

# **Information you can live with!**

## ***Home Inspection Report***



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**From**

# ***Mundy's Home Inspection Inc.***

# Mundy's Home Inspection Inc.

2336 Dogwood Trace Blvd, Lexington, KY. 40514 859-608-0082

## Home Inspection Report

<b>Client:</b>	Mr. Sample	<b>Inspection #</b>	12345
<b>Subject Property:</b>	345 Pick a Place Rd Lexington, KY 40511	<b>Date:</b>	8-18-2021
<b>Telephone No:</b>	859-123-4567	<b>Time:</b>	9am
<b>Building Type:</b>	Residential	<b>Age:</b>	1970
<b>Occupancy Status:</b>	Vacant with furnishings	<b>Sq. Ft.:</b>	5120
<b>Persons Present:</b>	Buyer, Buyer Agent	<b>Fee:</b>	\$720
<b>Inspection Service:</b>	Whole house	<b>Temp:</b>	Mid 70s
<b>Weather Conditions:</b>	Partly cloudy, warm	<b>Page</b>	27

All complete home inspections are performed following the Standards Of Practice Codes of the American Society of Home Inspectors (ASHI).

### IT IS NECESSARY FOR YOU TO READ THE FOLLOWING NOTES PRIOR TO READING THIS INSPECTION REPORT

You must read this report in its entirety to understand and then decide what items are important to you as the purchaser of this property. All items contained within this report are based on the inspector's practical experience and honest conviction. Items considered, by your inspector, to be safety concerns or over a \$500 are printed with an asterisk (\*) at the beginning of the sentence or statement or in **RED**. This is not a priority list or summary. Example: \*The furnace is not functioning.

Please be advised that if you have questions regarding this inspection report it is your responsibility to contact MHII at your earliest convenience prior to completing any real estate inspection/repair form to be presented to the seller of the subject property. Failure to contact MHII regarding this matter relieves MHII of any responsibility pertaining to misinterpretations of the deficiencies contained in this written report. Even if you don't have specific questions regarding this report you are urged to contact MHII for a review of the major concerns contained within this report.

If this report has been e-mailed to you it is your responsibility to make sure that all pages of this report were received. If for some reason all pages were not received you must contact MHII in order that MHII can re-send the missing pages. Failure to contact MHII regarding this matter relieves MHII of any responsibility for missing pages, Because we will not know.

Typical wall, floor, and ceiling coverings and average amounts of cabinetry, furniture, appliances and personal items obstruct portions of the property. Attic and floor insulation also limit the inspection of certain areas. Vegetation and plantings around the perimeter of the building restrict the inspectors view of some perimeter wall areas. You should keep in mind that all of the above mentioned items obstruct the inspectors view and limit the thoroughness of the inspection. Click [here](#) to see the *STANDARDS OF PRACTICE* we use. Any areas that were not fully inspected due to stored items should be re-inspected prior to closing once the items have been removed or when access is made readily available. We cannot be held responsible for hidden items that were in areas that were not fully inspected due to stored items or blocked or sealed access panels in a given location. (IE: garages, attics, windows, doors, under sinks, closets, or any panels.) *All repairs need to be resolved as soon as possible by a licensed or qualified professional.*

Radon is real in our area. Homes on crawlspaces, slabs or basement are all likely for this. We recommend you educate yourself about radon, and we recommend testing for radon in your home.

Homes older than 1980 are more susceptible than newer homes to possible lead and asbestos containing products. Older materials in poor condition or in areas of a remodel can pose health issues and should be evaluated by a qualified professional for possible health issues and be treated as needed.

## GRADING/EXTERIOR

<b>Grading:</b>			
Drainage:	<b>Bad- A lot of depressions around house and some areas slope toward foundation.</b>	Soil to Wood Separation:	Average.
Retaining Walls:	Poor	Vegetation:	Overgrown
<b>Surfaces and Attachments:</b>			
Wall Cladding:	Brick Veneer/Vinyl /plywood	Trim and Cornice:	Wood
Entry Doors:	Metal/Wood	Windows:	Wood/Double hung/Casement , Vinyl/Double hung/Casement
Railings:	None	Thermal Protection:	Double Paned
Driveway:	Asphalt	Walkways:	Concrete
Porch:	Concrete/Brick	Patio/Stoop:	Concrete/Brick
<b>Obstructions:</b>			
<b>Special Notes:</b> Unable to determine condition of underlying materials.			
<p>As with any house, it is important that a positive slope for drainage away from the foundation about 10' be maintained as part of normal homeowner's maintenance. We advise checking with the owner or the owners' representative regarding any known lower level moisture problems.</p> <p>As with any siding, shrubbery and vegetation should be kept cut back at least 9-12" to prevent wood boring inspection infestation and possible moisture accumulation and damage. All wood trim and siding should be properly painted and caulked to prevent rot and possible interior moisture damage. The caulking also needs to be maintained around all doors windows, joints, and similar openings and between any gaps to help prevent moisture penetration. Houses with vinyl windows have weep holes at bottom for water drainage. This need monitored and maintained.</p>			

### Grading/Exterior Observations:

- \*1. Some areas of the front porch pillars (against the house) and trim are damaged. (The full ones across the front appear to be replaced with metal.) Areas of the soffit are damaged and some fascia (visible above the gutters and other areas) Correct and maintain as needed. (Ie- soffit at garage where it comes to the dining room, rear master where it comes to the family room and rear above meter base)
  - \*2. Various older wood windows have damaged exterior window sills, frames and sashes. A variety of the doors have fogged glass and the storm doors don't function well. It appears the window seal has failed at the front hall(right side of front porch) left window. The basement front windows will need replaced. (Budget for older windows to be replaced) Correct as needed and maintain.
  - \*3. Some brick (Mostly around the front, front porch area and rear patio area and patio walls) have brick spalling from water damage. The brick have been painted and paint is peeling in various areas of brick and wood.
  - \*4. Ponding is visible around house. It appears that past overflowing gutters have caused soil erosion in areas, mostly around the front. A depression was also visible at the left side of house toward the rear, just past the driveway, against the house and around basement window wells. These can allow water into the basement or crawlspace.
  - \*5. The brick steps around the house are have differing step heights. Various areas (ie:rear steps off family room have settled and broken front porch steps have some loose or missing.) Various sidewalks have cracked, the side patio at office and rear patio has settled and slopes toward the house (Funneling water toward the rear of house.) Can be a trip hazard and should be replace and solid surface areas like patios and sidewalks against the house should slope away from the foundation. Some of the brick patio walls have broken in areas. Correct and maintain.
- Note: The side doors of the front right office appears to have an animal dug out under the steps. They are now pulling away from house. Recommend correction with #5 above.
6. Maintain sealant at brick to windows.
  7. The right rear downspout drain pipe is not functional. Correct and maintain.
  8. Maintain Ivy around house. Can cause moisture concerns or damage.





Damaged wood at pillars and trim against house.....Samples.



Sample damaged soffit by garage.....and at rear.



Sample at fascia above gutter and some trim.



Sample window sill and trim damages.



Sample sash damage at old wood windows.....Areas visible inside.



....and basement.....



Sample paint issues and brick damage.....various areas.





Sample paint peeling at wood areas also.



Signs of ponding around house.



More ponding.....And areas slope toward house.



Drain pipe disconnected.



Step height concerns. Sample.





Sample steps damaged.



And settling at areas.



More step height issues, settlement and damage.....



Sample rear patio settlement.



Sloping toward house.





Sample damaged patio wall areas.



Outside patio at office settled and cracked.



Digging under side steps.



Sample cracked sidewalks and more sloping.



Sample sealant around windows to brick.



Right rear downspout to drain (Clogged concerns)

## COOLING

Equipment:	Unit 1	Unit 2	Unit 3	Unit 4
Type:	A/C	Heat Pump	N/A	N/A
Manufacturer:	Ducane	Goodman Industries	N/A	N/A
Zone Supplied:	Down Stairs	Up Stairs	N/A	N/A



Age:	2018-2019	2016	N/A	N/A
Disconnects:	Yes	Yes	N/A	N/A
Primary Drain:	Floor Drain...	Pump to unknow...	N/A...	N/A...
Trap:	Yes ...	Yes ...	N/A ...	N/A ...
Secondary Drain:	None...	Overflow pan w/drain On ...	N/A...	N/A...
Trap:	None ...	N/A ...	N/A ...	N/A ...
Return Air Temp:	70°	69°	°	°
Supply Air Temp:	40-43°	57-60°	°	°
Performance:	Average	LOW AVERAGE	N/A	N/A
<b>Obstructions:</b>				
<b>Special Notes:</b>	<p>Any cooling or heating unit that is 10 years or older is or can be toward the end of its useful service life. You should plan on having these serviced(before closing) and maintained by your HVAC tech on a regular basis. (The scope of our inspection is limited to readily accessible areas that you as a homeowner would normally access, and the wall controls, and to test temperature differences) These units can die without notice and should budget for repairs or replacement.</p> <p>*Most manufactures recommend traps(primary and secondary) with removable cap clean-outs for proper draining results.(Required on <i>Draw Thru</i> units) They should not tie in to one pipe at any point.</p>			

### Cooling Observations:

1. Line set insulation on both units are damaged/missing.
2. Unit 2 filter was dirty and not cooling very well. Some trunk work in attic is not insulated (areas today were sweating).  
Correct as needed. Service call recommended.



Sample maintain line set insulation both units.....



Trunk in attic not insulated and sweating. Sample.

## GARAGE

<b>Garage:</b>							
Finished:	Yes	Pedestrian Dr.	No	Solid wood or metal core to House:	No	Floor Drain	No
Door 1:	Double	Opener	Yes	Safety Device Reverses Properly:	Yes		
Door 2:	Single	Opener	Yes	Safety Device Reverses Properly:	Yes		
<b>Obstructions:</b> Stored items in the garage.							
<b>Special Notes:</b> All garage doors should automatically reverse or stop when meet with reasonable resistance during closing.							

### Garage Observations:

1. The 2 car door frame has damaged wood at the front bottom area. Correct and maintain.
- \*2. Interior rated door in to house from garage. Should be metal or solid wood to insulate and for fire safety. Correction recommended for safety.
- \*3. Steps from garage into house are inconsistent heights and can be a safety concern. Correction recommended.
4. Some ceiling staining was dry today in the front section of the 1 car garage area. This attic was not accessible today. Stored items.



Door frame damaged wood.



Ceiling staining.

## ROOF/CHIMNEY(S)

<b>Roof:</b>			
Roof Slope:	Medium	Roof Style:	Gable
Roof Covering:	Asphalt/Fiberglass Shingles	Layers of Roofing:	1 Visible
Roof Flashing:	Metal	Penetrations/Skylights:	Properly Installed
Gutters:	Aluminum	Downspouts:	Aluminum



<b>Chimneys:</b>			
Fireplace:	Brick	Fireplace Damper:	<b>Sticks</b>
Chimney Cap:	<b>None</b>	Chimney Flashing:	Average
Combustibles + 6" around opening:	Yes <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/>	Lined:	Yes <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/>
Flue liner supported:	Not accessible <input type="checkbox"/>	Brick Parged:	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/>
	Yes <input type="checkbox"/> <b>No</b> <input type="checkbox"/>		Not accessible <input type="checkbox"/> N/A <input type="checkbox"/>
	Not accessible <input checked="" type="checkbox"/> N/A <input type="checkbox"/>		Not accessible <input type="checkbox"/> N/A <input type="checkbox"/>
<b>Roof Inspected By:</b> Walking on the areas of the roof.			
<b>Obstructions:</b> Ladder would not reach upper areas.			
<b>Special Notes:</b> NFPA 211chimney sweep level 2 recommended.			

### Roof/Chimney(s) Observations:

1. Monitor and maintain plumbing boots on the roof. Lead boot(s) noted. OK today.
2. Maintain gutters and downspouts. Keep water away from foundation. Helps promote a dry and happy foundation.
3. No caps or screens on chimneys. Nesting was noted in some, This has caused dampers to not open properly. Sweep,cap, screen and maintain as needed for safety.
- \*4. Some areas of the shingles are showing excessive wear. Matte is visible. Recommend a roofing contractor to do full evaluation and make any needed repairs. Budget for future replacement. (We could not access 2<sup>nd</sup> floor roof.)
5. Tree by the front porch area is over roof. Maintain as needed.
- \*6. Downspout at the left side of the front office was damaged and disconnected the drain pipe. Correct and maintain.



Sample no caps or screens.



Sample visible nesting in chimney.



Up close of shingle wear.....Sample larger area above master bedroom.





## KITCHEN

Cabinets: Wood	Counters: Mica	Flooring: Vinyl Sheeting	GFCI: No	
Appliances:	Brand	Operation	Energy Source	Grounded
Refrigerator:	N/A	N/A	Electric	Yes
Range/Oven:	Jenn-Air/Kitchen Aide /Thermador	Needs repaired/replaced Anti tip Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Electric	Yes
Hood Vent:	Jenn Air	Average	Electric	Yes
Dishwasher:	Whirlpool	Average NO AIR GAP.	Electric	Yes
Disposer:	Waste King	Not plugged in	N/A	N/A
Obstructions:				
Special Notes: Refrigerators are checked for temp. We cannot move appliances; so ice maker lines, ice makers and areas of dishwasher lines cannot be fully inspected. They can also fail at any time without notice. If appliances appear to be relatively new, we recommend obtaining any guarantees or warranties which may be in effect.				

### Kitchen Observations:

Note: Signs of mice around kitchen (in cabinets)

1. Sink sprayer button is damaged. Correction recommended.
- \*2. The upper oven did not respond. And element and inside door glass was damaged, and both the cook tops did not function. Replacement needed.
- \*3. Bio growth is visible under the sink. No signs of moisture issues today. Can cause allergy issues or other health concerns. Correct for safety.



Sink sprayer button damaged.



Upper oven element damaged.



Upper over inside door glass damaged.



Sample bio growth under sink.

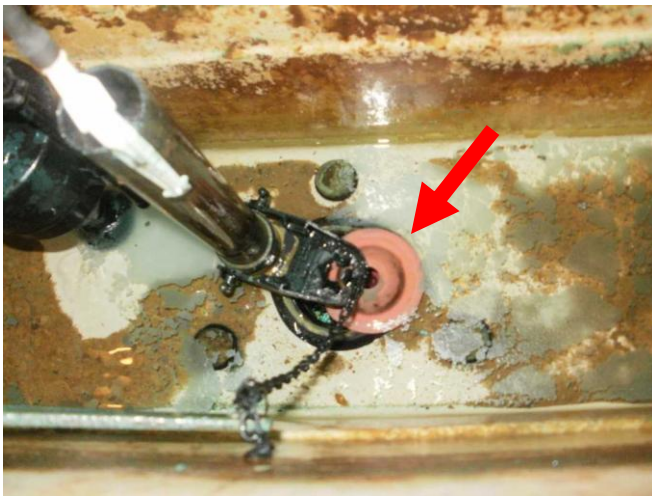


## BATHROOMS

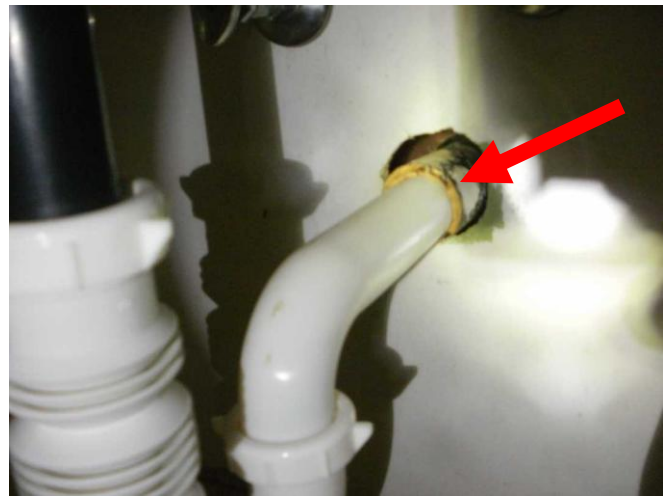
Description:	Bath 1	Bath 2	Bath 3	Bath 4
Location:	Master Bedroom	1st floor hall	1st floor hall	2nd floor hall Jack-N-Jill Rear
Type:	Full	Full	Half	Full
Water Flow:	Low	Average	Average	Low
GFCI Protection:	No	Yes	No	No
Exhaust:	Fan	Fan	Fan	Fan
Toilet secure:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Bathing Unit:	Separate tub and shower	Shower Only	N/A	Separate tub and shower
Enclosures:	Fiberglass Surround	Fiberglass Surround	N/A	Fiberglass Surround /Tile
Whirlpool Tub:	Yes	No	N/A	No
Flooring:	Tile/Carpet	Vinyl Sheeting	Vinyl Squares	Vinyl Squares
Description:	Bath 5	Bath 6	Bath 7	Bath 8
Location:	2nd floor hall Jack-N-Jill Front	N/A	N/A	N/A
Type:	Full	N/A	N/A	N/A
Water Flow:	Low	N/A	N/A	N/A
GFCI Protection:	No	N/A	N/A	N/A
Exhaust:	Fan	N/A	N/A	N/A
Toilet secure:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Bathing Unit:	Tub/Shower	N/A	N/A	N/A
Enclosures:	Fiberglass Surround	N/A	N/A	N/A
Flooring:	Vinyl Sheeting	N/A	N/A	N/A
<b>Obstructions:</b>	Stored items under sinks.			
<b>Special Notes:</b>	<p>Caulking and grouting and grout sealant around tub and shower enclosures are needed periodically to prevent moisture penetration and interior damage. We recommend recaulking and grouting as needed before using the fixtures in these areas. Severe structural or cosmetic damage to the underlying wall or floor/ceiling areas below may occur in a short period of time if left unattended.</p> <p>The holes in the walls where the pipes come through for the hot and cold water lines should also be caulked to prevent leakage and/or damage. We recommend checking the plumbing behind the access panels occasionally. Early detection of a leak can prevent damage to the structure and finished ceilings below. Our inspectors do not remove these panels.</p>			

### Bathroom Observations:

- Bath 1 Hot water control at shower was frozen shut, tub control was leaking at the hot stem and signs of past leaking at faucet connection pipes, toilet is loose to the floor and refill kit was slow. Pressure was low at shower cold. Correct and maintain. Note: It appears insulation was falling from around the recessed lights above the shower and tub. Lights were missing trim plates.
- Bath 2 toilet flapper was not the right size and was damaged, the refill kit needs replaced, soft wood noted between the toilet and tub, tub stopper was not functional and drain pipe under the sink was not installed properly. Door did not latch when closed. Correct as needed.
- Bath 3 toilet flapper is wrong size and refill kit was damaged, toilet is loose to the floor, Cold faucet control is loose to the sink. Correct as needed and maintain.
- Bath 4 tub stopper not working properly, Shower not working well, Water pressure issues in general on 2<sup>nd</sup> floor. Shower head issues, Tub Hot control is seized up, refill kit for toilet is slow. the sink between the doors appeared the water was off-Hot control was missing. Correct and maintain as needed.
- Bath 5 Shower is not functional, Bio growth under the sink toward the left side of house-was damp today, Hot controls at left sink was hard to turn, Left sink stopper was not functional, Doors between the shower and the sink areas need maintained to function properly, Leak between toilet tank and bowl (we turned off water to toilet).



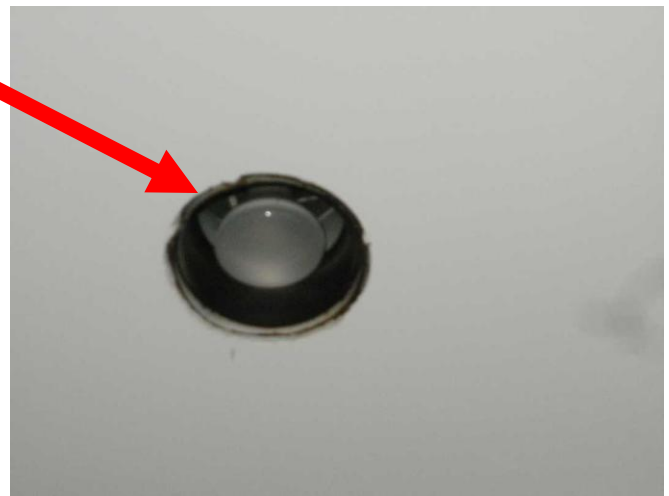
Bath 2 toilet flapper damaged.



And sink drain concerns.



Stuff in bath 1 shower and tub from recessed lights.....No trim kits.



Leaking concerns at bath 1 tub controls.



Bath 5 under sink, bio growth.....





**Toilet tank to bowl leaking.**

## INTERIOR

<b>Interior Coverings:</b>					
Floor Coverings:	Carpet/Hardwood/Vinyl Sheeting/Concrete				
Wall Covering:	Drywall				
Ceiling Coverings:	Drywall				
Interior Doors:	Wood Laminate	Stairs:		Railings:	Average to 2nd floor. Open to basement.
<b>Safety Devices:</b>					
Smoke Alarms/Detectors:	Yes	Locations:	Hallway(1st and 2nd floor)/Basement		
Carbon Monoxide Alarms:	No	Locations:	None (Recommended with gas furnace & water heaters.)		
Fire Extinguishers:	No	Locations:	None (May reduce insurance.)		
<b>Obstructions:</b>					
<b>Special Notes:</b>	<p>Safety equipment must be inspected and batteries replaced periodically to insure that the equipment is ready for use. All equipment should be installed as per the manufacturers' recommendations. Smoke and carbon monoxide detectors should be installed near ceilings; both CO and smoke are lighter than air.</p> <p><b><i>Smoke and Co alarms have a useful service life of 10 years then should be replaced.</i></b></p> <p>Where accumulation of water penetration has occurred or if it occurs, we suggest chemical treatment to eliminate BIO GROWTH and/or the conditions for BIO growth due to possible health hazards associated with indoor air quality concerns. Where BIO GROWTH have occurred, we recommend further evaluation by a qualified expert for possible remedial action. The failure to eliminate BIO GROWTH has been found to cause health concerns in some individuals.</p>				

### Interior Observations:

- \*1. Most older wood windows are painted shut from the outside. Maintain for safety on bedroom windows.
- \*2. Door knob at door between kitchen and laundry hall, exterior door at master (rear) and rear exterior family room did not work properly. The rear hall exterior door (by 2<sup>nd</sup> floor steps) needs adjusted to work properly. Correct for safety. Master rear door has rust inside. Maintain as needed.
- 3. Part of the ceiling in hall closet (appears to be laundry chute) was missing.
- 4. Swinging door into dining room not working as intended and the double doors from hall into family room has a top ball assembly that is damaged. Correct as needed.
- \*5. Some discoloration is visible with loose areas at the family room corner adjacent to exterior master bedroom corner. Could be hidden damage. It appears wall paper is attached to paneling.
- 6. Front right (2<sup>nd</sup> floor) bedroom door knob not functioning properly. Correct for safety.
- 7. Damp stain on ceiling outside of water heater closet. Correct as needed.
- \*Note: The left side bedroom lower window sashes (front and rear) are damaged to point of not being safe to open.

8. Front left bedroom, right side bi fold door needs adjusted to work properly.  
 \*9. The rear steps from 2<sup>nd</sup> floor are steep and have shallow treads. Can be a safety concern. Correct as needed.  
 \*10. Open rail at one side of basement steps. Correct for safety.



**Laundry chute closet missing ceiling areas.**



**Door ball assembly damaged. (replaceable part)**



**Stained and damaged corner concern.**



**Damp staining on ceiling by water heater closet.**



**Steep steps at rear hall and shallow treads.**



**Open railing to basement.**



## HEATING

Equipment:	Unit 1	Unit 2	Unit 3	Unit 4
Fuel Source:	Oil	Electric	N/A	N/A
Sediment trap/union:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Shut off (Gas):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Manufacturer:	Williamson	Goodman Industries	N/A	N/A
Location:	Basement	Attic	N/A	N/A
Zone Supplied:	Down Stairs	2nd floor	N/A	N/A
Age:	Could not access.	2016	N/A	N/A
Filter Size:	Re-usable	18x20x1		
Safety Switches:	Yes	Yes	N/A	N/A
Performance:	Not Fully Tested	Not Fully Tested	N/A	N/A
<b>Obstructions:</b>	Not Fully Tested, due to outside temp.(heatpump)The Heating could not be operationally tested on the heating cycle due to high outside temperatureand the chance of damaging the compressor. We recommend having an HVAC contractor check the unit when the weather becomes cool enough.			
<b>Special Notes:</b>	<p><b>See special notes under the cooling section about age.</b></p> <p>As in any property, we recommend having the furnace (or boiler) cleaned and serviced due to the rust, dust and carbon deposits that happen over time. A call to your local utility company (who will probably do it free of charge or at a nominal cost) can resolve any questions regarding any possible hidden conditions. You may wish to do this prior to settlement. We recommend having the heat exchanger (where one exists) inspected as it cannot be seen completely without disassembly. No representation can be made concerning the heat exchanger. If the furnace is a category iv (Gas), the vent requirments change according to each manufacturer and model. We do not verify for each unit. We also recommend cleaning the chimney before using for safe operation.</p> <p>No determination or representation is made concerning the ability of the existing furnace to provide adequate heat for the property. Approximately 5000 BTU's/hr. are required for each 100 square feet of space. As we do not know the exact number of square feet in your home, no representation is made concerning the rated adequacy of the existing furnace for the demand of your home.</p> <p>We recommend asking the seller for any and all service maintanace logs for the HVAC system.</p> <p>Ducts and supply vents in unconditioned areas should be insulated. Some of them may be insulated on the inside and not always visible to the inspector.</p>			

### Heating Observations:

Note: No inspection sticker on units. Any HVAC systems installed after 2002 are required to have a Permit/inspection sticker on them in Lexington, Other local government may vary. (Even though they may not be required- This can affect home insurance if the HVAC is the cause of your claim. State info covers most areas of KY. 502-573-0395, please verify before closing to reduce liabilities.)

1. Unit 1 gas vent is rusting, it appeas the condensation drain can't drain properly and is leaking from evap coil area (causing ponding on floor-possible). The filter is a flimsy re-usable type. Correct as needed.
2. Some duct is rusting in the basment. Correct and maintain.



Rusting gas vent unit 1.



Water coming from evap coil area of unit 1.



Pond on basement floor from furnace area.



Rusting supply vents.

## PLUMBING

Supply System		Waste System				
Service Pipes:	Copper visible	Waste Pipes:	ABS Black pipe/Cast Iron Visible			
Service Shut-Off:	Crawlspace		Vent Pipes: ABS Black pipe			
House Pipes:	Copper		Washer/Dryer: Electric/Electric			
Exterior Faucets:	Frost-Free		Dryer Vent Termination: Crawlspace-recommended to outside			
Water Heater: Location		Manufacturer	Energy	Water Temp.	Drafting	Size/Age
Unit 1:	Closet	U.S. Craftmaster	Electric	n/a °	N/A	40 Gal / 2017
Unit 2:	Basement	Economaster	Electric	n/a°	N/A	80 Gal / 2003
Obstructions:						



<b>Special Notes:</b>	<p>There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. 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. It is always wise to have them installed and clothes washers (on houses with crawlspace or above 1st level) over a drain pan plumbed to the exterior. Also, it is prudent to flush electric units annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with a pressure/temperature relief valve and discharge pipe.</p> <p>The need to periodically repair leaking faucets and/or shutoff valves and clear slow or blocked drains should be expected as part of normal routine maintenance.</p> <p>We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not conclusive and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.</p> <p><i>If property was built before 1970s (Cast iron) and 1960s (Galvanized drains and supply), Please be aware that this property may have remnants of cast iron and galvanized plumbing pipes which have a usual design life of around 50 years. These pipes deteriorate and corrode from the inside which restricts the flow and can fail without warning. All cast iron and galvanized pipes will eventually need to be replaced. Recommend a qualified plumbing contractor to fully evaluate and determine the need for repair or replacement.</i></p>
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## Plumbing Observations:

1. Maintain dryer vent for safety. Vents to crawlspace. Needs to outside.

Note: No sticker visible on either unit. No overflow pan under water heater unit 2 with drain to outside. The T/P drain pipe runs uphill and can hold water at the sensitive valve. This can cause safety issues. Water heaters are required to have a Permit/inspection sticker on them in the State of KY. This can affect home insurance if the water heater is the cause of your claim. Please verify with your Frankfort office before closing to get further guidance from the, to reduce liabilities. 502-782-0640 (Their system files go back to 2011)

\*3. Exterior front faucet-right of front porch has burst pipe in the wall. Replace before use. Rear has no handle. Correct as needed.

4. The sink at the wet bar is damaged. It also has no water pressure. Correct as needed. Note The outlet here is not GFCI protected (but not required for this age house.)

Note: The water pressure on 2<sup>nd</sup> floor was low and hot water was stinky and discolored. Correct as needed. Maintain.

\*5. Black ABS visible in the attic. This brand is crestline and could have issues. (Can google "Black ABS pipe"). We recommend a plumber fully evaluate and make any needed repairs.

6. A section of drain line in the basement toward fireplace and center girder has past patch with DUCT tape. Correct as needed properly.

Note: Pressure tanks for water supply and water softners are not standard equipment. We do not inspect them. But areas had rusty galvanized pipes and systems should be fully evaluated since water pressure was low in areas.

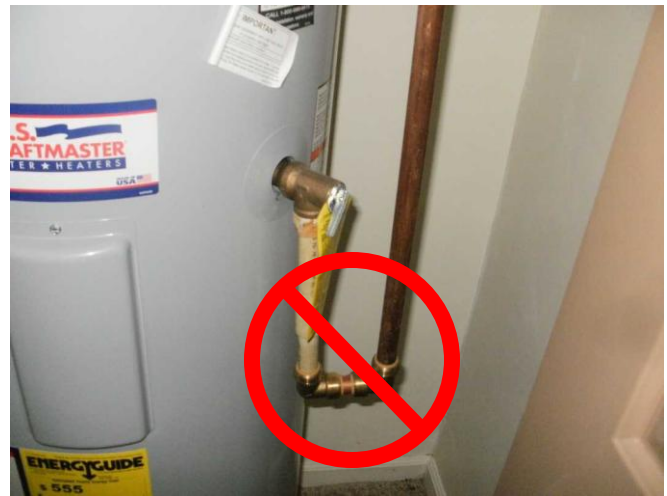
\*7. Unit 1 was older with no T/P drain pipe. Correct for safety.

8. CPVC was visible above unit 1 water heater. Not supported properly. Correct as needed.

Note: copper line was visible going out front foundation wall under office area and Plastic going out the side foundation wall. Not sure where each goes. Also a pump was visible by the water softner in basement and also under the laundry area of the crawlspace. Not sure why.



Dry vents to crawlspace.



Unit 2 T/P drain hold water.



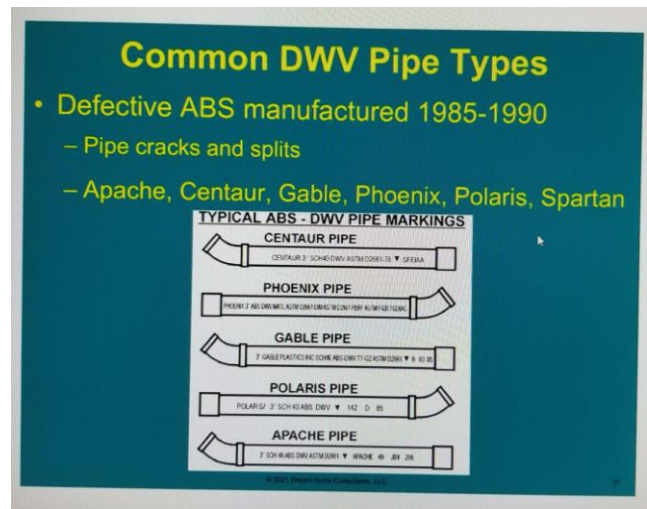
No overflow pan with drain to outside.



Wet bar sink damaged.



Current ABS drains.....Sample past manufacture issues.







Duct tape repairs on drain line.



Unit 2 water heater. No t/p drain pipe.



Pressure tank, pump and softener.



Concerns.



CPVC pipe needs support.

## ELECTRICAL

<b>Service:</b>					
Routing:	Underground	Conductor:	Aluminum Multi-strand	Estimated Amperage:	150
Grounding:	Appears To Be Rod			Voltage:	240

<b>Distribution:</b>					
Main Panel 1/Brand:	Square-D	Main Disconnect:	Yes	Est. Amp Rating:	150
Location:	Pantry	Over Current Devices:	Breakers		
Main Unit 2/Brand:	Square-D	Main Disconnect:	Yes	Amp Rating:	150
Location:	Pantry	Over Current Devices:	Breakers		
Branch Circuits Conductor:	120 Volts:	Copper	240 Volts:	Copper	
Receptacles:	3 Prong w/Ground				
GFCI Receptacles:	Limited to some areas (older than around 1987 not required)		AFCI Breakers:	No (older than 2005 not required)	
<b>Obstructions:</b>					
<p><b>Special Notes:</b> National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.</p> <p>A representative number of switches, lights and outlets only were tested where possible and accessible. Switches, lights, receptacles and GFCIs wear with age and use, and may require replacement at any time. This is considered part of normal maintenance.</p> <p>No representations are made concerning amperage and/or voltage capacity. We recommend contacting the electric company or an electrician to determine the exact service capacity, especially if this is a factor in your offer to purchase.</p> <p>It is recommended that ground fault circuit interrupters (GFCI) be installed for safety where needed when moisture may be present in areas such as the exterior, garage, kitchen and bathrooms. The purpose of a GFCI is to prevent serious shocks which can occur when holding a faulty electrical appliance while water or another ground is touched. Most houses older than 30 years old do not have GFCI's.</p> <p>As part of normal maintenance, GFCIs should be tested every thirty days. If they fail to work properly, replacement will be necessary.</p>					

### Electrical Observations:

1. Exterior outlet, at rear family room by kitchen, on porch has no power. (a few breakers were off when we arrived. We reset, and still no power.) Correct as needed.
- \*2. Recommend full evaluation of lightning arrest systems where they exist, for safety.
3. Weather cover on exterior outlet (office area) was damaged and should be replaced.
- \*4. The kitchen aid cook top has improper wire splice and the disposer was not wired. Improper wire termination under sink. Correct for safety.
5. No power at outlet in front of cook top. Correct as needed.
- \*6. A variety of recessed lights in the kitchen did not respond to a switch. Correct as needed. Maintain.
- \*7. Various outlets were painted over and not functional and some were hard to get tester into. Correct as needed.
- \*8. Opening in bottom of left panel needs filler cap and another needs romex fitting. Correct for safety. The water heater breaker keeps tripping. Correct as needed. Some outlets in the front right 1<sup>st</sup> floor hall and the family room had no power and some hall lights, foyer light and recessed lights in the dining room did not respond. Correct as needed.
- Note: The range breaker was off. Correct as needed. We are not allowed to turn on. Ask seller for info. Could be off for safety concerns.
9. Cover plate on outlet in office is damaged. Between the front window and side door. Correct as needed.
- Note: The little linen closet in master bedroom (Behind bedroom door) Has a light but no switch found.
10. Outlet facing the family room door from the inside, has hot/neutral reversed. Correct as needed.
11. Door to the right rear bedroom hall-recess light was not functional, and the front 2nd floor bathroom-right side lights above sink did not respond. Correct as needed.
12. Bath 4 outlet between the doors at sink was not GFCI protected. (Not required for this age.)
- \*13. Water heater wire romex fitting is not properly installed at wire entry. Correct needed.
- \*14. Some lights in the basement did not respond. Correct as needed.
- \*15. A light switch between floor joists under the kitchen area, has wires cut at one side and a junction box a few joists over is missing a cover plate. Corrrct for safety.



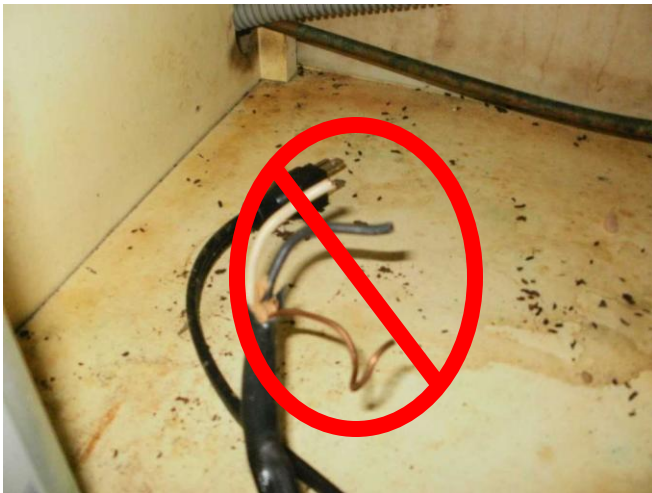
\*16. Some electric wires in crawlspace are not supported properly to floor joists and have falling insulation hanging from them. Correct for safety.



**Damaged weather cover.**



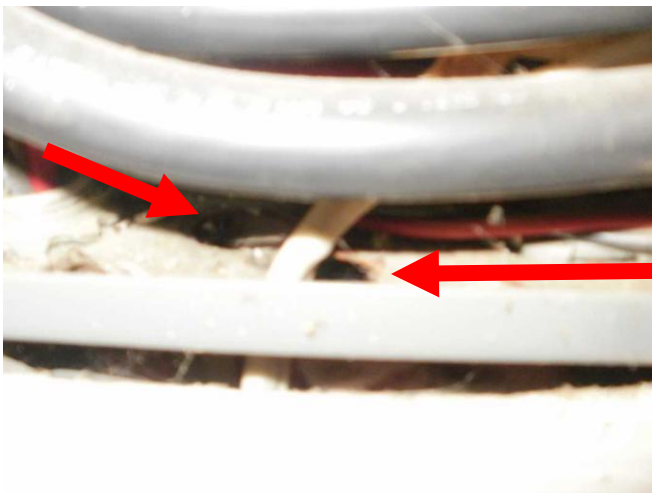
**Wire splice to cook top.**



**Disposer wire and improper wire termination.**



**Sample outlets painted over or not tested. (Tight fitting)**



**Missing romex fitting and filler cap needed.**



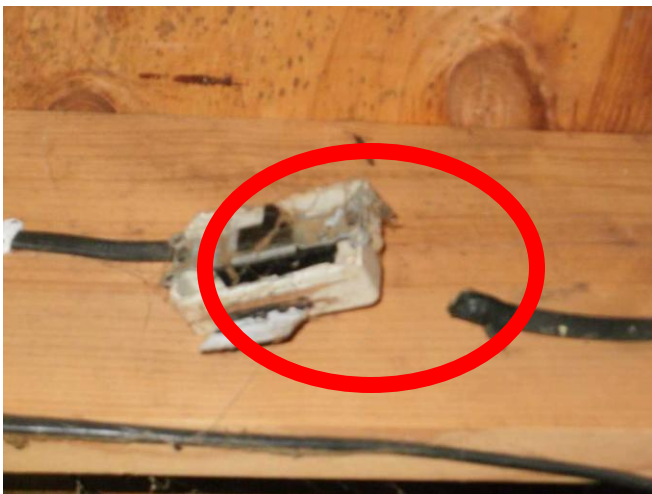
**Sample plastic romex fitting.**



**Damaged cover plate in office.**



**Unit 1 water heater romex concern.**



**Switch concern in basement.**



**Missing cover plate in basement.**



**Some wires are not secured and are holding insulation.**

## **ATTIC**

<b>Attic:</b>			
Attic Access(s):	Pull-Down Steps	Attic Ventilation:	Soffit Vents/Ridge Vents
Attic Insulation:	Blown Cellulose	Insulation Thickness:	2-6"



<b>Attic Inspected By:</b>	From inside areas.
<b>Obstructions:</b>	Some areas are not accessible. Personal items by attic access.
<b>Special Notes:</b>	

### Attic Observations:

- \*1. Soffit areas in the attic appeared to be closed off. Limited air flow across the attic. Insulation was limited. This can increase temps in the house and decrease shingle life. Correction recommended.
- 2. Older furnace and furnace part scattered around attic. Recommend removal.
- 3. Some of the flooring was thin. Use caution.



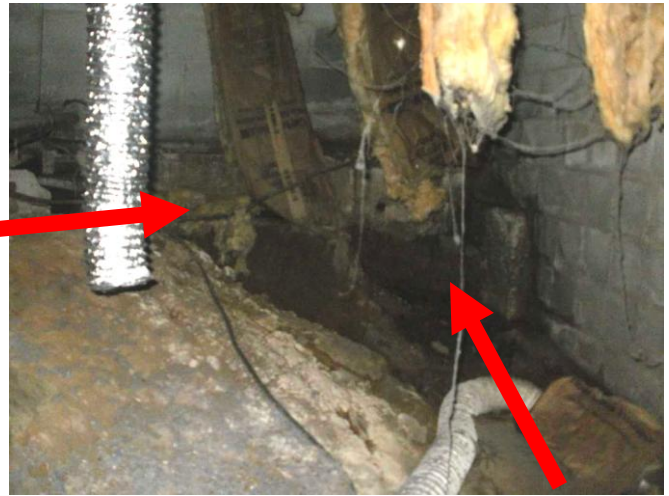
**Limited insulation around attic.**

## STRUCTURE

<b>Structure:</b>			
Foundation Wall Material:	Block	Foundation Type:	Crawlspace/Basement
Ceiling Structure:	Wood Framing	Floor Structures:	Wood Framing
Roof collar ties:	Yes	Knee wall:	Yes
Columns/Piers:	Block/Steel post(s)	Girder:	Steel I Beam Visible
Roof Decking:	4x8 Plywood	Roof Structure:	Wood Framing
Water Penetration:	Basement	De-Watering System:	Sump-Pump
<b>Obstructions:</b>	Most areas finished.		
<b>Special Notes:</b>	<p>When water damage is noted. You need to find the source, get a qualified contractor to define the extent of damages (some may be hidden) and repair as needed. Limitations noted... Could be hidden defects in inaccessible areas.</p> <p>We do not perform any type of rodent or pest issues.</p>		

### Structure Observations:

- \*1. 2x6 roof joists appear to be overspanned and have some sag. No knee walls are installed. This can help reduce sag or keep from further movement. Recommend evaluation and repairs by a Qualified contractor.
- \*2. The sump pump was full upon arrival but float would not kick on. It appears the float level is above the drain tile and is allowing water to not drain properly. It also appears the condensation drain may go to this drain and since it wont pump out... the condensation line fills and leaks out at the evaporator coils of unit-hince the pond on the floor. (Water is dripping from the evap coils of unit 1.)
- \*3. A lot of soil has eroded from footer area at the left rear corner of house. This should be restablized. Correct as needed. It appears the soil depression on that side of the house has washed thru the crawlspace and is a major concern.



Depression by garage.....Soil erosion at same area of crawlspace. Footer seen.

## CRAWLSPACE

Crawlspace/Insulation:			
Crawlspace Insulation:	None	Vapor Barrier:	Limited/damaged
Crawlspace Ventilation:	Average (Needs closed in summer)	Insulation Thickness:	-0- "
<b>Crawlspace Observed From:</b> Inside the crawlspace.			
<b>Obstructions:</b> Low pipes/vents/clearance in areas.			
<b>Special Notes:</b> If you would like more info on crawlspace we recommend <a href="http://crawlspace.org">crawlspace.org</a> on the web. Limitations noted... Could be hidden defects in inaccessible areas. Full evaluation recommended -Can affect electric, plumbing, HVAC and structure. We cannot move ducts, trunk work or plumbing supply or drain lines.			

### Crawlspace Observations:

1. Both areas of the crawlspace have water standing at the basement foundation walls. Soil erosion is visible in areas. Most insulation has fallen down and got damaged. Correct and maintain.
2. Some Bio growth possibly under right side master window, visible in crawlspace. Correct as needed. Wood appears solid. Dry today.



Water standing in left side crawlspace at basement wall... and right side crawl against basement wall.





Sample insulation has fallen down. Signs of damp walls.



Some still falling.

**END OF INSPECTION REPORT**

INSPECTOR'S NAME Brook Mundy, pres. 102910

Date 8-18-2021