



859-779-8558

License # 246059



PROPERTY LOCATION: Inspection Address City KY Zip

INSPECTION REPORT

PREPARED FOR: Client's Name

Date of Inspection 8/25/2020

Inspector: Joshua Adkins

Email: Joshua@AdkinsHomeInspections.com

www.AdkinsHomeInspections.com



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Report Summary

On the following page(s) you will find a summary of the defects that were discovered during the inspection.

Items in **BLACK** are repair/maintenance items that are not typically considered major defects and may not be in need of immediate attention. Most homes (including new homes) will typically have several items in need of repair/maintenance.

Items in **RED** are defects that are defects in need of immediate attention, as they relate to safety and function. Examples would be electrical defects that pose an immediate risk, active leaks that could damage the structure, structural defects, etc.

There may be items that include **FHA/VA**. It is the inspectors understanding that these items will need to be corrected prior to closing to meet minimum property standards as required by FHA, VA, and USDA to have a property financed with their loan products.

Note: The complete list of items noted is found throughout the body of the report. Be sure to read your Inspection Report in its entirety!

<i>Grounds</i>		
Page 6 Item: 2	Porch/Stairs, Handrails	2.2. Advanced wood decay was visible at a porch post that supports the porch covering. Recommend replacement by a qualified person.
Page 6 Item: 4	Vegetation	4.1. Tree branches were touching the home. Recommend trimming trees that are in contact or close proximity to home, as branches can damage siding.
Page 7 Item: 6	Deck/Balcony	6.1. Two deck posts had decay from contact with soil. Recommend repair by a qualified person to maintain safe conditions. 6.2. Guardrails were very loose due to the posts being secured to the deck using nails. Recommend installing bolts to better secure the posts for safety.
<i>Exterior Areas</i>		
Page 9 Item: 7	Downspouts	7.1. A section of a downspout was disconnected and located on the patio. This condition can cause damage related to soil/foundation movement. Recommend re-connection of any disconnected downspouts.
<i>Roof</i>		
Page 10 Item: 3	Roof Covering	3.1. There was a damaged shingle observed on the roof. Moisture intrusion could damage the roof decking below. Recommend repair/replacement by a qualified person.
Page 12 Item: 5	Chimney	5.1. The sheet metal chimney chase cover exhibited moderate corrosion. Recommend prepping and painting to extend the lifespan of the cover.

Garage

Page 14 Item: 6	Automatic Opener	6.2. The garage door opener was functional when using the 3 button remote but did not function when using the wall mounted console. Recommend evaluation and repair.
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Interior Areas/Bedrooms

Page 16 Item: 7	Windows	7.1. The vinyl lift rail was damaged at a window sash in an upstairs bedroom. Recommend repair/replacement.
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Kitchen

Page 20 Item: 10	Sink/Undersink Condition	10.1. The drain pipe for the disposal was improperly sloped causing water to spray out of the sink and onto the floor when the disposal was turned on. Recommend correction by a qualified person.
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Attic

Page 26 Item: 7	Electrical	7.1. One or more electrical receptacle cover plates were missing. Recommend installing a cover plate to eliminate shock hazard.
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Electrical

Page 29 Item: 7	Breakers/Branch Wiring	7.1. In the main electrical service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. This has the potential to cause overheating of the wire. Recommend correction by a qualified person.
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

A copy of the InterNACHI® Standards of Practice is available at: <https://www.nachi.org/sop.htm>. These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The home inspection report does not address or include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

CONVENTIONS USED IN THIS REPORT

(FUNC.): FUNCTIONAL=The system or component was visually observed and appeared to be functioning as intended for period construction. Normal wear and tear is allowable.

(MON.): MONITORING RECOMMENDED=A system or component needing close observation and/or further evaluation in order to determine if correction is needed.

(REP.): GENERAL REPAIR RECOMMENDED=A system or component that is in need of repair, normal maintenance, or adjustment in order to function properly. Items in this category are generally inexpensive repairs that can be completed by a handyman.

(PRO.): PROFESSIONAL EVALUATION AND CORRECTION RECOMMENDED=A system or component that needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report.

(S/H): SAFETY HAZARD=Areas or items found in the building that could pose a health or injury risk.

Inspection Details

1. In Attendance

- Client present
- Seller present

2. Residence Type/Style

- Single Family Home

3. Occupancy

- Occupied - Furnished
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Utilities

- Water On
- Electric On

5. Water Supply Source

- The home water was supplied from a public source.

6. Approx. Age of Home

- 19 Years Old

7. Front of Home Faces

- West

8. Weather Conditions

- Sunny

Ground Conditions:

- Dry

9. Temperature

- 80 Degrees F

Grounds

This section describes the adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway/Walkway

FUNC.	MON.	REP.	PRO.	S/H
✓				

Materials:

- Concrete driveway noted.

2. Porch/Stairs,Handrails

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Areas of the porch and sidewalk had minor settling. This is typically caused by inadequate compaction at the time of original construction and will have stabilized after the first few years. Recommend monitoring for movement.

2.2. Advanced wood decay was visible at a porch post that supports the porch covering. Recommend replacement by a qualified person.



Wood decay - Front porch post

3. Grading

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Vegetation

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. Tree branches were touching the home. Recommend trimming trees that are in contact or close proximity to home, as branches can damage siding.



5. Exterior Faucet

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Deck/Balcony

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

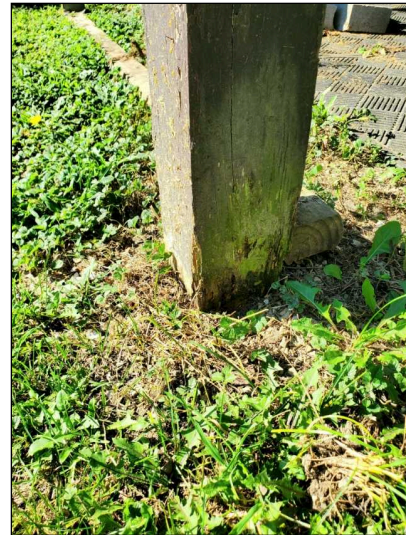
Observations:

6.1. Two deck posts had decay from contact with soil. Recommend repair by a qualified person to maintain safe conditions.

6.2. Guardrails were very loose due to the posts being secured to the deck using nails. Recommend installing bolts to better secure the posts for safety.



Wood deterioration



Wood deterioration



Loose guardrail

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps, porches and their associated railings, any attached decks and balconies, and eaves, soffits, and fascias that are visible

and readily accessible from the ground.

1. Exterior Wall Construction

Type:

- Framed Construction

2. Wall Cladding

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Vinyl siding
- Brick veneer

Observations:

2.1. Small cracks were visible at one or more areas of the brick veneer wall cladding. Generally speaking, small cracks in the brick veneer can have numerous causes including some initial settling and are not commonly regarded as being structurally significant unless there are other problems found such as drywall cracks and/or windows/exterior doors that are difficult to open and close due to binding at the frame.



Cracks in the brick veneer - Above garage door

3. Windows

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Doors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Drainage System

Materials:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Gutters and downspouts were fabricated from seamless aluminum (seams are at corners only).

6. Gutters

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. MAINTENANCE TIP: Periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially cause roof leaks.

7. Downspouts

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. A section of a downspout was disconnected and located on the patio. This condition can cause damage related to soil/foundation movement. Recommend re-connection of any disconnected downspouts.



Section of downspout disconnected

8. Eaves/Facia

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Exterior Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. GFCI

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Paint/Caulking

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

11.1. MAINTENANCE TIP: All exterior painted wood surfaces should be annually examined and caulked and painted as needed.

Roof

This section describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashing's, skylights, chimneys, and roof penetrations.

1. Method of Roof Inspection

The Inspector inspected the roof and its components by walking the roof and use of a drone.

2. Style of Roof

The home had gabled roofs.

The roof slopes were approximately 6:12 and 8:12.

3. Roof Covering

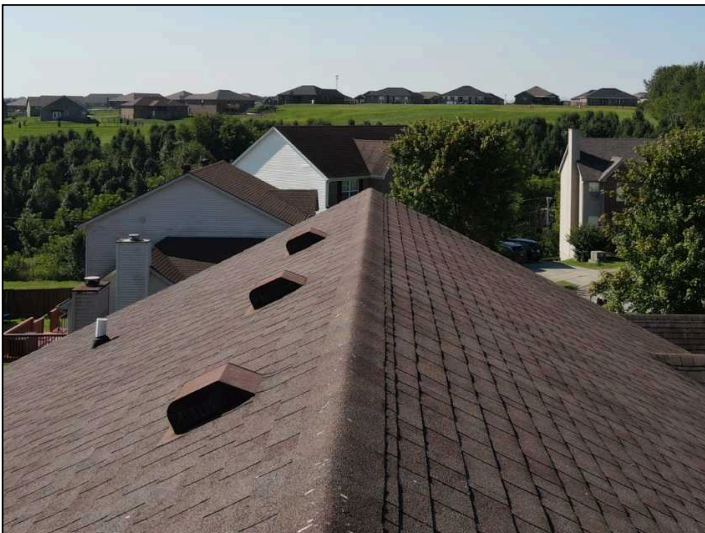
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Appearance: The inspector observed no deficiencies in the condition of the roof structure exterior.

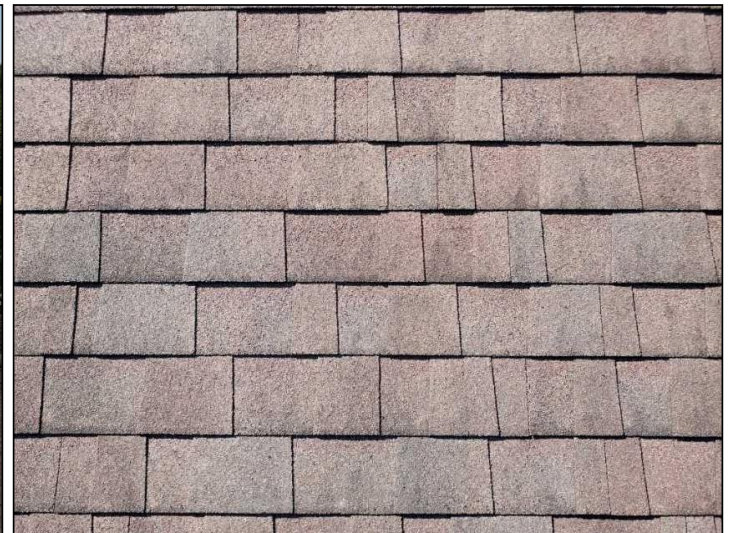
Materials: The roof was covered with dimensional asphalt shingles, also called "architectural" shingles. Dimensional shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality.

Observations:

3.1. There was a damaged shingle observed on the roof. Moisture intrusion could damage the roof decking below. Recommend repair/replacement by a qualified person.



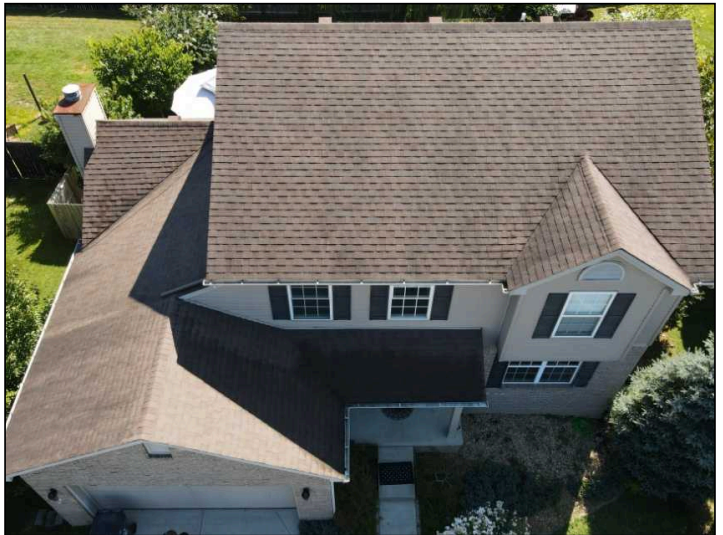
Ridgeline View



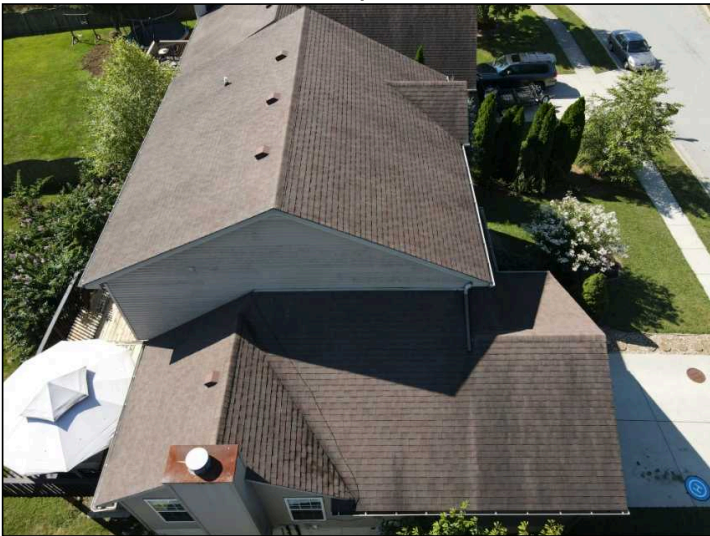
Closeup View



Closeup View



Drone view



Drone view



Drone view



Drone view



Damaged shingle - Left side of home

4. Vents, Caps and Flashings

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



5. Chimney

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. The sheet metal chimney chase cover exhibited moderate corrosion. Recommend prepping and painting to extend the lifespan of the cover.



Corrosion

Garage

Inspection of the garage typically includes examination of the following: wall, ceilings, floors, operation of all accessible conventional doors and door hardware, overhead door condition and operation, proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection, interior lighting, stairs and stairways, firewall separation from living space, and proper floor drainage.

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there

should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall

1. Walls

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Ceilings

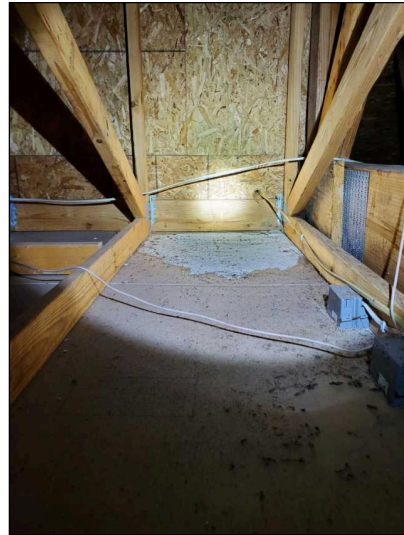
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. The ceiling had visible sagging. This condition appeared to be from moisture intrusion. The moisture meter registered no elevated moisture levels at the time of the inspection, indicating that the source of leakage may have been found and corrected. Recommend asking the seller for more information and monitoring.



Moisture stains above damaged drywall



Moisture damage at drywall

3. Floor Condition

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



4. Door to Living Space

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Overhead Door(s)

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- One 16'x7' insulated steel door

6. Automatic Opener

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Belt drive opener noted.

6.2. The garage door opener was functional when using the 3 button remote but did not function when using the wall mounted console. Recommend evaluation and repair.



Wall mounted console not functional

7. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. GFCI

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior Areas/Bedrooms

This section describes areas of the house that are not considered part of the Bathrooms, Kitchen, Laundry or areas covered elsewhere in the report. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

1. Doors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Door Bell

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceilings

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

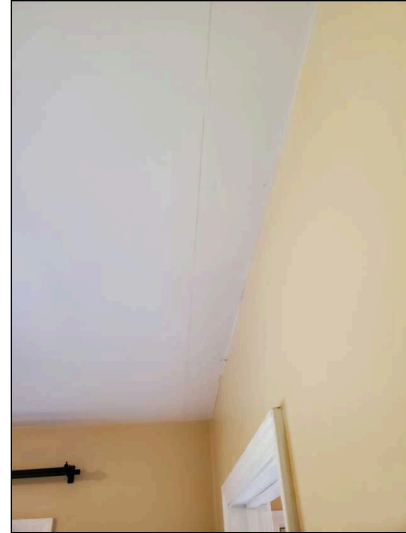
Observations:

3.1. There were areas with loose drywall tape. While there can be different reasons for this, the most common are poor application technique and normal settling in new construction.

3.2. Straight line cracks were noted in the ceiling finishes today. While these types of cracks can be caused by settlement they are more frequently related to routine shrinkage and seasonal expansion and contraction. No corresponding red flags were found to indicate structural problems. I recommend repairing cracks as desired and monitoring. Please note that some cracks related to expansion and contraction can be a nuisance to repair as the cracks can return after repair.



Loose tape - Master bedroom



Straightline crack - Basement bedroom

4. Walls

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

5. Floors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Types:

- Hardwood, Carpet

6. Heat Source

- Yes

7. Windows

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials/Type:

- Vinyl framed, single hung, double-pane window(s) noted
- Vinyl framed, double hung, double-pane window(s) noted

Observations:

7.1. The vinyl lift rail was damaged at a window sash in an upstairs bedroom. Recommend repair/replacement.



Bottom sash trim damaged - Upstairs bedroom

8. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Fireplaces

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Living Room

Type:

- Prefabricated "zero clearance" fireplace noted.



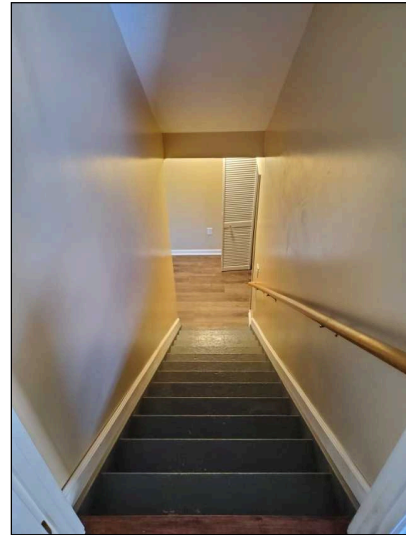
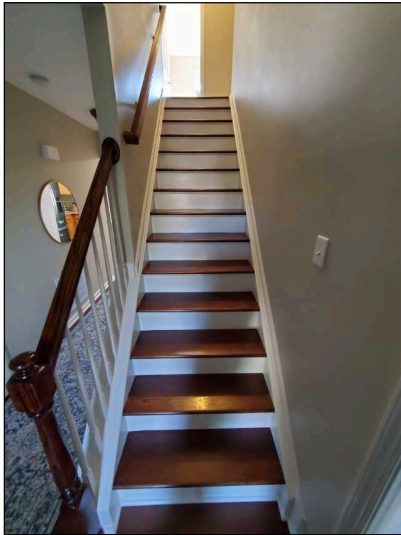
Flue Pipe

10. Smoke/Carbon Monoxide Detectors

- Smoke detectors were present.

11. Stairs & Handrail

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



12. Main Water Shut-off

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

12.1. The main water supply shut-off was located in the wall of the bedroom closet located in the basement.



Main Water Shutoff Valve

13. Plumbing Supply

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The visible home water supply pipes were a combination of half-inch and three-quarter inch CPVC.

14. Drain, Waste & Vent Pipe

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The visible drain, waste and vent (DWV) pipes were PVC.

Kitchen

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection.

1. Ceiling

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

2. Walls

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

3. Floor

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood

4. Heat Source

- Yes

5. Windows

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials/Type:

• Vinyl framed, single hung, double-pane window(s) noted

6. Range

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.



7. Range Hood

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



8. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. GFCI

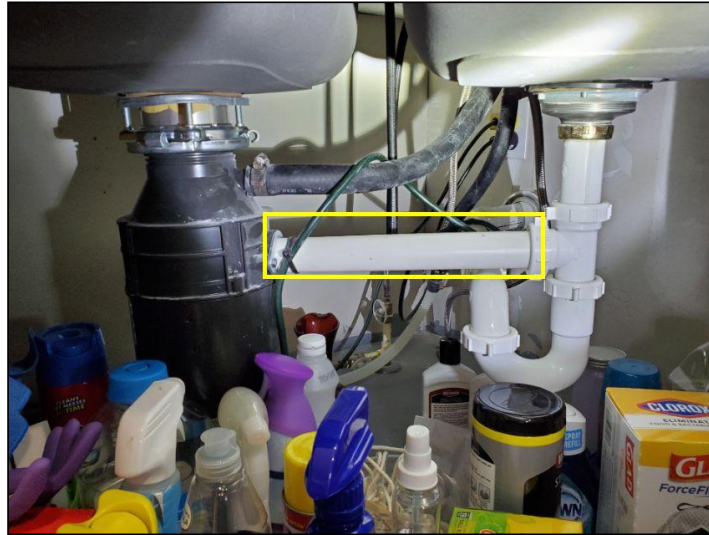
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Sink/Undersink Condition

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. The drain pipe for the disposal was improperly sloped causing water to spray out of the sink and onto the floor when the disposal was turned on. Recommend correction by a qualified person.



Pipe improperly sloped

11. Garbage Disposal

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



12. Plumbing

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Functional Drainage:

• Yes

Functional Flow:

• Yes

13. Cabinets

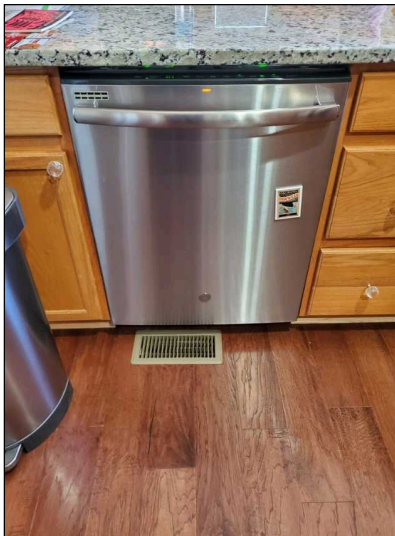
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Counters

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Dishwasher

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the wall. Inspection of the bathrooms typically include the walls, floors, ceiling, sink, cabinets, electrical, and ventilation.

1. Doors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

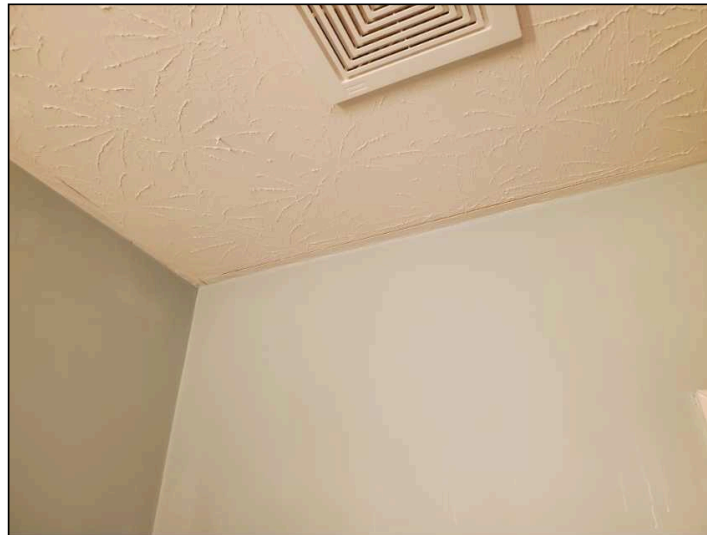
2. Ceilings

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• Drywall

Observations:

2.1. There were areas with loose drywall tape. While there can be different reasons for this, the most common are poor application technique and normal settling in new construction.



Loose tape - Master bathroom

3. Floors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• Vinyl

4. Walls

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• Drywall

5. Sink/Undersink Condition

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Counters

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Cabinets

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. GFCI

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Exhaust Fans

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Toilet

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Bath Tub

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Shower

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Prefabricated Fiberglass Surround

14. Plumbing

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Functional Drainage:

- Yes

Functional Flow:

- Yes

Laundry

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer venting and provision of proper clothes washer water supply and waste pipe.

1. Doors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Ceilings

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

3. Walls

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

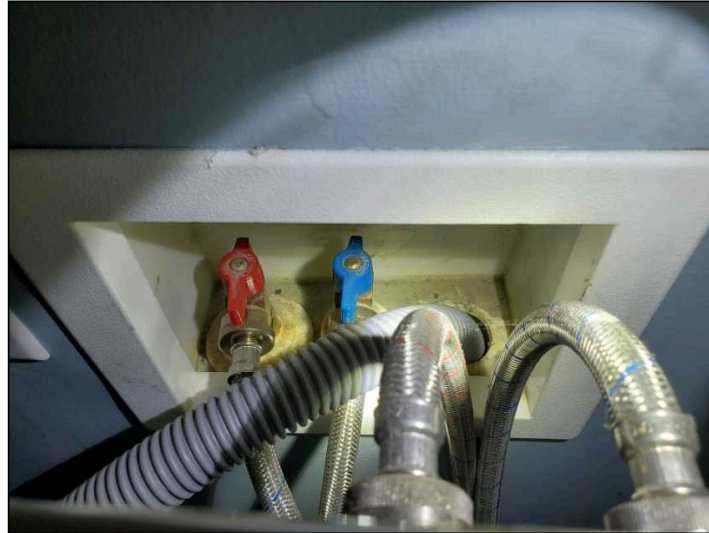
4. Floors

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• Vinyl

5. Plumbing

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



6. Dryer Vent

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attic

This section describes the method used to inspect any accessible attics; and describes the insulation used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Inspected From:

- Inside the attic.

2. Access

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Upstairs hallway



Garage

3. Insulation

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Fiberglass batts with kraft paper facing noted.
- Blown in fiberglass insulation noted.

Depth:

- Insulation averages about 12 inches in depth

4. Roof Structure

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.



5. Sheathing

Materials:
 • OSB

6. Ventilation

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 6.1. Under eave soffit inlet vents noted.
- 6.2. Gable louver vents noted.
- 6.3. Fixed, roof-field exhaust vents noted.

7. Electrical

FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- 7.1. One or more electrical receptacle cover plates were missing. Recommend installing a cover plate to eliminate shock hazard.



Missing cover plate - Above hallway access door

8. Plumbing

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Basement

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the:

- foundation
- exterior walls
- floor structures and roof structures.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

1. Basement Configuration

- The basement was finished and inspection details will be included in the "Interior Areas" section of the report.

Electrical

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electric Meter

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Service Lateral

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Conductors supplying electricity to the home were buried underground.

3. Adequate Clearance to Panel

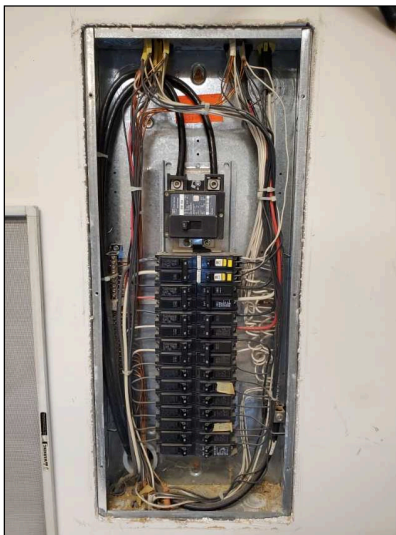
- Yes

4. Electrical Panel

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Main Electrical Panel Location:

- Garage



Panel Cover Removed

5. Main Panel Amps

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. 200 amp

6. Main Wire

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. The copper feeder conductors were 2/0 rated at 200 amps.

7. Breakers/Branch Wiring

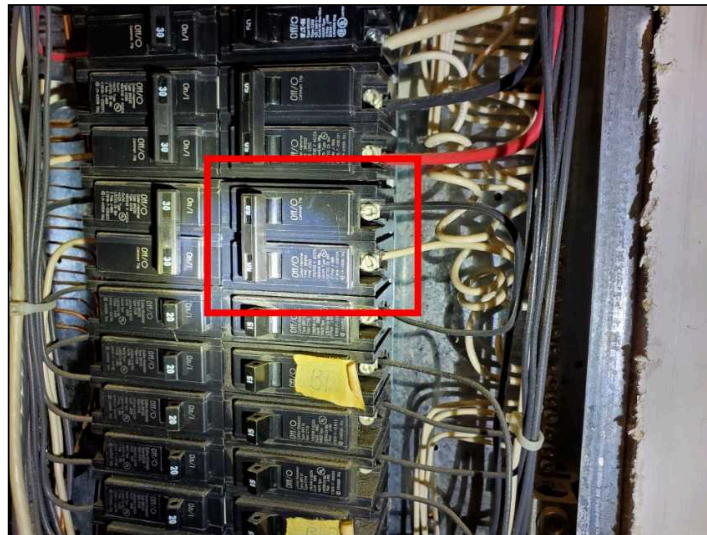
FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wire Type:

- The visible branch circuit wiring included modern solid, vinyl-insulated copper wire.

Observations:

7.1. In the main electrical service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. This has the potential to cause overheating of the wire. Recommend correction by a qualified person.



Oversized breaker

8. Service Grounding

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Bonding

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heating & A/C

The heating, ventilation, and air conditioning system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

FUNC.	MON.	REP.	PRO.	S/H
✓				

Observations:

1.1. Location: Upstairs Hallway



2. Heating System Information

- Lennox
- 2 Ton
- Air Handler

Approx. Age:

- 3 Years Old

3. Heating System

FUNC.	MON.	REP.	PRO.	S/H
✓				

Location:

- Attic

Heating Type:

- Heat Pump with Aux. Electric



4. Filter

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Filter grille in the ceiling.

Observations:

4.1. MAINTENANCE: The air filter(s) should be inspected regularly and replaced as required. Filters must be replaced before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



16x20x1 Filter

5. Condensate Drain

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Condenser Information

- Lennox
- 2 Ton

Approx. Age
• 3 Years Old

7. Condenser Unit

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Condenser Type:
• Heat Pump



8. Outdoor Disconnect

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



9. Refrigerant Lines

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Supply Air Ducts

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Return Air Ducts

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Registers

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Heat Rise

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

13.1. 31 Degrees

14. Cooling Temp. Drop

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

14.1. 17 Degrees

Heating & A/C #2

1. Thermostats

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Location: First Floor Hallway



2. Heating System Information

- Rheem
- 1 1/2 Ton
- Air Handler

Approx. Age:

- 19 Years Old

3. Heating System

FUNC.	MON.	REP.	PRO.	S/H
✓				

Location:

- Mechanical room

Heating Type:

- Heat Pump with Aux. Electric



4. Filter

FUNC.	MON.	REP.	PRO.	S/H
✓				

Location:

- Filter grille in the wall.

Observations:

4.1. MAINTENANCE: The air filter(s) should be inspected regularly and replaced as required. Filters must be replaced before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



16x20x1 Filter

5. Condensate Drain

FUNC.	MON.	REP.	PRO.	S/H
✓				

6. Condenser Information

- Rheem
- 1 1/2 Ton

- Approx. Age**
- 19 Years Old

7. Condenser Unit

FUNC.	MON.	REP.	PRO.	S/H
✓				

- Condenser Type:**
- Heat Pump

Observations:

7.1. Airflow to the air-conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit the system ability to dissipate heat. Recommend cleaning the coil as part of your regular maintenance. This can be accomplished by using a water hose to spray the dirt away.



Recommend cleaning coil

8. Outdoor Disconnect

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



9. Refrigerant Lines

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Supply Air Ducts

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Return Air Ducts

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Registers

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Heat Rise

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

13.1. 30 Degrees

14. Cooling Temp. Drop

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

14.1. 16 Degrees

Water Heater

There are a wide variety of residential water heaters. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

1. Data Plate Information

Brand Name:

• A.O. Smith

Approx. Age:

• Less Than 1 Year Old

2. Capacity

Gallons

• 50

3. Water Heater

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Location:

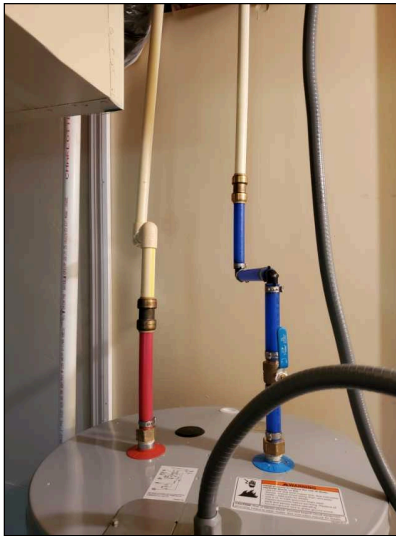
• Mechanical room



4. Plumbing

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• CPVC
• PEX



5. TPRV

FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Glossary

<i>Term</i>	<i>Definition</i>
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.