TALO

Home Inspe

Inspection Report

Ms. Sharon Anthony

Property Address:
202 Scarborough Beach Road
Richmond KY 40475

Talon Home Inspections, LLC

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2017
Angie's list
SUPER SERVICE
AWARD


Angie's list
SUPER
SERVICE
AWARD
2016


BEST OF
HomeAdvisor
2016 WINNER


Thumbtack
BEST OF
2016

Table of Contents

Date: 3/14/2018	**Time:** 10:00 AM till 02:00 PM	**Report ID:** 180314KNUE
Property: 202 Scarborough Beach Road Richmond KY 40475	**Customer:** Ms. Sharon Anthony	**Real Estate Professional:**

Congratulations and Thank you for choosing Talon Home Inspections.

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

Photo/Video Documentation.

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

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a 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:
American Society of Home Inspectors

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (1.5 story)

House Built In:
2004

Home Faces:
NE

Utilities Status:
All utilities On

Temperature:
30-40

Weather:
Clear

Ground/Soil surface condition:
Snow cover, Wet

Rain in last 3 days:
Yes

Snow in the last 3 days:
Yes

1. Structural Components

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

Styles & Materials

Foundation Type:
Crawlspace

Foundation Wall Structure:
Masonry Block

Method used to observe Crawlspace:
Crawled

Floor Structure:
2 X 10
Wood beams
I Wood Joist

Wall Structure:
Masonry
and
Wood frame construction

Columns/ Posts or Piers:
Masonry Block Piers

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

		IN	NI	NP	C	RR
1.0	Crawlspace Access	•				
1.1	Crawlspace / Wall Foundation	•				
1.2	Crawlspace Floor (Vapor Retarders)	•				
1.3	Wall Structure	•				
1.4	Floors (Structural)					•
1.5	Insulation under Floor 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
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:

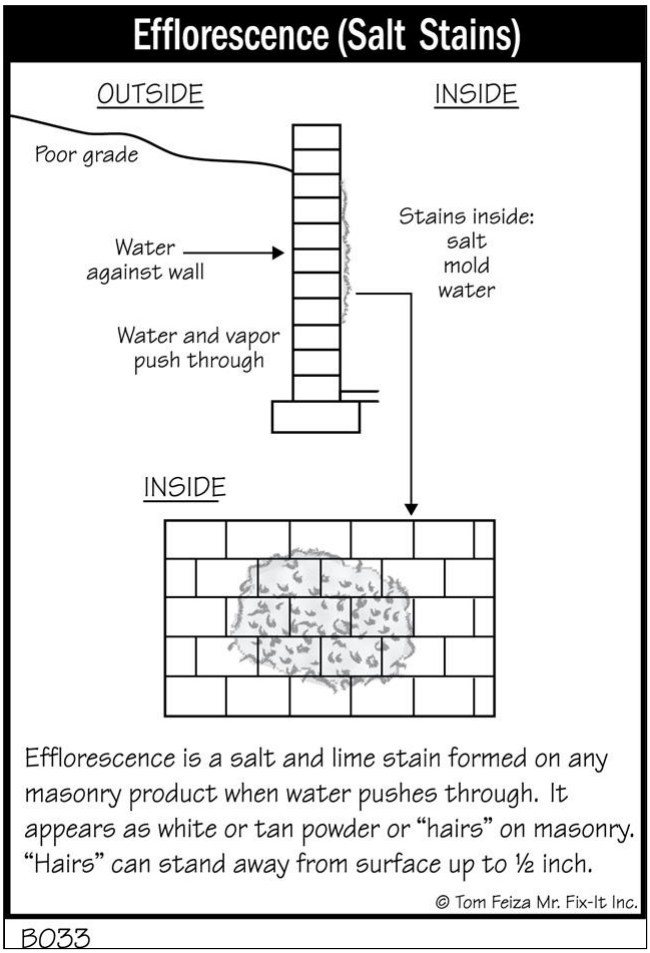
1.0 Access to the crawlspace is located at the rear left side of the home.

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 Efflorescence was found on the bottom courses of the block walls at the crawlspace at the rear right corner of the home which indicates moisture is in contact with the masonry. The white chemical deposits (Efflorescence) are caused by water evaporation from the exterior. This does not necessarily indicate that water intrusion is occurring in the crawlspace. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

1.1 Item 1(Picture)



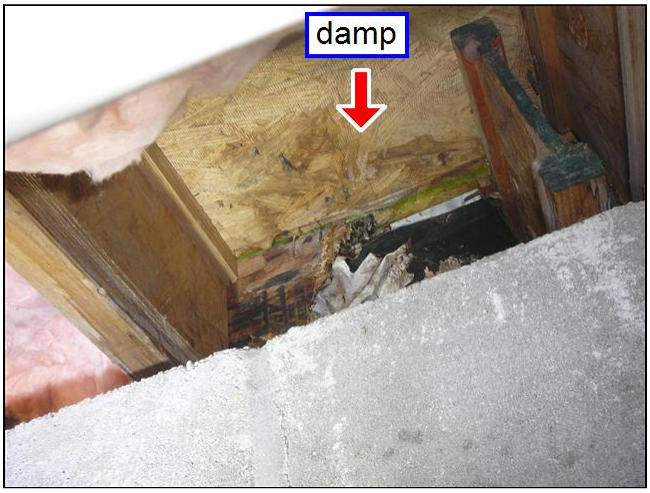
1.1 Item 2(Picture)

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

1.4 The band board is damp and partially missing in the crawlspace below the rear entry door area. It appears that water leakage has been occurring near the door frame which shows signs of previous repairs. I cannot determine if water leakage may still occur in this area. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. Replacement of the missing band board maybe needed to support the sub floor in this area. Recommend a qualified contractor further evaluate to determine if water leakage is still occurring and to repair damaged area in the crawlspace.

1.4 Item 1(Picture)

1.4 Item 2(Picture)



1.4 Item 3(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 vents have been sealed up in the crawl space. However the crawlspace has not been prepared encapsulation. Though there was no condensation noted at the time of the inspection, it is possible to have a dry crawlspace that is prepared for no ventilation however certain steps are required for this to be achieved. High humidity within the crawl could be experienced during certain times of the year which can cause condensation to form or cause joists to sag over time. Recommend this area be monitored during the seasons to see if condensation is occurring in the crawlspace and if so a qualified contractor should be consulted to eliminate cause. The vents may need to be opened. I would still recommend a qualified crawlspace contractor further evaluate the crawl to determine if other measures are required due to no ventilation. Opinions vary on whether or not your crawlspace should be ventilated.

Note: Proper ventilation will help control humidity and reduce the potential for wood rot and condensation forming in the crawlspace. It is recommended that One (1) square foot of free vent area should be provided for every 500 square feet of crawlspace. Crawlspaces can be vented to the building interior or exterior, depending on the configuration of the crawl space. Information about venting or not venting a crawlspace

1.8 Item 1(Picture) left side of home

1.8 Item 2(Picture) left side of home

1.8 Item 3(Picture) right side of home

1.9 (1) No evidence of moisture or water was visible in the crawlspace at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of 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 five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that crawlspace leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

1.9 (2) No evidence of condensation was visible in the crawlspace at the time of the inspection due to vents are closed off. It should be understood that it is impossible to predict whether condensation will occur and pose a problem in the future. Recommend the crawlspace be monitored monthly if condensation does occur in the future and if this does you may need to seek the services of a qualified contractor to determine what steps or measures are needed to prevent this from occurring. Opening the vents would be a first step. This is for your information.

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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.

main attic area

main attic area

main attic area

main attic area

main attic area

main attic area

main attic area

bonus room attic area

bonus room attic area

Styles & Materials

Viewed roof covering from:

Ground
Binoculars
Partially obsructed with snow
Limitations: The roof is to high for

Roof-Type:

Dimensional

Roof Covering:

3-Tab Composition
Architectural shingles

inspector's ladder to reach
Limitations: Some areas of the roof were not inspected

Roof Ventilation:
Soffit and Passive Vents
Gable vents

Chimney (exterior):
None

Sky Light(s):
None

Attic Access Location/Info:
Scuttle hole located in:
2nd Master bedroom closet
No Storage
limited access
light in attic
partial attic due to vaulted ceilings

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

2nd Attic Access Location/ Info:
Door located at:
Bonus room
No Storage
partial attic due to vaulted ceilings

Method used to observe 2nd attic:
From entry
Crawled

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

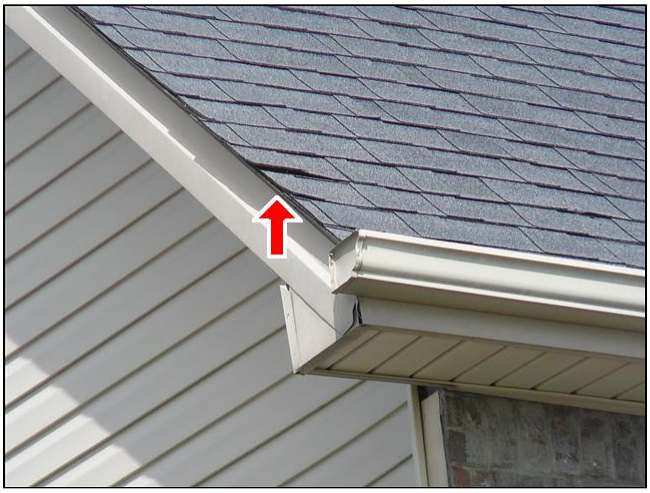
Ceiling Structure:
2X6
Wood Joists
Partially visible

Attic Insulation:
Blown Cellulose

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

Comments:

2.0 (1) The shingles on the roof at the rear of the home where indicated by the photo(s) are starting to lift and may not be secured correctly. The sealant of the shingle tab maybe failing. Shingle damage or roof leakage can occur at these areas. They are also at risk to be blown off by high winds. If the shingle is raised by more than 1/2" the nails should be reseated to prevent water entry under the shingles. Recommend a qualified roofing contractor repair as needed.

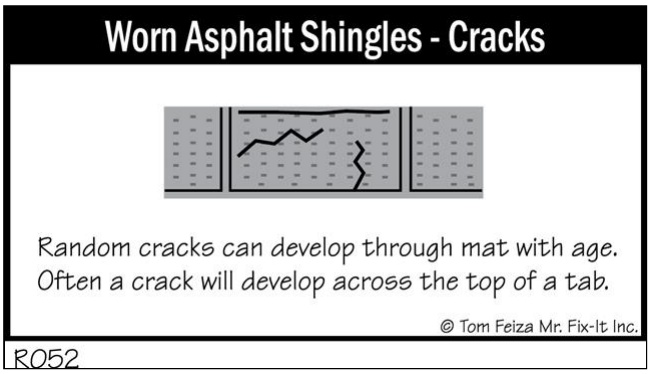


2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 (2) The damaged shingle on the right hand side of the garage roof needs to be replaced or repaired before a water leak develops. This area also has excess water draining in this area due to the roof intersection. Also a diverter flashing maybe needed. The area below in the bonus room attic was wet at the time of the inspection indicating a roof leak is experienced in this area. It may not be caused by the cracked shingle. Strongly recommend a qualified roofing contractor further investigate this area to determine where leak is occurring and repair as needed prior to closing. Water leakage in an attic can cause mold to occur and deteriorate the roof structure.

2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 (1) Some of the roof flashings are not visible for inspection due to building materials and partial snow coverage have hidden flashings that are not visible.

2.1 (2) There are some gaps in the step flashings around the home, and they should be sealed to prevent water entering behind the flashing which can lead to water leaks in the attic and wall cavity which can cause deterioration of the roof and wall structure. Recommend sealing gaps with caulk as needed.

2.1 Item 1(Picture)

2.3 (1) The downspout extension is cracked and leaks at the rear right corner of the home. This can cause crawlspace leakage, settlement of the foundation wall and possible soil erosion near the foundation perimeter. Recommend repair or replacement as needed by a general contractor.

2.3 Item 1(Picture)

2.3 Item 2(Video)

2.3 (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.

2.3 Item 3(Picture) rear right corner of home

2.3 Item 4(Picture) front left corner of garage

2.3 Item 5(Picture) front right corner of home

2.3 Item 6(Picture) front left corner of garage

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

2.3 Item 7(Picture) rear right corner of home

2.3 Item 8(Picture) front left corner of garage

2.3 Item 9(Picture) front right corner of home

2.3 Item 10(Picture) front left corner of garage

2.3 Item 11(Picture) rear left corner of home

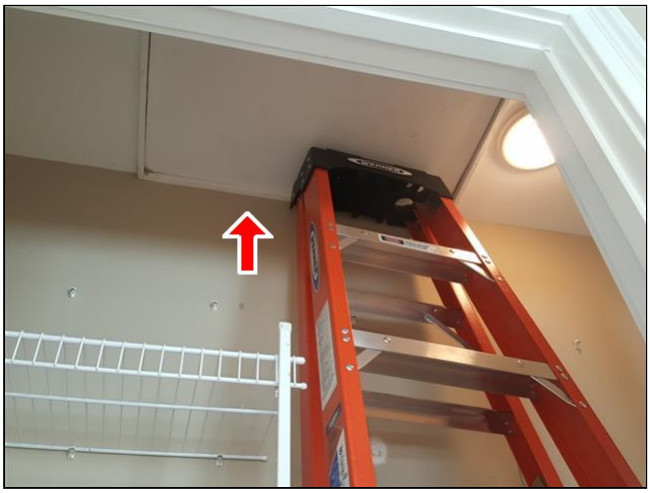
2.3 Item 12(Picture) rear right side of home

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

2.3 Item 13(Picture)

2.4 (1) Attic access location (see photo)

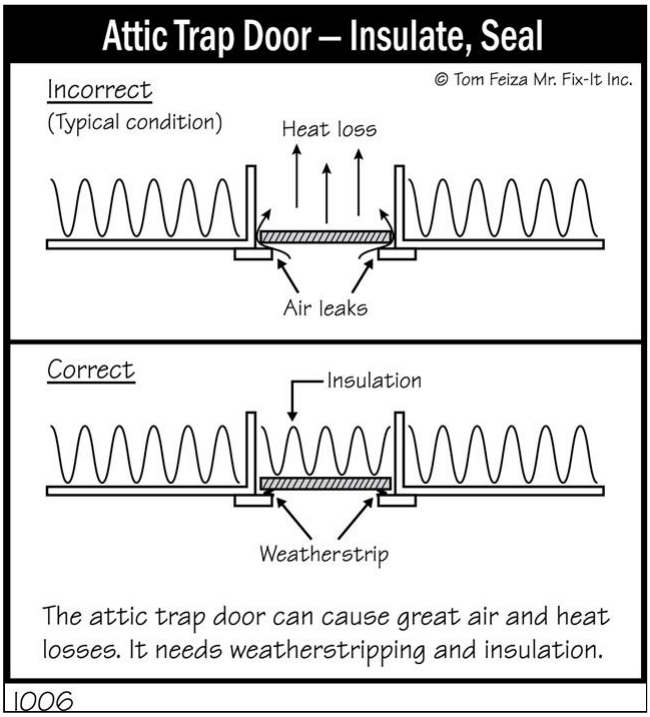
2.4 Item 1(Picture) bonus room



2.4 Item 2(Picture) 2nd bedroom closet

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

2.4 Item 3(Picture)

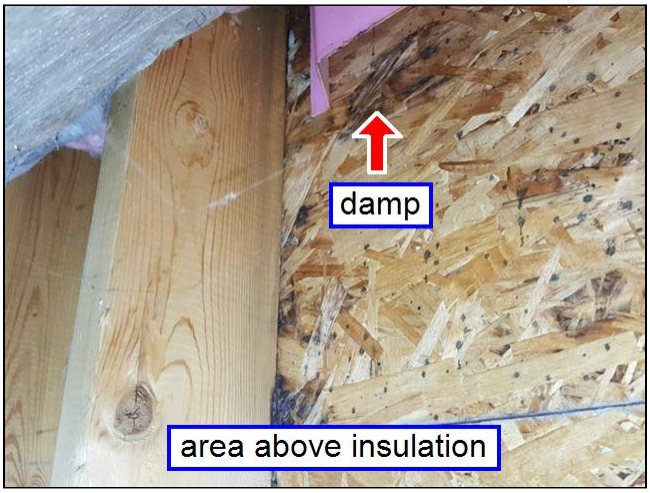


2.4 Item 4(Picture)

2.5 (1) There is a water leak in the bonus room attic above where the garage and house roof intersects. The insulation and floor was wet at the time of the inspection. The damage to the structure in this area does not appear significant to require replacing at this time. The wet insulation should be removed and replaced where needed to prevent mold from occurring. If not corrected roof leakage can cause deterioration of the buildings structure and materials which will result in increased repair costs later on if not corrected. Strongly recommend a qualified roofing contractor further evaluate to determine where leakage is occurring and repair/correct as needed prior to closing. Other trades maybe needed if there is hidden damage that could not be seen.

2.5 Item 1(Picture)

2.5 Item 2(Picture)



2.5 Item 3(Picture)

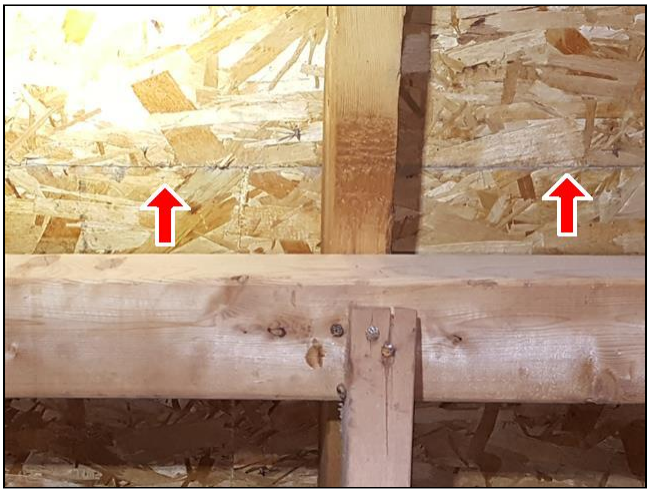
2.5 Item 4(Picture)

2.5 Item 5(Picture)

2.5 (2) Excessive dead flies were found near the window in the attic at the front of the home. Recommend a qualified pest control contractor evaluate the attic area to determine where they are entering from and seal openings/correct as needed. They maybe entering from the gable vents which are missing screens.

2.5 Item 6(Picture)

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



2.5 Item 7(Picture)

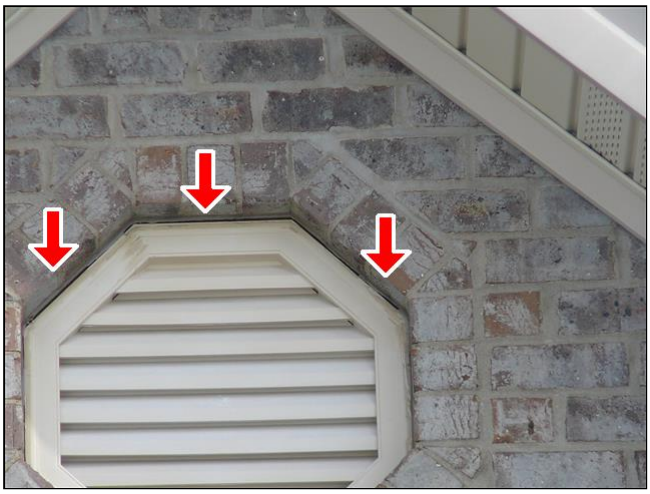
2.5 Item 8(Picture)

2.5 (4) There was a dead bird found in the main attic at the front of the home. It may have entered from the gable vent. Recommend the dead bird be removed and screens be placed inside the attic behind the gable vents to prevent further intrusion of birds and/or rodents. A qualified person or pest control contractor should remove the dead bird for health and safety.

2.5 Item 9(Picture)

2.6 Recommend the gap between the gable vent and the brick siding at the right side of the home be sealed with caulk to prevent insects and water intrusion into the attic. Water intrusion could lead to deterioration of the wall framing. Choosing the right caulk

2.6 Item 1(Picture)



2.6 Item 2(Picture)

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

2.10 (1) Limited inspection of the attic was performed at the home. The home has vaulted ceilings above the kitchen and living room areas, therefore no safe access or real attic present. This prevented an inspection of the structural materials, insulation, moisture conditions, etc. located within the attic in this area of the home. This is for your information.

2.10 (2) Due to the roof being partially covered with snow at the time of the inspection we were unable to examine all of the roof. Some areas were inspected due to snow melted towards the end of the inspection. 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 veneer
and
Vinyl siding

Exterior Entry Doors:
Metal window door(s)
and
Wood window door(s)

Appurtenance:
Covered porch with step

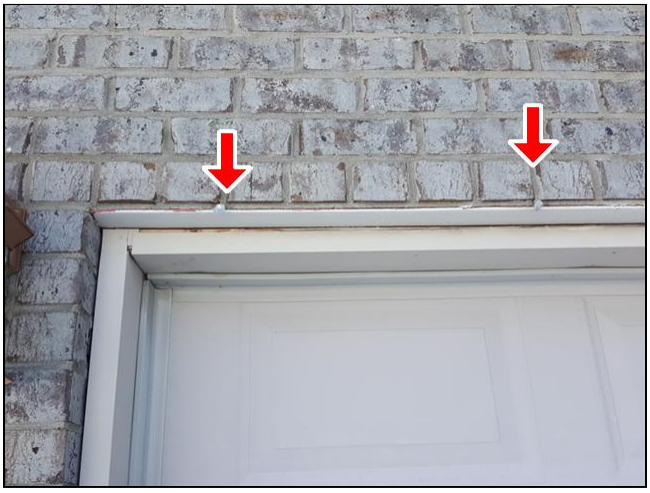
Driveway:
Concrete

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

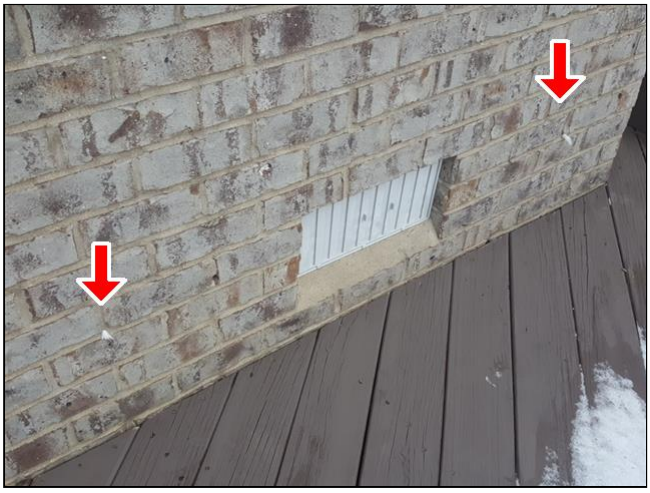
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

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

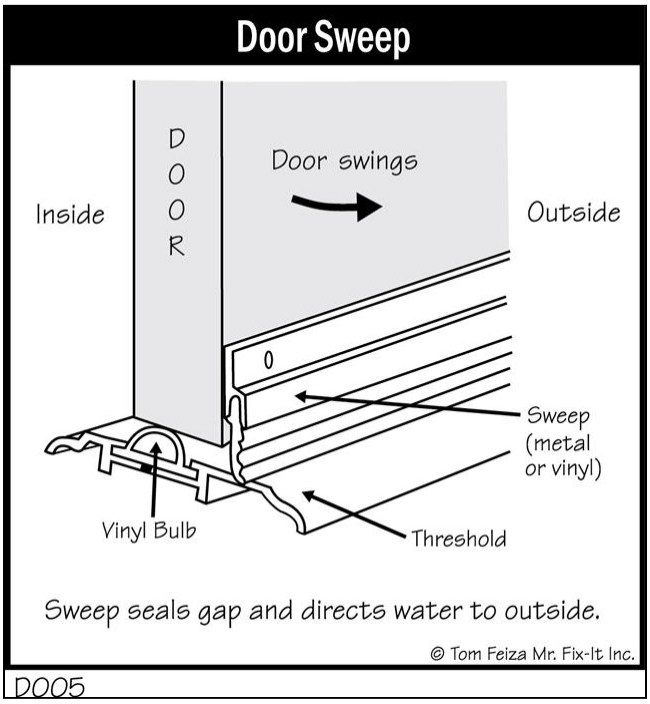


3.0 Item 1(Picture) above garage



3.0 Item 2(Picture) rear of home

3.3 I would recommend a door sweep be installed at the rear door of the home to ensure water intrusion does not occur. This is for your information



3.3 Item 1(Picture)

3.5 Recommend sealing the gap between the porch roof support beam and brick wall under the front porch to prevent water intrusion and insects entering the gap to prevent possible deterioration of the support beam. A general contractor is recommended for repair and correction.

3.5 Item 1(Picture)

3.6 Due to the deck is partially covered with snow we were unable to properly examine and inspect some of and/or all the components related to this item. There were no obvious problems found.

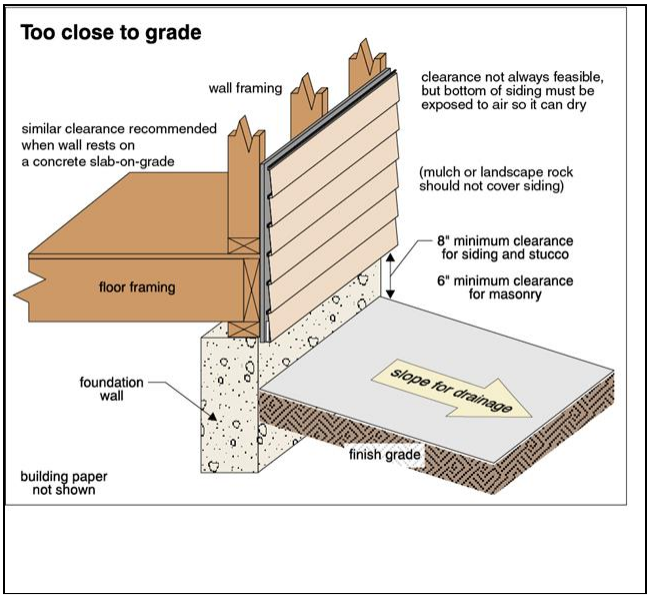
3.6 Item 1(Picture)

3.7 Due to the driveway is partially covered with snow we were unable to properly examine and inspect some areas and components related to this item. There were no obvious problems found.

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

3.10 Item 1(Picture)

3.10 Item 2(Picture)



3.10 Item 3(Picture)

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

3.11 Item 1(Picture)

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

3.11 Item 2(Picture) front right side of home

3.11 Item 3(Picture) side of garage

3.11 (3) The trees at the right side of the home are planted to close to the foundation and their roots may cause damage to the foundation in the future when fully grown and may cause problems with guttering and roof. Be alert for any damage and make improvements as needed. Recommend removing tree to avoid these potential issues.

3.13 (1) The exterior outlet at the front porch is GFCI protected. The reset switch is located at the garage of the home. This is for your information.

3.13 Item 1(Picture)

3.13 (2) All the exterior outlets are GFCI protected. This is for your information.

3.13 (3) There is exposed electrical wiring from the wall above the living room window where indicated in the photos. Wires should not be exposed to weather or exposed. This is a safety issue. The wiring can be damaged which could cause a short or if touched cause an electric shock resulting in a death. Exposed wires should be UF and protected in conduit leading to the source. Recommend a qualified electrician further investigate, then repair and/or correct as needed prior to closing. These wires maybe for speakers or lighting. I could not determine.

3.13 Item 2(Picture)


3.13 Item 3(Picture)


3.13 Item 4(Picture)

3.14 Due to the exterior of the home is partially covered with snow at the time of the inspection we were unable to properly examine and inspect some of and/or all the components related to this section. You may wish to have these areas be reinspected prior to closing by a home inspector once the snow coverage has gone.

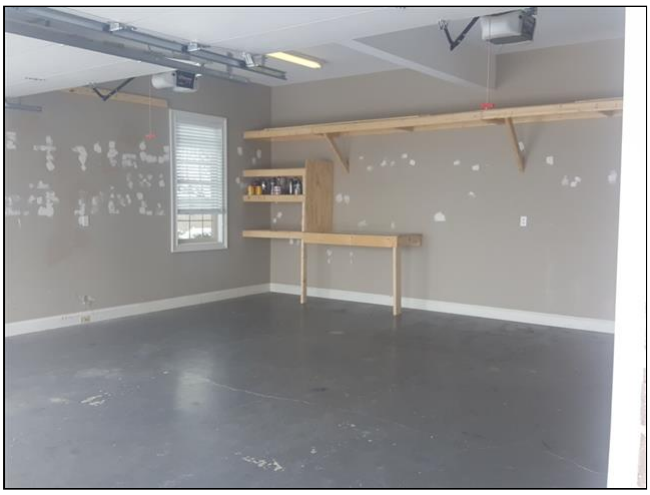
3.14 Item 1(Picture)

3.14 Item 2(Picture)

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

4. Garage/Carport

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



Styles & Materials

Garage Insulation:
Not visible

Garage Door Type / Material:
Two automatic
Metal
Insulated

Auto-opener Manufacturer:
LIFT-MASTER
1/2 HORSEPOWER

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Material/Covering(s):
Concrete
Painted

Door to Interior:
Metal

Door to Exterior:
Metal with Glass Window

Window Types:
Double-hung
Thermal/Insulated
Tilt feature

		IN	NI	NP	C	RR
4.0	Garage Ceiling	•				
4.1	Garage Walls	•				
4.2	Garage Floor	•				
4.3	Garage Door/Operators (Report whether or not doors will reverse when met with resistance)					•
4.4	Garage Window (s)	•				
4.5	Occupant Door from Garage to inside home	•				
4.6	Occupant Door from Garage to Exterior of Home	•				
4.7	Steps, Stairways, Balconies and Railings	•				

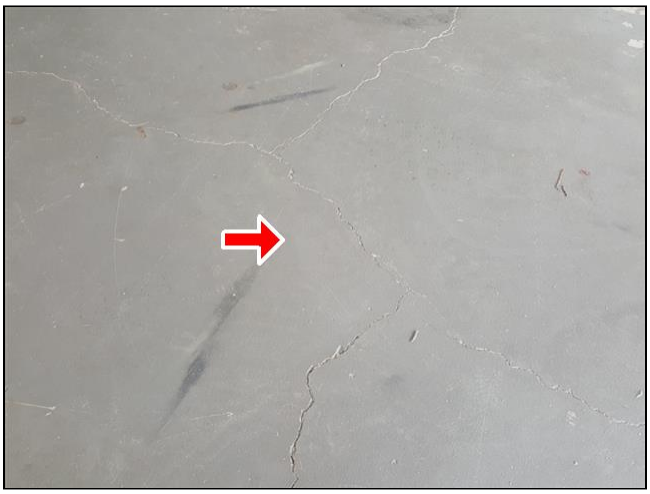
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace

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

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

Comments:

4.2 (1) 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. Also this crack maybe due to freezing soil underneath placing upward pressure on 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)

4.2 (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. Recommend adding control joints by a qualified contractor.

4.3 (1) Both garage doors will reverse when met with resistance.

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

4.3 (2) The garage doors at the front of home does not operate smoothly when closed. See video for explanation. When the door is closed, a binding noise was noted at the chain. The door may fail over time due to stress being placed on the operating system and components. This is considered unsafe and needs correcting. Strongly recommend a qualified garage installer further investigate garage door mechanism and installation, then make the needed adjustments or repair issues needed to ensure safe operation and ease of door opening and closing prior to closing.

4.3 Item 1(Video)

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

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

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

4.6 Item 1(Picture)

4.6 Item 2(Picture)

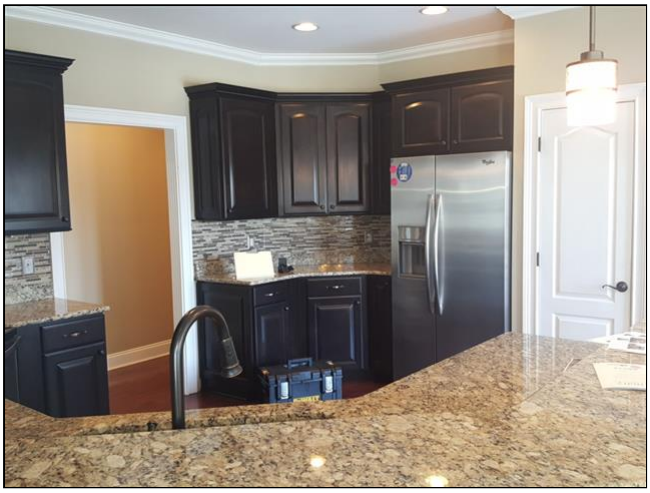
4.8 (1) If a refrigerator is installed in the garage it will be connected to a GFCI outlet. If the outlets are tripped the refrigerator will be turned off. This is for your information.

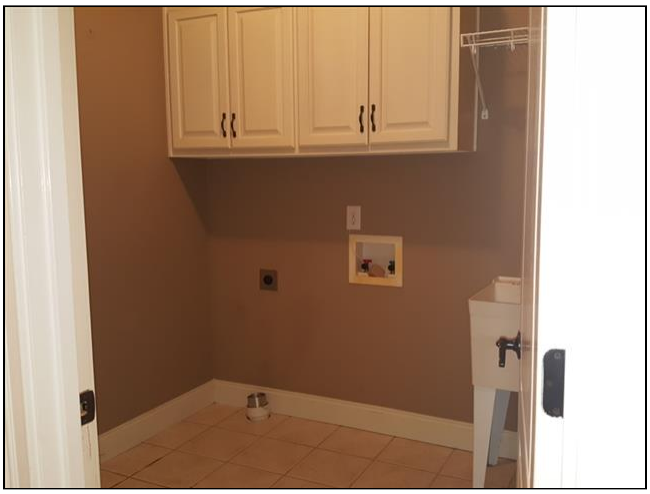
4.8 (2) The garage outlets are GFCI protected. This is for your information.

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

5. Kitchen / Components and Appliances

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





washer dryer room

Styles & Materials

Dishwasher Brand:
WHIRLPOOL
Serial # Model# : #F34009870 #WDT790SLYM2

Disposer Brand:
IN SINK ERATOR
Serial # Model # : #11051678950 #PREMIER 1

Range/Oven Fuel Type and Brand:
ELECTRIC
WHIRLPOOL
Serial # Model # : #R32919950 #WFE714HLAS

Built in Microwave/Exhaust/Rangehood Vent Type and Brand:
Re-Circulated Venting

Refrigerator Brand:
WHIRLPOOL

Cabinetry:
Wood

WHIRLPOOL Serial # Model # Year # : #HR33419351 Serial # Model # : #TR330 23109 #GSC25C6EYY02 #2013 #WMH73L20AS-1 #2013

Countertop:
Granite

Washer and Dryer:
NONE

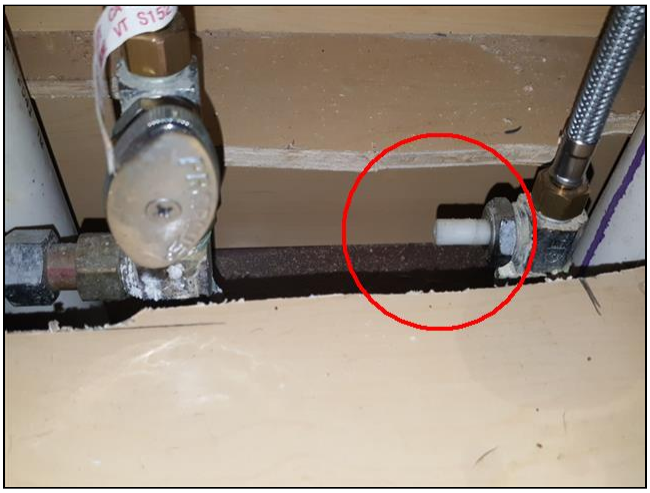
Clothes Dryer Vent Material:
Metal pipe

Dryer Power Source:
240 Electric

		IN	NI	NP	C	RR
5.0	Plumbing Water Supply, Faucets, Shutoffs, and Fixtures					•
5.1	Plumbing Drain and Vent Systems	•				
5.2	Dishwasher					•
5.3	Food Waste Disposer					•
5.4	Ranges/Ovens/Cooktops	•				
5.5	Microwave Cooking Equipment	•				
5.6	Refrigerator	•				
5.7	Pantry/Closet Doors	•				
5.8	Counters and a representative number of Cabinets	•				
5.9	Outlets, GFCI (Ground Fault Circuit Interupters), Wall Switches and Fixtures (Lights and Ceiling Fans)					•
5.10	Clothes Dryer Vent Piping					•
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

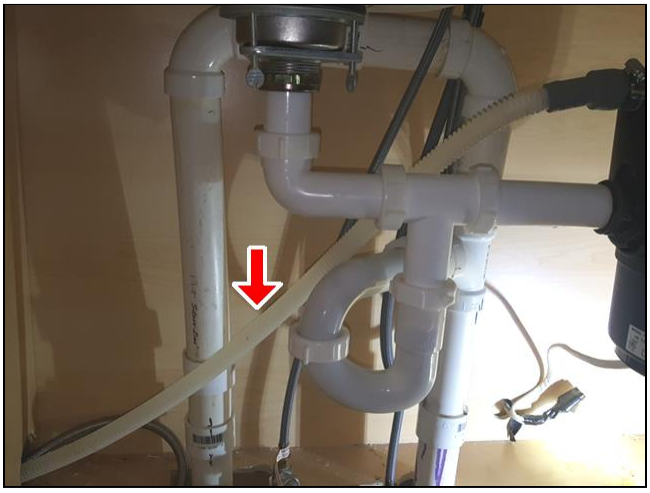
Comments:

5.0 The stop-valve(s) is missing at the cold water line under the sink in the kitchen. The valve is required to be able to turn the water supply off if a leak occurs or when work is performed to the plumbing in this area. Recommend a qualified plumber replace as needed.

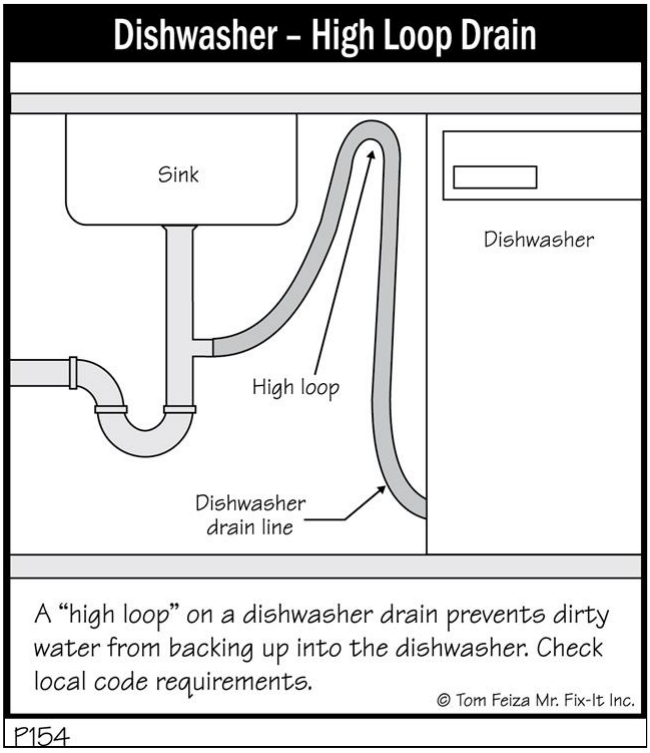


5.0 Item 1(Picture)

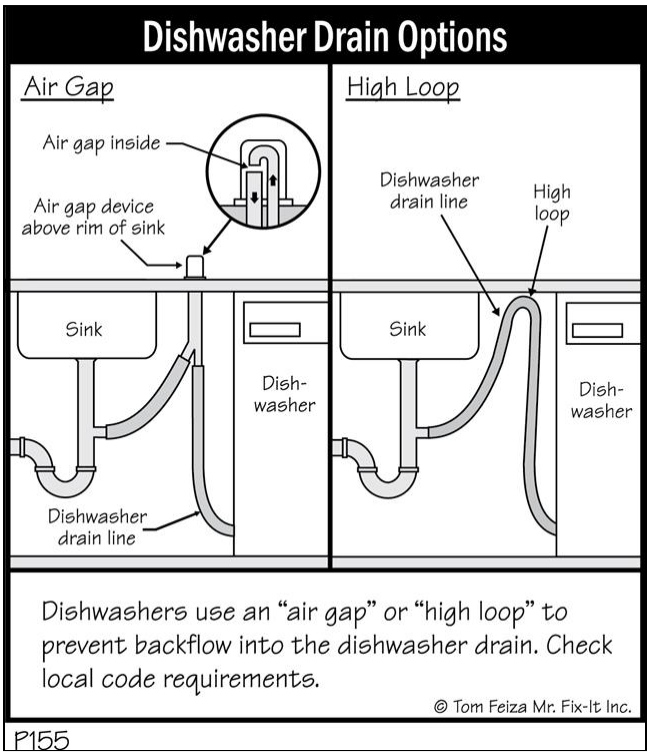
5.2 The dishwasher drain hose did not perform a loop to create a trap under the sink. The current recommendations for the dishwasher drain lines are for them to be installed as close to the bottom of the countertop as possible. This creates a water blockage to prevent sewer gases entering the house through the dishwasher. Recommend repair or replace as necessary.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

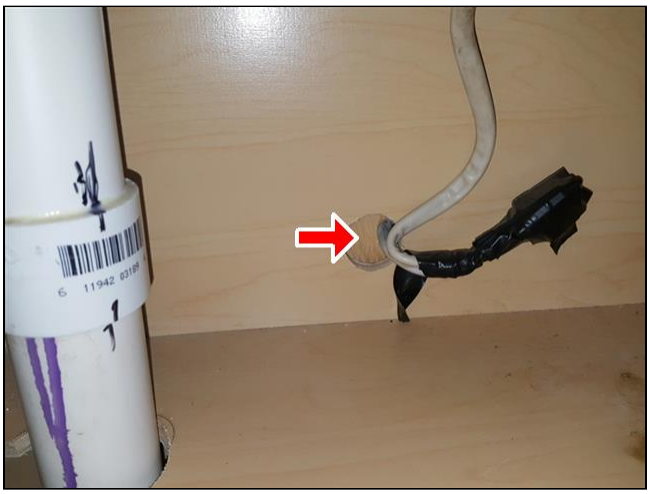


5.2 Item 3(Picture)

5.3 (1) Wires terminated with twist caps and sealed with insulation tape under the sink for the disposal unit should be enclosed in a junction box and fitted with a cover to prevent a person tampering with connections. This is a safety issue. Also, If a water leak was to occur, this could result in a short and a possible fire develop under the sink. Recommend a licensed electrician repair as needed to prevent accidental electric shocks.

5.3 Item 1(Picture)

5.3 (2) 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 2(Picture)

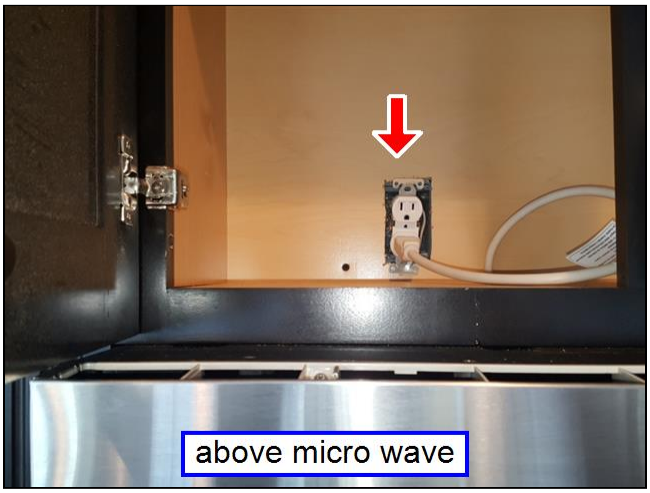
5.3 (3) Unprotected electrical wiring under the kitchen sink for the disposer is susceptible to being damage and should be relocated or protected by a rigid conduit. Recommend a qualified electrician repair as needed for safety of the occupants.

5.3 Item 3(Picture)

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

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

5.9 (3) The outlet(s) in the kitchen where indicated in the photo(s) 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.



5.9 Item 1(Picture)

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

5.9 Item 2(Picture)

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

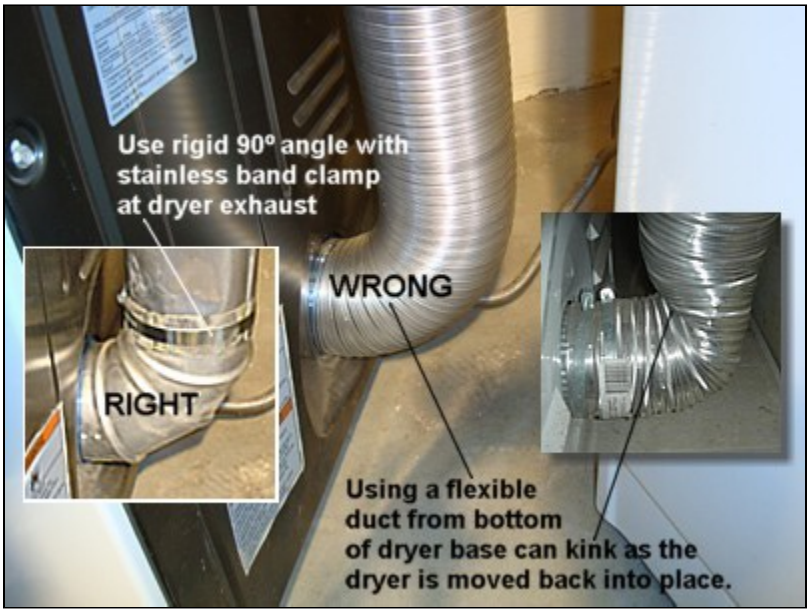
5.9 Item 3(Picture)

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

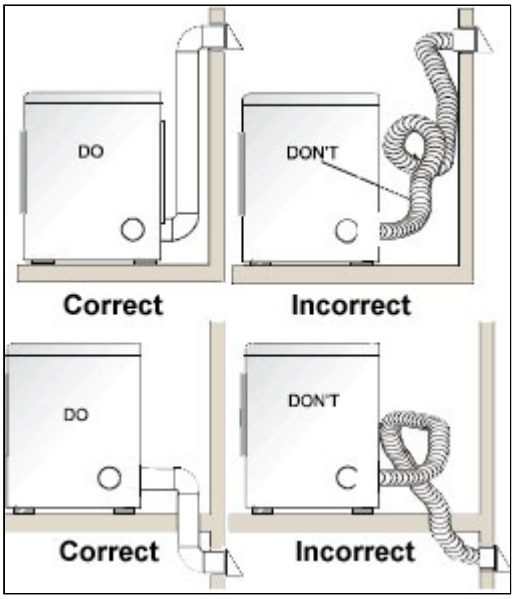
5.10 Item 1(Picture)

5.10 (2) When installing your dryer do not use flexible foil piping. 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. This is for your information.

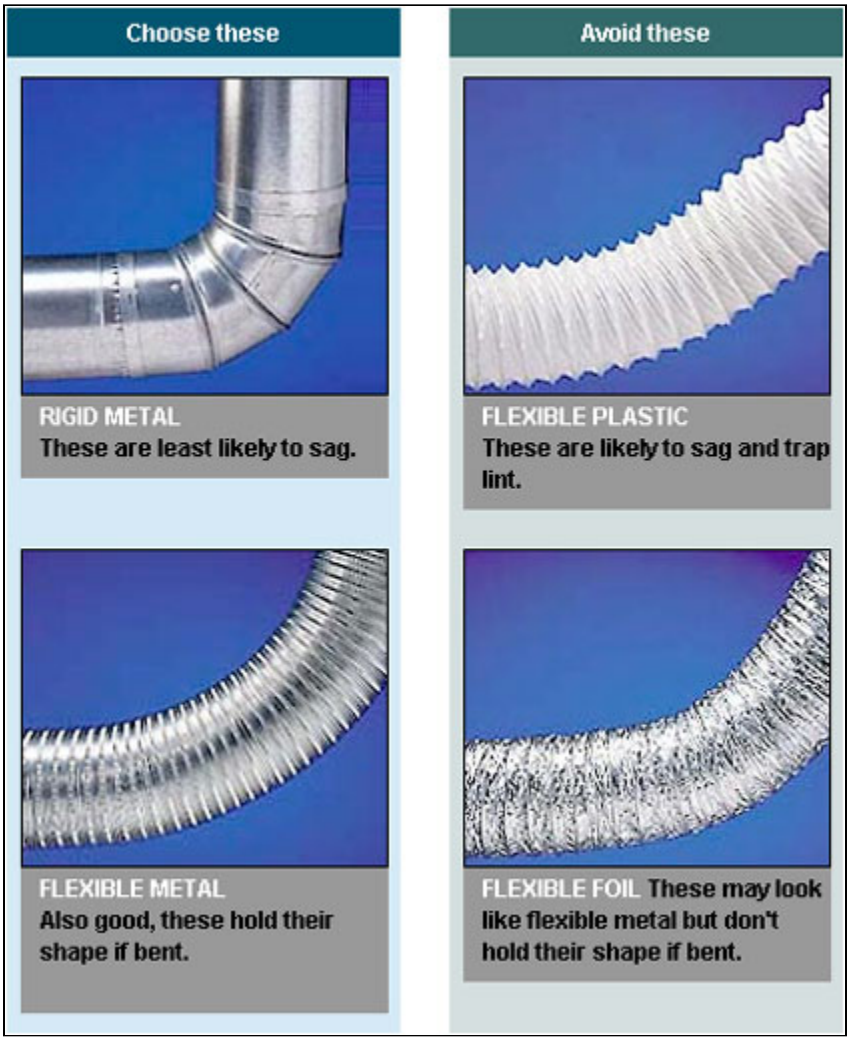
5.10 Item 2(Picture)



5.10 Item 3(Picture)

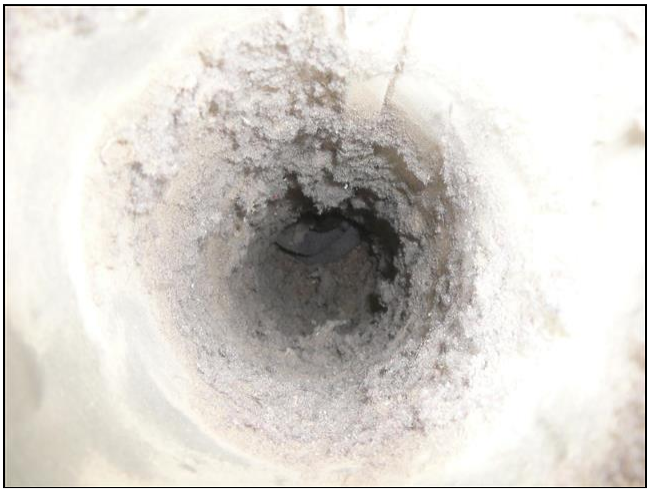


5.10 Item 4(Picture)



5.10 Item 5(Picture)

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



5.10 Item 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.

living room

dining room

sitting room

master bedroom

2nd bedroom

3rd bedroom

bonus room

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Hardwood
Tile

Interior Doors:
Hollow core
Wood

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

		IN	NI	NP	C	RR
6.0	Ceilings				•	
6.1	Walls				•	
6.2	Floors				•	
6.3	Steps, Stairways and Railings					•
6.4	Doors (Representative number)					•

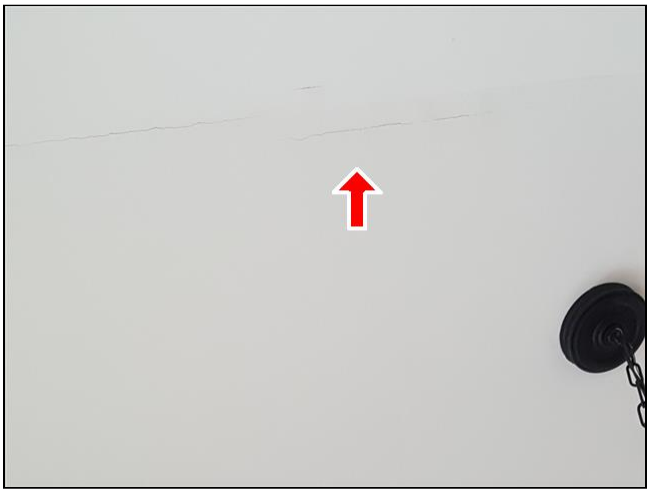
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

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

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

Comments:

6.0 (1) There are seams in the drywall ceiling in the dining room which are loose. This is a cosmetic issue. This is common and often caused by moisture, changing temperature, or framing shrinkage due to lack of ventilation of vaulted ceilings. Repairs are recommended to improve the ceilings appearance. This is for your information.

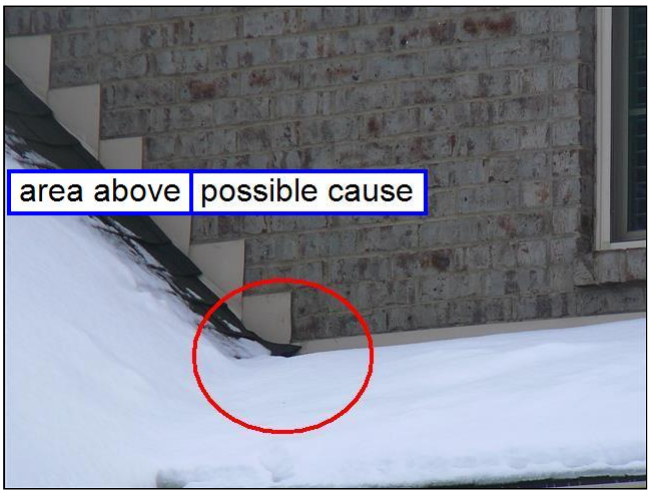


6.0 Item 1(Picture) dining room

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

6.0 (3) The drywall at the ceiling in the hallway closet above the roof intersection reveals an old water stain indicating a leak did or still exists where indicated by the photo(s). Although there was no leaking or elevated moisture content found at this time, I could not determine how the stain existed. Perhaps ask the owner of the home to explain cause of the stain. Inspections are limited and destructive inspections are excluded. Recommend cleaning the drywall then monitor this area to see if a leak is active and if a leak does exist, recommend further investigation and repair as needed. The repair work will likely involve the removal of the covering in order to determine where the leak is coming from and if it still exists. The extent of the damage cannot be realized until the covering is removed.

6.0 Item 2(Picture)

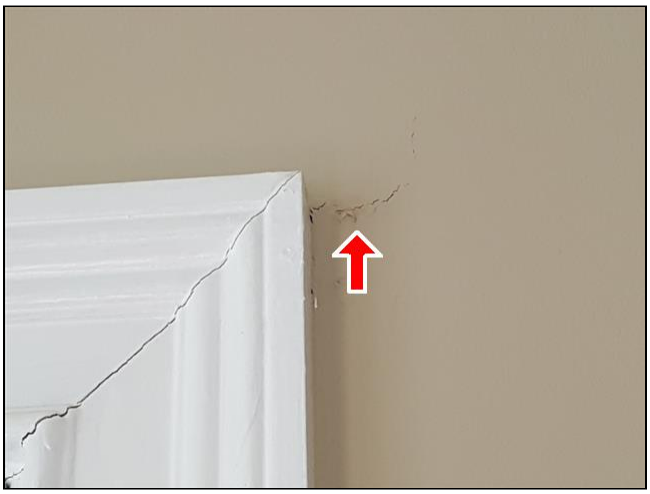


6.0 Item 3(Picture)

6.0 (4) The cracks in the ceiling in the Master bedroom (see photos for location) appear to be common settlement cracks. Cracks larger than 1/16" are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps framing shrinkage. Cracks of this nature are also caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation of vaulted ceilings. 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.

6.0 Item 4(Picture)

6.1 (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)



6.1 Item 1(Picture) dining room window

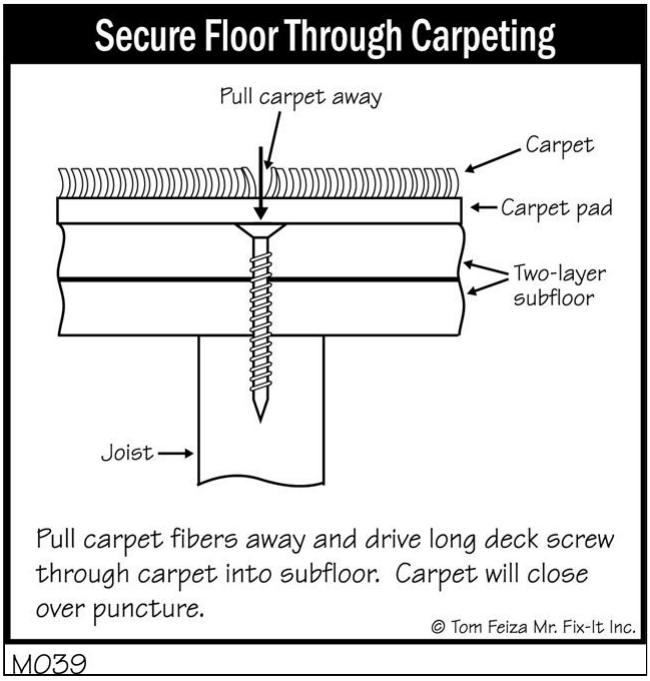
6.1 Item 2(Picture) 2nd bedroom

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

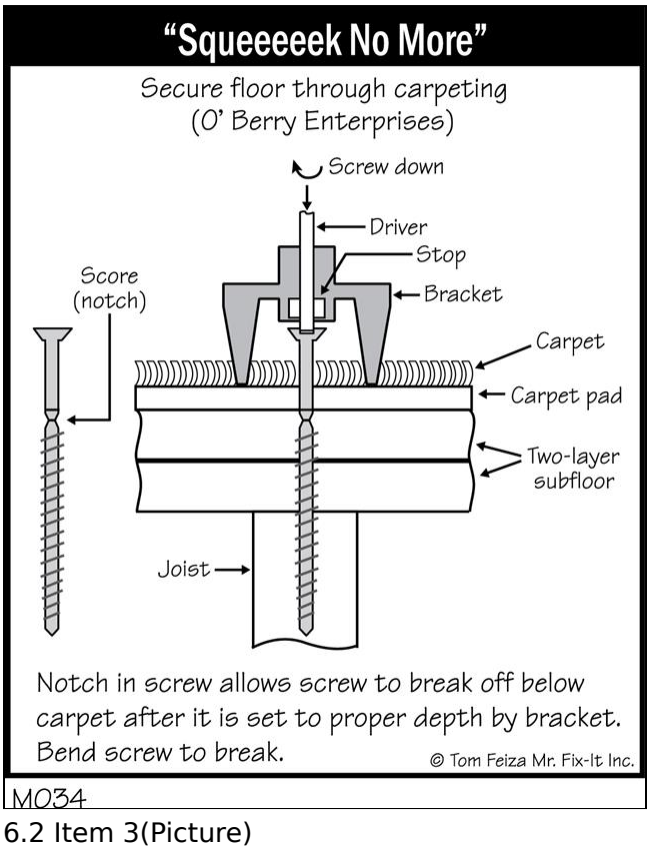
6.1 Item 3(Picture) master bedroom

6.2 (1) The floor squeaks in the master bedroom closet as indicated in the photo(s) (nuisance only). This is for your information and is of no concern from a structural perspective. A qualified carpenter should know how to eliminate or reduce squeaks in the flooring. This will likely involve the removal of the floor covering to repair the squeak in the floor. Repair as desired.

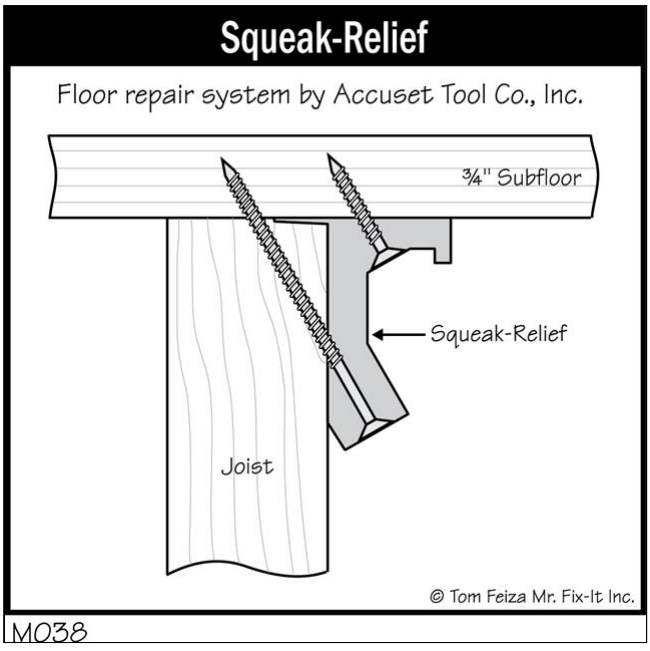
6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)

6.2 (2) The carpet is wet in the bonus room near the entry door from a water leak in the attic. See note 2.5(1) and 2.0(2) for recommendation and repairs.

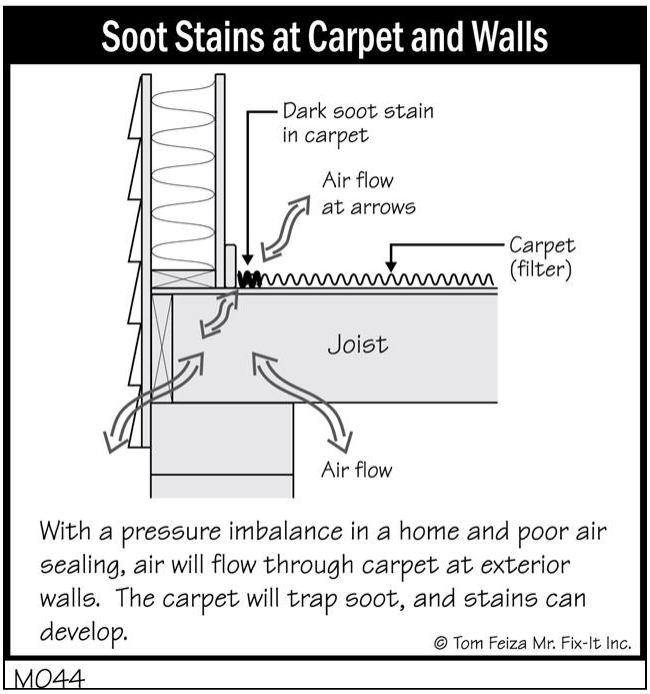
6.2 Item 5(Picture)

6.2 (3) The black stain along the edge of the carpet in the bonus room and near the upstairs hallway are soot stains (filtration soiling). Filtration soiling occurs as a result of air being forced into the room or space at a higher rate than it can escape from the same area, via the ventilation system and/or gaps between the carpet and the wall trim and under closed doors. As the air is forced through these gaps, it passes through the carpet, which acts as a filter to the air. Any pollutants in the air are trapped by the carpet and turn the carpet gray or black in that area. Common pollutants that can contribute to the problem include smoke from cigarettes and candles, cooking oils, fireplace ash, and dust. Recommend a qualified contractor seal the air gaps between the carpet and baseboard trim.

[What is and causes Filtration soiling]

6.2 Item 6(Picture)

6.2 Item 7(Picture)



6.2 Item 8(Picture)

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

6.3 Item 1(Picture)

6.4 (1) The doors where indicated in the photos hits the door jamb at the top and does not close shut. Sometimes correcting the door opening can require the door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of the door. Recommend a general contractor repair as needed.

6.4 Item 1(Picture) hallway closet

6.4 Item 2(Picture) hallway closet

6.4 Item 3(Picture) hallway closet

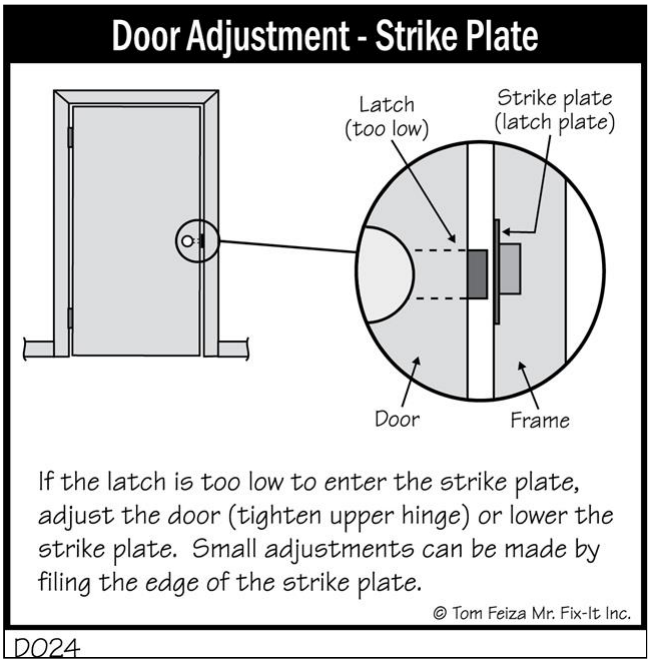
6.4 Item 4(Picture) 3rd bedroom closet

6.4 (2) The door knob hardware is not latching in the rooms 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 5(Picture) washer dryer room

6.4 Item 6(Picture) master bedroom closet

6.4 Item 7(Picture) master bedroom



6.4 Item 8(Picture)

6.4 (3) The entry door in the 3rd Bedroom where indicated in the photo does close properly, however it rubs at the door jamb when closing where indicated in photos. This is a maintenance issue and is for your information. Sometimes correcting the door opening can require the door trim to be removed then touch up painting or doors will need to be rehung or trimmed down. Recommend a qualified contractor repair as needed.

6.4 Item 9(Picture)

6.5 (1) The window pulls out of the frame when the tilt feature is used in the Master Bedroom on the right side at the bottom of window. The window is loose in the frame however it does open and close correctly. This is a maintenance issue. Recommend a qualified window installer repair as needed. There may be a warranty in effect on these windows. Inquire from the owner as to any possible warranties.

This is a potential safety issue as the window may drop which could result in an injury of a person when tilted for cleaning.

6.5 Item 1(Picture)

6.5 (2) The screen is loose on the right side window in the 2nd bedroom. Recommend correcting as needed.

6.5 Item 2(Picture)

6.5 (3) The windows in the 2nd and 3rd bedroom where indicated in the photos are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

6.5 Item 3(Picture) 2nd bedroom

6.5 Item 4(Picture) 3rd bedroom

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

6.7 Item 1(Picture) living room

6.7 Item 2(Picture) sitting room

6.7 Item 3(Picture) 3rd bedroom

6.7 Item 4(Picture) 3rd bedroom

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

6.7 Item 5(Picture) sitting room

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

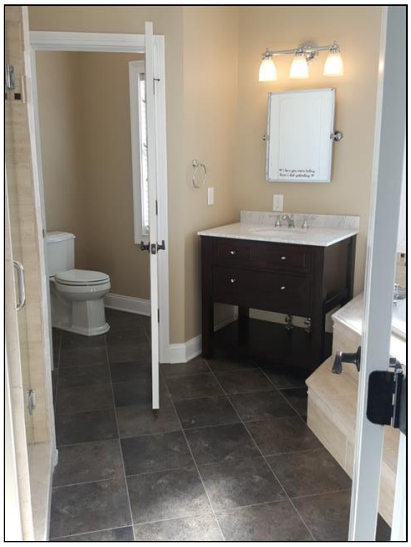
Note: Ensure the smoke alarm is a photoelectric type. Here is a link explaining type of alarm to use by the Dept. of Fire and Emergency Services

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.

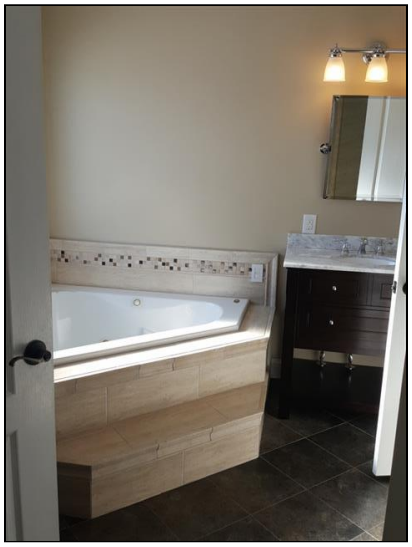
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.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

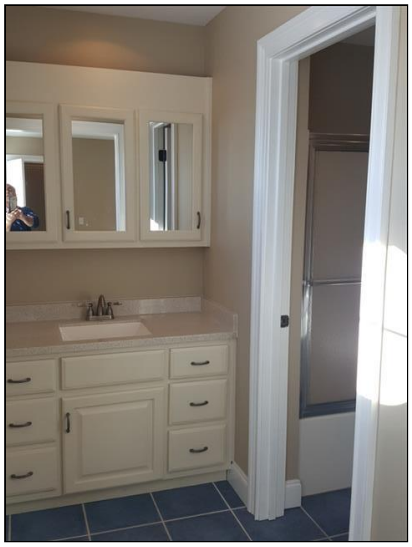
The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior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

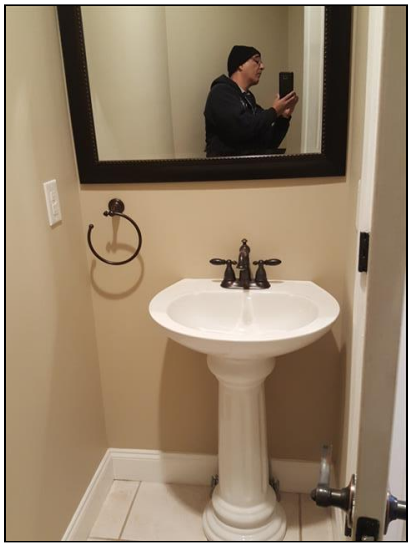


master bathroom

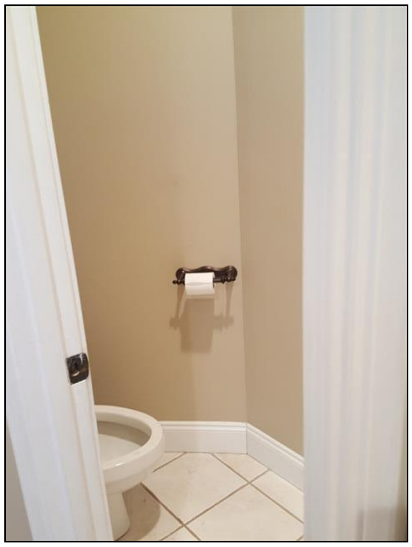


2nd bathroom

2nd bathroom



half bath



half bath

Styles & Materials

Floor Covering(s):
Tile

Wall Material/Coverings:
Drywall

Window Types:
Fixed
and
Single-hung

Thermal/Insulated
Tilt feature

Exhaust Fans:
Fan only

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

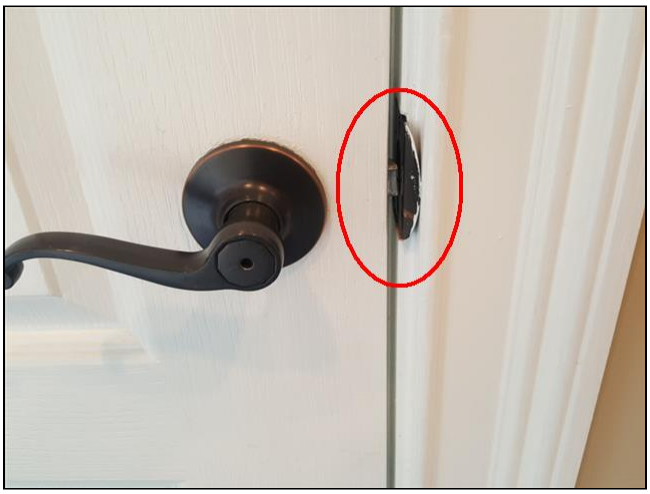
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

Comments:

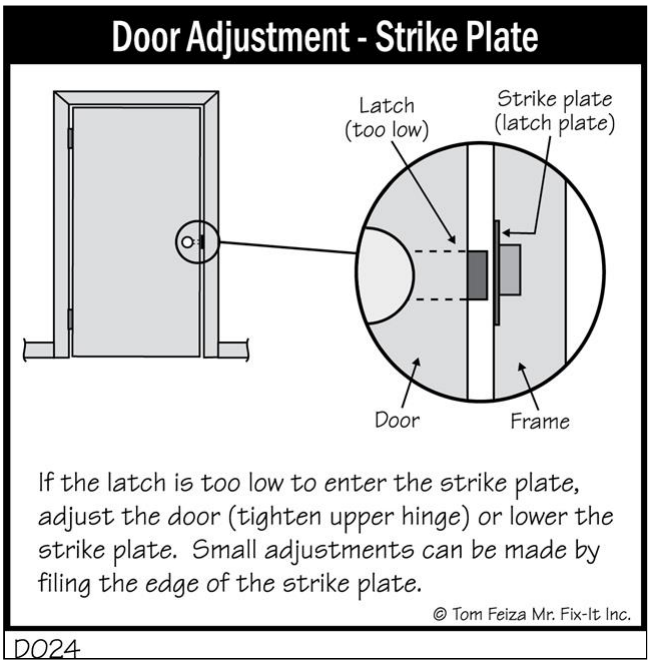
7.0 The tile floor covering has cracked grout in the 2nd bathroom between the floor and the tub enclosure. These openings need to be sealed to prevent possible water intrusion in the event a water leak occurs in the bathroom. Water intrusion can lead to deterioration of the sub floor and may cause the tiles to come loose. Recommend a qualified contractor repair as needed. Then it would be advisable to install a molding strip and/ or trim between the floor and tub.

7.0 Item 1(Picture)

7.2 The door knob hardware is not latching in the 2nd bathroom 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.



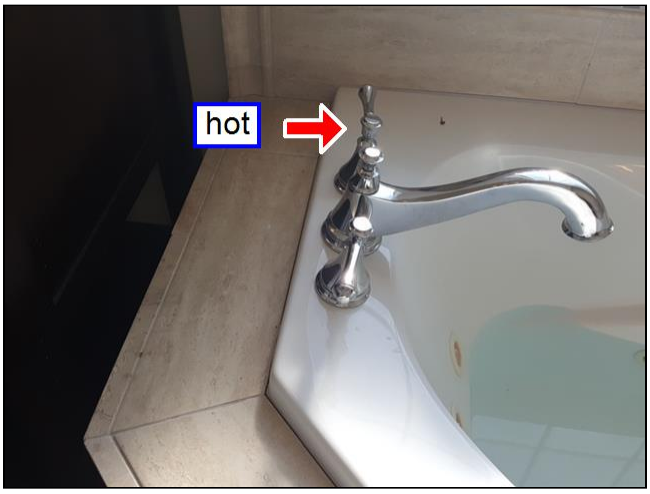
7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 There is no window in the half bath. This is for your information.

7.4 (1) The hot and cold water lines are connected in reverse from there normal positions in the Master bathroom at the jacuzzi tub. 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.



7.4 Item 1(Picture)

7.4 (2) The drain control stopper is not connected at the sink and does not function in the master bathroom. Recommend correcting to allow easy use of the drain lever and to ensure it functions properly. Repair or correct as needed.

7.4 Item 2(Picture)

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

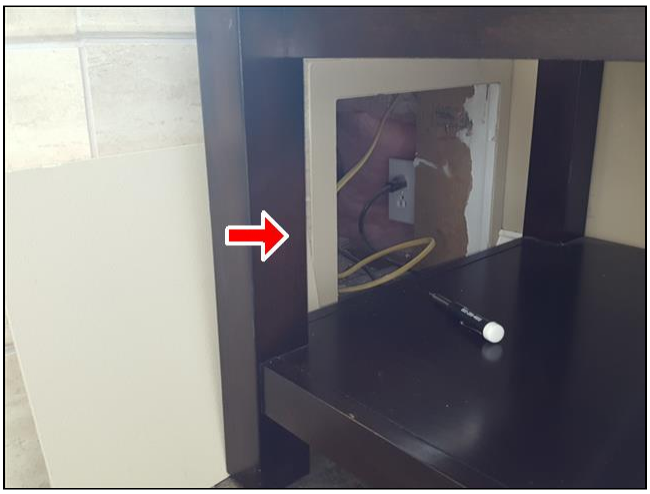
7.6 (2) The outlet(s) in the Master bathroom are GFCI protected and the reset switch is located in the half bath. This is for your information. Second bathroom as well

7.6 (3) The light fixture does not work above the shower and the jacuzzi (try bulb first) at the master bathroom. This is for your information.

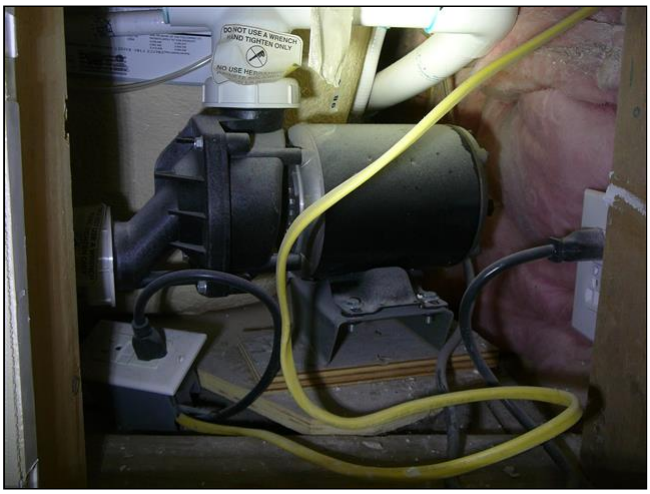
7.6 Item 1(Picture)

7.6 Item 2(Picture) Jacuzzi

7.8 (1) The access cover for the jacuzzi pump and drain lines are located in the master bathroom. There were no leaks present at the time of the inspection when the motor was running or when the tub was drained. This is for your information.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

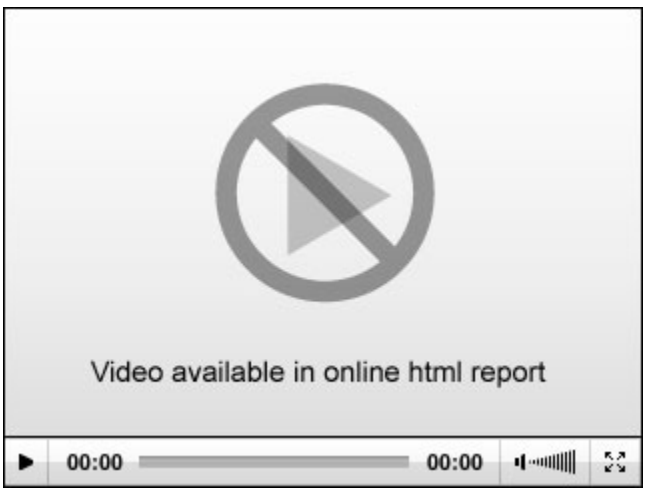
7.8 (2) Cracked grout around the jacuzzi enclosure should be sealed and replaced with new grout to prevent water entry behind the finished materials. If the grout is damaged and not properly repaired it could allow water entry. Water entry can damage the walls, framing or loosen the tiles and cause mold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

7.8 Item 3(Picture)

7.8 Item 4(Picture)

7.8 Item 5(Picture)

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



7.8 Item 6(Video)

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

7.9 Item 1(Picture)

7.9 Item 2(Video)

7.10 I could not locate where the exhaust fan vents to the 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.

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.

Styles & Materials

Main Water Valve Location:
Crawlspace
near crawlspace access

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:
Not Connected

Gas Distribution (inside home):
Black Iron Pipe

Water Heater Manufacturer/Model/Age:
AGED
WHIRLPOOL
Model# Serial# Year# : #E1F40RD045V #04191062230 #2004

2nd Water Heater Manufacturer/ Model/Age:
AGED
WHIRLPOOL
Model# Serial# : #E1F40RD045V #0419106265 #

Water Heater Power Source/ Capacity/Location:
Electric
40 Gallon (1-2 people)
Two units
Crawlspace

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

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

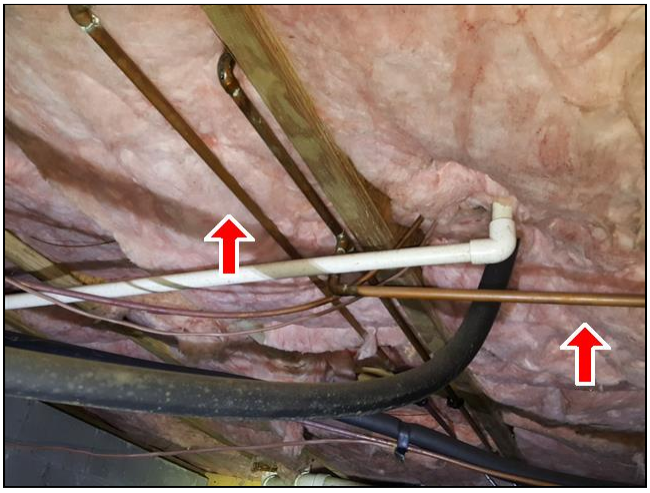
		IN	NI	NP	C	RR
8.3	Pipes and Drainage (Hot Water Systems)	•				
8.4	Main Water Shut-off Device (Describe location)	•				
8.5	Sump Pump	•				
8.6	General Info	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

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)

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

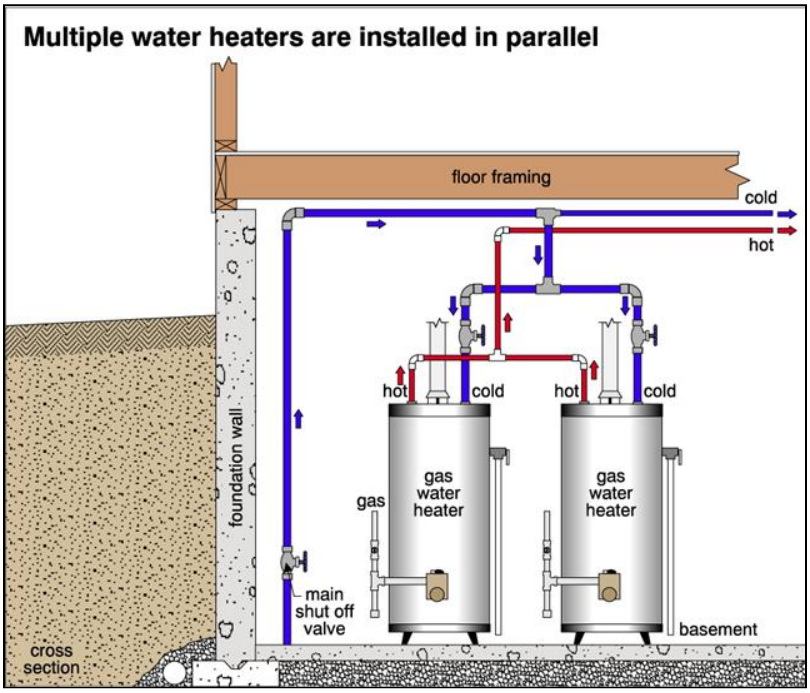
8.2 (2) Your water heater(s) does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR or "pop-off" valve. If the water pressure gets high enough it can damage valves in the plumbing fixtures, joints in the supply pipes and even the water heater. Thermal expansion always 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) Due to the water heater(s) being located in the crawlspace you may wish to consider insulating the water heater to improve efficiency and possible freezing especially in the winter season due to the water heater being located in an unconditioned space. This is for your information. How to insulate your water heater

8.2 (4) Your two water heaters are hooked up in a parallel connection. Piping in parallel allows you to use both heaters equally. It allows the system to act as one heater rather than independent. By drawing hot water out of both heaters equally, you are able to equalize the life of your heaters. The piping arrangement to and from parallel connected water heaters are extremely important to ensure the water is evenly distributed and does not take the path of least resistance (short circuit). This is for your information.

Points to consider when connecting water heaters in parallel are:

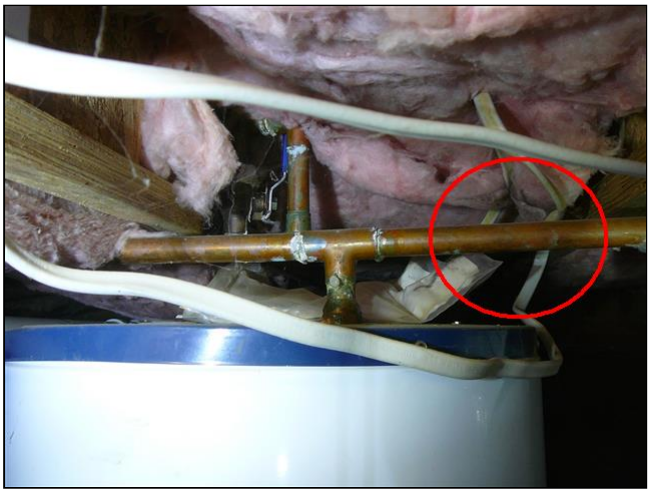
A bypass in not required as any malfunctioning tank can be isolated and removed while keeping the system operational.All tanks connected in parallel must be of the same type, model and rating to function properly.
Pipe size is not limited by the tanks' inlet and outlet as headers can be increased in size.
The system operates efficiently under both low and peek demands.
More labor/material intensive to create balanced distribution.



8.2 Item 1(Picture)

8.2 (5) Electric lines running across the top of the water heater should be protected in a conduit and/or secured to joists to protect the wire jacket from damage. The electrical wire may contact the hot water line which can melt the insulation which can lead to an energized wire. The wiring for the water heater should be in a conduit and have a romex connector connecting it to the water heater. This is a safety issue as an injury or death could occur from an electrical shock. Recommend a licensed electrical contractor correct, repair or replace as necessary.

8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.2 (6) The base of the water heater has surface rust. This may be caused from moisture and/or condensation forming due to the water heaters being located in an unconditioned area and in the crawlspace. There was no evidence of leaking water from the base of water heater at time of inspection. Over time the rust could develop further causing a leak. Recommend the water heaters be relocated in the garage when replacement is needed. You should monitor this area quarterly to determine if further rusting is occurring before a major water leak develops.

8.2 Item 4(Picture)

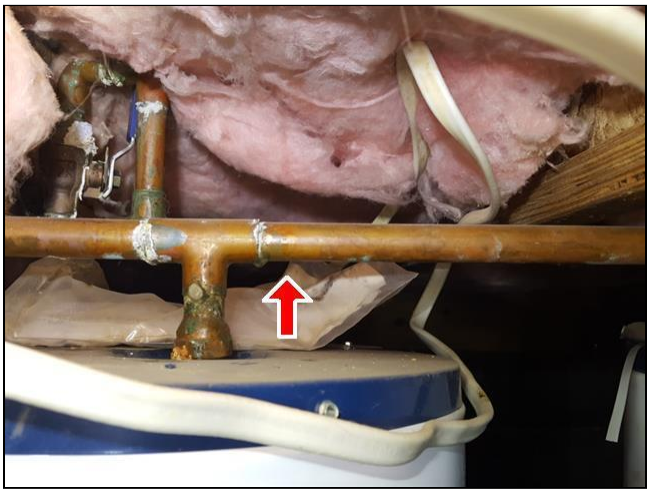
8.2 Item 5(Picture)

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

The exit port was obstructed with snow and vegetation.

8.3 Item 1(Picture)

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



8.3 Item 2(Picture)

8.3 Item 3(Picture)

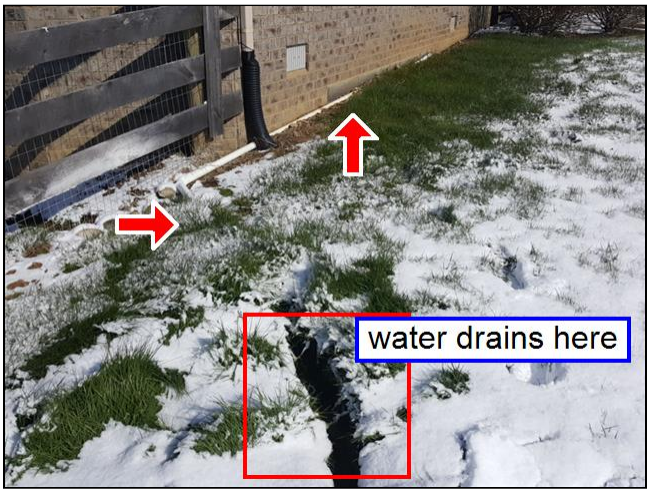
8.4 (1) The main water shut off is the red lever located underneath in the crawlspace near the access door area. This is for your information.

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 (1) Location of sump pump discharge line is at the rear right corner of the home. (see photo)



8.5 Item 1(Picture)

8.5 (2) You may wish to consider installing a water alarm near the sump pump for added protection. This will alert you that the sump pump may be failing. This is for your information.

8.5 (3) The sump pump was operational at time of inspection. Recommend that the sump pump be checked for proper operation twice a year. Check the device often and you may wish to consider to have some type of alarm installed in case of failure.

8.5 Item 2(Picture)

8.5 Item 3(Video)

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.

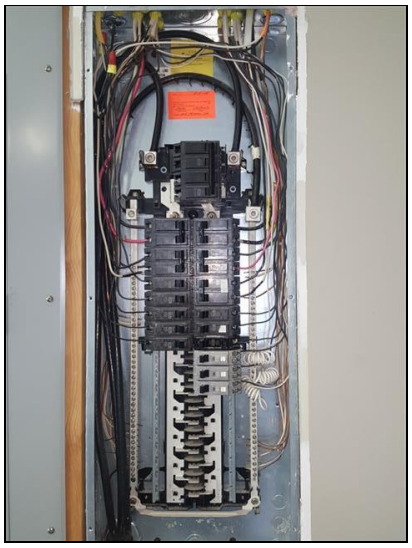
9. Electrical System

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.

left panel

left panel

right panel



right panel

Styles & Materials

Meter Location:
Left side of garage (facing front)

Electrical Main Disconnect:
Panel Box

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

Electric Panel Manufacturer/Type:
GENERAL ELECTRIC
Circuit breakers

Panel capacity:
(2) 200 AMP service 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 boxes are located in the garage.

9.4 See outlets for kitchen in this report.

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

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

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

heat pump/left side of home

air handler/crawlspace

Styles & Materials

Central Cooling Air Brand/Model/Year:
LENNOX
Serial # Model# Year# : #1917H28138 #14HPX-036-230-21 #2017

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

Number of Cooling Units (excluding window units):
Two

Heat System Brand/Model/Year:
LENNOX
Serial # Model# Year# : #1717G41653 #CBX25UHV-036-230-10 #2017

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

Number of Heat Systems (excluding wood):
Two

Filter Type/Size/Location:
Not Inspected

Ductwork:
Insulated

Fireplaces/Location:
None

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

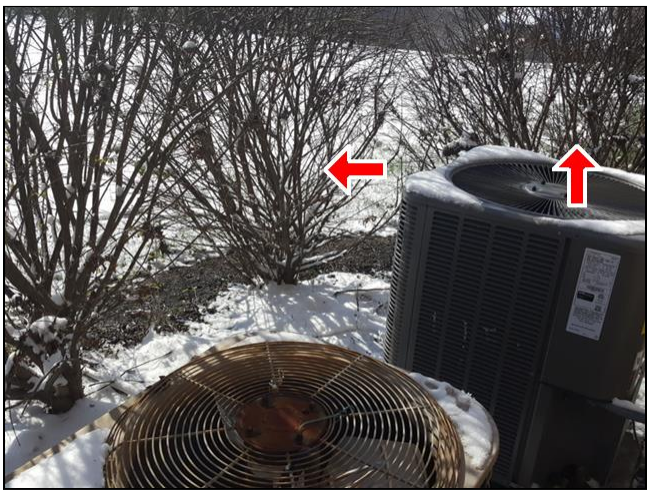
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace **IN NI NP C RR**

		IN	NI	NP	C	RR
10.3.A	Distribution Systems (Pipes and Pumps)				•	
10.4.A	Ducts and Registers	•				
10.5.A	Presence of installed heat and cooling source in each room	•				
10.6.A	Normal Operating Controls (Thermostat)	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, C= Conditional, RR= Repair or Replace		**IN**	**NI**	**NP**	**C**	**RR**

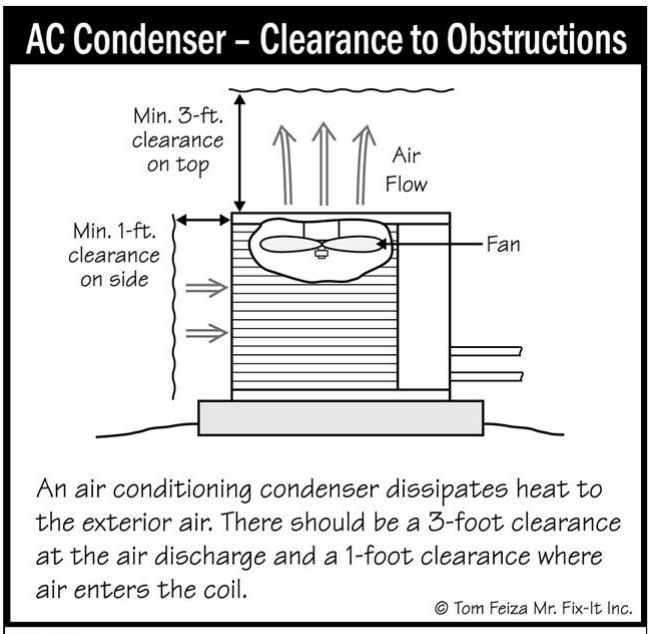
Comments:

10.0.A (1) The 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.A (2) Vegetation in the vicinity of the outdoor unit of the Heat Pump should be cut back to prevent obstruction of the airflow. This can damage to the unit via running hot ,shorten it's life expectancy, and cause it to run inefficient. Recommend removing all the vegetation surrounding the unit so that the fins are not obstructed.



10.0.A Item 1(Picture)



10.0.A Item 2(Picture) Unit Clearance

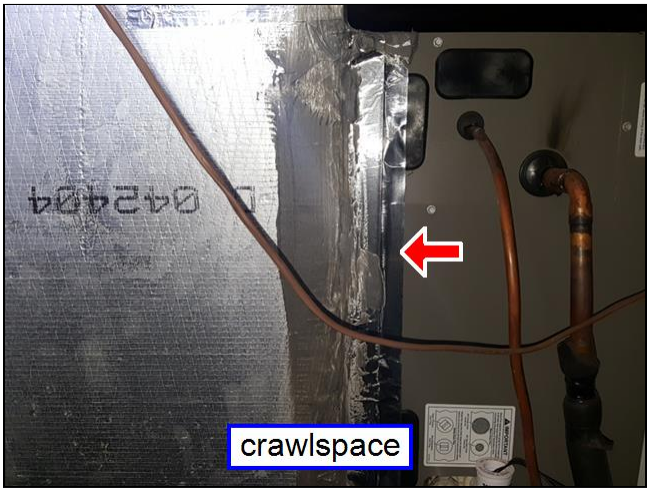
10.0.A (3) This home has a heat pump and an air handler with electric heat strips (coil heating elements). An electric heat strip is a heating device that is often used to supplement a heat pump, providing additional heat when external temperatures decrease enough to prevent the furnace from maintaining the desired temperature. Electric heat strips are also referred to as electric resistance heat, auxiliary heat and emergency heat. Electric heat strips resemble the coils in toasters and are housed inside air handlers of HVAC systems. Although electric heat strips are generally utilized as a supplementary source of heat, some homes use this heating mechanism as a primary heat source. Supplementary electric heat strips usually turn on when a building's inner temperature drops at least two degrees below the temperature that is set on the thermostat. These heat strips are also triggered on if a thermostat's setting is raised too quickly.

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

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

The filter was not inspected due to the access cover is very difficult to open without damaging the unit and perhaps re-sealing the cover. The cover should be easily accessible and removed so that filter can be changed on a regular basis. Recommend a qualified HVAC correct as needed prior to moving in.

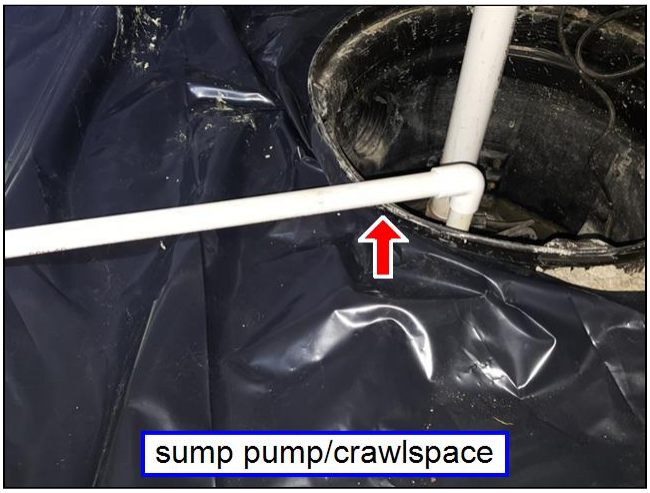
Note: The filter ensures clean air is distributed within the home and also protects equipment from small debris entering which can lead to problems with the unit and duct work.



10.1.A Item 1(Picture)

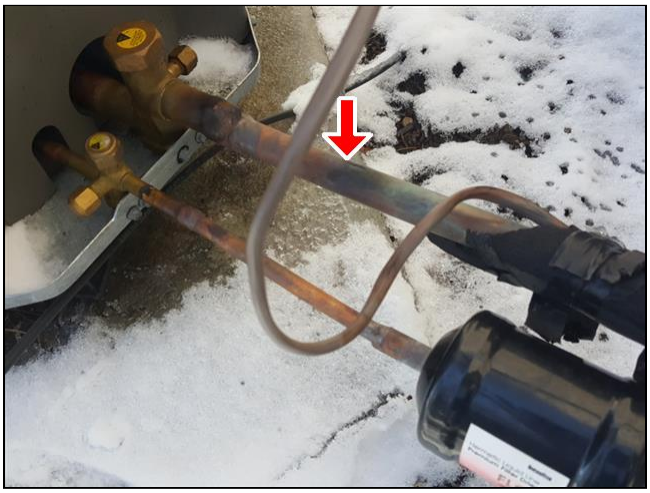
10.2.A Recommend a lock be placed on the exterior electrical box for the Heat Pump unit to prevent children from being shocked.

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



10.3.A Item 1(Picture)

10.3.A (2) Missing/Damaged foam insulation was found on the exterior large suction line for the Heat Pump compressor. This insulation is to maintain or stabilize the temperature of the cooling system . The outside temperature can influence this gas and cause efficiency fluctuations of the unit. Replacement of the insulation where needed will help maintain efficiency of the compressor and/or can cause energy loss and condensation. Recommend installing a new sleeve, this will help maintain efficiency of the compressor.



10.3.A Item 2(Picture)

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

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

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

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

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

heat pump/left side of home

air handler/attic

Styles & Materials

Central Cooling Air Brand/Model/Year:
YORK
Serial # Model# Year# :
#WBNM049149 #HP024X1221A #2004

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

Heat System Brand/Model/Year:
YORK
Serial # Model# Year# :
#XENS138235 #F2RP024H06B #2004

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

Filter Type/Size/Location:
Disposable
(Two filters)
14x20
Return air grille located at
Upstairs hallway ceiling
Bonus Room

Ductwork:
Insulated

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

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

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

Comments:

10.0.B (1) The 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.B (2) This home has a heat pump and an air handler with electric heat strips (coil heating elements). An electric heat strip is a heating device that is often used to supplement a heat pump, providing additional heat when external temperatures decrease enough to prevent the furnace from maintaining the desired temperature. Electric heat strips are also referred to as electric resistance heat, auxiliary heat and emergency heat. Electric heat strips resemble the coils in toasters and are housed inside air handlers of HVAC systems. Although electric heat strips are generally utilized as a supplementary source of heat, some homes use this heating mechanism as a primary heat source. Supplementary electric heat strips usually turn on when a building's inner temperature drops at least two degrees below the temperature that is set on the thermostat. These heat strips are also triggered on if a thermostat's setting is raised too quickly.

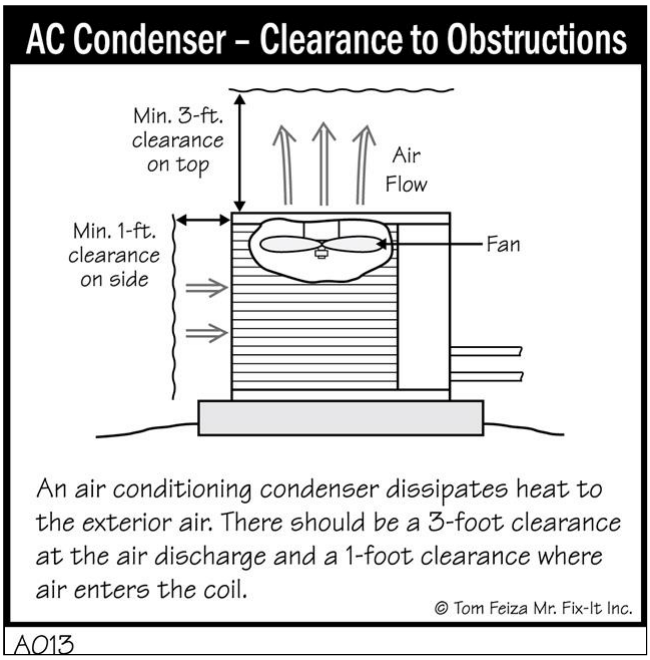
Energy experts advise against the use of electric heat strips as they can greatly increase heating costs. Electric heat strips require high amounts of electricity and are much less efficient than traditional heat furnaces. They work at 100 percent efficiency, while heat pumps work at 200-300 percent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

10.0.B (3) The heat pump should be raised of the ground for better efficiency and proper drainage. Blocked fins via snow coverage can harm the unit and increase energy costs. Recommend a qualified HVAC contractor correct if desired. Ensure that when a new unit is installed that this is done on the new installation.

10.0.B Item 1(Picture)

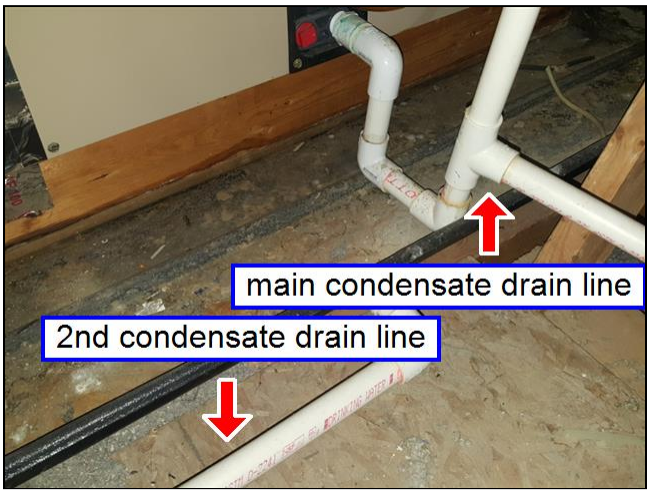
10.0.B (4) Vegetation in the vicinity of the outdoor unit of the Heat Pump should be cut back to prevent obstruction of the airflow. This can damage to the unit via running hot ,shorten it's life expectancy, and cause it to run inefficient. Recommend removing all the vegetation surrounding the unit so that the fins are not obstructed.

10.0.B Item 2(Picture)



10.0.B Item 3(Picture) Unit Clearance

10.0.B (5) The Air Handler in the attic has a condensate drip tray under the unit. In the event that the condensate drain line malfunctions or water overflows into the tray below, the additional condensate line will drain the water to the outside from the drain pan. Recommend that you check the drain pan each quarter to see if there is any water in the pan and install an Aqua guard condensate shut off switch as an additional safe guard in the event that both condensate drain lines are clogged. A qualified HVAC contractor is recommended for this install. This will ensure that the unit shuts down when the unit is leaking water and that water will not leak in the attic. This is for your information.



10.0.B Item 4(Picture)

10.0.B (6) Water stains noted in the drain pan under the air handler in the attic. This may have occurred due to leakage or age of the unit. Recommend this be monitored to ensure there is no leakage occurring at the air handler when in the cooling mode. If leakage is experienced a qualified licensed HVAC contractor should be consulted for repairs as needed. No leakage was experienced during the inspection when the unit was in heating mode.

10.0.B Item 5(Picture)

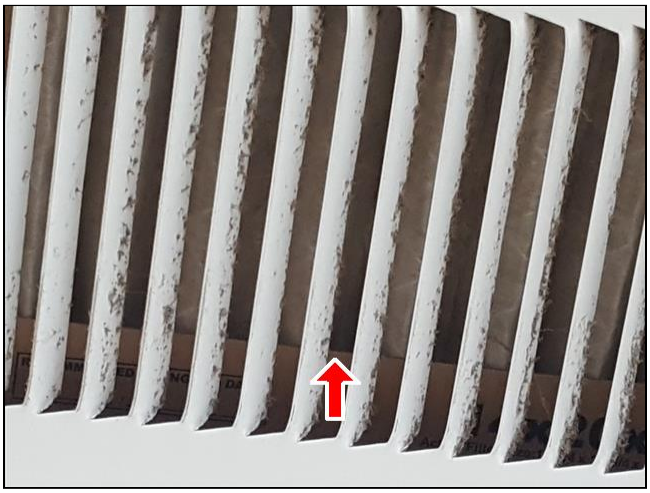
10.0.B (7) As is not uncommon for homes of this age and location, the Heat Pump and the Air Handler is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the unit fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. You may wish to have a qualified HVAC contractor further evaluate the unit prior to closing due to the system was not operated in the cooling mode. This is for your information.

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

10.1.B Item 1(Picture)

10.1.B Item 2(Picture)

10.1.B (2) The filter is extremely dirty at the return register in the ceiling upstairs which reduces the efficiency of the HVAC system and shortens it's life. Your filter is designed to keep airborne dirt from clogging your blower. If the filter itself gets clogged, then the system cannot move enough air, and it won't perform efficiently. Filters should be checked once a month or according to manufacturers recommendations and replaced as needed. Recommend the filters be replaced now.


10.1.B Item 3(Picture) hallway ceiling upstairs

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

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

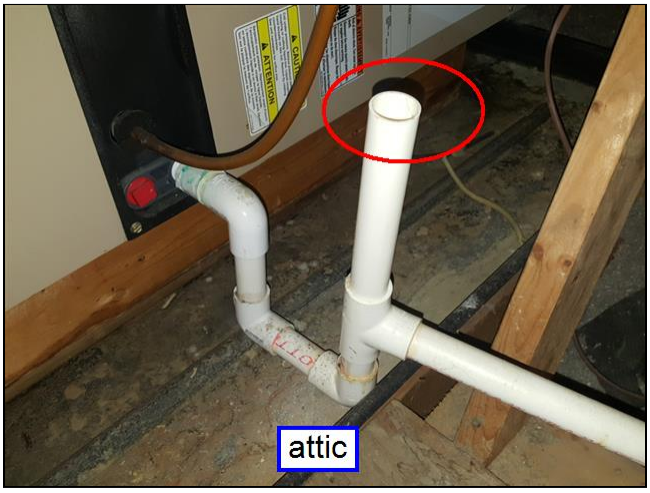
10.3.B Item 1(Picture)

10.3.B (2) Could not locate where the 2nd condensate drain line exits. Recommend asking the owner for location and/or consult a HVAC contractor upon further inspection of both units. The drain line may be connected directly to the drainage system in the home.

10.3.B Item 2(Picture)

10.3.B Item 3(Picture)

10.3.B (3) The vent stack for the condensate drain line in the attic is incorrectly installed and is missing a cap. The vent pipe should be installed after the trap and have the top capped off. The current installation can cause the condensate not to drain and fail. Recommend a qualified HVAC contractor repair as needed.
Note: this may have been the reason for water stains in the drain pan.



10.3.B Item 4(Picture)

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

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

10.7.B Check with the owner to verify when the Heat Pump was serviced last. If it hasn't been serviced in the past 12 months, would **strongly** recommend having the unit serviced to ensure efficient and safe operation of the unit, especially due to the unit was not tested 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
Ms. Sharon Anthony

Address
202 Scarborough Beach Road
Richmond KY 40475

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

1.4 Floors (Structural)

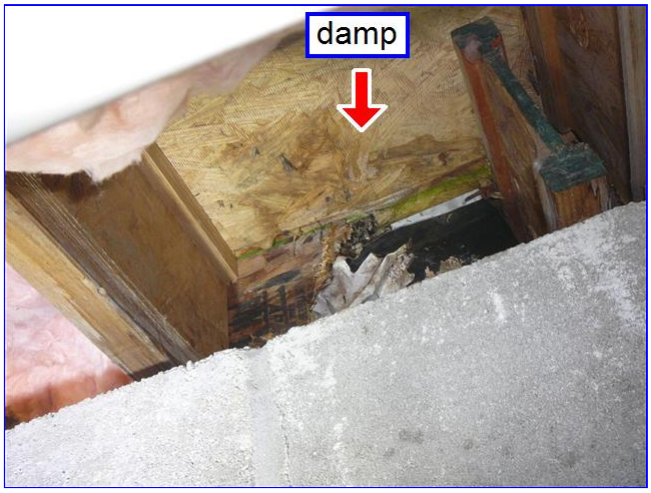
Repair or Replace

The band board is damp and partially missing in the crawlspace below the rear entry door area. It appears that water leakage has been occurring near the door frame which shows signs of previous repairs. I cannot determine if water leakage may still occur in this area. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. Replacement of the missing band board maybe needed to support the sub floor in this area. Recommend a qualified contractor further evaluate to determine if water leakage is still occurring and to repair damaged area in the crawlspace.

1. Structural Components

1.4 Item 1(Picture)

1.4 Item 2(Picture)



1.4 Item 3(Picture)

2. Roofing / Chimneys / Roof Structure and Attic

2.0 **Roof Coverings - Asphalt**

Repair or Replace

(1) The shingles on the roof at the rear of the home where indicated by the photo(s) are starting to lift and may not be secured correctly. The sealant of the shingle tab maybe failing. Shingle damage or roof leakage can occur at these areas. They are also at risk to be blown off by high winds. If the shingle is raised by more than 1/2" the nails should be reseated to prevent water entry under the shingles. Recommend a qualified roofing contractor repair as needed.

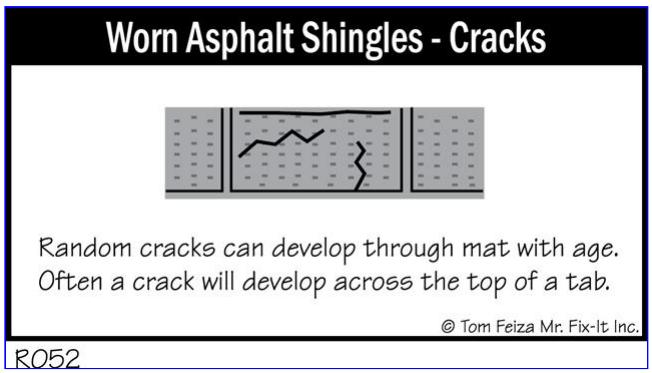
2. Roofing / Chimneys / Roof Structure and Attic

2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) The damaged shingle on the right hand side of the garage roof needs to be replaced or repaired before a water leak develops. This area also has excess water draining in this area due to the roof intersection. Also a diverter flashing maybe needed. The area below in the bonus room attic was wet at the time of the inspection indicating a roof leak is experienced in this area. It may not be caused by the cracked shingle. Strongly recommend a qualified roofing contractor further investigate this area to determine where leak is occurring and repair as needed prior to closing. Water leakage in an attic can cause mold to occur and deteriorate the roof structure.

2.0 Item 3(Picture)



2.0 Item 4(Picture)

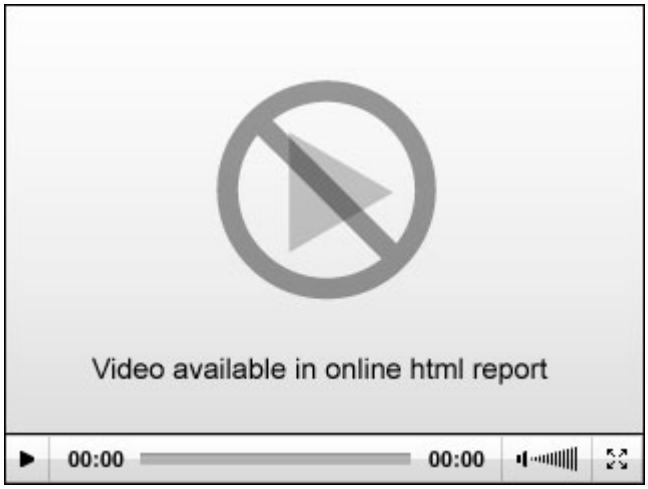
2.3 Roof Drainage Systems (drip edge, gutters, downspouts, and splashblocks)

Repair or Replace

(1) The downspout extension is cracked and leaks at the rear right corner of the home. This can cause crawlspace leakage, settlement of the foundation wall and possible soil erosion near the foundation perimeter. Recommend repair or replacement as needed by a general contractor.

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 1(Picture)



2.3 Item 2(Video)

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

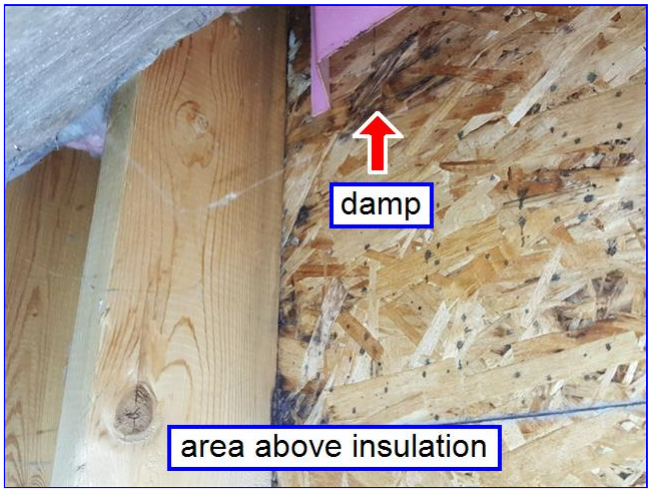
Repair or Replace

(1) There is a water leak in the bonus room attic above where the garage and house roof intersects. The insulation and floor was wet at the time of the inspection. The damage to the structure in this area does not appear significant to require replacing at this time. The wet insulation should be removed and replaced where needed to prevent mold from occurring. If not corrected roof leakage can cause deterioration of the buildings structure and materials which will result in increased repair costs later on if not corrected. Strongly recommend a qualified roofing contractor further evaluate to determine where leakage is occurring and repair/correct as needed prior to closing. Other trades maybe needed if there is hidden damage that could not be seen.

2. Roofing / Chimneys / Roof Structure and Attic

2.5 Item 1(Picture)

2.5 Item 2(Picture)



2.5 Item 3(Picture)

2.5 Item 4(Picture)

2.5 Item 5(Picture)

(2) Excessive dead flies were found near the window in the attic at the front of the home. Recommend a qualified pest control contractor evaluate the attic area to determine where they are entering from and seal openings/correct as needed. They maybe entering from the gable vents which are missing screens.

2. Roofing / Chimneys / Roof Structure and Attic

2.5 Item 6(Picture)

(4) There was a dead bird found in the main attic at the front of the home. It may have entered from the gable vent. Recommend the dead bird be removed and screens be placed inside the attic behind the gable vents to prevent further intrusion of birds and/or rodents. A qualified person or pest control contractor should remove the dead bird for health and safety.

2.5 Item 9(Picture)

3. Exterior

3.13 Outlets, Switches, Light Fixtures, (Exterior)

Repair or Replace

(3) There is exposed electrical wiring from the wall above the living room window where indicated in the photos. Wires should not be exposed to weather or exposed. This is a safety issue. The wiring can be damaged which could cause a short or if touched cause an electric shock resulting in a death. Exposed wires should be UF and protected in conduit leading to the source. Recommend a qualified electrician further investigate, then repair and/or correct as needed prior to closing. These wires maybe for speakers or lighting. I could not determine.

3. Exterior

3.13 Item 2(Picture)


3.13 Item 3(Picture)


3.13 Item 4(Picture)

4. Garage/Carport

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

Repair or Replace

(2) The garage doors at the front of home does not operate smoothly when closed. See video for explanation. When the door is closed, a binding noise was noted at the chain. The door may fail over time due to stress being placed on the operating system and components. This is considered unsafe and needs correcting. Strongly recommend a qualified garage installer further investigate garage door mechanism and installation, then make the needed adjustments or repair issues needed to ensure safe operation and ease of door opening and closing prior to closing.

4. Garage/Carport

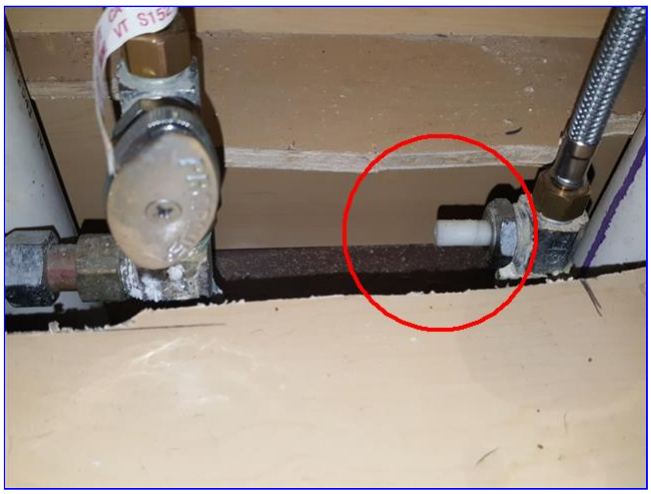
4.3 Item 1(Video)

5. Kitchen / Components and Appliances

5.0 Plumbing Water Supply, Faucets, Shutoffs, and Fixtures

Repair or Replace

The stop-valve(s) is missing at the cold water line under the sink in the kitchen. The valve is required to be able to turn the water supply off if a leak occurs or when work is performed to the plumbing in this area. Recommend a qualified plumber replace as needed.



5.0 Item 1(Picture)

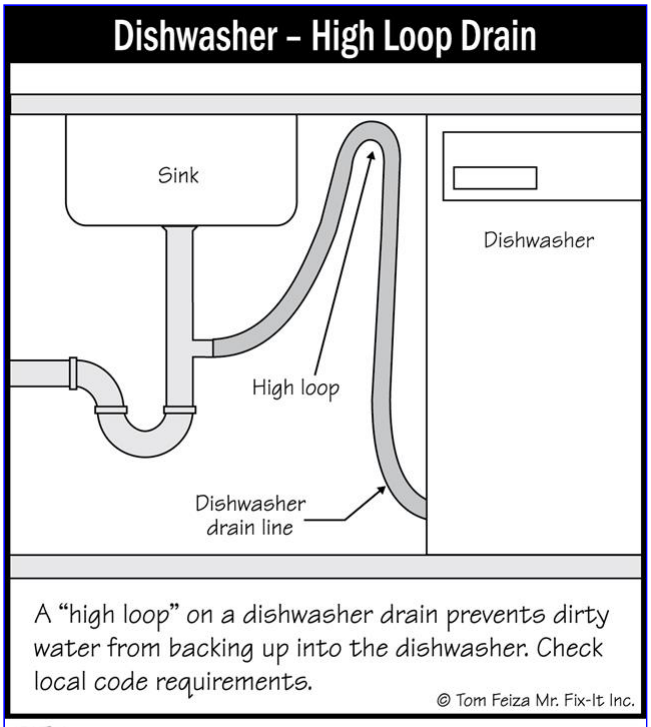
5.2 Dishwasher

Repair or Replace

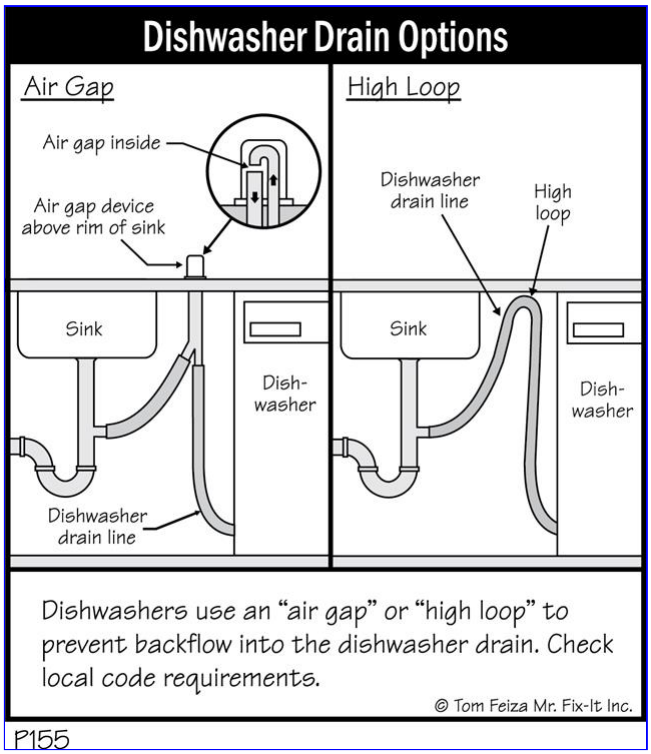
The dishwasher drain hose did not perform a loop to create a trap under the sink. The current recommendations for the dishwasher drain lines are for them to be installed as close to the bottom of the countertop as possible. This creates a water blockage to prevent sewer gases entering the house through the dishwasher. Recommend repair or replace as necessary.

5. Kitchen / Components and Appliances

5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)

5.3 Food Waste Disposer

Repair or Replace

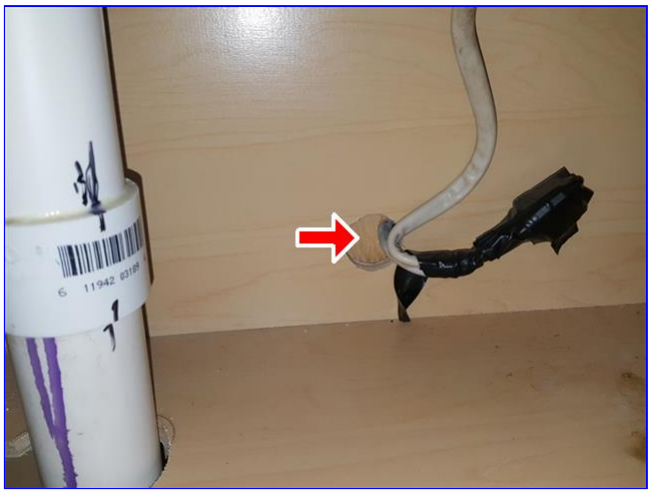
(1) Wires terminated with twist caps and sealed with insulation tape under the sink for the disposal unit should be enclosed in a junction box and fitted with a cover to prevent a person tampering with connections. This is a safety issue. Also, If a water leak was to occur, this could result in a short and a

5. Kitchen / Components and Appliances

possible fire develop under the sink. Recommend a licensed electrician repair as needed to prevent accidental electric shocks.

5.3 Item 1(Picture)

(2) 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 2(Picture)

(3) 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.

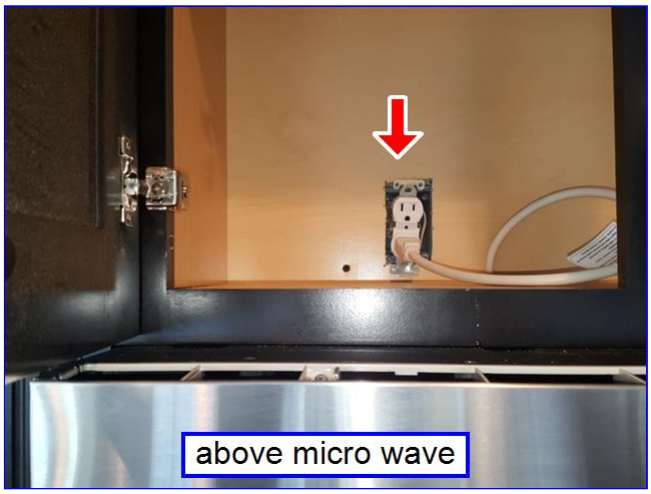
5. Kitchen / Components and Appliances

5.3 Item 3(Picture)

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

Repair or Replace

(3) The outlet(s) in the kitchen where indicated in the photo(s) 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.



5.9 Item 1(Picture)

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

5. Kitchen / Components and Appliances

5.9 Item 2(Picture)

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

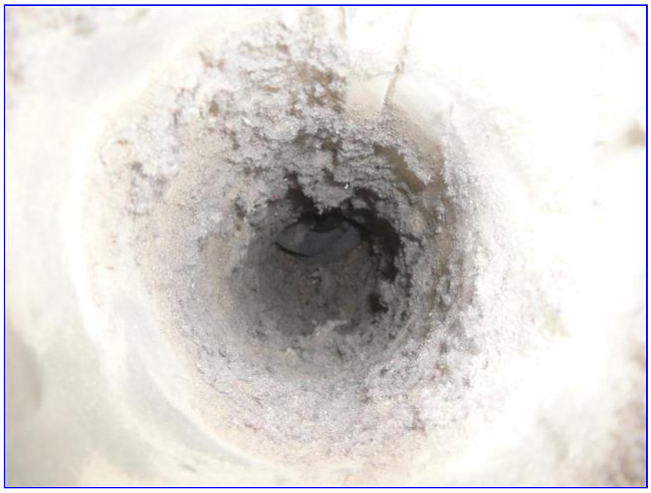
5.9 Item 3(Picture)

5.10 Clothes Dryer Vent Piping

Repair or Replace

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

5. Kitchen / Components and Appliances



5.10 Item 6(Picture)

6. Rooms

6.2 **Floors**

Conditional

(2) The carpet is wet in the bonus room near the entry door from a water leak in the attic. See note 2.5(1) and 2.0(2) for recommendation and repairs.

6.2 Item 5(Picture)

6.3 **Steps, Stairways and Railings**

Repair or Replace

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

6. Rooms

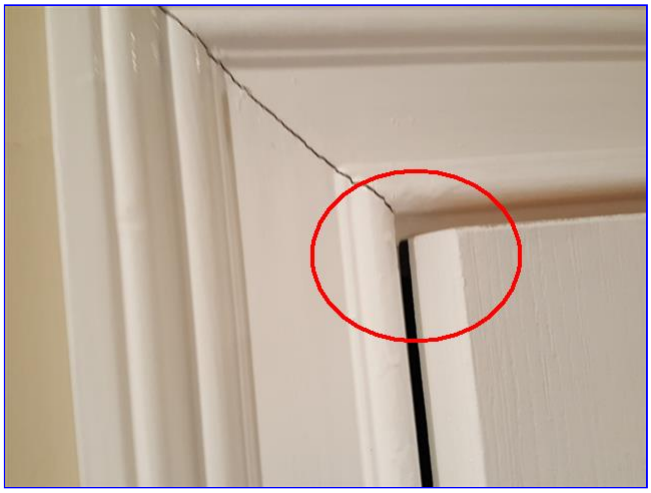
6.3 Item 1(Picture)

6.4 **Doors (Representative number)**

Repair or Replace

(1) The doors where indicated in the photos hits the door jamb at the top and does not close shut. Sometimes correcting the door opening can require the door trim to be removed and painting touch up, and/or door hinges may need reseating to ensure correct closure of the door. Recommend a general contractor repair as needed.

6. Rooms



6.4 Item 1(Picture) hallway closet

6.4 Item 2(Picture) hallway closet

6.4 Item 3(Picture) hallway closet

6.4 Item 4(Picture) 3rd bedroom closet

6.5 Windows (Representative number)

Repair or Replace

(1) The window pulls out of the frame when the tilt feature is used in the Master Bedroom on the right side at the bottom of window. The window is loose in the frame however it does open and close correctly. This is a maintenance issue. Recommend a qualified window installer repair as needed. There may be a warranty in effect on these windows. Inquire from the owner as to any possible warranties.

This is a potential safety issue as the window may drop which could result in an injury of a person when tilted for cleaning.

6. Rooms

6.5 Item 1(Picture)

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

Repair or Replace

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

6. Rooms

6.7 Item 1(Picture) living room

6.7 Item 2(Picture) sitting room

6.7 Item 3(Picture) 3rd bedroom

6.7 Item 4(Picture) 3rd bedroom

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

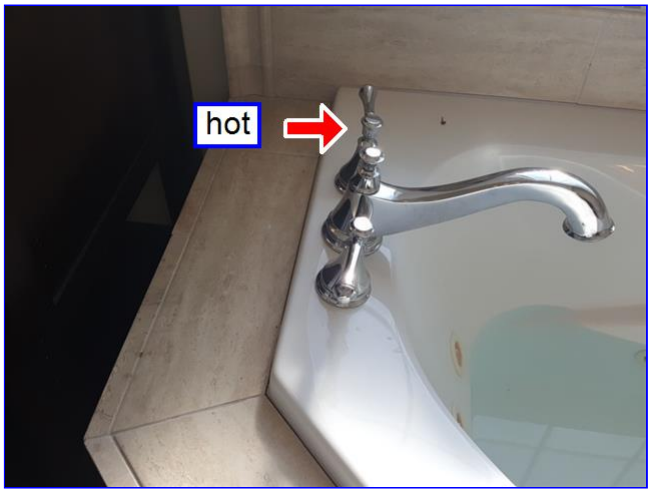
6.7 Item 5(Picture) sitting room

7. Bathroom and Components

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

Repair or Replace

(1) The hot and cold water lines are connected in reverse from there normal positions in the Master bathroom at the jacuzzi tub. 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.



7.4 Item 1(Picture)

(2) The drain control stopper is not connected at the sink and does not function in the master bathroom. Recommend correcting to allow easy use of the drain lever and to ensure it functions properly. Repair or correct as needed.

7.4 Item 2(Picture)

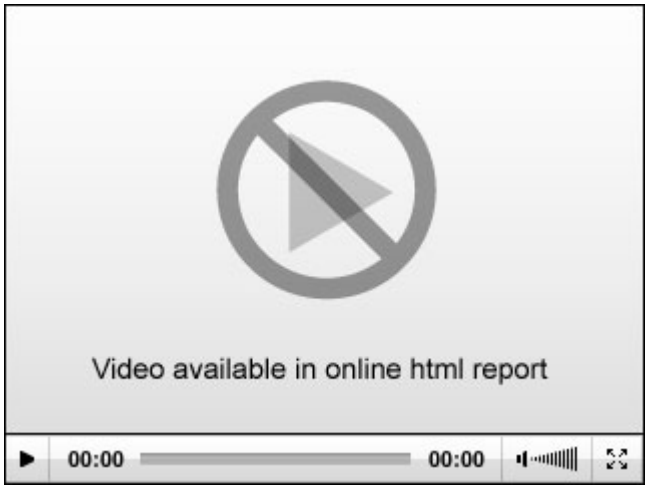
7.9 **Toilet(s)**

Repair or Replace

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

7. Bathroom and Components

7.9 Item 1(Picture)



7.9 Item 2(Video)

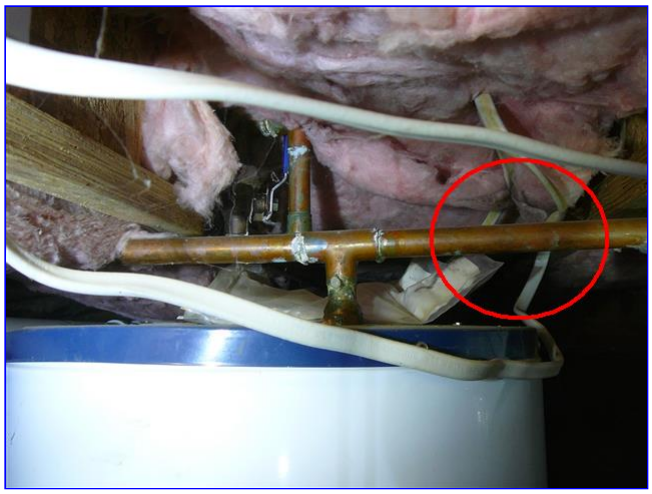
8. Plumbing System

8.2 **Hot Water Systems and Controls**

Repair or Replace

(5) Electric lines running across the top of the water heater should be protected in a conduit and/or secured to joists to protect the wire jacket from damage. The electrical wire may contact the hot water line which can melt the insulation which can lead to an energized wire. The wiring for the water heater should be in a conduit and have a romex connector connecting it to the water heater. This is a safety issue as an injury or death could occur from an electrical shock. Recommend a licensed electrical contractor correct, repair or replace as necessary.


8.2 Item 2(Picture)


8.2 Item 3(Picture)

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

10.1.A **Filter Location/Condition**

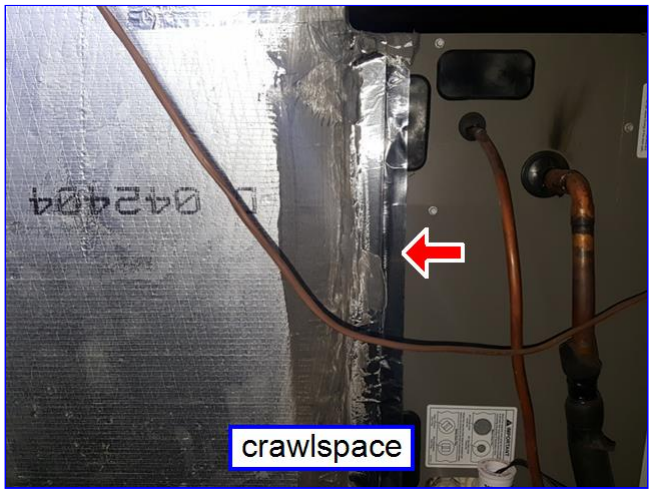
Repair or Replace

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

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

The filter was not inspected due to the access cover is very difficult to open without damaging the unit and perhaps re-sealing the cover. The cover should be easily accessible and removed so that filter can be changed on a regular basis. Recommend a qualified HVAC correct as needed prior to moving in.

Note: The filter ensures clean air is distributed within the home and also protects equipment from small debris entering which can lead to problems with the unit and duct work.



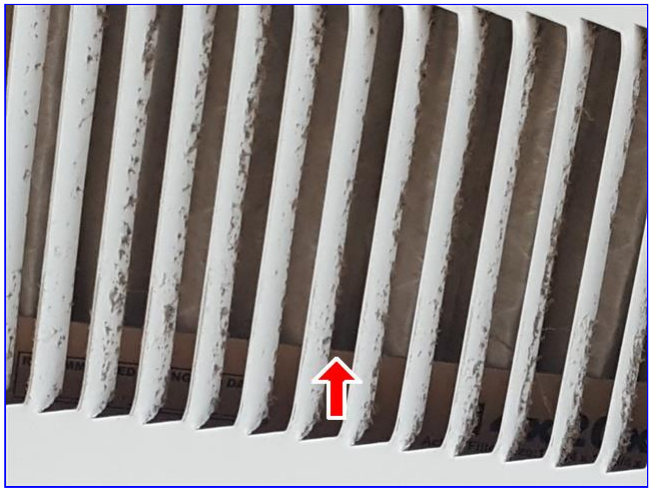
10.1.A Item 1(Picture)

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

10.1.B Filter Location/Condition

Repair or Replace

(2) The filter is extremely dirty at the return register in the ceiling upstairs which reduces the efficiency of the HVAC system and shortens it's life. Your filter is designed to keep airborne dirt from clogging your blower. If the filter itself gets clogged, then the system cannot move enough air, and it won't perform efficiently. Filters should be checked once a month or according to manufacturers recommendations and replaced as needed. Recommend the filters be replaced now.



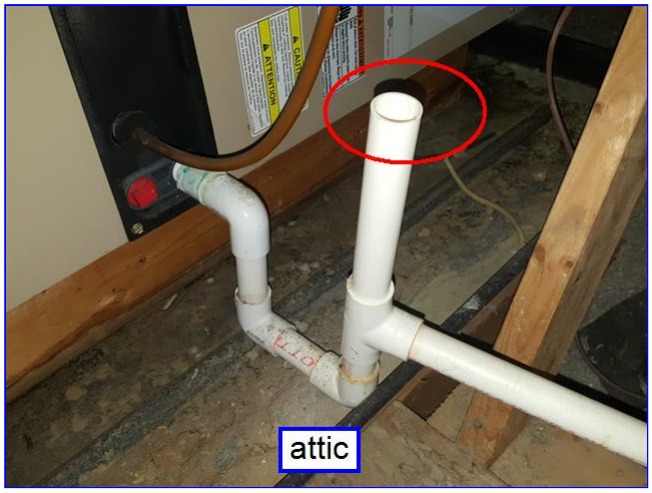
10.1.B Item 3(Picture) hallway ceiling upstairs

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

10.3.B Distribution Systems (Pipes and Pumps)

Repair or Replace

(3) The vent stack for the condensate drain line in the attic is incorrectly installed and is missing a cap. The vent pipe should be installed after the trap and have the top capped off. The current installation can cause the condensate not to drain and fail. Recommend a qualified HVAC contractor repair as needed.
Note: this may have been the reason for water stains in the drain pan.



10.3.B Item 4(Picture)

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

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Conditional General Summary

Talon Home Inspections, LLC

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

Customer
Ms. Sharon Anthony

Address
202 Scarborough Beach Road
Richmond KY 40475

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

2. Roofing / Chimneys / Roof Structure and Attic

2.1 Roof Flashings

Conditional

(2) There are some gaps in the step flashings around the home, and they should be sealed to prevent water entering behind the flashing which can lead to water leaks in the attic and wall cavity which can cause deterioration of the roof and wall structure. Recommend sealing gaps with caulk as needed.

2. Roofing / Chimneys / Roof Structure and Attic

2.1 Item 1(Picture)

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

Repair or Replace

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

2. Roofing / Chimneys / Roof Structure and Attic

2.3 Item 7(Picture) rear right corner of home

2.3 Item 8(Picture) front left corner of garage

2.3 Item 9(Picture) front right corner of home

2.3 Item 10(Picture) front left corner of garage

2.3 Item 11(Picture) rear left corner of home

2.3 Item 12(Picture) rear right side of home

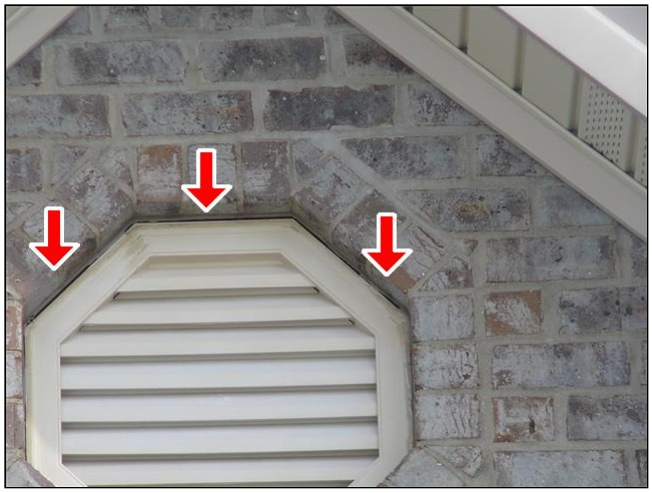
2.6 Roof/Attic Ventilation

Conditional

2. Roofing / Chimneys / Roof Structure and Attic

Recommend the gap between the gable vent and the brick siding at the right side of the home be sealed with caulk to prevent insects and water intrusion into the attic. Water intrusion could lead to deterioration of the wall framing. Choosing the right caulk

2.6 Item 1(Picture)



2.6 Item 2(Picture)

3. Exterior

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

Conditional

Recommend sealing the gap between the porch roof support beam and brick wall under the front porch to prevent water intrusion and insects entering the gap to prevent possible deterioration of the support beam. A general contractor is recommended for repair and correction.

3.5 Item 1(Picture)

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

Conditional

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

3. Exterior

3.11 Item 1(Picture)

6. Rooms

6.0 Ceilings

Conditional

(4) The cracks in the ceiling in the Master bedroom (see photos for location) appear to be common settlement cracks. Cracks larger than 1/16" are of concern only. Minor settlement of the home has occurred due to the age of the home and from perhaps framing shrinkage. Cracks of this nature are also caused by moisture, changing temperature, or framing shrinkage due to a lack of ventilation of vaulted ceilings. 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.

6.0 Item 4(Picture)

6.1 Walls

Conditional

(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.

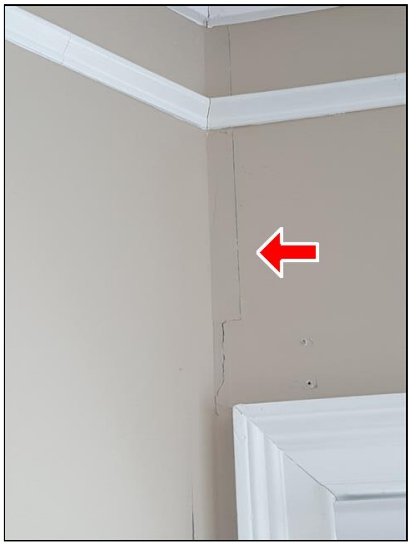
6. Rooms

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)

6.1 Item 1(Picture) dining room window

6.1 Item 2(Picture) 2nd bedroom

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



6.1 Item 3(Picture) master bedroom

6.2 Floors

Conditional

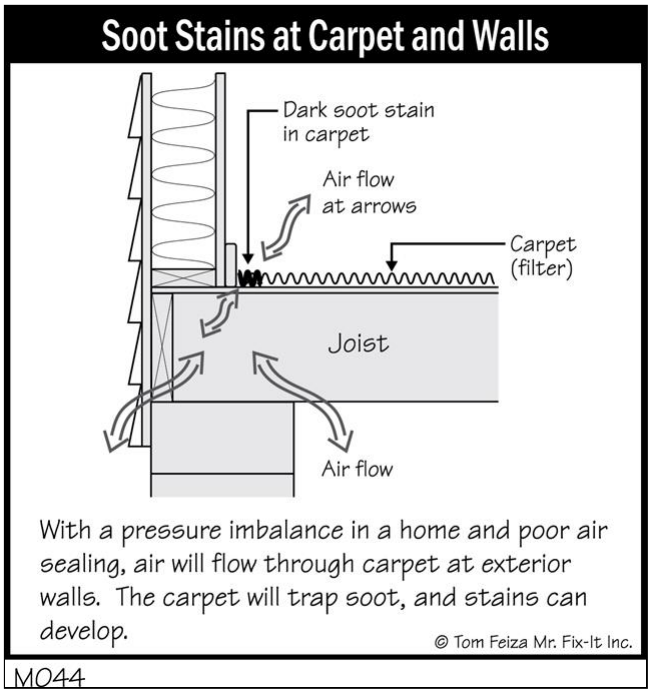
(3) The black stain along the edge of the carpet in the bonus room and near the upstairs hallway are soot stains (filtration soiling). Filtration soiling occurs as a result of air being forced into the room or space at a higher rate than it can escape from the same area, via the ventilation system and/or gaps between the carpet and the wall trim and under closed doors. As the air is forced through these gaps, it passes through the carpet, which acts as a filter to the air. Any pollutants in the air are trapped by the carpet and turn the carpet gray or black in that area. Common pollutants that can contribute to the problem include smoke from cigarettes and candles, cooking oils, fireplace ash, and dust. Recommend a qualified contractor seal the air gaps between the carpet and baseboard trim.

6. Rooms

[What is and causes Filtration soiling]

6.2 Item 6(Picture)

6.2 Item 7(Picture)



6.2 Item 8(Picture)

6.4 Doors (Representative number)

Repair or Replace

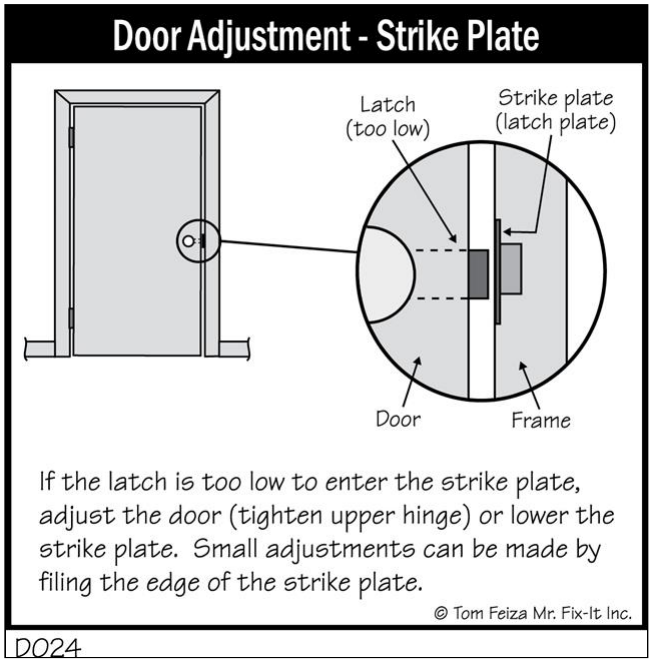
(2) The door knob hardware is not latching in the rooms where indicated in the photo. It requires an adjustment. The strike plate may need to be adjusted or trimmed to be able to lock/close the door. Recommend repair as needed.

6. Rooms

6.4 Item 5(Picture) washer dryer room

6.4 Item 6(Picture) master bedroom closet

6.4 Item 7(Picture) master bedroom



6.4 Item 8(Picture)

(3) The entry door in the 3rd Bedroom where indicated in the photo does close properly, however it rubs at the door jamb when closing where indicated in photos. This is a maintenance issue and is for your information. Sometimes correcting the door opening can require the door trim to be removed then touch up painting or doors will need to be rehung or trimmed down. Recommend a qualified contractor repair as needed.

6. Rooms

6.4 Item 9(Picture)

6.5 Windows (Representative number)

Repair or Replace

(3) The windows in the 2nd and 3rd bedroom where indicated in the photos are missing screens. Recommend these be installed to prevent insects entering the home when the window is opened. Replace as needed.

6.5 Item 3(Picture) 2nd bedroom

6.5 Item 4(Picture) 3rd bedroom

7. Bathroom and Components

7.0 Floor

Conditional

The tile floor covering has cracked grout in the 2nd bathroom between the floor and the tub enclosure. These openings need to be sealed to prevent possible water intrusion in the event a water leak occurs in the bathroom. Water intrusion can lead to deterioration of the sub floor and may cause the tiles to come loose. Recommend a qualified contractor repair as needed. Then it would be advisable to install a molding strip and/or trim between the floor and tub.

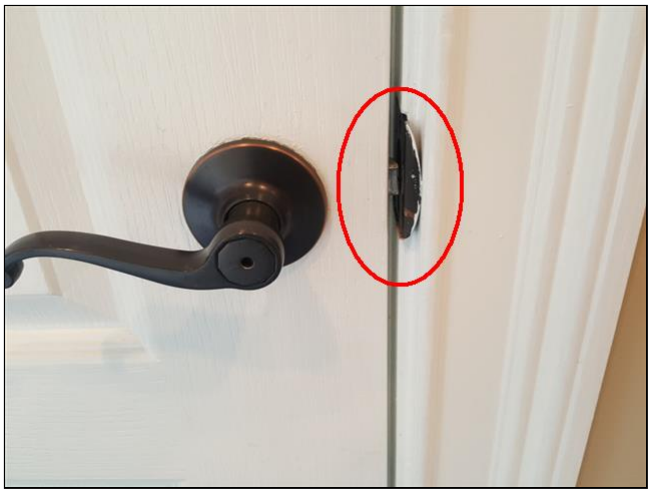
7. Bathroom and Components

7.0 Item 1(Picture)

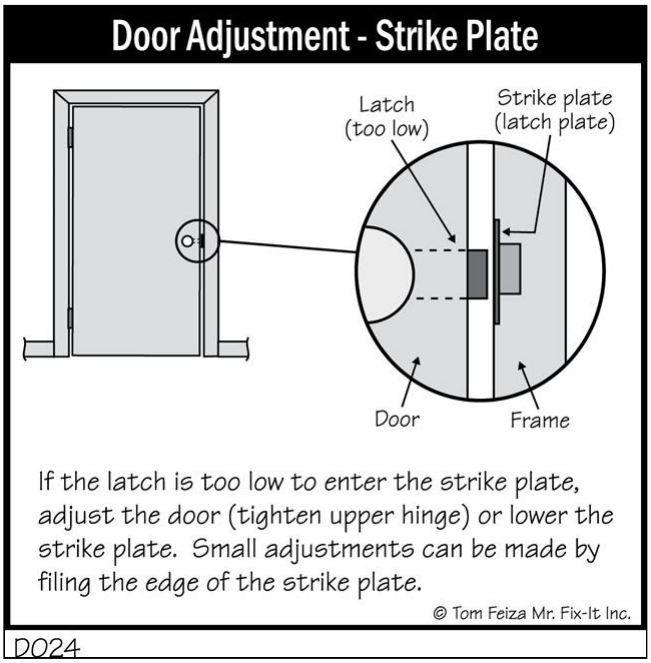
7.2 Doors (Representative number)

Conditional

The door knob hardware is not latching in the 2nd bathroom 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.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

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

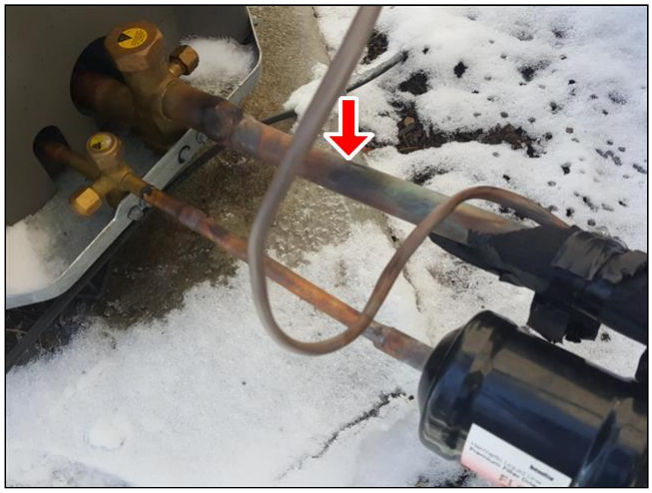
10.3.A Distribution Systems (Pipes and Pumps)

Conditional

(2) Missing/Damaged foam insulation was found on the exterior large suction line for the Heat Pump compressor. This insulation is to maintain or stabilize the temperature of the cooling system . The outside temperature can influence this gas and cause efficiency fluctuations of the unit.

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

Replacement of the insulation where needed will help maintain efficiency of the compressor and/or can cause energy loss and condensation. Recommend installing a new sleeve, this will help maintain efficiency of the compressor.



10.3.A Item 2(Picture)

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

INVOICE

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

Inspection Date: 3/14/2018
Report ID: 180314KNUE

Customer Info:	**Inspection Property:**
Ms. Sharon Anthony 101 Crimea Street Florence KY 40515 **Customer's Real Estate Professional:**	202 Scarborough Beach Road Richmond KY 40475

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

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Lexington, KY, 40517
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