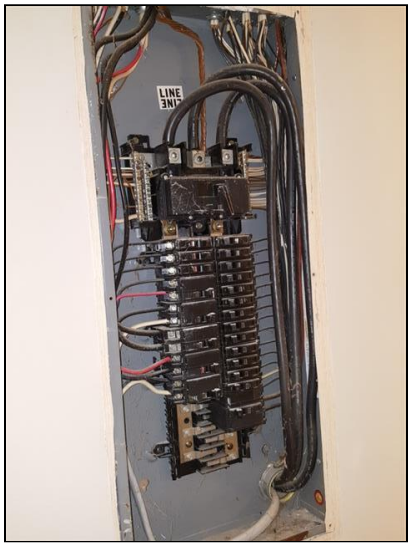
8.6 At the time of this inspection, the house is vacant and the plumbing system has not been used for an unknown period of time. Although no visual issues were observed at this time, it is important to remember that because of the inactivity of the plumbing system, some problems or issues may not become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

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

9. Electrical System

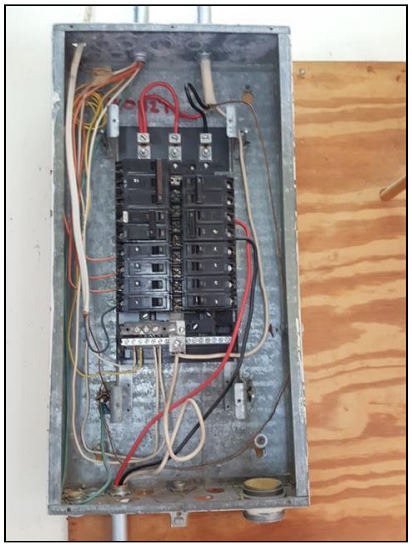
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities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

main panel



main panel

sub panel



sub panel

Styles & Materials

Meter Location:
Rear of home

Electrical Main Disconnect:
Panel Box

Electrical Service Conductors Entry:
Overhead service
Aluminum
220 volts
4/0 200 Amps

Electric Panel Manufacturer/Type:
SQUARE D
Circuit breakers

Panel capacity:
200 AMP

Branch wire 15 and 20 AMP:
Copper

Electric Sub Panel Manufacturer/Type:
GENERAL ELECTRIC
Circuit breakers

Sub Panel capacity:
Unknown

Sub Panel Electrical Service Conductors Entry:
Copper
220 volts
3 gauge 100 Amps

Sub Panel Branch wire 15 and 20 AMP:
Copper

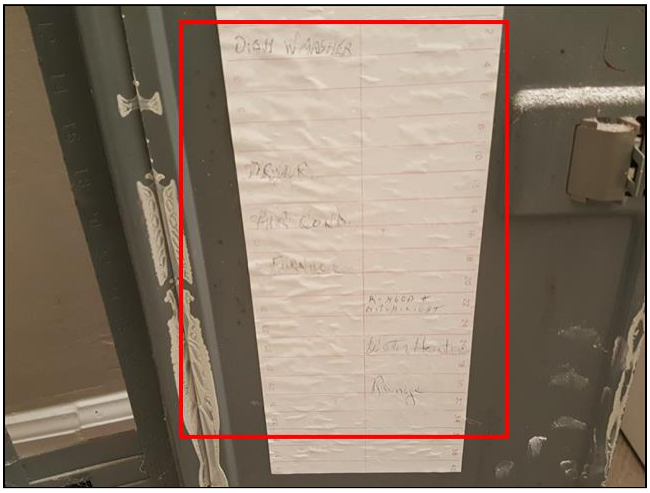
		IN	NI	NP	C	RR
9.0	Service Entrance Conductors and Meterbase	•				
9.1	Location of Main and Distribution Panels	•				
9.2	Main and Distribution Panels, Main Overcurrent Device, and Service.					•
9.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•	
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
9.5	Breaker Operation of GFCI (Ground Fault Circuit Interrupters) AFCI (Arc Fault Circuit Interrupters)			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

Comments:

9.1 The main panel box is located in the master bathroom.

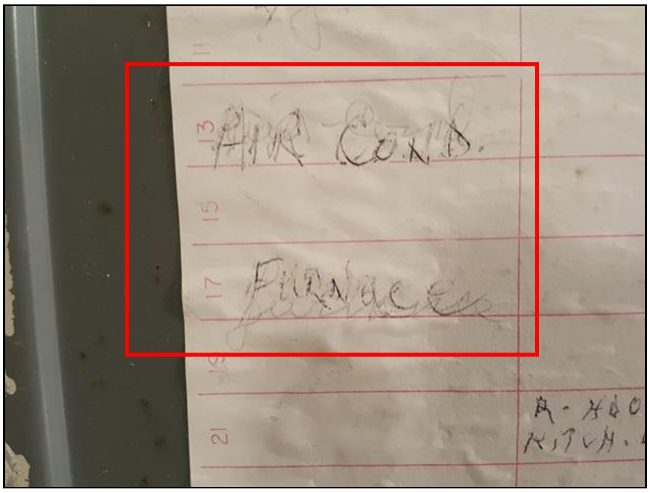
The sub panel box is located in the garage.

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



9.2 Item 1(Picture)

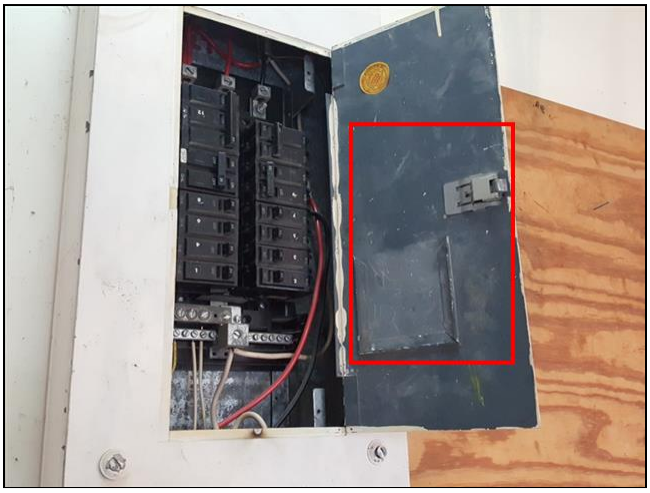
9.2 (2) The circuit breakers are not correctly labelled on the cover of the main electrical panel in the master bathroom. This is a safety issue. The panel indicates that the 100 amp breaker is for the furnace. The electrical panel should be indexed correctly, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be correctly labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.



9.2 Item 2(Picture)

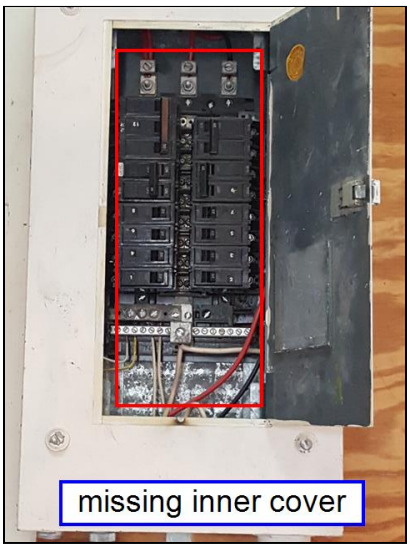
9.2 Item 3(Picture)

9.2 (3) The circuit breakers are not labelled on the cover of the electrical sub panel in the garage. This is a safety issue. The electrical panel should be indexed, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be fully labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.



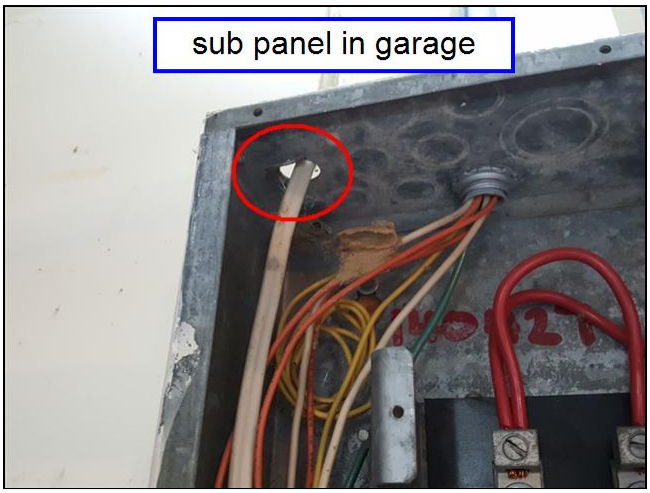
9.2 Item 4(Picture)

9.2 (4) The sub panel box inside cover is missing. This is exposing the wiring connected to the breakers inside the box. This is dangerous and is a safety hazard. The openings can allow someone to place an object inside which can cause a short or electrocution of a person which would result in a death. Recommend correction and replacement by a qualified licensed electrician as needed for occupant safety prior to closing and moving in.



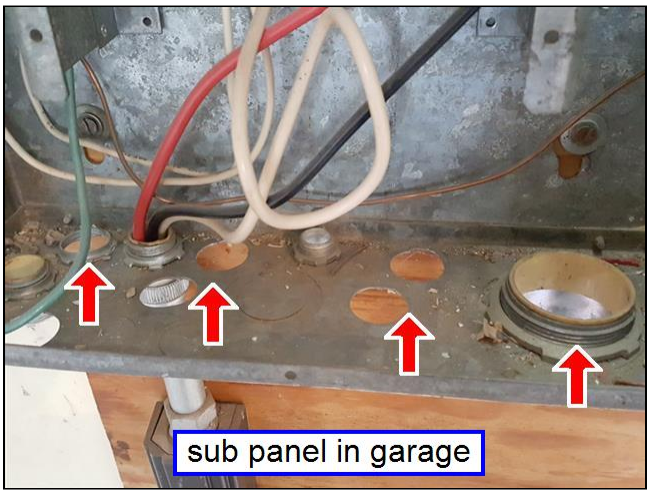
9.2 Item 5(Picture)

9.2 (5) Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the electrical panel box. Cable clamps serve to protect the wiring from the metal edges of the panel box to prevent a short from occurring or from the panel box becoming energized which can result in a death via electric shock. Also, if a water leak was to occur above the ceiling, water can enter the panel box which could cause a short or fire. This is a safety issue. Recommend a qualified licensed electrician repair as needed at the sub panel in the garage prior to closing.



9.2 Item 6(Picture)

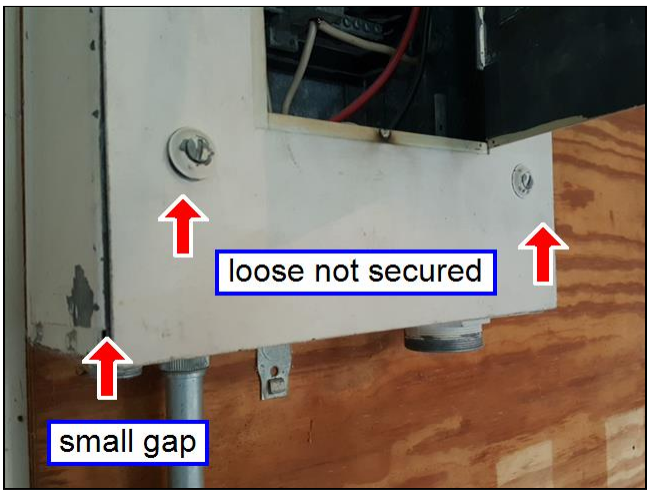
9.2 (6) Openings in the panel box which are for wires to enter that are not in use should be sealed to prevent moisture or rodents entering the sub panel box in the garage. These openings are considered hazardous. Recommend a licensed electrician correct as needed.



9.2 Item 7(Picture)

9.2 (7) The bottom of the panel cover is loose and not secured in the garage. This is a safety issue. The cover can be tilted allowing a person or child to place an object inside which would result in a death via an electric shock. Also moisture could enter due to the cover is not secured. This is a serious safety issue. Recommend a qualified electrician repair as needed.

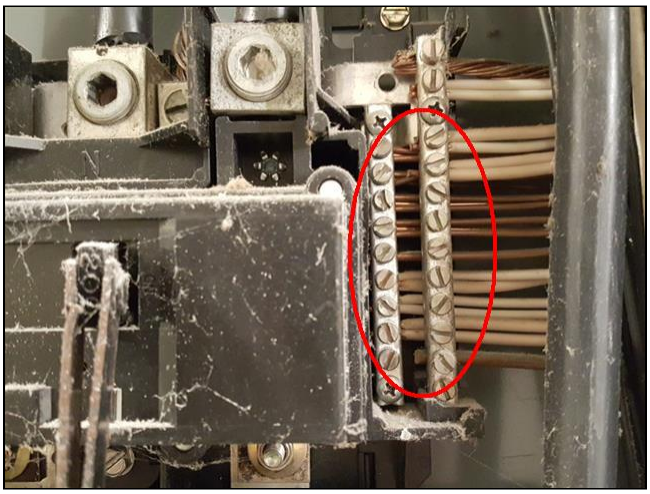
Note the mounting screws at the bottom maybe faulty and need replacing.



9.2 Item 8(Picture)

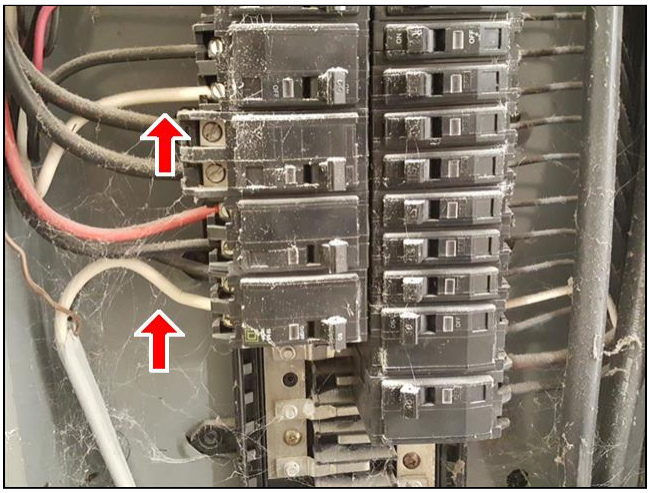
9.2 Item 9(Picture)

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



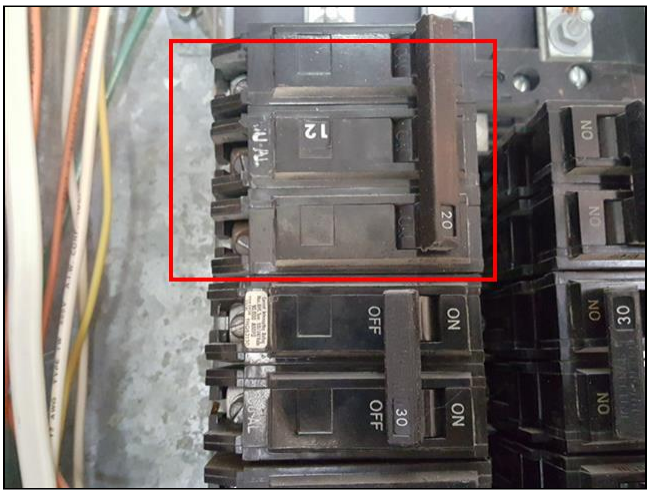
9.3 Item 1(Picture)

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



9.3 Item 2(Picture)

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



9.3 Item 3(Picture)

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

10. Heating / Central Air Conditioning

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

heat pump/rear of home

air handler/washer dryer room

Styles & Materials

Central Cooling Air Brand/Model/Year:
PAYNE
Serial # Model# Year# : #2102E04529 #PH10JA036-E #2002

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

Heat System Brand/Model/Year:
AGED
BRYANT
Serial # Model# Year# : #1785A90212 #517EN036015 #1985

Heating Source/Capacity/Type/Location:
Electric
3 tonne
Air Handler
Washer/Dryer room

Filter Type/Size/Location:
Electronic Air Cleaner

Ductwork:
Insulated

Fireplaces/Location:
None

		IN	NI	NP	C	RR
10.0	Heating / Cooling Equipment	•				
10.1	Filter Location/Condition	•				
10.2	Electrical (heating and cooling systems)	•				

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

		IN	NI	NP	C	RR
10.3	Distribution Systems (Pipes and Pumps)				•	
10.4	Ducts and Registers	•				
10.5	Presence of installed heat and cooling source in each room	•				
10.6	Normal Operating Controls (Thermostat)	•				
10.7	General Notes	•				

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

Comments:

10.0 (1) The Heat Pump was not tested for proper operation in the cooling mode due to the outside air temperature is 60 degrees or less. If the unit is operated when temperatures are below 60 degrees damage to various parts of the heat pump can occur and unit may fail. We only did a visual inspection of the unit in the cooling mode.

10.0 (2) As is not uncommon for homes of this age and location, the Air Handler 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.

Note: The air handler should have been replaced when the outside heat pump was replaced. This is common practice with any qualified HVAC contractor. Recommend the unit be serviced and/or inspected by a qualified HVAC contractor before closing to determine proper and efficient operation and any other problems that the contractor may discover that may need repairing or replacing on the unit.

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

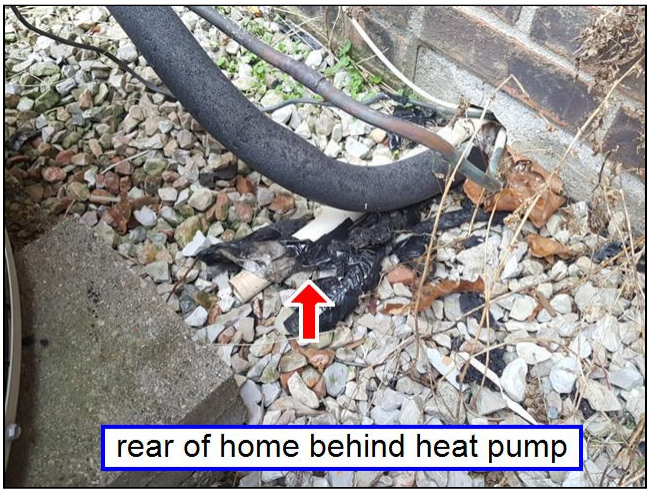
10.1 Item 1(Picture)

10.1 Item 2(Picture)

10.1 (2) Electronic filters should be cleaned no less than twice a year. Follow the manufacturers instructions for cleaning. This is for your information.

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

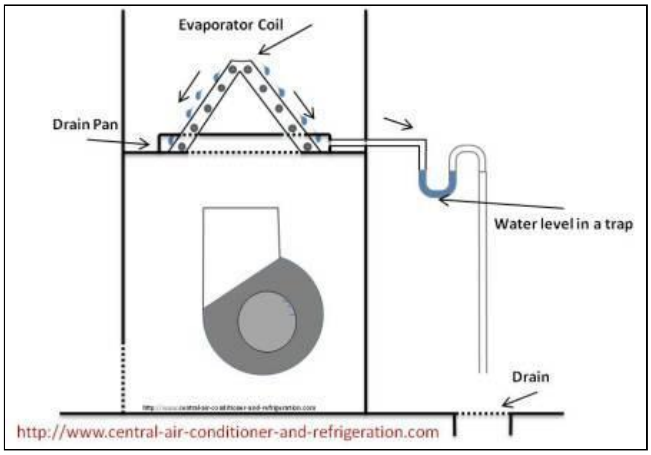
10.3 (1) Location of the condensate drain line to exterior. (see photo)



10.3 Item 1(Picture)

10.3 (2) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the home. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

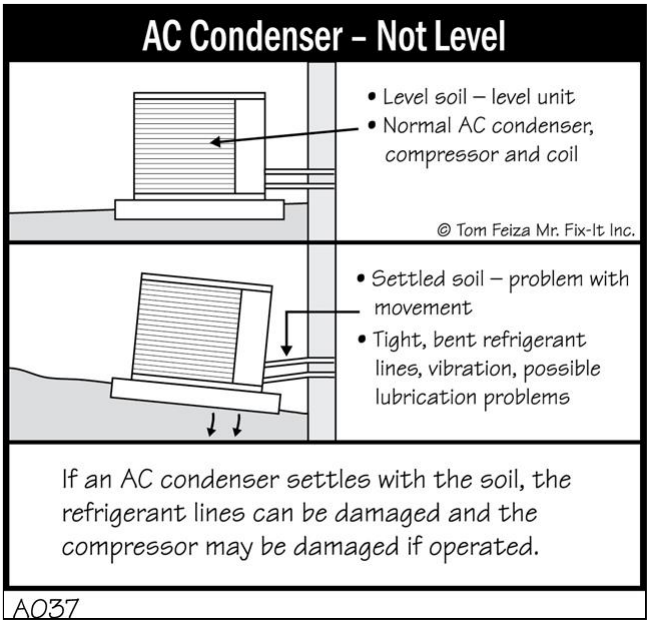
10.3 Item 2(Picture)



10.3 Item 3(Picture)

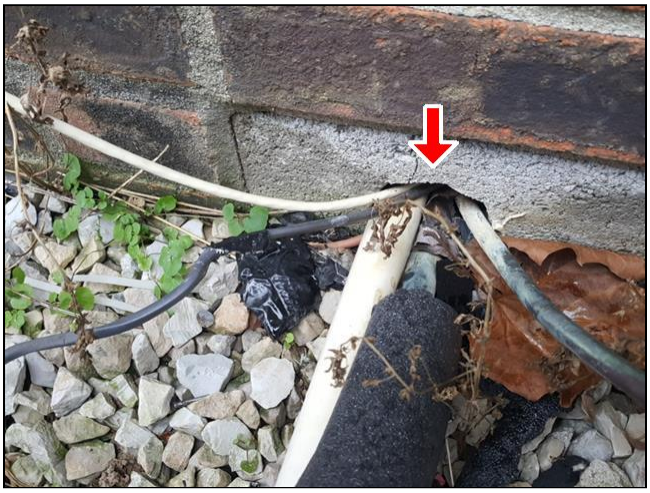
10.3 (3) Recommend the discharge for the condensate drain line be improved via installing a splash block and extending the drain line at the rear of the home. This will prevent water pooling near the foundation which could cause settlement of the foundation wall, soil erosion and water leakage into the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

10.3 Item 4(Picture)



10.3 Item 5(Picture)

10.3 (4) The hole in the wall at the rear of the home which allows the Heat Pump lines to be connected to the Air Handler in the home is not sealed. Openings should be sealed to prevent entry of insects and weather into the wall cavity and into the crawlspace. Also to prevent deterioration of the foundation wall. Recommend sealing with cement or an appropriate filler.



10.3 Item 6(Picture)

10.3 (5) The condensate drain line is not supported and sags leading to the exterior in the crawlspace. It also has an improper pitch for ease of draining. Poor drainage can lead to leakage or damage to the unit. Recommend a qualified contractor or HVAC contractor correct as needed.

10.3 Item 7(Picture)

10.3 Item 8(Picture)

10.3 Item 9(Picture)

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

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

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

10.5 There was no heat/cool source found in the Washer/Dryer room of the home. A heat source is recommended for occupant comfort. I suggest a knowledgeable qualified heating contractor take a look and make improvements as desired.

10.7 (1) When the new heat pump 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 air handler in the washer dryer room as well. Home inspections are a visual inspection only and dismantling equipment is not within our scope. Due to the age of air handler, 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 air handler to ensure evaporator coil is the correct size and if it has been replaced and make any necessary repairs or replacements if required.

10.7 (2) If the Heat Pump and the Air Handler have not been serviced within the past 12 months, recommend this be done due to the age of the unit(s), especially the air handler to ensure efficient operation and due to the Heat Pump was not tested for operation in the cooling mode.

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
2001 Crimea Street
Lawrenceburg KY 40324

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

1. Structural Components

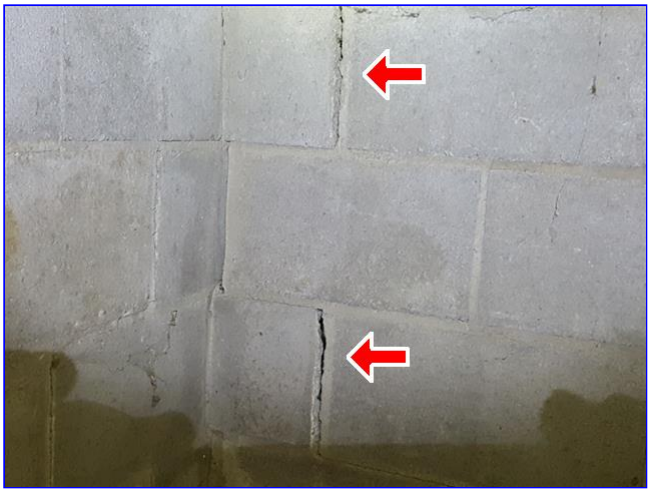
1.1 Crawlspace / Wall Foundation

Repair or Replace

The stair step crack at the foundation wall on the front right corner of the home in the crawlspace was noted and is large enough for concern. Some degree of settlement has occurred. The size of the crack shown is 1/8 in width and is has bulged. This is cause for concern. The wall(s) may need reinforcement. Cannot tell if this movement is ongoing. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs maybe needed. Recommend a Foundation contractor be consulted to further evaluate this condition and the remedies available for correction prior to closing. These cracks need to be sealed to prevent further cracking due to freeze/ thaw (water entering) and possible further deterioration via water intrusion in the crawlspace.

1. Structural Components

1.1 Item 1(Picture)



1.1 Item 2(Picture) front right corner of home

1.2 Crawlspace Floor (Vapor Retarders)

Repair or Replace

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

1. Structural Components

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)

1.2 Item 4(Picture)

1.2 Item 5(Picture)

1.2 Item 6(Picture)

(2) The vapor barrier (plastic) on the crawlspace ground is deteriorated in various areas and is less than 9 mill thick. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. If this is not corrected wood rot, condensation and/or mold could develop in the crawlspace. Recommend a qualified contractor replace as needed prior to moving in.

1. Structural Components

1.2 Item 7(Picture)

1.2 Item 8(Picture)

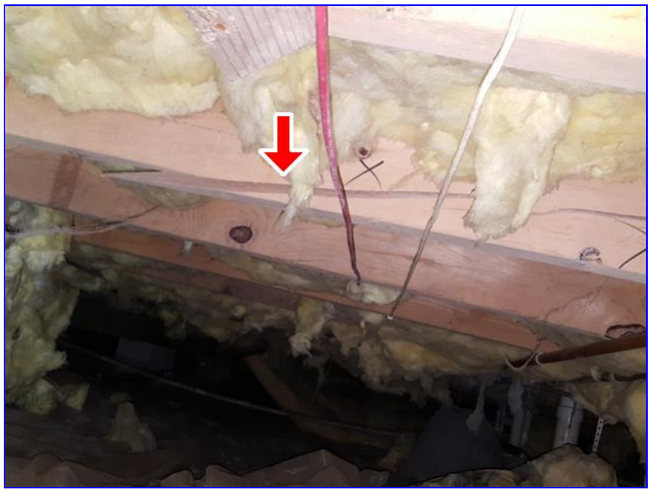
1.2 Item 9(Picture) under entry way

1.4 Floors (Structural)

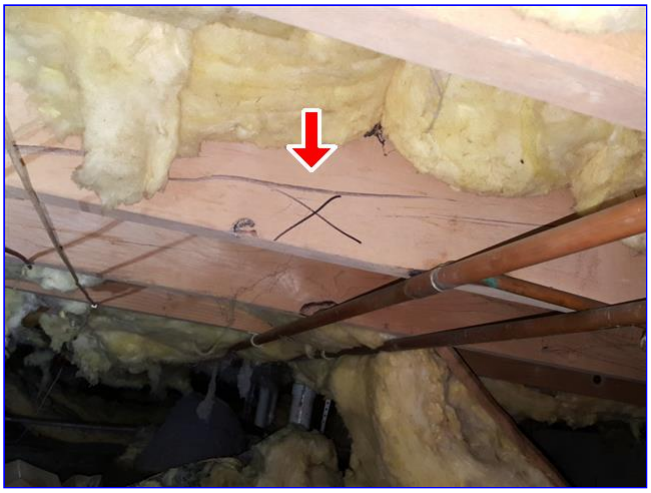
Repair or Replace

(1) One floor joist is severely split or cracked in the crawlspace under the master bathroom area. There may be more but due to the access and conditions in the crawlspace others may have been unnoticed at the time of inspection. Repairs are needed. Cracked joists are repaired by replacement , "sister" joists installed along side or additional support. Recommend a qualified licensed building contractor repair as needed and further access the floor structure under the living room and kitchen area once access is granted.

1. Structural Components

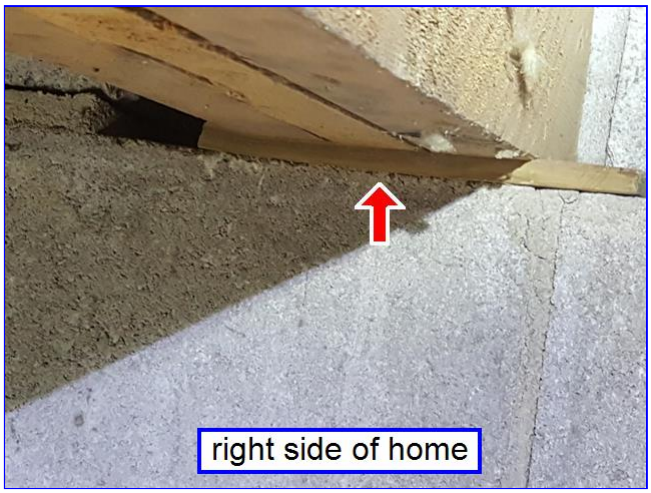


1.4 Item 1(Picture)



1.4 Item 2(Picture)

(2) Wood shims were placed under the beam (under 2nd bedroom area) to support and level beam resting on the masonry block wall foundation. Steel shims are recommended for this purpose. Wood will compress and allow the beam to sag resulting in the floor sloping and cracks in the drywall of the walls and ceilings. See note 6.1 Photo 1. Recommend a qualified structural engineer further evaluate to determine if corrections are needed.



1.4 Item 3(Picture)

1.5 Insulation under Floor Systems

Repair or Replace

(1) The insulation is loose/fallen and is hanging loose in the crawlspace in various areas. Heat loss can occur more on this home than one that is properly insulated. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. Recommend repair or replacement as needed by a general contractor.

Note: Due to the majority of insulation that has fallen below the living room area this did not allow reasonable access to inspect the crawl in that part of the home.

1. Structural Components

1.5 Item 1(Picture)

1.5 Item 2(Picture)

1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Item 5(Picture)

1.6 Columns and/or Piers

Repair or Replace

(1) All the piers that are supporting the main beam in the crawlspace maybe undersized and may not provide proper support for the beam. Normal building practices use a minimum sizing of 12 inch wide piers. The installed

1. Structural Components

piers in question are 8x8x16 single pile piers. The floor is an integral part of the foundation system. Because of the various repairs to joists, additional steel screw posts installed in the crawl and issues found with exterior brick walls and foundation walls it is recommended prior to closing to have a structural engineer further evaluate to determine if corrections are needed.

1.6 Item 1(Picture)

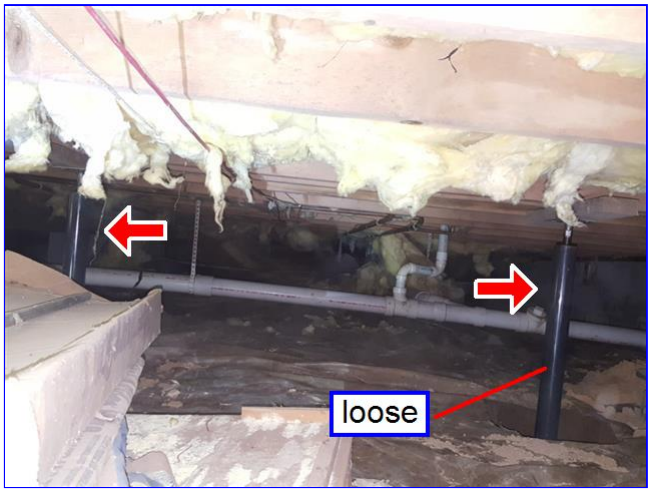
1.6 Item 2(Picture)

(2) Support posts are usually set on 3'x3'x12' thick footer pads. The posts are set on masonry blocks resting on the ground in the crawlspace under the master bathroom area. One of the posts is loose. When support posts are missing footers, they can settle which can result in settlement and possible failure of the floor structure over time. These posts are directly under the master bathroom area. Strongly recommend a qualified building contractor and/or a structural engineer further evaluate and repair/correct as needed. Also refer to note 6.1.

1. Structural Components

1.6 Item 3(Picture)

1.6 Item 4(Picture)



1.6 Item 5(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

2.0 **Roof Coverings - Asphalt**

Repair or Replace

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

2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.1 **Roof Coverings - Flat Roof Asphalt/Metal**

Repair or Replace

The flat roof roof covering is lifting at the front of the home above the covered porch right side. Unable to determine if this area will leak. However this needs to be repaired to prevent the wood sheathing from being damaged via water intrusion and to prevent possible water pooling in this area which could result in roof leakage. Recommend qualified roofing contractor should inspect further and correct/repair as needed

2. Roofing / Chimneys / Roof Structure and Attic

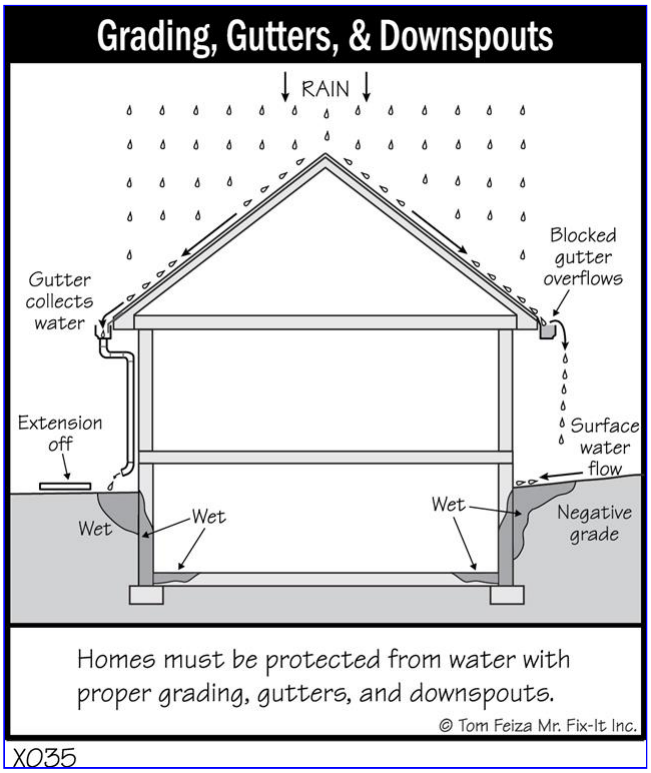
2.1 Item 1(Picture)

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

Repair or Replace

(1) The Down spout is dislodged at the join leading into the extension at the front right corner of the garage. This allows water spilling and not being drained correctly at the downspout extension. This will cause soil erosion and possible settlement of the foundation wall or leakage under the slab. Recommend a general contractor repair or replace as needed.

2.4 Item 1(Picture)

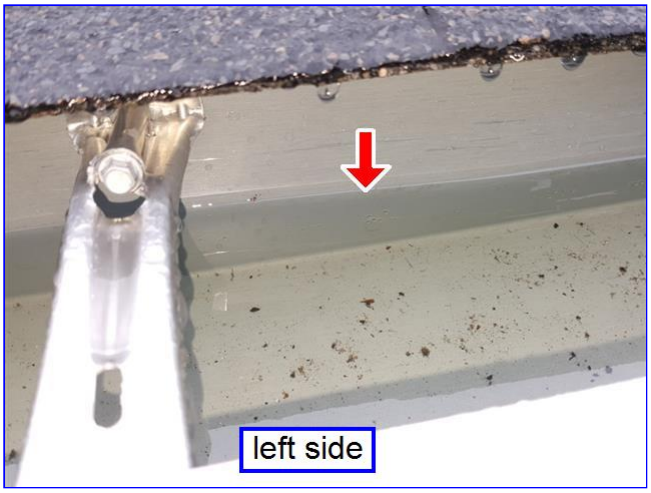


2.4 Item 2(Picture)

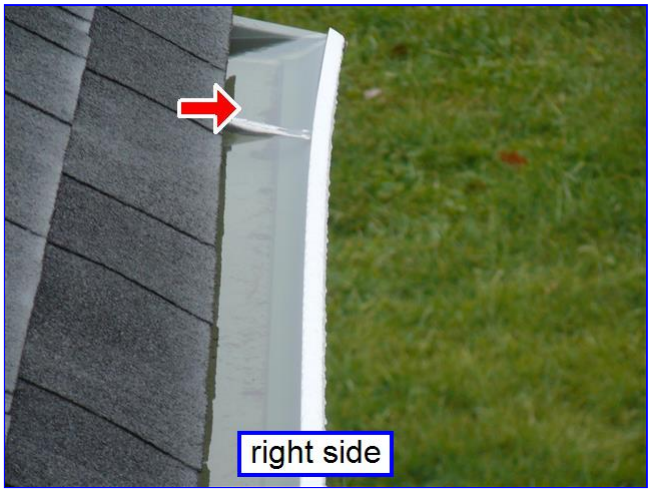
(4) The gutter is holding water at the rear left and the right side of the deck roof due to an incorrect slope towards the downspout. Gutters that drain poorly can lead to many costly problems such as deterioration of the fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend the slope be adjusted by a qualified person as needed prior to closing.

2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 10(Picture)



2.4 Item 11(Picture)



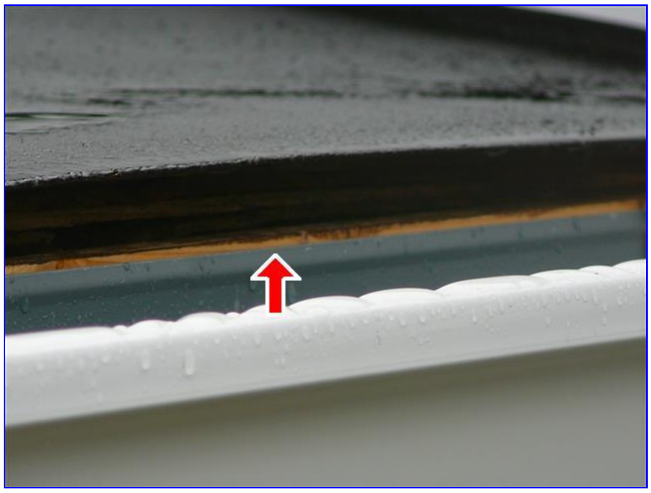
2.4 Item 12(Picture)

2.4 Item 13(Video) left side

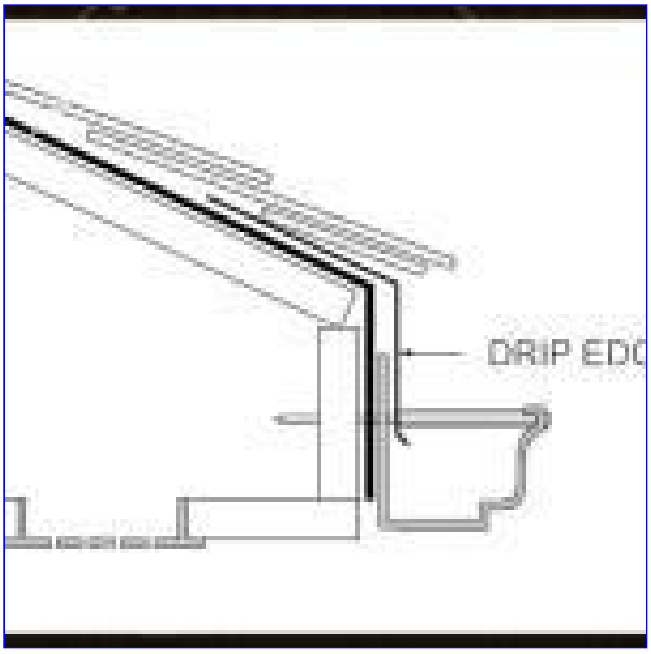
2.4 Item 14(Video) right side

(5) The drip edge/flashing is missing at the front porch roof of the home. The drip edge/flashing protects the roof edge of the wood sheathing from water intrusion. Repairs are needed to prevent deterioration of the roof sheathing. Recommend a qualified roofing contractor repair as needed.

2. Roofing / Chimneys / Roof Structure and Attic



2.4 Item 15(Picture)



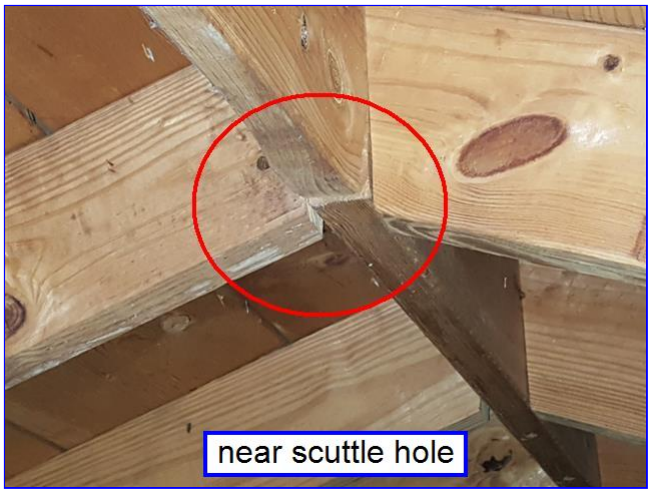
2.4 Item 16(Picture)

(6) Evidence of water leaking at the downspout where it is connected to the gutter between the garage and the front porch. This can cause possible settlement of the foundation, soil erosion and/ or deterioration of the brick siding. Recommend a qualified contractor repair as needed.

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

Repair or Replace

Recommend a vertical supports to the join in the ridge beam in the attic (garage area) to add extra support to the roof structure and to resist rafters and/or ridge beam from sagging and cracking in the future. The rafters are the primary support to the ridge beam only. Recommend a qualified framing/building contractor further evaluate and make the necessary repairs as needed.



2.6 Item 1(Picture)

2.7 **Roof/Attic Ventilation**

Repair or Replace

Additional ventilation was not added, when the most recent roof covering was installed. The level of ventilation is marginal and can be improved. 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

2. Roofing / Chimneys / Roof Structure and Attic

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. Recommend a qualified roofing contractor further evaluate to determine if corrections are needed now or when the next replacement of the roof coverings is expected.

2.7 Item 1(Picture)

2.7 Item 2(Picture)

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

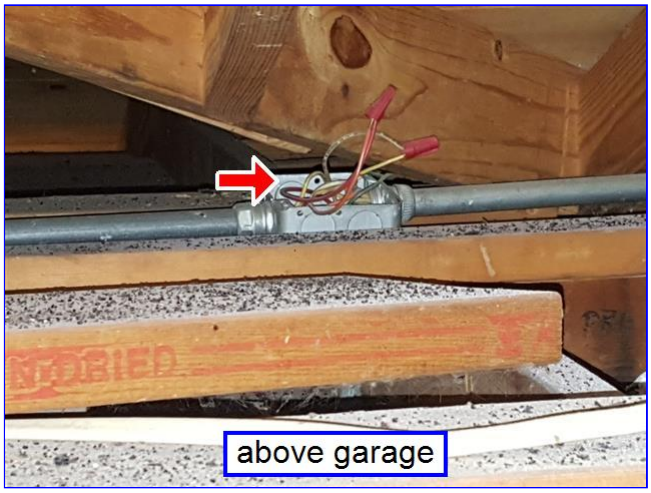
Repair or Replace

(1) The electrical wire above the attic access should be secured onto a rafter. This is a safety issue as when entering attic or falling from ladder someone may grab these wires and pull on them. This could result in a death via electrocution via wires being pulled from junction box. Recommend a licensed electrical contractor correct as needed.

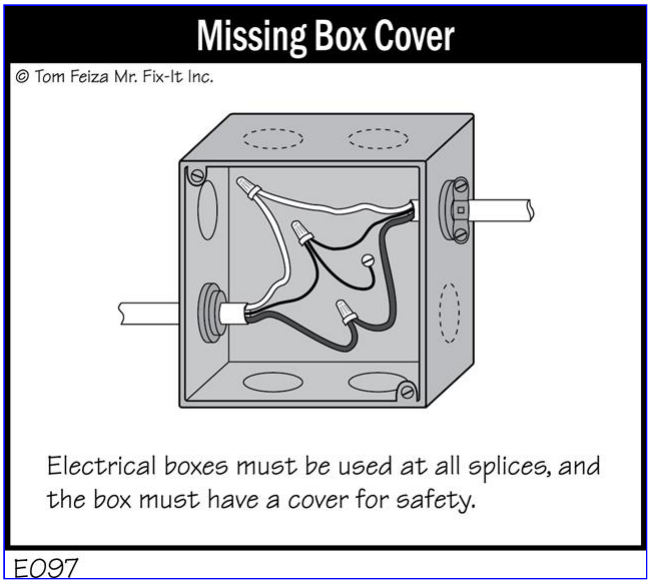
2.10 Item 1(Picture)

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

2. Roofing / Chimneys / Roof Structure and Attic



2.10 Item 2(Picture)



2.10 Item 3(Picture)

3. Exterior

3.0 **Masonry Siding and Trim**

Repair or Replace

(4) No weep holes were found on the brick wall siding. Weep holes are openings close to the bottom of the brick mortar joints that allow drainage. They are also recommended over door and window openings. Felt paper as well as metal flashing are commonly used for this purpose but cannot be seen without removal of the brick. Any water that might enter behind the brick against the wood could cause decay and further cracking of the brick wall. Due to various vertical cracks noted around the home above and below windows and doors, see note 3.0(3), 3.0(5), 3.0(6) and 3.0(1), recommend a qualified masonry contractor further investigate to determine if weep holes are needed to prevent further cracking of the exterior brick walls around the home.

(5) The appearance of the settlement crack at the rear of the home below the master bedroom window right side is large enough for concern. Previous repairs have been performed from the outside to eliminate water intrusion. However the crack has reappeared. Some degree of settlement has and seems to be re-occurring. Cracks show sizes between 1/8 and 1/4 inch in width. This is cause for concern. Cannot tell if this movement is ongoing. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. Recommend a Structural engineer or Masonry contractor be consulted to further evaluate this condition and the remedies available for correction. These cracks need to be sealed to prevent further cracking due to freeze/thaw (water entering) and possible further deterioration of the brick work.

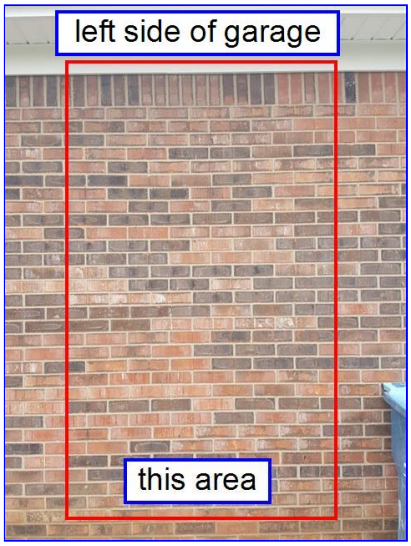
3. Exterior

3.0 Item 12(Picture)

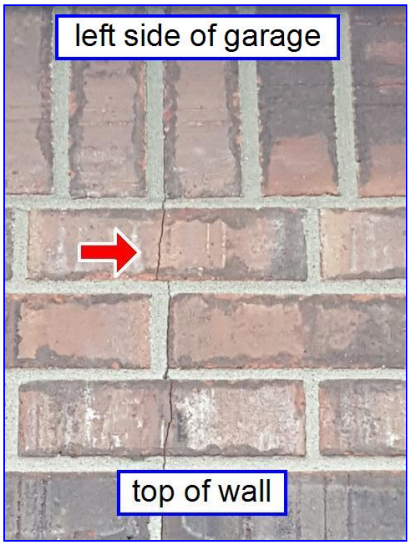
3.0 Item 13(Picture)

(6) The exterior brickwork has a vertical "V" shaped crack that has a large gap at the top then runs down to a smaller gap at the bottom at the right side of the home and at the left side of the garage. This implies that minor structural movement is occurring. While the rate of movement cannot be predicted during a one time inspection it is likely that additional repairs are needed and further investigation is required due to the shape of these cracks. "V" shaped cracks (wider on one end than the other), could be a signal that you have some foundation settling issues. When the foundation of your home settles in one direction, this causes the weight of the house to shift toward that settling, or sinking, area. There are numerous reasons that this could happen, but one of the signifiers is V shaped cracks appearing in your drywall or exterior brick siding. Strongly recommend a qualified foundation contractor and/or structural engineer further inspect and make the necessary repairs if needed to prevent possible further cracking of the brick wall and perhaps future settlement of the foundation. The cracks needs to be sealed to prevent water entering which can lead to further deterioration and possible damage to the wall structure.

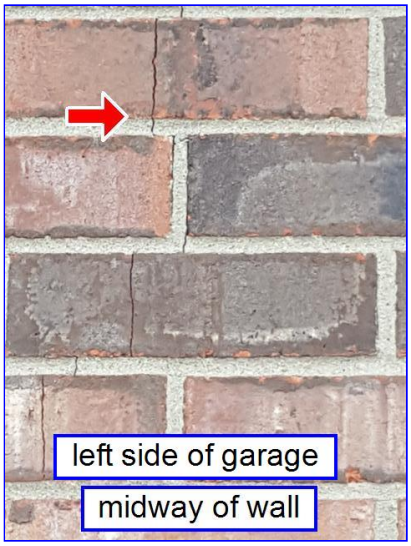
3. Exterior



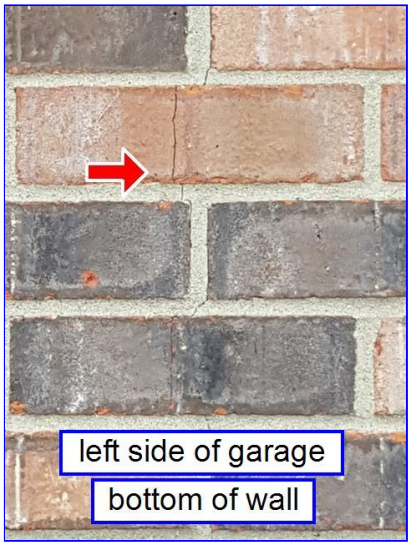
3.0 Item 14(Picture)



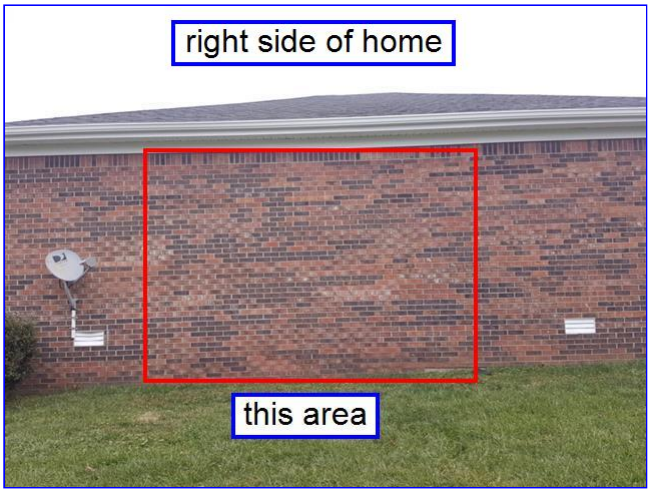
3.0 Item 15(Picture)



3.0 Item 16(Picture)

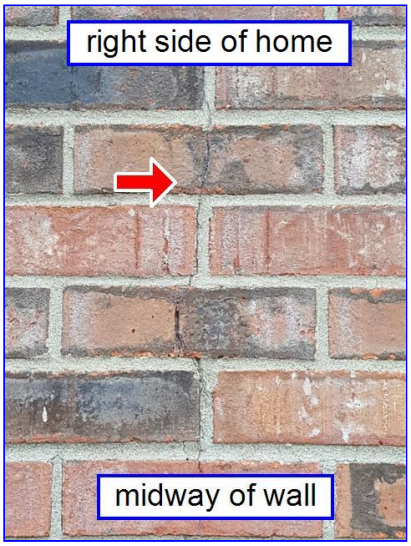


3.0 Item 17(Picture)

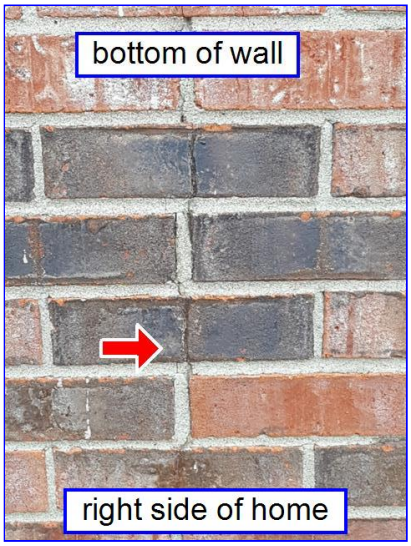


3.0 Item 18(Picture)

3.0 Item 19(Picture)



3.0 Item 20(Picture)



3.0 Item 21(Picture)

4. Garage/Carport

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

Repair or Replace

(1) The garage door, "left" door (from outside), does not open automatically and when opened manually it does not hold it's position. The garage door openers are in place but are not operational. The door also appears to be misaligned due to the weather stripping at the bottom is not sealing against the flooring. Recommend a garage installer further inspect and repair or replace as needed prior to closing.

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.3 Item 3(Picture)

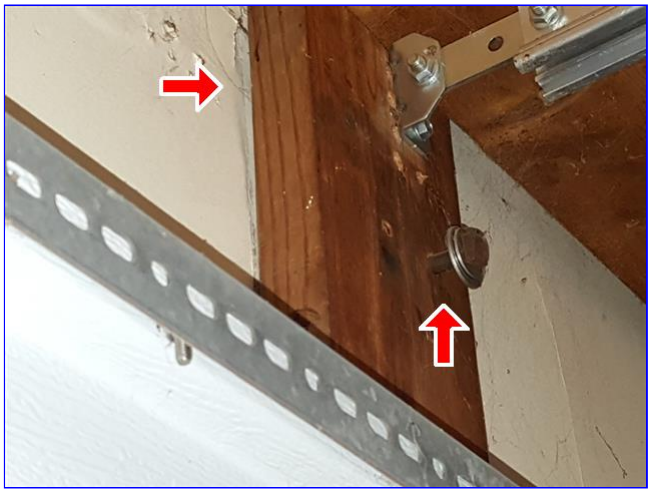
(2) The eye sensors for the garage "right" door (from outside) are not connected, hence possible reason why the door button needs to be depressed and held in order for the door to be closed. The sensors do not function. This is a safety issue. Recommend a qualified garage installer repair as needed prior to moving in.

4. Garage/Carport

4.3 Item 4(Picture)

4.3 Item 5(Picture)

(3) The garage "right" door (from outside) does not operate properly. It will not close automatically when the button is depressed. The button needs to be held until complete closure of the door otherwise it will reverse and stay opened. This door was not inspected for auto reverse or reversal of down force due to this. Recommend a qualified garage installer further investigate and repair/correct as needed.
(4) The header block is pulling away from the wall and the bolt is not fastened correctly which may result in the garage "right" door (from outside) opener to fail. The header block should be mounted and secured to support the operation of the garage door opening and closing and to not place strain on the moving and supporting parts. Recommend a qualified garage door installer make the needed repairs and adjustments prior to moving in.



4.3 Item 6(Picture)

4.5 **Occupant Door from Garage to inside home**

Repair or Replace

The occupant door from inside the garage to inside the home is a hollow core door which is not rated to stop the spread of fires. This means that should a fire occur in the garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door. Strongly recommend a steel or solid core door be installed for safety.

You may wish to consider door be equipped with an auto-closer device to prevent automobile fumes from entering the house. This is for your information.

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

4. Garage/Carport

Repair or Replace

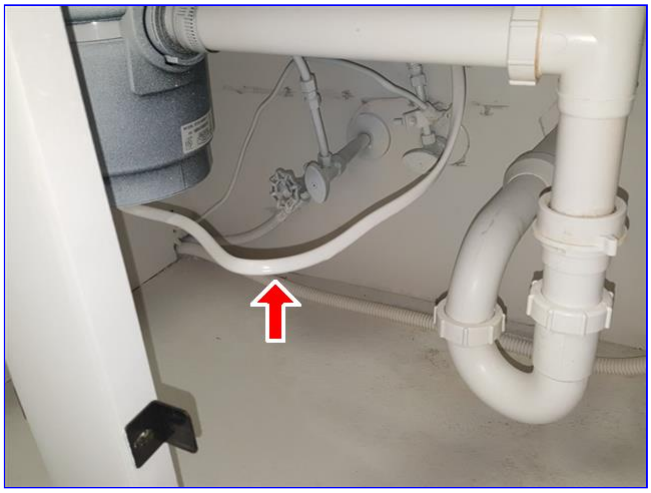
(1) the outlets in the garage are not GFCI protected. The installation of ground fault circuit interrupter (GFCI) outlets is advisable in bathrooms, kitchens, exterior, basements and garages. GFCI outlet offers protection from shock or electrocution. Recommend a qualified licensed electrician repair as needed for your safety.

5. Kitchen / Components and Appliances

5.3 Food Waste Disposer

Repair or Replace

(2) Unprotected electrical wiring under the kitchen sink for the disposer is susceptible to being damage and should be relocated or protected by a rigid conduit. Recommend a qualified electrician repair as needed for safety of the occupants.



5.3 Item 2(Picture)

5.4 Ranges/Ovens/Cooktops

Repair or Replace

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

5.4 Item 1(Picture)

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

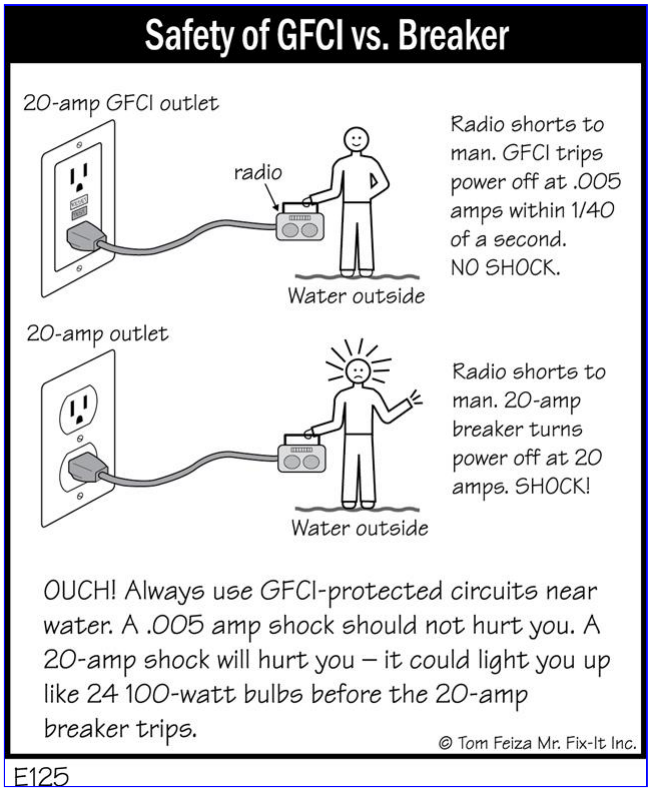
Repair or Replace

5. Kitchen / Components and Appliances

(1) The outlet(s) in the washer/dryer room for the dryer is missing a cover-plate. The outlet was not tested. All missing covers should be installed to prevent touching the sides of the devices to prevent an electric shock which can cause an injury or death. Electrical issues are considered a hazard until repaired, and this is considered to be unsafe. A qualified licensed electrical contractor should correct as needed prior to moving in.

5.8 Item 1(Picture)

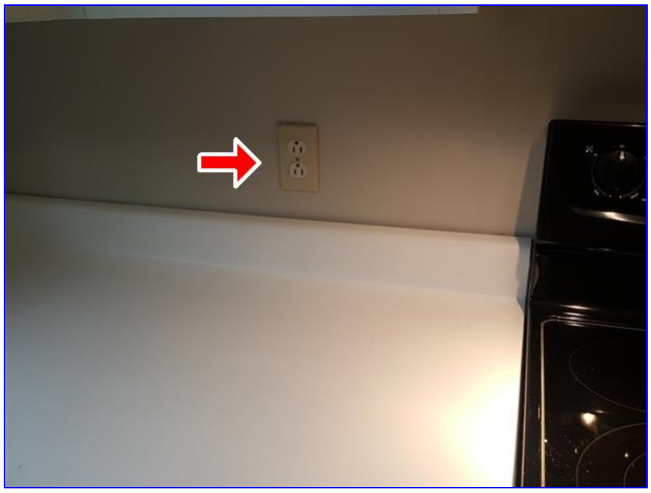
(2) The outlet(s) are not GFCI protected in the kitchen. Although GFCIs may not have been required at some of the outlets at the time that this house was built, these are now required and recommended for safety within six feet of any water source as a safety feature. GFCI outlet offers protection from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



5.8 Item 2(Picture)

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

5. Kitchen / Components and Appliances



5.8 Item 3(Picture)

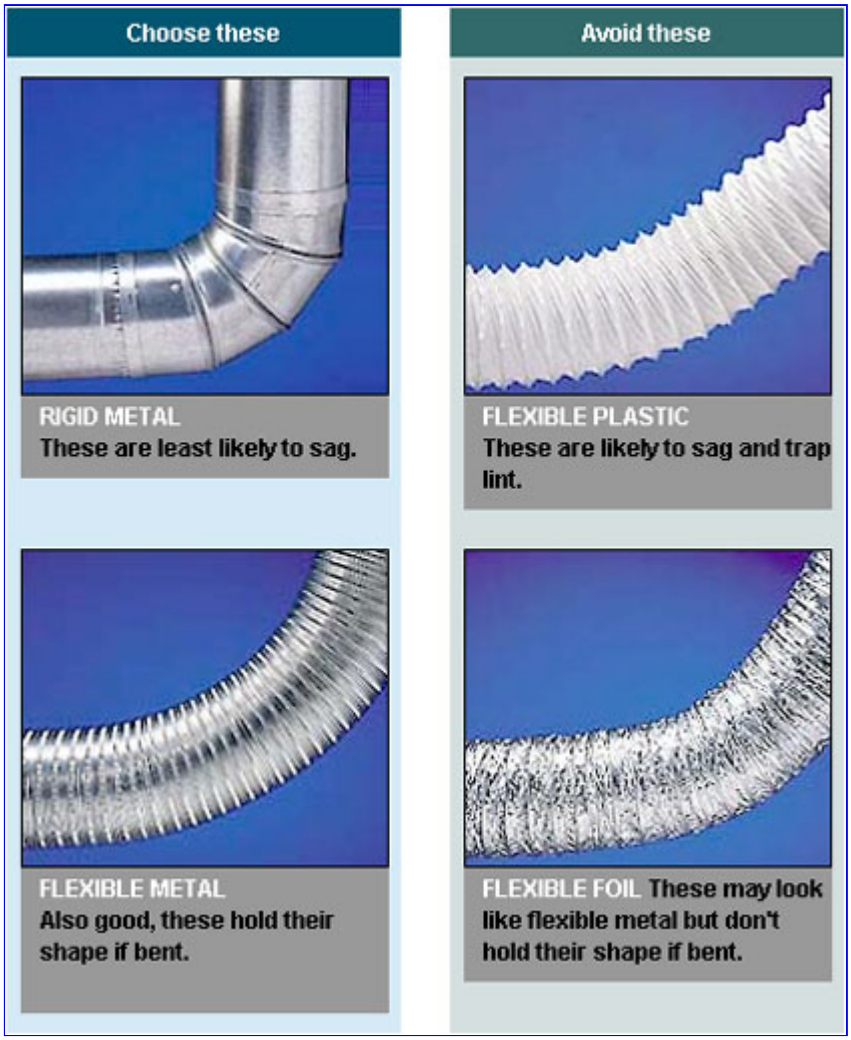
5.9 **Clothes Dryer Vent Piping**

Repair or Replace

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

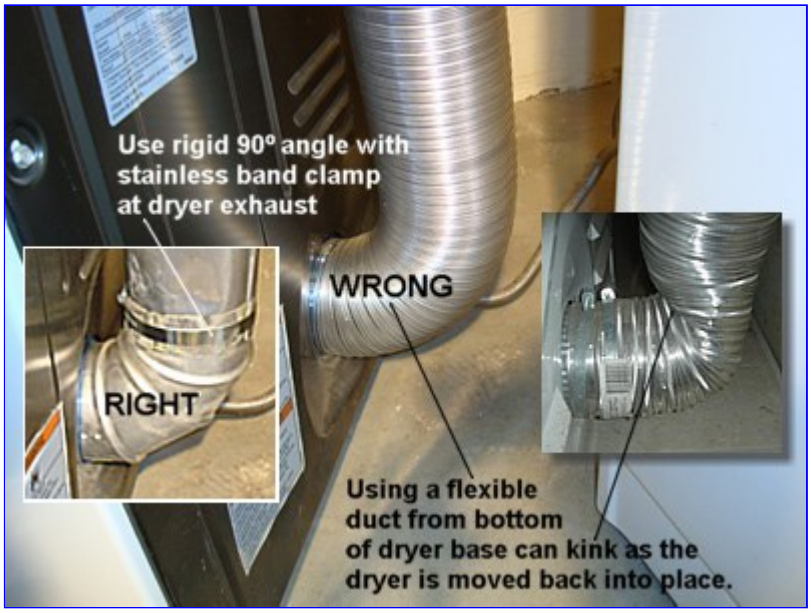
5. Kitchen / Components and Appliances

5.9 Item 1(Picture)

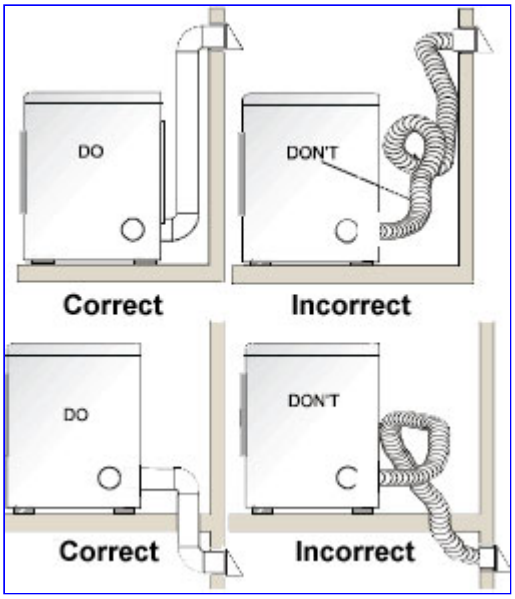


5.9 Item 2(Picture)

5. Kitchen / Components and Appliances



5.9 Item 3(Picture)



5.9 Item 4(Picture)

(2) The dryer is currently venting into the crawlspace which can result in various problems. Venting a dryer in a crawlspace can result in moisture problems which could lead to rot or mold in your crawl space, lint buildup on insulation, and damage to floor framing. The dryer should vent to the exterior. Recommend a qualified contractor correct as needed.

5.9 Item 5(Picture)

5.9 Item 6(Picture)

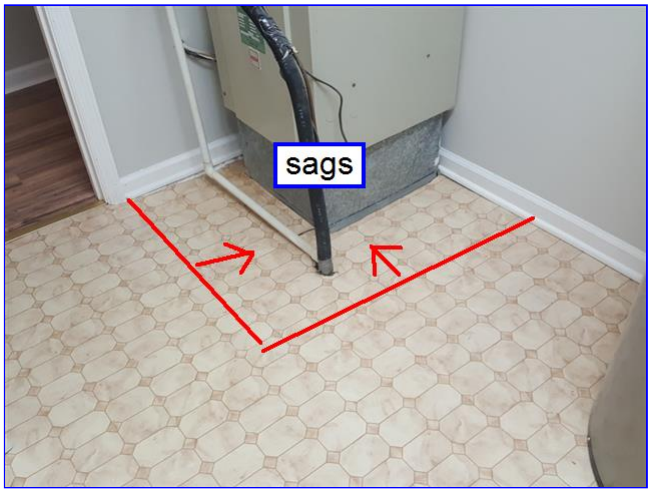
6. Rooms

6.2 **Floors**

Repair or Replace

The floor is sagged underneath the air handler in the washer dryer room. I suspect that the joists maybe damaged or need additional support. Access to this area of the crawlspace was limited due to access from fallen insulation, ducts and plumbing pipes. Recommend a qualified contractor further inspect and evaluate to determine if repairs are needed prior to closing once easy access is granted. This maybe a structural issue.

6. Rooms



6.2 Item 1(Picture)

6.5 **Windows (Representative number)**

Repair or Replace

(1) All the windows in home are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

6. Rooms

6.5 Item 1(Picture)

6.5 Item 2(Picture)

6.5 Item 3(Picture)

6.5 Item 4(Picture)

6.5 Item 5(Picture)

(2) The majority of the windows in the home will not open, see photos for location. These may be stuck or painted shut and/or may involve repair to sash cords. In the event a fire was to develop in the hallway in the home, person(s) or children have no means of exiting the master bedroom. This is a serious safety issue. Strongly recommend this be corrected prior to moving into home. Recommend unsticking the other window(s) to determine

6. Rooms

there functionality. If the problem persists, recommend either installing new windows or have a qualified window installer further investigate and repair as needed, which ever is cheaper.

6.5 Item 6(Picture)

6.5 Item 7(Picture)

6.5 Item 8(Picture)

6.5 Item 9(Picture)

6.5 Item 10(Picture)

6.5 Item 11(Picture)

(3) The 2nd Bedroom window, left side at the home has deterioration at the seals between the panes of glass due to condensation was evident between the panes of glass. This can cause fogging between the window and the insulation/thermal ability of the window may be compromised. This can cause heat/cooling loss. Recommend a

6. Rooms

qualified window installer further investigate and repair or replace as needed to ensure efficiency of windows. Some windows with lost seals may not have been evident at the time of this inspection. The windows were checked for condensation.

6.5 Item 12(Picture)

6.6 **Closets**

Repair or Replace

The light in the Master Bedroom and the 2nd Bedroom closet room is 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.

6.6 Item 1(Picture)

6.6 Item 2(Picture)

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

Repair or Replace

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

6. Rooms

6.7 Item 1(Picture)

6.7 Item 2(Picture)

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

6.7 Item 4(Picture)

6.8 Smoke and Carbon Monoxide Detectors

Repair or Replace

(2) The smoke detector has been disconnected intentionally and removed at the hallway. Without a working smoke detector in your home you have no first alert to a possible fire. This is a safety issue. Strongly recommend installing or replace the smoke detector for your safety in the home. Recommend a qualified contractor install one before closing and moving in. Note: Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

6. Rooms

6.8 Item 1(Picture) hallway wall

7. Bathroom and Components

7.3 **Plumbing Water Supply, Shutoffs, Faucets, and Fixtures**

Repair or Replace

(2) The hot and cold water lines are connected in reverse from there normal positions in the Master bathroom at the shower. This could result in scalding burns of a person or child and is a safety issue. Recommend they be changed to the accepted normal locations with the cold water valve on the right side of the fixture. Recommend a licensed plumber correct as needed.

7.3 Item 3(Picture)

(3) The diverter for the shower does not divert all the water to the shower head in the master and the 2nd bathroom. Low water pressure to the shower head may be due to the amount of water that is not being diverted away from the tub supply. The diverter is defective. Recommend a qualified plumber replace the diverter as needed.
Note: The diverter may improve as it is used but may need cleaning or replacement.

7. Bathroom and Components

7.3 Item 4(Video) master bathroom

7.3 Item 5(Video) 2nd bathroom

7.4 Plumbing Drain and Vent Systems

Repair or Replace

The drain stopper is not functioning at the tub in the master bathroom bath tub. Recommend a qualified licensed plumber install one so that bath tub can be filled with water without draining or a rubber stopper can be used.

7.4 Item 1(Picture)

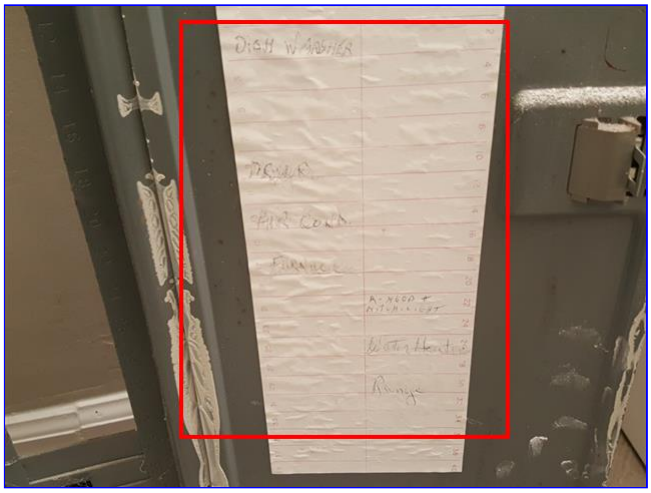
9. Electrical System

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

Repair or Replace

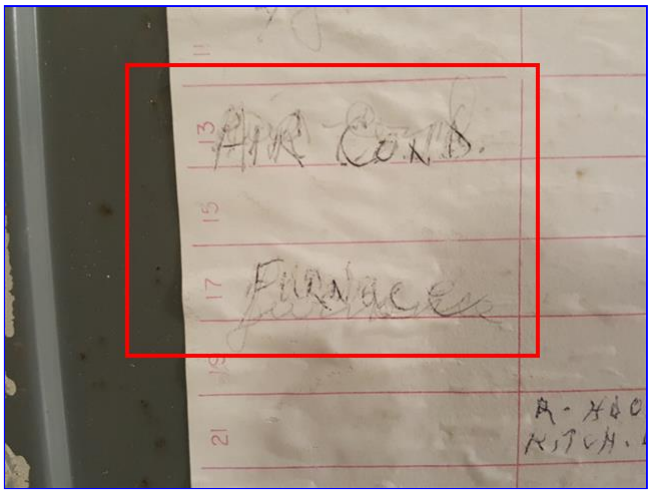
(1) Some of the circuit breakers are not labelled at the main panel cover in the master bathroom. This is a safety issue. Could not check if breakers may be overloaded with appliances in the home. (example: Heating and air conditioning cannot be on the same circuit breaker even though they are used at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

9. Electrical System

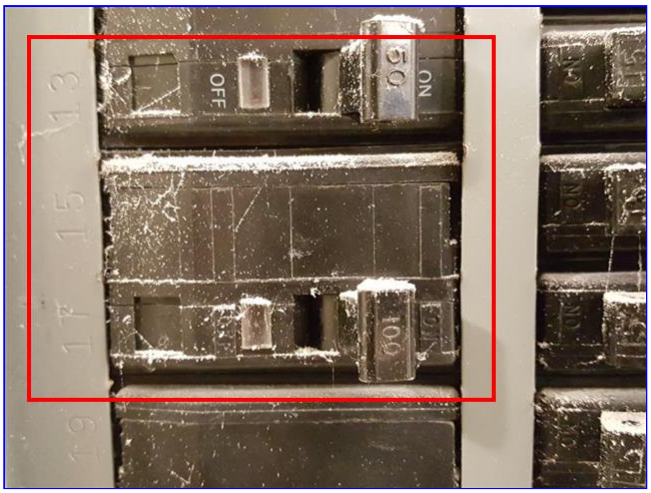


9.2 Item 1(Picture)

(2) The circuit breakers are not correctly labelled on the cover of the main electrical panel in the master bathroom. This is a safety issue. The panel indicates that the 100 amp breaker is for the furnace. The electrical panel should be indexed correctly, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be correctly labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.



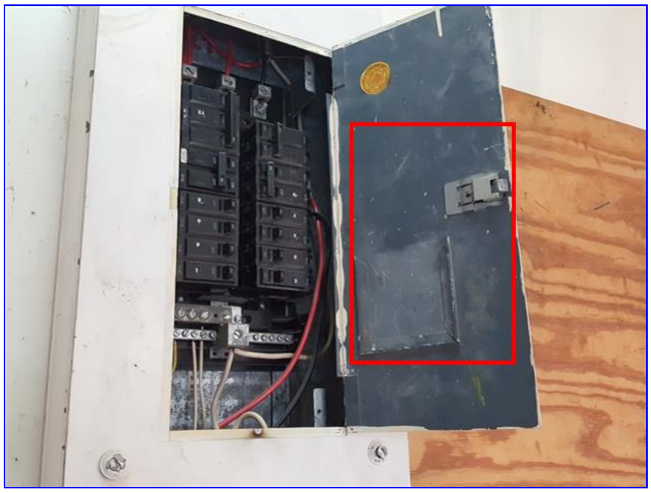
9.2 Item 2(Picture)



9.2 Item 3(Picture)

(3) The circuit breakers are not labelled on the cover of the electrical sub panel in the garage. This is a safety issue. The electrical panel should be indexed, identifying each circuit breaker. This will allow for quick de-energizing of a circuit under emergency situations. Recommend the panel be fully labelled to facilitate turning off breakers to circuits prior to moving in. A licensed electrician is recommended for this correction for safety.

9. Electrical System



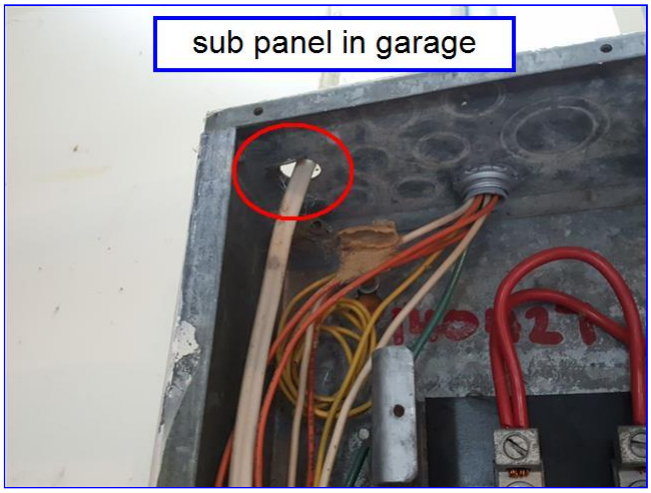
9.2 Item 4(Picture)

(4) The sub panel box inside cover is missing. This is exposing the wiring connected to the breakers inside the box. This is dangerous and is a safety hazard. The openings can allow someone to place an object inside which can cause a short or electrocution of a person which would result in a death. Recommend correction and replacement by a qualified licensed electrician as needed for occupant safety prior to closing and moving in.

9.2 Item 5(Picture)

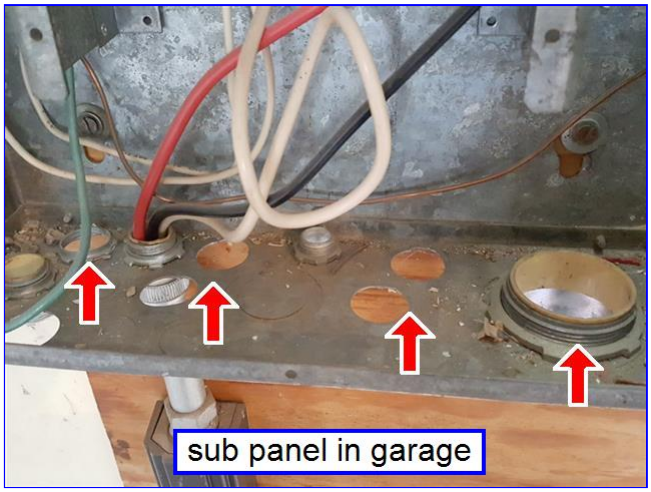
(5) Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the electrical panel box. Cable clamps serve to protect the wiring from the metal edges of the panel box to prevent a short from occurring or from the panel box becoming energized which can result in a death via electric shock. Also, if a water leak was to occur above the ceiling, water can enter the panel box which could cause a short or fire. This is a safety issue. Recommend a qualified licensed electrician repair as needed at the sub panel in the garage prior to closing.

9. Electrical System



9.2 Item 6(Picture)

(6) Openings in the panel box which are for wires to enter that are not in use should be sealed to prevent moisture or rodents entering the sub panel box in the garage. These openings are considered hazardous. Recommend a licensed electrician correct as needed.

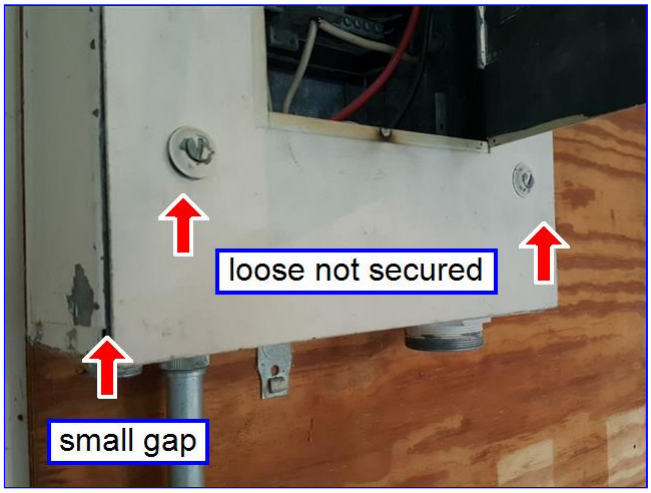


9.2 Item 7(Picture)

(7) The bottom of the panel cover is loose and not secured in the garage. This is a safety issue. The cover can be tilted allowing a person or child to place an object inside which would result in a death via an electric shock. Also moisture could enter due to the cover is not secured. This is a serious safety issue. Recommend a qualified electrician repair as needed.

Note the mounting screws at the bottom maybe faulty and need replacing.

9. Electrical System



9.2 Item 8(Picture)

9.2 Item 9(Picture)

10. Heating / Central Air Conditioning

10.7 General Notes

Inspected

(1) When the new heat pump 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 air handler in the washer dryer room as well. Home inspections are a visual inspection only and dismantling equipment is not within our scope. Due to the age of air handler, 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 air handler to ensure evaporator coil is the correct size and if it has been replaced and make any necessary repairs or replacements if required.

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

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
2001 Crimea Street
Lawrenceburg KY 40324

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

1. Structural Components

1.2 Crawlspace Floor (Vapor Retarders)

Repair or Replace

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

1. Structural Components

1.2 Item 10(Picture) under washer dryer room

1.5 Insulation under Floor Systems

Repair or Replace

(2) The insulation is missing in some areas in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend replacement as needed.

1.5 Item 6(Picture)

1.5 Item 7(Picture)

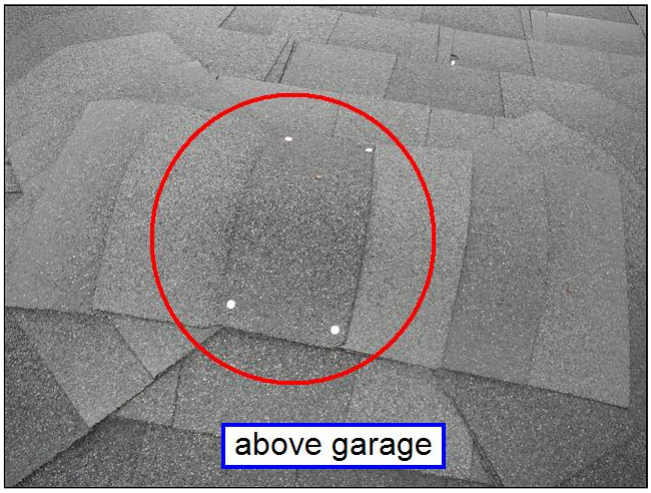
2. Roofing / Chimneys / Roof Structure and Attic

2.0 Roof Coverings - Asphalt

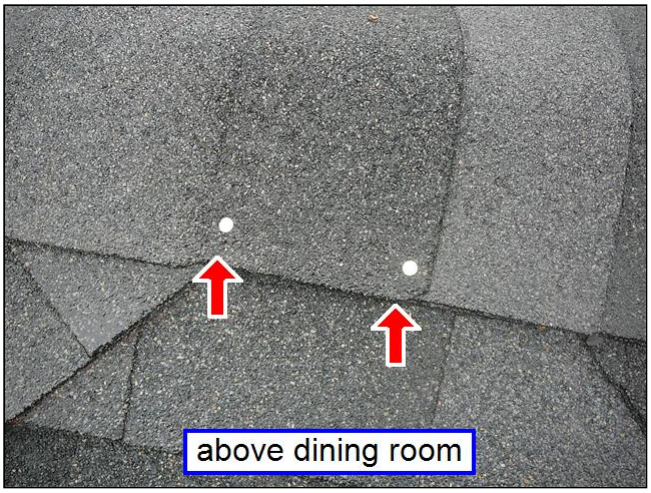
Repair or Replace

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

2. Roofing / Chimneys / Roof Structure and Attic



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.3 **Roof Penetrations- Vents, Skylights, Etc**

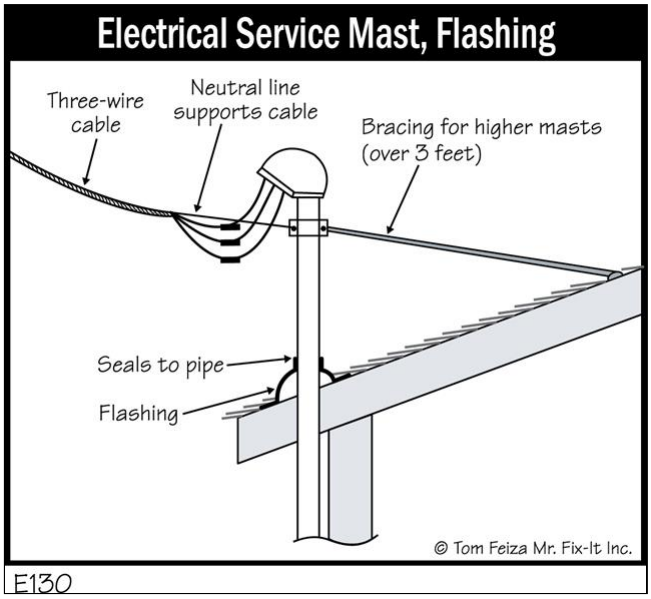
Conditional

The rubber boot below the electric mast is starting to deteriorate and may be prone to leaks because it is split/ cracked at the rear of the home. This may allow water to enter into the attic which may lead to deterioration of the roof and ceiling structure which can lead to mold within the attic. Sealing or replacing the rubber boot is recommended. Recommend a roofing contractor repair or replace as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 1(Picture)

2.3 Item 2(Picture)



2.3 Item 3(Picture)

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

Repair or Replace

(3) Recommend the downspout(s) at the front left corner of the home near the porch where indicated in the photo(s) be extended and flow onto a splashblock. This will ensure water is kept away from the foundation perimeter, soil erosion does not occur and water cannot leak under the slab foundation area and be trapped between the front walkway which may cause settlement of the foundation of the home. Recommend a general contractor correct as needed.
Note: the extension will need to go underneath the front walkway.

2. Roofing / Chimneys / Roof Structure and Attic

2.4 Item 9(Picture)

3. Exterior

3.0 **Masonry Siding and Trim**

Repair or Replace

(1) Exterior wall vertical cracks at the mortar joints and through the brick siding was observed above the garage where indicated in the photos. The majority of these cracks were observed above the garage door frames where there were metal lintel's in the brick work. A lintel is a metal beam supporting masonry above an opening in a wall. These cracks may imply that the lintel may be rusting, expanding, or close to the lower limit of function and acceptability due to being undersized. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. These cracks do not appear significant at this stage. Recommend a qualified contractor seal all cracks to prevent further cracking and possible deterioration of the brick work and treat lintel's from rusting and exposure to moisture by painting lintel's. Also ensure they are sealed between the brickwork so water cannot enter behind or on top of lintel. If cracks reappear after repairs, then would recommend a qualified masonry further investigate to determine cause and repair or replace as necessary.

3. Exterior

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.0 Item 4(Picture)

3.0 Item 5(Picture)

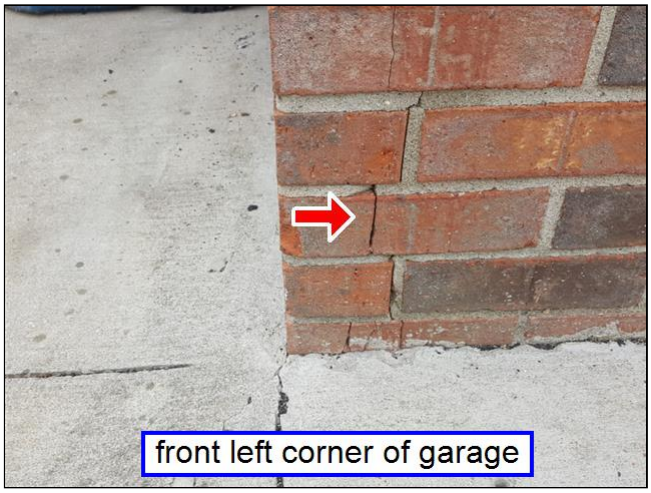
(2) Brick spalling observed at the front right corner of the garage near the downspout. Spalling is a result of water entering the concrete and masonry and forcing the surface to peel, pop out or flake off, due to moisture entering the foundation perimeter. Eventually, spalling can cause crumbling and destruction of a structure. Recommend repair and ensure water is drained away from the perimeter of the home. A skilled masonry contractor should perform the repairs.

3. Exterior

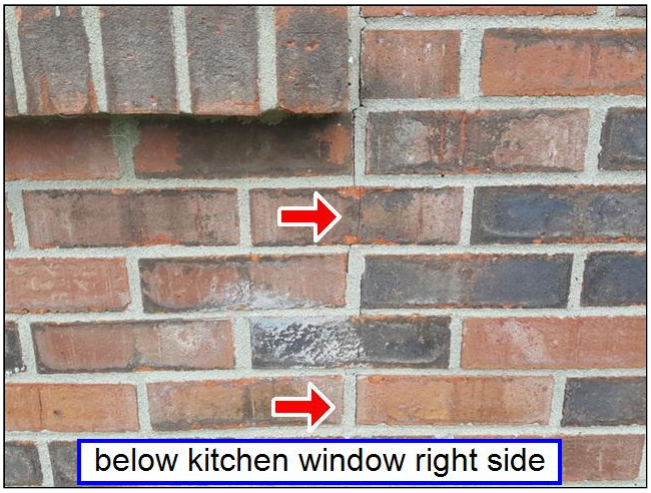
3.0 Item 6(Picture)

(3) The exterior brick wall has various vertical and stair step settlement cracks in various places around the home, see photos for location. This implies that minor structural movement has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. These cracks do not appear significant at this stage. Cracks that are greater than 1/8 inch are cause for concern. Due to freeze/thaw, the cracks should be sealed to minimize further chipping away, flaking or deterioration. Recommend these cracks be sealed to prevent further cracking via water intrusion. A qualified contractor or skilled masonry contractor should perform the repairs via tuck pointing mortar. It is recommended that you monitor periodically and if cracks reappear and become greater than 1/8", then a qualified structural engineer or masonry contractor should be consulted to determine cause and suggest repairs. This would indicate that the home is continually settling. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed.

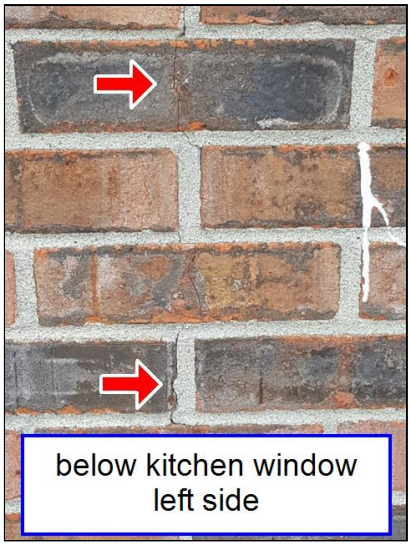
3. Exterior



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)

3.0 Item 10(Picture)

3.0 Item 11(Picture)

3.2 **Doors (Front and Rear Exterior)**

Conditional

The side entry door at the dining room reveals daylight when latched at areas. It is missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected which can cause condensation. Recommend repair as needed.

3. Exterior

3.2 Item 1(Picture)

3.3 **Windows**

Conditional

(2) The gaps between the window frames and the brick siding at the rear of the home (master bedroom windows) need to be sealed correctly to prevent water intrusion. Water entering here can lead to deterioration of the wall siding and potential leaks inside the wall cavity. Recommend caulking these areas with a quality moisture resistant caulk that expands and contracts. Choosing the right caulk

3.3 Item 2(Picture)

3.3 Item 3(Picture)

(3) The bottom of some of the window sills around the home are warped/buckled and show signs of previous repairs. The sills should be flat and sloped to ensure water drains away from the home. The openings may allow water to enter and cause poor seals allowing the outside air to enter if not sealed correctly. Recommend a qualified window contractor repair as needed.

3. Exterior

3.3 Item 4(Picture)

3.3 Item 5(Picture)

3.3 Item 6(Picture)

3.5 **Decks, Structure, Railings, Stairs**

Conditional

(2) The deck board at the some of the ends on the deck at the rear of the home have deteriorated at the end cuts. Further erosion or deterioration can occur if not corrected via water intrusion. Recommend repair or replace as needed.

3. Exterior

3.5 Item 2(Picture)

3.9 **Plumbing Water Faucets (hose bibs)**

Conditional

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

3.9 Item 1(Picture)

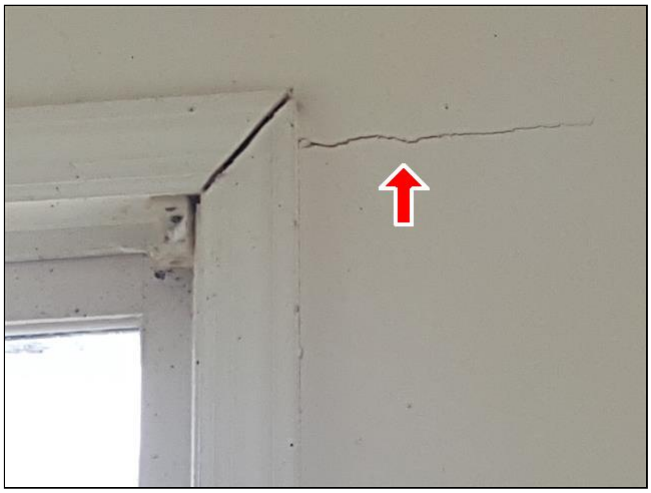
4. Garage/Carport

4.1 **Garage Walls**

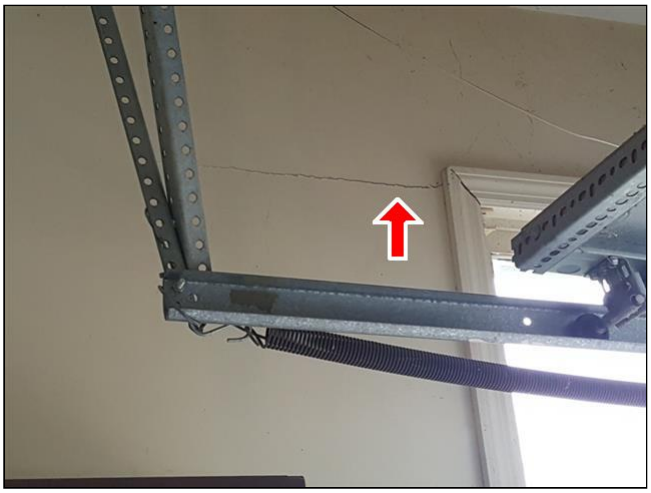
Conditional

(2) The horizontal cracks in the walls in the garage at the right wall above the windows (see photos for location) appear to be common settlement cracks. Cracks larger than 1/8" 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 and changing temperature. Recommend repairing cracks then paint and monitor. If cracks reappear and become larger than 1/8" then would recommend a structural engineer further investigate to determine cause and suggest repairs.

4. Garage/Carport



4.1 Item 5(Picture)



4.1 Item 6(Picture)

5. Kitchen / Components and Appliances

5.4 **Ranges/Ovens/Cooktops**

Repair or Replace

(2) The stove needs to be adjusted at the feet at the front. The stove top slopes severely to the back. Recommend adjusting the bottom feet to ensure stove top is stable and level on the floor. This can be a safety issue when boiling water on the stove top.

5.4 Item 2(Picture)

6. Rooms

6.1 **Walls**

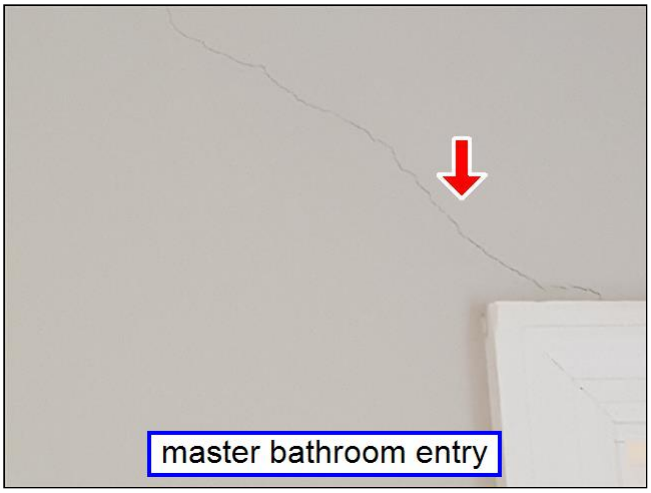
Conditional

The crack(s) noted on the walls near the corners of the door frames in the home, (see photos for location) are common minor settlement diagonal crack(s). Cracks larger than 1/8" are of concern only. Minor settlement of the home has occurred. All the doors in the related room(s) do open and close without rubbing on door jambs. This damage is considered to be cosmetic and a small repair issue for your information. Recommend prep prime and paint as needed.

6. Rooms

Note: After repairs, these areas should be monitored and if cracks reappear and become greater than 1/8 inch wide, then further evaluation is recommended by a qualified contractor to determine cause and repairs. (structural members are not visible) Also see note 1.6(2) and 1.4(2).

6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.1 Item 3(Picture)

6.4 **Doors (Representative number)**

Conditional

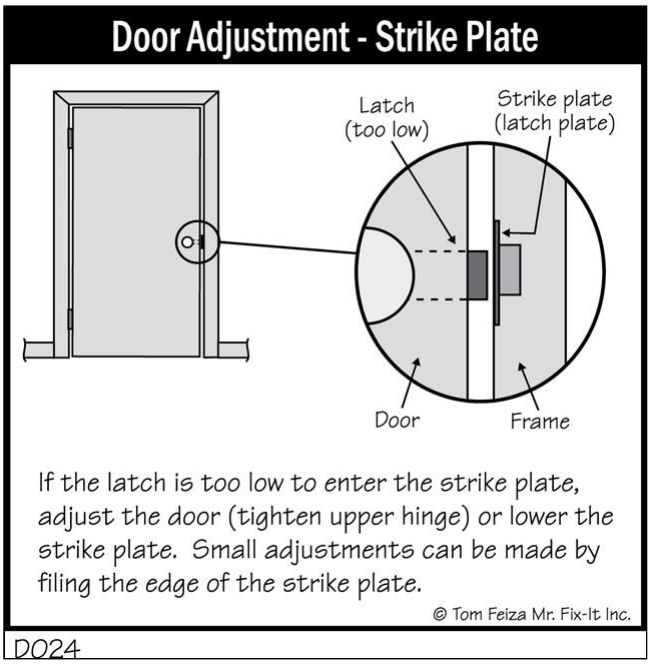
(1) The door in the Washer/Dryer room hits and rubs the door jamb at the top but does close shut. This maybe due to settlement of the home or sagging joists. Once the floor structure is inspected and repaired if needed, then recommend the door be repaired/corrected as needed by a general contractor. Sometimes correcting the door opening can require door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of door. Also see note 7.2.

6. Rooms

6.4 Item 1(Picture)

(2) The door knob hardware is not latching in the 3rd bedroom closet door where indicated in the photo. It requires an adjustment. The strike plate may need to be adjusted or trimmed to be able to lock/close the door. Recommend repair as needed.

6.4 Item 2(Picture)



6.4 Item 3(Picture)

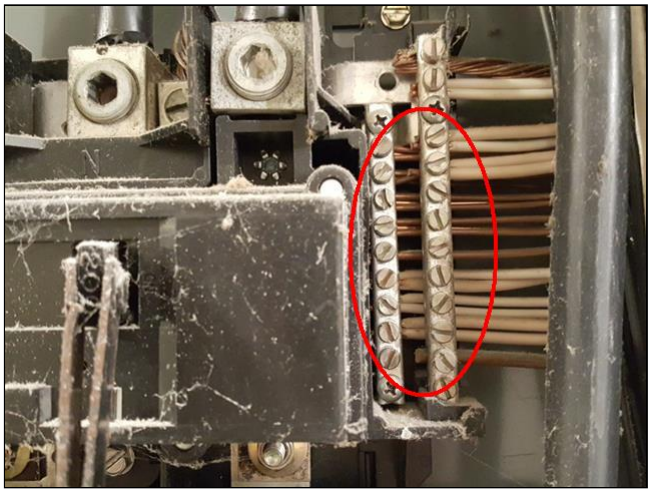
9. Electrical System

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

Conditional

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

9. Electrical System



9.3 Item 1(Picture)

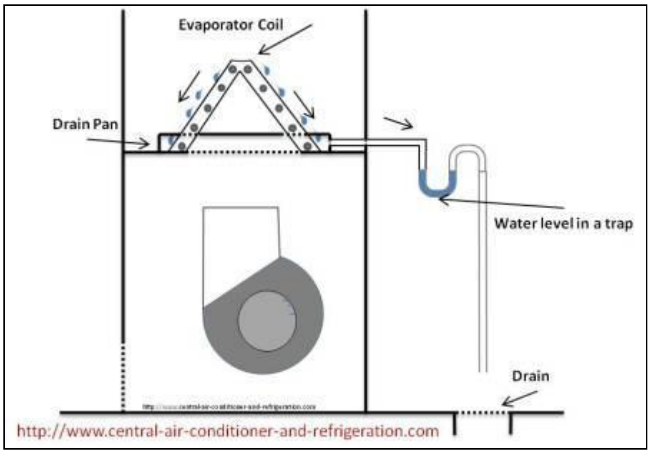
10. Heating / Central Air Conditioning

10.3 Distribution Systems (Pipes and Pumps)

Conditional

(2) There was no visible condensation trap installed at the condensate drain line for the Air Handler in the home. It is recommended by the manufacturer to have one. The purpose of the trap is to allow the water to drain freely, with out it air flowing in the drain line can cause the water to not flow (drain to the exterior). Recommend a qualified HVAC contractor correct as needed.

10.3 Item 2(Picture)

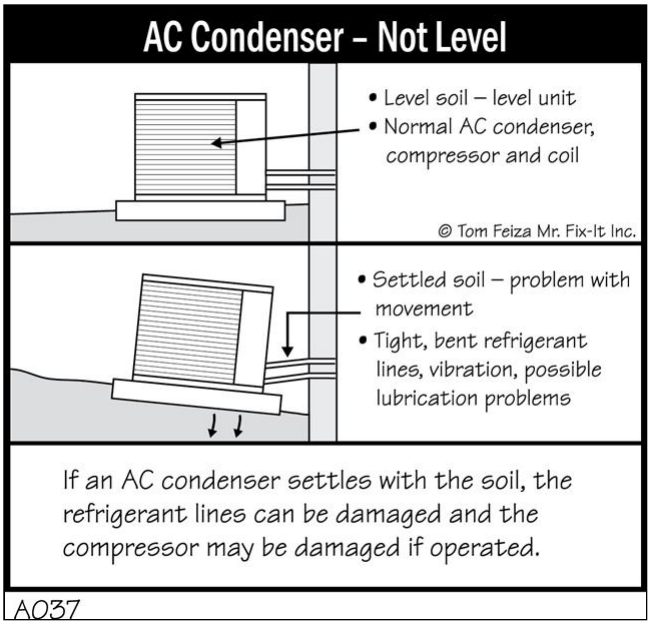


10.3 Item 3(Picture)

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

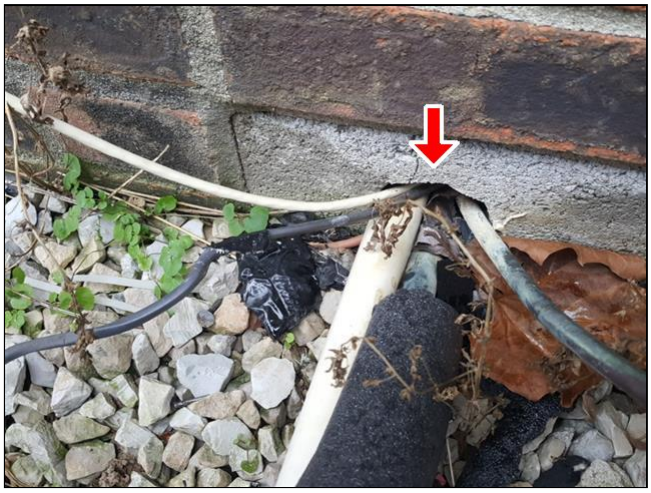
10. Heating / Central Air Conditioning

10.3 Item 4(Picture)



10.3 Item 5(Picture)

(4) The hole in the wall at the rear of the home which allows the Heat Pump lines to be connected to the Air Handler in the home is not sealed. Openings should be sealed to prevent entry of insects and weather into the wall cavity and into the crawlspace. Also to prevent deterioration of the foundation wall. Recommend sealing with cement or an appropriate filler.



10.3 Item 6(Picture)

(5) The condensate drain line is not supported and sags leading to the exterior in the crawlspace. It also has an improper pitch for ease of draining. Poor drainage can lead to leakage or damage to the unit. Recommend a qualified contractor or HVAC contractor correct as needed.

10. Heating / Central Air Conditioning

10.3 Item 7(Picture)

10.3 Item 8(Picture)

10.3 Item 9(Picture)

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

TALON
Home Inspections

INVOICE

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

Inspection Date: 12/17/2017
Report ID: 171217PETERS

Customer Info:	Inspection Property:
Mr. Trevor Peters 88 Mangini Street Lexington KY 40515 **Customer's Real Estate Professional:**	2001 Crimea Street Lawrenceburg KY 40324

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2001 - 2500	375.00	1	375.00
Crawlspace / Basement	40.00	1	40.00

Tax $0.00
Total Price $415.00

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