



859-779-8558

License # 246059



PROPERTY LOCATION: Inspection Address City KY Zip

INSPECTION REPORT

PREPARED FOR: Client's Name

Date of Inspection 10/6/2019

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!

Grounds		
Page 7 Item: 2	Grading	2.1. Perimeter pavement appears to slope towards building. Recommend taking measures to direct rainwater away from the foundation.
Page 7 Item: 3	Vegetation	3.1. Tree branches overhanging roof and/or touching garage. Recommend trimming trees that are in contact or close proximity to home, as branches can abrade siding and damage eaves/roof.
Page 8 Item: 6	Deck/Balcony	6.1. A guardrail did not have balusters installed. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the guardrail at any point. This condition may be hazardous to small children. Recommend repair. FHA/VA
Exterior Areas		
Page 10 Item: 2	Wall Cladding	2.1. The vinyl siding had one or more areas of damaged siding that should be sealed or replaced to prevent moisture intrusion.
Page 11 Item: 6	Gutters	6.1. Leaves visible in the gutters at the time of the inspection should be removed to encourage proper drainage. 6.2. Gutters were damaged at the right side of the garage and may result in rainwater discharging at the foundation. This condition can result in damage related to soil/foundation movement. Recommend repair.

Page 11 Item: 7	Downspouts	<p>7.1. One or more downspouts discharged roof drainage next to the foundation. This condition can cause damage related to soil/foundation movement. Recommend the installation of a splash block or downspout extension to discharge roof drainage away from the foundation.</p> <p>7.2. The garage was missing a downspout. This condition can cause damage related to soil/foundation movement. Recommend the installation of downspouts as needed.</p>
Page 12 Item: 8	Eaves/Facia	8.1. The metal covering the fascia board on the garage was damaged exposing the fascia board. Recommend repair to protect the fascia board from moisture.
Page 13 Item: 9	Exterior Electrical	9.1. The exterior light fixtures and an exterior receptacle was not functional at the time of the inspection. Recommend evaluation and repair by a qualified contractor.
Garage		
Page 16 Item: 1	Wall Structure	1.1. The wall structure had areas with severe wood deterioration due to the soil grade being too high causing moisture intrusion of the wall structure. Recommend evaluation and repair/replacement by a qualified person to ensure that the structural integrity is sound.
Page 16 Item: 2	Roof Structure	2.2. A jack post was not properly secured to a support beam. Recommend correction to ensure that the beam and roof structure is properly supported.
Interior Areas/Bedrooms		
Page 19 Item: 6	Electrical	<p>6.1. One or more electrical receptacles were inoperable at the time of the inspection. Recommend evaluation and correction by a qualified contractor.</p> <p>6.2. One or more light fixtures did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified contractor.</p>
Kitchen		
Page 21 Item: 7	Electrical	7.1. A light fixture did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified person.
Laundry		
Page 24 Item: 3	Electrical	3.1. The laundry room light fixture did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified contractor.
Attic		
Page 26 Item: 3	Insulation	3.1. Fiberglass batt insulation was located in the attic space above the addition of the home but was not in contact with the drywall. Recommend securing insulation in place for increased energy efficiency.
Page 26 Item: 4	Roof Structure	4.2. A rafter was damaged in the attic. This can affect the structural integrity of the roof. Recommend repair.

Page 27 Item: 6	Ventilation	6.1. There was no ventilation installed in the attic. Recommend adding ventilation to help maintain proper humidity and temperature control.
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Electrical

Page 29 Item: 3	Electrical Panel	3.1. Filler plates were missing in the dead front cover of the service panel and may allow a person to come into contact with energized electrical components. Recommend installing a filler plate for safety. These plates are found at hardware stores and are inexpensive.
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Crawlspace

Page 31 Item: 3	Insulation	3.1. Insulation was loose or missing in areas. Recommend installing or re-securing insulation for increased energy efficiency.
Page 33 Item: 8	Floor	8.1. Areas of the crawlspace floor did not have a soil cover installed. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil and can help prevent conditions that encourage wood decay. Recommend installing a soil cover where missing.

Heating & A/C

Page 36 Item: 7	Air Ducts/Registers	7.1. One or more supply ducts in the crawlspace were disconnected and/or damaged. Recommend repair to supply heat to the affected living space.
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Water Heater

Page 38 Item: 5	TPRV	5.1. The TPR Valve should have a discharge pipe that terminates close to the floor to prevent possible scalding. Recommend installation of a discharge pipe by a qualified person.
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Grounds

Page 8 Item: 6	Deck/Balcony	6.2. Several deck boards were deteriorated and floor joists were not secured to a rim joist causing unsafe conditions. Recommend evaluation and repair/replacement by a qualified person for safety. FHAVA
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Roof

Page 14 Item: 3	Roof Covering	3.1. There were several damaged shingles observed on the garage roof and moisture damage visible at the roof decking below (See garage section for more information). Recommend evaluation and repair/replacement by a qualified person to prevent further damage.
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Attic

Page 26 Item: 4	Roof Structure	4.1. Bracing of the purlin system designed to support rafters was installed in a manner that transferred the roof load to ceiling joists. This condition has caused ceiling joists to sag. Sagging will likely worsen over time unless steps are taken to correct this condition. Recommend evaluation and repair by a qualified contractor.
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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
- Client's agent 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

- 42 Years Old

7. Front of Home Faces

- North

8. Weather Conditions

- Cloudy

Ground Conditions:

- Dry

9. Temperature

- 70 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

• Concrete driveway noted.

Observations:

1.1. Common cracks were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

2. Grading

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

Observations:

2.1. Perimeter pavement appears to slope towards building. Recommend taking measures to direct rainwater away from the foundation.



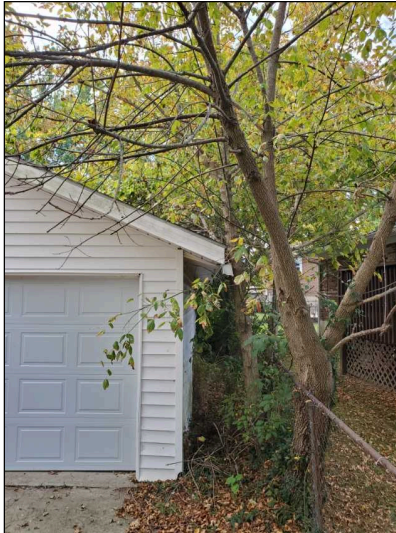
Negative grade

3. Vegetation

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

Observations:

3.1. Tree branches overhanging roof and/or touching garage. Recommend trimming trees that are in contact or close proximity to home, as branches can abrade siding and damage eaves/roof.



Trees touching garage

4. Exterior Faucet

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

5. Water Pressure

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

PSI:
• 80

6. Deck/Balcony

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

Observations:

6.1. A guardrail did not have balusters installed. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the guardrail at any point. This condition may be hazardous to small children. Recommend repair. **FHAVA**

6.2. Several deck boards were deteriorated and floor joists were not secured to a rim joist causing unsafe conditions. Recommend evaluation and repair/replacement by a qualified person for safety. **FHAVA**



No balusters



Deck boards deteriorated



Floor joists not secured to rim joist



Floor joists not secured to rim joist



Floor joists not secured to rim joist

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

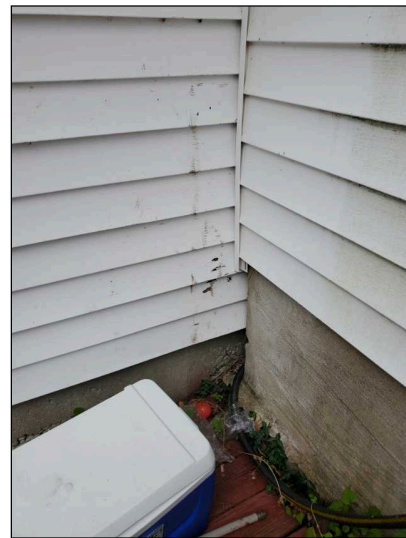
FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. The vinyl siding had one or more areas of damaged siding that should be sealed or replaced to prevent moisture intrusion.



Damaged siding - Detached garage



Damaged siding - Detached garage



Damaged siding - Detached garage

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

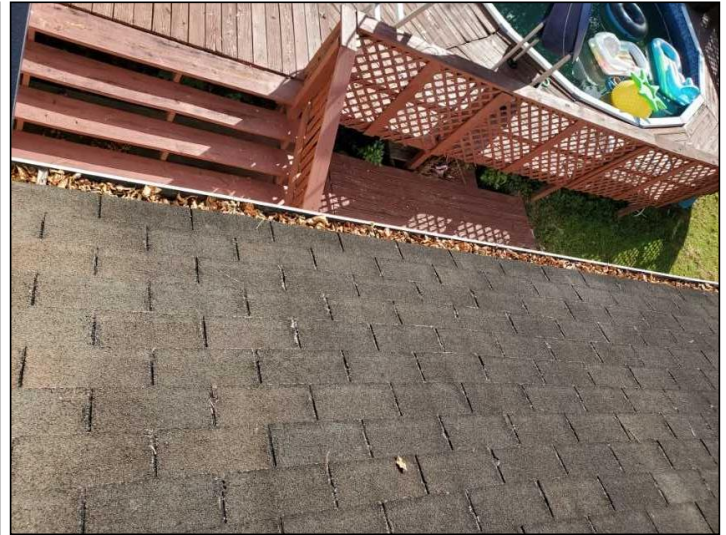
Observations:

6.1. Leaves visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

6.2. Gutters were damaged at the right side of the garage and may result in rainwater discharging at the foundation. This condition can result in damage related to soil/foundation movement. Recommend repair.



Damaged gutters - Detached garage



Leaves in gutters

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. One or more downspouts discharged roof drainage next to the foundation. This condition can cause damage related to soil/foundation movement. Recommend the installation of a splash block or downspout extension to discharge roof drainage away from the foundation.

7.2. The garage was missing a downspout. This condition can cause damage related to soil/foundation movement. Recommend the installation of downspouts as needed.



Discharges Near Foundation



Discharges Near Foundation



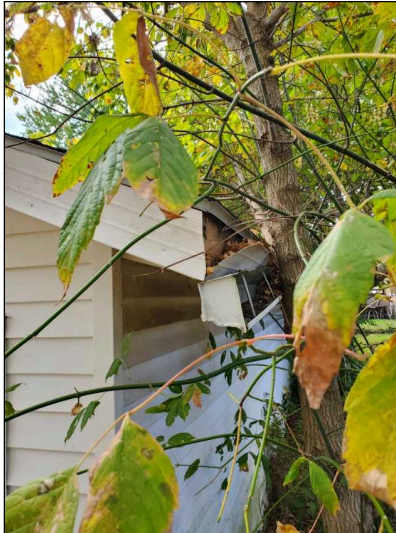
Missing downspout - Detached garage

8. Eaves/Facia

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

Observations:

8.1. The metal covering the fascia board on the garage was damaged exposing the fascia board. Recommend repair to protect the fascia board from moisture.



Exposed wood - Detached garage

9. Exterior Electrical

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

Observations:

9.1. The exterior light fixtures and an exterior receptacle was not functional at the time of the inspection. Recommend evaluation and repair by a qualified contractor.



Exterior lights and receptacle not functional

10. 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:

10.1. 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.

2. Style of Roof

The home has a combination of gable and hip roofs.

The roof slopes were approximately 3:12 and 5:12.

3. Roof Covering

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

Materials: 3-tab asphalt shingles noted at garage. • Metal standing seam roofing noted at home.

Observations:

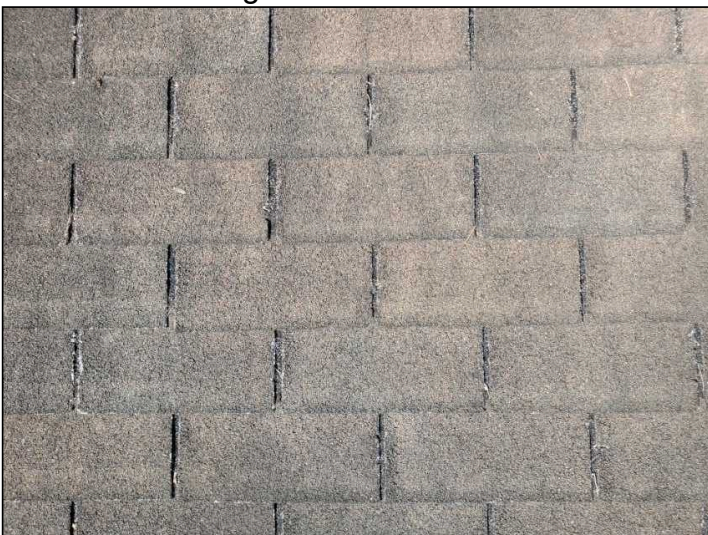
3.1. There were several damaged shingles observed on the garage roof and moisture damage visible at the roof decking below (See garage section for more information). Recommend evaluation and repair/replacement by a qualified person to prevent further damage.



Ridgeline View - Home



Ridgeline View - Home



Closeup View - Detached garage



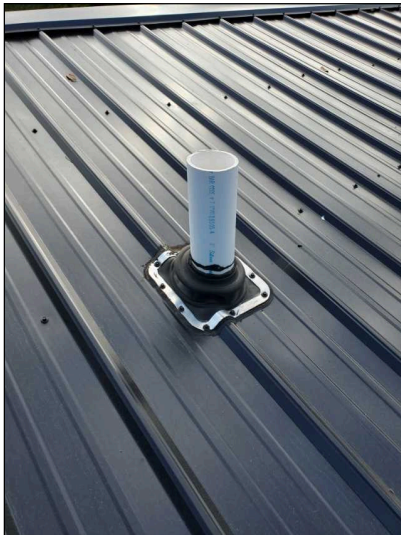
Closeup View - Detached garage



Damaged shingles - Detached garage

4. Vents, Caps and Flashings

FUNC.	MON.	REP.	PRO.	S/H
✓				



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. Wall Structure

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

Observations:

1.1. The wall structure had areas with severe wood deterioration due to the soil grade being too high causing moisture intrusion of the wall structure. Recommend evaluation and repair/replacement by a qualified person to ensure that the structural integrity is sound.



Wall below grade



Moisture damage - Detached garage

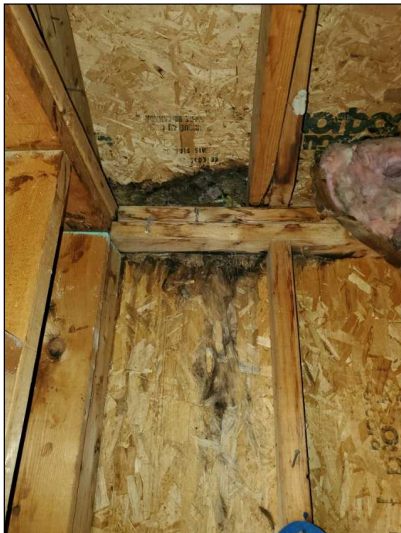
2. Roof Structure

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

Observations:

2.1. Moisture damage in the roof decking appeared to be the result of recent moisture intrusion due to defects found at the shingles. See roof section for more information.

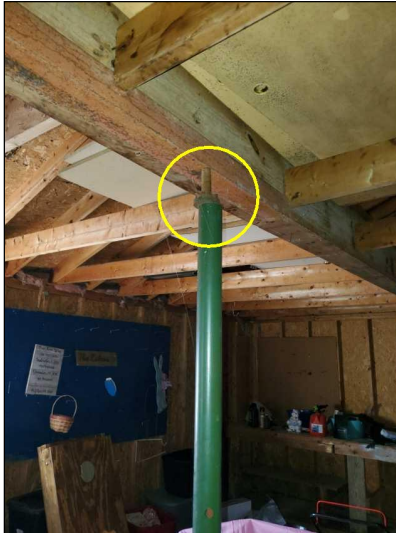
2.2. A jack post was not properly secured to a support beam. Recommend correction to ensure that the beam and roof structure is properly supported.



Moisture damage - Detached garage



Moisture damage - Detached garage



Post not properly secured to a support beam

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 Exterior

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 9'x7' uninsulated steel door

Observations:

5.1. Manually Operated

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. Ceilings

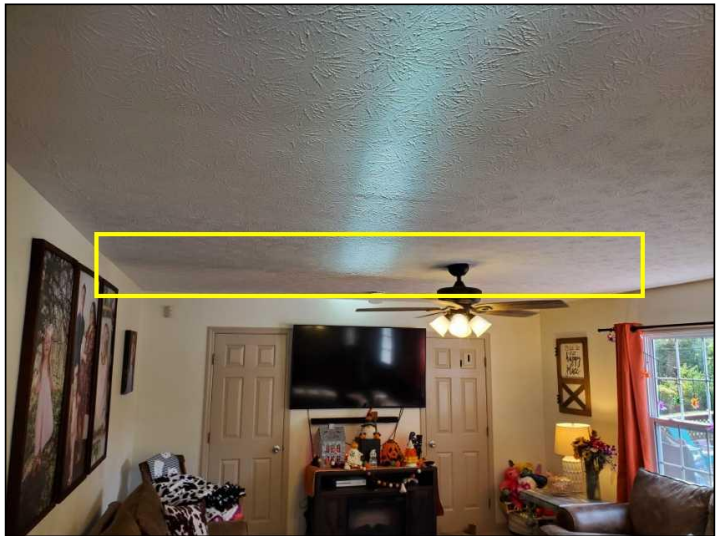
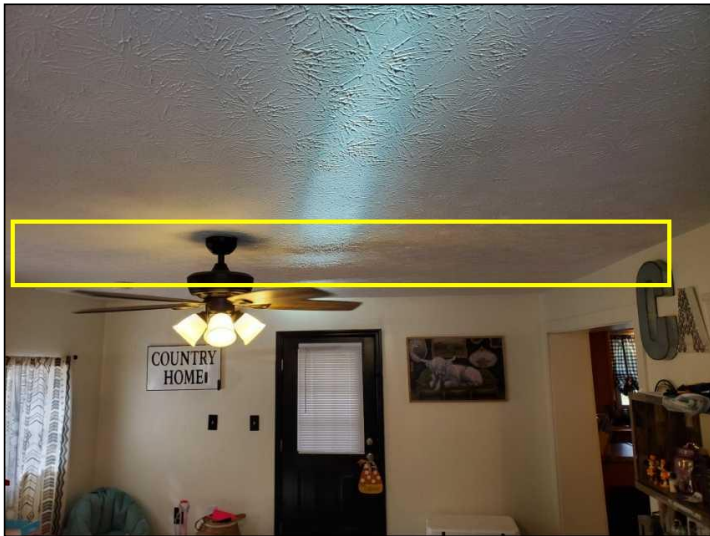
FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drywall

Observations:

2.1. The ceiling had visible sagging. This condition was due to defects found in the roof structure. See attic section for more details.



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"/>

Types:

- Laminate, Carpet

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. Electrical

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

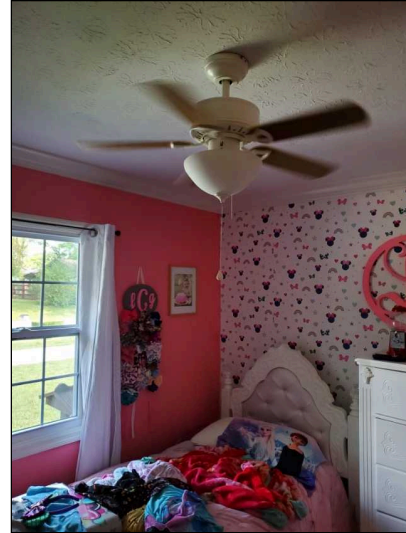
Observations:

6.1. One or more electrical receptacles were inoperable at the time of the inspection. Recommend evaluation and correction by a qualified contractor.

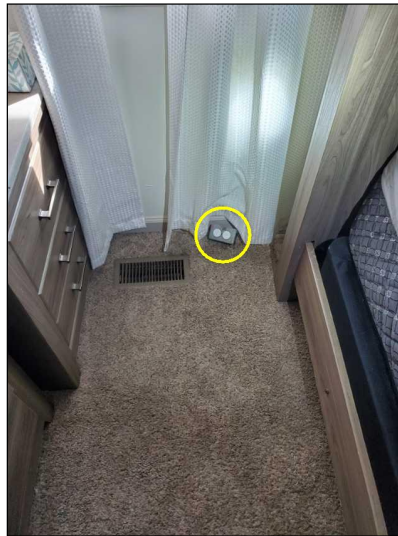
6.2. One or more light fixtures did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified contractor.



Electrical receptacles not functional - Dining room



Fan functional, light not functional - Middle bedroom



Electrical receptacle not functional - Master bedroom

7. Smoke/Carbon Monoxide Detectors

- Smoke detectors were present.

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: Vinyl

4. 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

5. Range

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. 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.



6. Range Hood

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. A light fixture did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified person.



Light not functional

8. 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"/>

9. 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

10. Cabinets

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

11. Counters

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

12. 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	Materials: • Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Floors

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

4. Walls

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

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:
• Ceramic Tile

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

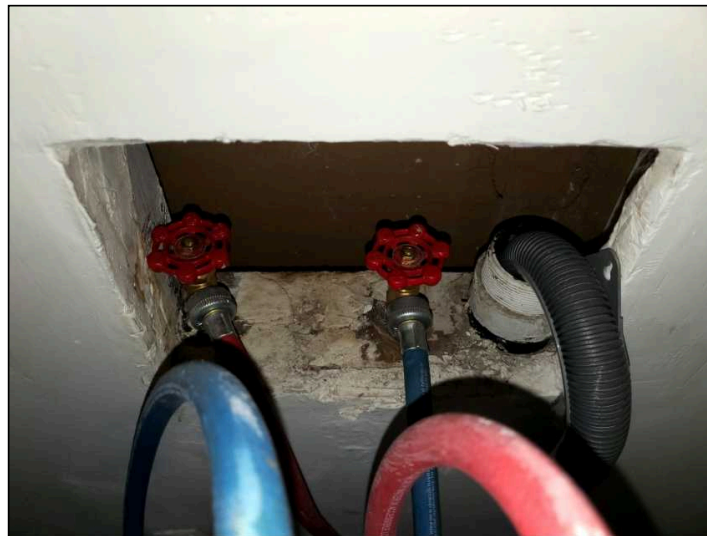
Functional Flow:
• Yes

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. Plumbing

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



2. Dryer Vent

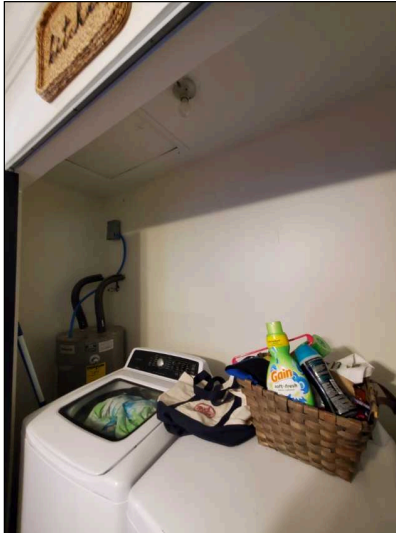
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Electrical

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

Observations:

3.1. The laundry room light fixture did not respond to the switch at the time of the inspection. Recommend evaluation and repair by a qualified contractor.



Light not functional - Laundry room

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:

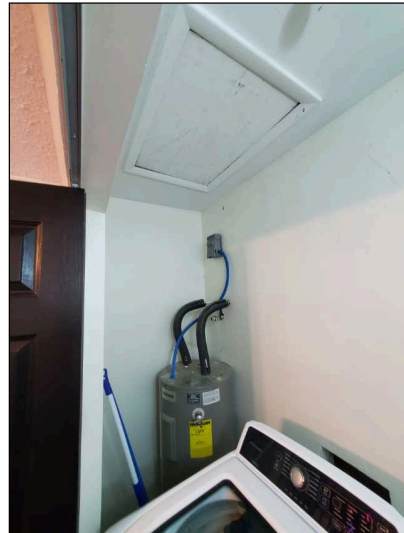
- Inside the attic.

2. Access

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



Attic access - Middle bedroom closet



Attic access - Laundry room

3. Insulation

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

Materials:

- Fiberglass batts noted.
- Blown in **cellulose** insulation noted.

Depth:

- Insulation averages about 4-5 inches in depth.

Observations:

3.1. Fiberglass batt insulation was located in the attic space above the addition of the home but was not in contact with the drywall. Recommend securing insulation in place for increased energy efficiency.



Insulation not in contact with drywall

4. Roof Structure

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

Type:

- The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).

Observations:

4.1. Bracing of the purlin system designed to support rafters was installed in a manner that transferred the roof load to ceiling joists. This condition has caused ceiling joists to sag. Sagging will likely worsen over time unless steps are taken to correct this condition. Recommend evaluation and repair by a qualified contractor.

4.2. A rafter was damaged in the attic. This can affect the structural integrity of the roof. Recommend repair.



Ceiling joist and rafters bowing due to inadequate support



Ceiling joist and rafters bowing due to inadequate support



Damaged rafter

5. Sheathing

Materials:

- Plywood

6. Ventilation

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. There was no ventilation installed in the attic. Recommend adding ventilation to help maintain proper humidity and temperature control.



Stains due to lack of ventilation

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. Plumbing

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

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.

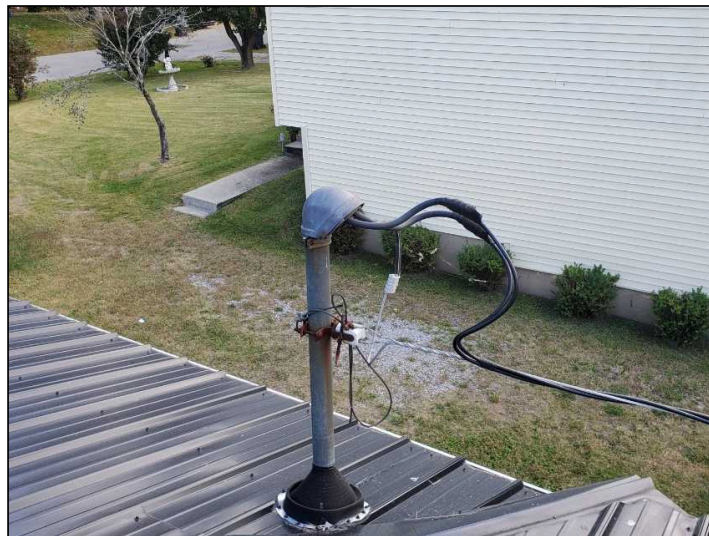
1. Electric Meter

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



2. Service Drop

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



3. Electrical Panel

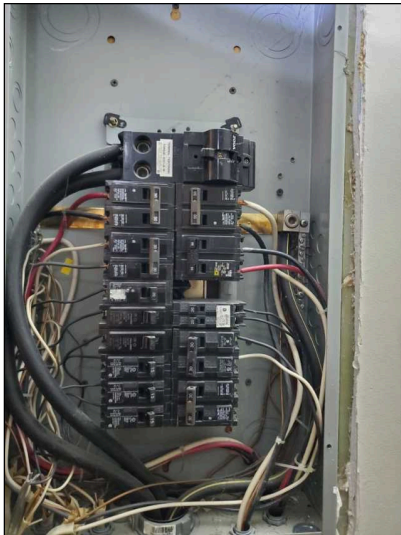
FUNC.	MON.	REP.	PRO.	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Main Electrical Panel Location:

- Master Bedroom

Observations:

3.1. Filler plates were missing in the dead front cover of the service panel and may allow a person to come into contact with energized electrical components. Recommend installing a filler plate for safety. These plates are found at hardware stores and are inexpensive.



Panel Cover Removed



Missing filler plate

4. 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:

4.1. 200 amp

5. 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:

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

6. Breakers/Branch Wiring

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

Wire Type:

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

7. Service Grounding

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

8. Bonding

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

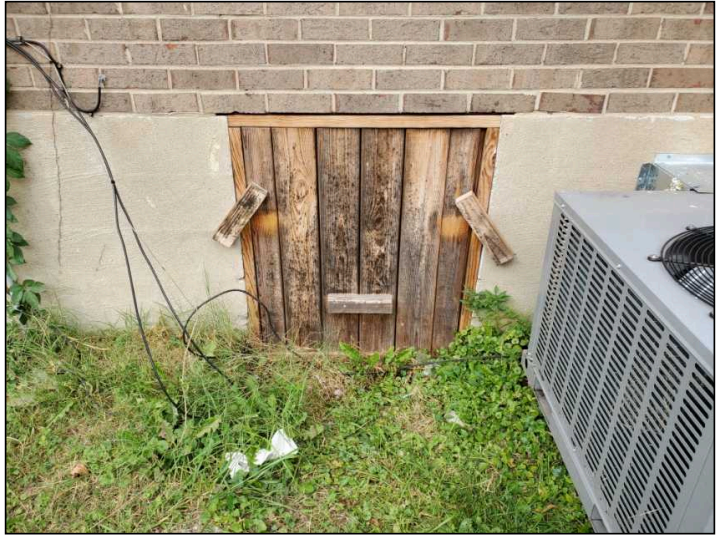
Crawlspace

Inspection of the crawlspace typically includes a visual examination of the following: foundation, soil cover, framing, plumbing, electrical, HVAC, insulation, and general condition.

1. Crawlspace Access

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

- The Inspector examined the crawlspace from the inside the crawlspace.



2. Sub Flooring/Floor Structure

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

3. Insulation

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

Observations:

3.1. Insulation was loose or missing in areas. Recommend installing or re-securing insulation for increased energy efficiency.



No insulation installed at floor of living room



Insulation loose or missing in areas

4. Plumbing Supply

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

Main Shut-Off Location:

- The main water supply shut-off was located on the north side of the crawlspace.

Materials:

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



Main water shutoff valve at north side of crawlspace

5. 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 a combination of PVC and ABS.

6. Electrical

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

7. Foundation Walls

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

Observations:

7.1. Cracks were noted at one or more foundation walls. Foundation cracks are a symptom that the soils below the foundation are not adequately supporting the weight of the building. Excessively high moisture levels in soil supporting the foundation can reduce the ability of the soil to support the weight of the structure above, resulting in settling of soil beneath the affected portion of the foundation. Recommend sealing and monitoring the cracks to determine if there is active movement and ensuring that rainwater is being diverted away from the home.

7.2. Stains and efflorescence on the interior of the foundation walls at the level of the exterior grade indicated that exterior surface runoff is seeping through the foundation wall at this level. The Inspector recommends action be taken to divert water away from the foundation exterior. See grading section for more information.



Step crack at foundation wall



Signs of moisture intrusion at west foundation wall

8. Floor

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

Observations:

8.1. Areas of the crawlspace floor did not have a soil cover installed. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil and can help prevent conditions that encourage wood decay. Recommend installing a soil cover where missing.

9. Ventilation

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

Observations:

9.1. There were foundation vents installed that were covered at the time of inspection.

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Location: Hallway



2. Filter

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



Washable filter inside hallway return grille

3. Condensate Drain

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

4. Heat Pump System Information

- Ameristar
- 3 Ton

- Approx. Age**
- 4 Years Old

5. Heat Pump 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:**
- Packaged Electric Heat Pump



6. Outdoor Disconnect

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



7. Air Ducts/Registers

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. One or more supply ducts in the crawlspace were disconnected and/or damaged. Recommend repair to supply heat to the affected living space.



Damaged supply duct in crawlspace below living room



Living room supply duct disconnected

8. 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:

8.1. 32 Degrees

9. 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:

9.1. 18 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:

• Reliance

Approx. Age:

• 8 Years Old

2. Capacity

Gallons

• 40

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:

• Laundry 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:

- Copper and Braided Hoses



5. TPRV

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

Observations:

5.1. The **TPRV Valve** should have a discharge pipe that terminates close to the floor to prevent possible scalding. Recommend installation of a discharge pipe by a qualified person.



No discharge pipe

Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves