



859-779-8558

License # 246059



PROPERTY LOCATION: Inspection Address City KY Zip

# INSPECTION REPORT

PREPARED FOR: Client's Name

Date of Inspection 12/6/2022

Inspector: Joshua Adkins

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## ***Table Of Contents***

<i>Report Summary</i>	<i>2-4</i>
<i>Inspection Details</i>	<i>5</i>
<i>Grounds</i>	<i>5-6</i>
<i>Exterior Areas</i>	<i>7-9</i>
<i>Roof</i>	<i>10-11</i>
<i>Garage</i>	<i>12-13</i>
<i>Interior Areas/Bedrooms</i>	<i>14-17</i>
<i>Kitchen</i>	<i>18-19</i>
<i>Bathrooms</i>	<i>20-22</i>
<i>Laundry</i>	<i>23-24</i>
<i>Attic</i>	<i>25-26</i>
<i>Basement</i>	<i>27</i>
<i>Electrical</i>	<i>28-29</i>
<i>Heating &amp; A/C</i>	<i>30-32</i>
<i>Water Heater</i>	<i>33-35</i>
<i>Glossary</i>	<i>36</i>

## 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!

<b>Grounds</b>		
Page 6 Item: 3	Vegetation	3.1. Tree branches overhanging roof and/or touching home. Recommend trimming trees that are in contact or close proximity to home, as branches can abrade siding and damage eaves/roof.
<b>Exterior Areas</b>		
Page 8 Item: 4	Doors	4.1. Wood deterioration observed at door trim. Recommend repairs/replacement as needed to prevent moisture intrusion from damaging the wall structure.
Page 9 Item: 7	Downspouts	7.1. One or more downspouts were disconnected and/or discharged roof drainage next to the foundation. This condition can cause damage related to soil/foundation movement. Recommend the correction to discharge roof drainage away from the foundation.
<b>Garage</b>		
Page 13 Item: 2	Windows	2.1. The window sashes in the garage fell when opened. This appeared to be the result of a damaged or disconnected balance spring. The sash balance spring keeps the sash from falling when opened. Recommend repair as needed to ensure safety.
Page 13 Item: 3	Floor Condition	3.1. Water was entering the 2-car garage beneath an overhead door. Recommend installing a garage threshold seal to prevent water from entering.

**Interior Areas/Bedrooms**

Page 16 Item: 4	Windows	<p>4.1. All of the double hung window sashes throughout the home fell when opened. This appeared to be the result of a damaged or disconnected balance spring. The sash balance spring keeps the sash from falling when opened. Recommend adjustment/repair as needed to ensure safety.</p> <p>4.2. A window had a seal that was damaged. This condition may limit viewing out of the window due to moisture between the glass panes.</p>
Page 17 Item: 7	Smoke/CO Detectors	7.2. There was no carbon monoxide detector installed at the time of inspection. Combustion appliances such as gas logs can introduce carbon monoxide into the air if combustion components need adjustment. Recommend installing a carbon monoxide detector near the bedrooms for safety.

**Kitchen**

Page 20 Item: 10	Dishwasher	10.1. The dishwasher was not secured to the cabinets. Recommend correction by a qualified person to prevent the possibility of plumbing pipes becoming damaged or disconnected.
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**Bathrooms**

Page 21 Item: 4	Windows	4.1. A window in the master bathroom did not open when tested. Recommend evaluation and repair by a qualified person.
Page 21 Item: 6	Cabinets/Countertop	6.1. The vanity located in the 1/2 bath was not secured to the wall. Recommend correction by a qualified person to prevent the possibility of plumbing pipes becoming damaged or disconnected.

**Attic**

Page 26 Item: 7	Electrical	7.1. A light switch were missing a cover plate. Recommend installing a cover plate to eliminate shock hazard.
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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

### 2. Residence Type/Style

- Single Family Home

### 3. Occupancy

- Vacant

### 4. Utilities

- Gas On
- 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

- East

### 8. Weather Conditions

- Rain

**Ground Conditions:**

- Wet

### 9. Temperature

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

**Observations:**

- 1.1. The concrete driveway and walkway had visible heaving that appeared to have been caused by tree roots. You may wish to have the tree removed to prevent the possibility of further movement of the concrete.



Tree causing concrete to heave



Concrete heaving

## 2. Grading

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

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



## 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"/>

**Observations:**

5.1. 55 PSI



### 6. Deck/Balcony

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

### 7. Patio

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

### 8. Main Gas Valve

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



Main Gas Shutoff Valve

## 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:**  
 • 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. Recommend sealing the cracks to prevent damage from freezing moisture and monitoring for movement.



Cracks in brick veneer

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

**Observations:**

4.1. Wood deterioration observed at door trim. Recommend repairs/replacement as needed to prevent moisture intrusion from damaging the wall structure.



Wood deterioration - Door leading to basement



Wood deterioration - Exterior kitchen door

### 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

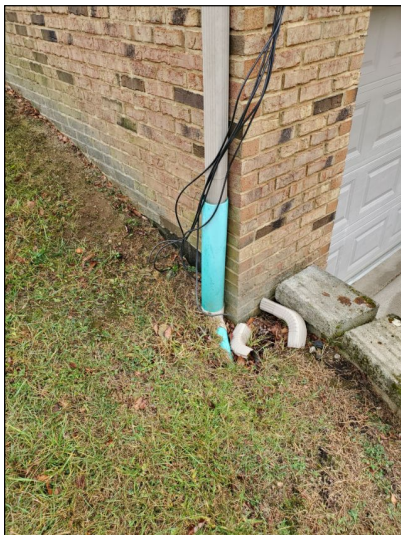
FUNC.	MON.	REP.	PRO.	S/H
✓				

### 7. Downspouts

FUNC.	MON.	REP.	PRO.	S/H
		✓		

**Observations:**

7.1. One or more downspouts were disconnected and/or discharged roof drainage next to the foundation. This condition can cause damage related to soil/foundation movement. Recommend the correction to discharge roof drainage away from the foundation.



Routinely Inspect Extensions



Discharges Near Foundation



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 using a drone.

### 2. Style of Roof

The home has a combination of gable and hip roofs.

The roof slope was approximately 10:12.

### 3. Roof Covering

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



Closeup View



Closeup View



Back Overhead View



Left Overhead View



Front Overhead View



Right Overhead View

**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"/>



**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/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. 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:**  
• Wood framed, double hung, double-pane window(s) noted

**Observations:**

2.1. The window sashes in the garage fell when opened. This appeared to be the result of a damaged or disconnected balance spring. The sash balance spring keeps the sash from falling when opened. Recommend repair as needed to ensure safety.

### 3. Floor Condition

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. Water was entering the 2-car garage beneath an overhead door. Recommend installing a garage threshold seal to prevent water from entering.



Water entering 2 car garage

### 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:**  
• Three 9'x7' insulated steel doors

**Observations:**

5.1. Two doors were manually operated

**6. Automatic Opener**

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. Belt drive opener noted.



**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. Walls/Ceilings

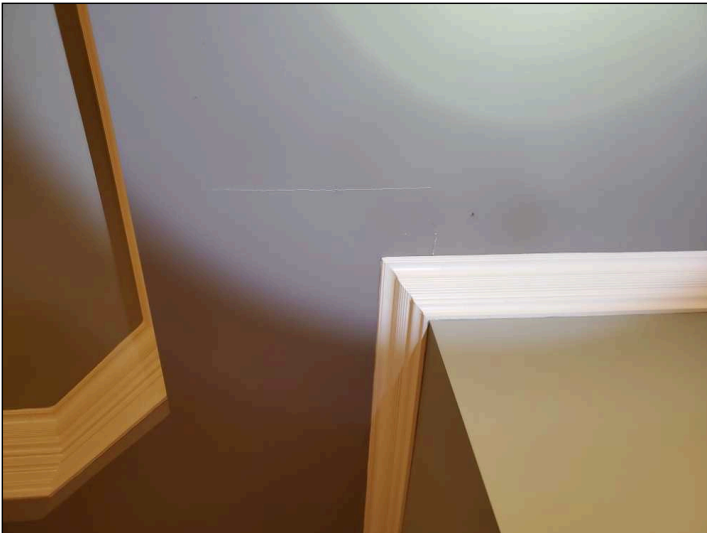
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
• Drywall

**Observations:**

2.1. There were stains that appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. Recommend monitoring and asking the seller for more information.

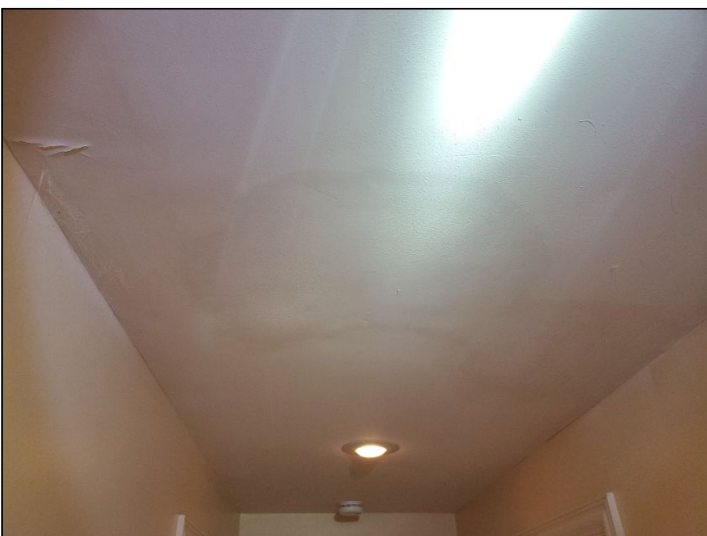
2.2. Straight line cracks were noted in the ceiling finishes today. While these types of cracks can be caused by settlement they are more frequently related to routine shrinkage and seasonal expansion and contraction. No corresponding red flags were found to indicate structural problems. I recommend 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.



Straightline crack - Master bedroom



Stain tested dry - Basement ceiling below master bathtub



Moisture stained ceiling - Basement hallway



Stain tested dry - Basement hallway





Stain tested dry - Ceiling below exterior kitchen door

### 3. 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

### 4. Windows

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

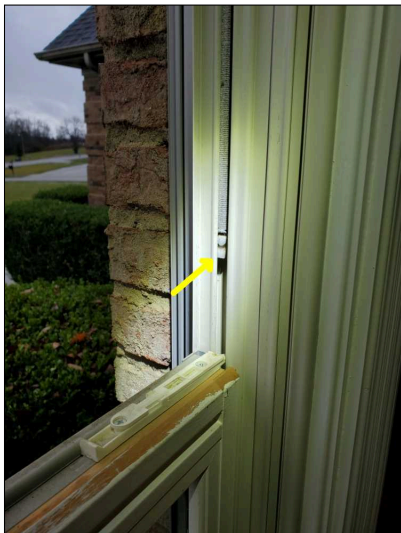
**Materials/Type:**

- Wood framed, double hung, double-pane window(s) noted
- Wood framed, double hung, double-pane window(s) noted
- Wood framed, casement, double-pane window(s) noted

**Observations:**

4.1. All of the double hung window sashes throughout the home fell when opened. This appeared to be the result of a damaged or disconnected balance spring. The sash balance spring keeps the sash from falling when opened. Recommend adjustment/repair as needed to ensure safety.

4.2. A window had a seal that was damaged. This condition may limit viewing out of the window due to moisture between the glass panes.



Balance spring disconnected



Damaged seal

### 5. Electrical

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

### 6. 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 with gas logs noted.



### 7. Smoke/CO Detectors

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. Smoke detectors were present.

7.2. There was no carbon monoxide detector installed at the time of inspection. Combustion appliances such as gas logs can introduce carbon monoxide into the air if combustion components need adjustment. Recommend installing a carbon monoxide detector near the bedrooms for safety.

### 8. Stairs & Handrail

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

### 9. 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:**

9.1. The main water supply shut-off was located in the basement bathroom closet.



Main Water Shutoff Valve

### 10. 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:**

- Most water supply pipes were not visible due to wall, floor and ceiling coverings.
- The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.

### 11. 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. Walls/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. Floor

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

### 3. Range

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

**Observations:**

3.1. 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.



### 4. Range Hood

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



### 5. Electrical

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

### 6. GFCI

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

### 7. 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"/>

### 8. 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

### 9. Cabinets/Countertop

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

### 10. Dishwasher

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 dishwasher was not secured to the cabinets. Recommend correction by a qualified person to prevent the possibility of plumbing pipes becoming damaged or disconnected.



## 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. Walls/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. Floors

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

### 4. 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:**  
• Wood framed, casement, double-pane window(s) noted

**Observations:**

4.1. A window in the master bathroom did not open when tested. Recommend evaluation and repair by a qualified person.



Window did not open

### 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. Cabinets/Countertop

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. The vanity located in the 1/2 bath was not secured to the wall. Recommend correction by a qualified person to prevent the possibility of plumbing pipes becoming damaged or disconnected.



Vanity not secured to wall - 1/2 Bath

### 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"/>

### 9. Exhaust Fans

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

### 10. Toilet

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

### 11. Bath Tub

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. Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition.



Jets tested

**12. 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

**13. 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. Walls/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



### 3. Floors

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

**Materials:**  
• Ceramic Tile

**Observations:**

3.1. Cracked tiles noted. No evidence of inadequate support at the floor structure was found. This may be a result of physical damage or poor craftsmanship during installation of the tiles.

### 4. Plumbing

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



### 5. Dryer Vent

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

### 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. Cabinets

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

### 8. Wash Basin

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"/>

2.1. Access located in Laundry Room ceiling.



### 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:**

• Blown in fiberglass insulation noted.

**Depth:**

• Insulation averages about 14-16 inches in depth

### 4. Roof/Ceiling 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 structure was built of dimensional lumber using conventional framing methods (rafters and ridge).



Conventional framed

### 5. Sheathing

**Materials:**

• OSB

### 6. Ventilation

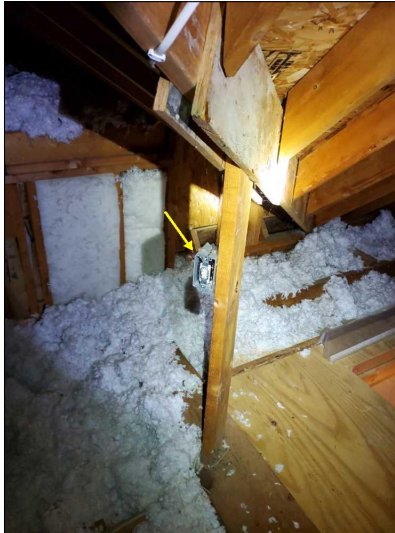
FUNC.	MON.	REP.	PRO.	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 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:**

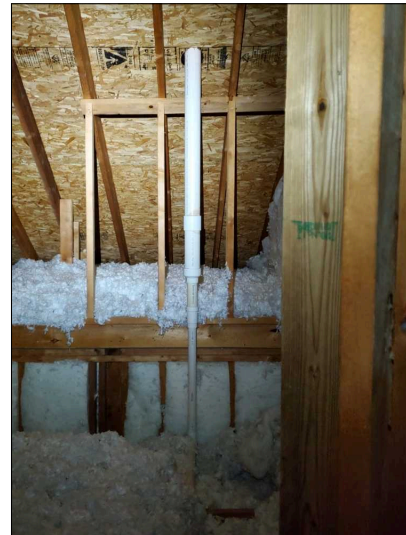
7.1. A light switch were missing a cover plate. Recommend installing a cover plate to eliminate shock hazard.



Missing cover plate

## 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.

## 2. Sewage Ejector Pump

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. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the sewage ejector.



## 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

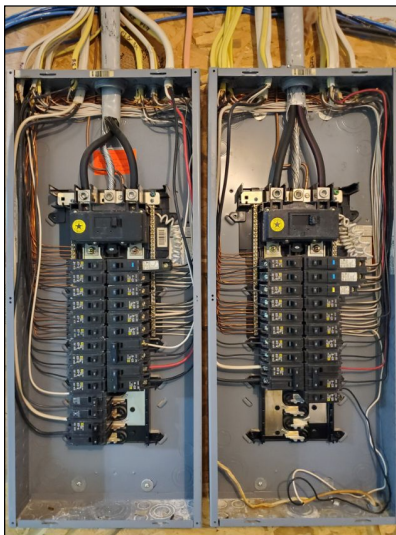
- Yes

### 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:**

- Basement Garage



Panel Covers 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 x2

### 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 aluminum feeder conductors were 4/0 rated at 200 amps.

### 7. 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.

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

**Observations:**

1.1. Location: Living Room



### 2. Heating System Information

- Goodman
- 4 Ton
- Air Handler

**Approx. Age:**  
 • 5 Years Old

### 3. Heating System

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

**Location:**  
 • Basement Closet

**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:**  
 • Inside air handler.





20x20x1 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

- Goodman
- 3 1/2 Ton

- Approx. Age**
- 5 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. Air Ducts/Registers**

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

**11. 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:**

11.1. 34 Degrees

**12. 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:**

12.1. 21 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:**

• 19 Years Old

2. Capacity

**Gallons**

• 80

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:**

• Basement Closet



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



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.