# Information you can live with!

## Home Inspection Report




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**From**

## Mundy's Home Inspection Inc.

# Mundy's Home Inspection Inc.

2920 Majestic View Walk, Lexington, KY. 40511 859•608•0082

## Home Inspection Report

| | | | |
|---|---|---|---|
| **Client:** | Mr. Sample | **Inspection #** | 12345 |
| **Subject Property:** | 987 Pick A Place Way<br>Lexington, KY. 40511 | **Date:**<br>**Time:** | 11-11-26<br>9am |
| **Telephone No:** | 555-867-5309 | **Age:** | 1965 |
| **Building Type:** | Residential | **Sq. Ft.:** | 2600 |
| **Occupancy Status:** | Vacant | **Fee:** | $650 |
| **Persons Present:** | Buyer | **Temp:** | High 50s |
| **Inspection Service:** | Whole house | **Page** | 24 |
| **Weather Conditions:** | Partly cloudy, cool and Breezy Long rain yesterday. | | |

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 $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. The "Residential Construction Performance Guidelines" were developed and refined to offer achievable minimum levels of workmanship for products delivered.**

**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 inspector's view of some perimeter wall areas. You should keep in mind that all of the above mentioned items obstruct the inspector's view and limit the thoroughness of the inspection. Click to see the *STANDARDS OF PRACTICE* we use. Any areas that were not fully inspected due to stored items should be 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 basements 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

| | | | |
|---|---|---|---|
| **Grading:** | | | |
| Drainage: | Fair- some ponding around house. | Soil to Wood Separation: | Average. |
| Retaining Walls: | None | Vegetation: | Overgrown at left side |
| **Surfaces and Attachments:** | | | |
| Wall Cladding: | Brick Veneer | Trim and Cornice: | Metal |
| Entry Doors: | Wood | Windows: | Wood/Double hung , Vinyl /Casement |
| Railings: | None | Thermal Protection: | Single pane/Double pane |
| Driveway: | Asphalt | Walkways: | Concrete |
| Porch: | Concrete | Patio/Stoop: | Concrete/Stone/Wood |
| **Obstructions:** | | | |

**Special Notes:** Unable to determine condition of underlying materials.

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.

As with any siding, shrubbery and vegetation should be kept cut back at least 9-12" to prevent wood boring insect 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 needs to be monitored and maintained.

## Grading/Exterior Observations:

1. Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.
*2. Maintain paint at the exterior wood and seal around windows to brick. Paint is flaking and peeling on the exterior surfaces of the home and may contain lead-based paint due to the age of the structure. Deteriorated paint can create a health concern if disturbed and can allow the underlying materials to deteriorate from exposure to the elements. Wood damage was also observed at sections of the fascia and soffit, which may be the result of prolonged moisture exposure or deferred maintenance. A qualified contractor should evaluate the affected areas, test for lead-based paint if needed, properly repair or replace the damaged wood, and prepare and repaint the surfaces using appropriate methods. All recommended repairs should be completed to help protect the home from further deterioration and to maintain a safe exterior condition.
3. Maintain window glaze around glass panes. It can cause glass to rattle and a draft.
4. Maintain shutters and paint. Areas are damaged.
5. A gap is visible at the old garage where the brick was added. Seal and maintain as needed.
6. Cracked glass at the storm window at the driveway side of the house. Cracked glass at the lower sash at the dining room window, Left front bedroom upper sash, and front bedroom to the left of the front door. Correction needed for safety.
7. Some wood on the ground from the chimney to the crawlspace opening is damaged and can get pest damage, Correct as needed.
8. Some soil erosion around the front from overflowing gutters and the corner of the gutter by the front porch is leaking. The gutter guards do not work well. Correct as needed.
9. Door knob at the rear family room door (Exterior) was damaged. Correct as needed.
10. A section of the rear gutter is missing by the garage. Bare wood in the area. Correction needed.
11. The front storm door shock was not attached. Storm door needs adjusted to close properly. Correct as needed.



**Sample driveway.**



**Sample wood and exterior pain concerns.**



**More wood and paint samples.**



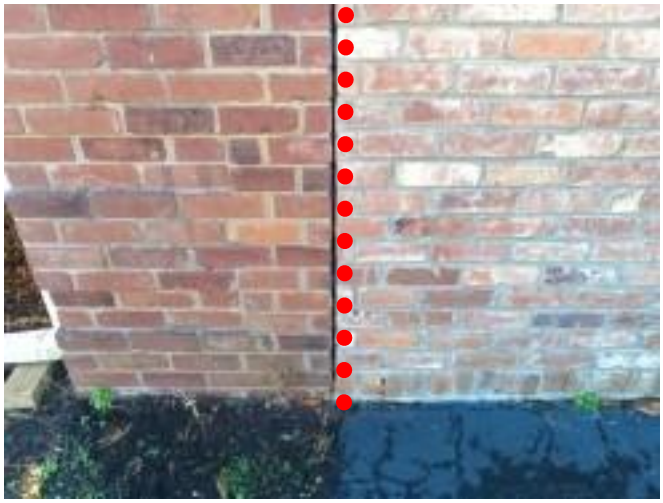
**Sample cracked glass.**



**Window glazing issues.**



**More wood/paint concerns. Patio roof trim.**



**Old to newer brick with opening.**



**Wood on the ground.**



**Sample soil erosion at front.**



**Rear exterior door knob.**

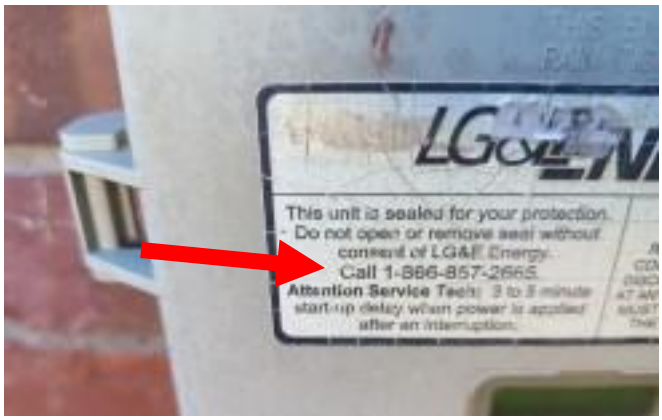
## COOLING

| Equipment: | Unit 1 | Unit 2 | Unit 3 | Unit 4 |
|---|---|---|---|---|
| Type: | A/C | N/A | N/A | N/A |
| Manufacturer: | Carrier | N/A | N/A | N/A |
| Zone Supplied: | Whole House | N/A | N/A | N/A |
| Age: | 2021 | N/A | N/A | N/A |
| Disconnects: | Yes | N/A | N/A | N/A |
| Primary Drain: | Pump to unknown... | N/A... | N/A... | N/A... |
| Secondary Drain: | Sensor/float only... | N/A... | N/A... | N/A... |
| Performance: | Not Fully Tested | N/A | N/A | N/A |

| | |
|---|---|
| **Obstructions:** | Not Fully Tested, due to outside temp. The A/C could not be operationally tested on the air conditioning cycle due to low outside temperature and the chance of damaging the compressor. We recommend having an HVAC contractor check the unit when the weather becomes warm enough. |
| **Special Notes:** | 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.<br><br>*Most manufacturers recommend traps(primary and secondary) with removable cap clean-outs for proper draining results.(Required on *Draw Thru* units) They should not tie in to one pipe at any point. |

### Cooling Observations:

Note: The electric company has 2 device that are not in service at the A/C unit and where the old unit was. We recommend they be called so they can get removed.






**Info for electric company devices……..Sample devices to remove or hook up.**

# GARAGE

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

## Detached Garage Observations:

1. The roof is older and showing wear. Budget for replacement.
2. The wood fascia and soffit has worn paint and possible wood damage. Correct as needed.
*3. No gutters installed. They are highly recommended.
*4. Improper wire termination at the ceiling near the left side of the work bench. Correct for safety.
5. The rear garage window has flashing concerns and daylight could be seen at the bottom. Correct as needed.



**Sample condition of garage roof.**



**Improper wire termination.**

# ROOF/CHIMNEY(S)

| **Roof:** | | | |
|---|---|---|---|
| Roof Slope: | Flat/Medium | Roof Style: | Hip |
| Roof Covering: | Asphalt/Fiberglass Shingles/Rubber | Layers of Roofing: | 1 Visible |
| Roof Flashing: | Metal | Penetrations/Skylights: | Properly Installed |
| Gutters: | Aluminum | Downspouts: | Aluminum |

| Chimneys: | | | |
|---|---|---|---|
| Fireplace: | Brick | Fireplace Damper: | Stuffed with items/Closed off |
| Chimney Cap: | Metal w/Screen | Chimney Flashing: | Worn |
| Combustibles + 6" around opening: | Yes☒ No☐ Not accessible ☐ | Lined: | Yes☒ No☐ Not accessible ☐ N/A ☐ |
| Flue liner supported: | Yes☐ No☐ Not accessible ☒ N/A ☐ | Brick Parged: | Yes☐ No☐ Not accessible ☒ N/A ☐ |
| Fire Block(s): | Yes☐ No☐ Not accessible ☐ N/A ☒ | Insulation dam: | Yes☐ No☐ Not accessible ☐ N/A ☒ |
| **Roof Inspected By:** | Walking On the roof. | | |
| **Obstructions:** | Damper area closed over. | | |
| **Special Notes:** | NFPA 211chimney sweep level 2 recommended. Decorative gas logs noted, Read manufactures instructions. | | |

## Roof/Chimney(s) Observations:

1. Monitor and maintain plumbing boots on the roof. They dry rot and crack over time. Replacement recommeded.
2. Maintain gutters and downspouts. Keep water away from foundation. Helps promote a dry and happy foundation.
*3. The roof joists have noticeable sagging along the front and rear sections of the roof, which may indicate structural movement or inadequate support. Several shingles show exposed matting, and some are not properly sealed, increasing the risk of moisture intrusion and roof damage. The plumbing vent boot near the master bathroom is damaged and should be replaced to help prevent water entry. The gas vent pipes are also damaged, and the larger gas vent appears to be abandoned and no longer in use. A qualified roofing contractor should further evaluate the roof structure, decking, repair or replace the damaged shingles, replace the damaged plumbing vent boot, and assess the condition of the gas vents. All recommended repairs and corrections should be completed as needed to help protect the home from further damage and to ensure the roofing and venting systems function properly. Note: Joist spacing is 24 on center and decking should have H clips to support at seams.
*4. The chimney has damaged brick masonry near the upper section, which may allow moisture to enter and contribute to further deterioration. Efflorescence was observed on the chimney, indicating that moisture is moving through the masonry materials. The chimney crown is cracked, which can allow water penetration and accelerate damage to the chimney structure. The flashing around the chimney is pulled away and may not provide a proper watertight seal where the chimney meets the roof. The cricket behind the chimney appears to be older and may not effectively divert water away from the chimney area. A qualified chimney contractor or mason should evaluate the chimney and related components, repair the damaged brickwork, address the efflorescence, repair or replace the chimney crown, correct the flashing deficiencies, and assess the condition of the cricket. All recommended repairs should be completed to help prevent moisture intrusion and further deterioration of the chimney and roofing system.
*5. The fireplace damper has been sealed off with foil-covered fiberglass insulation, which prevents the damper from functioning as intended and may indicate that the fireplace or chimney is no longer being used. This condition can limit proper inspection of the flue and chimney system and may conceal defects that are not visible during a visual inspection. A qualified chimney contractor should evaluate the fireplace and chimney to determine the reason for the closure, verify whether the system is safe for use, and recommend any necessary repairs or modifications. Any recommended corrections should be completed to help ensure the fireplace and chimney system are safe and operating as intended.



**Plumbing boot flashing damaged. Master bath.**



**Sample flashing with missing nails.**





**Visible sags in roofing. Various areas and……views.**



**Sample up close shingle wear.**



**Some not sealed down.**



**More visible damage samples. Not limited to here.**



**Others up close.**





**More…….**



**Sample larger view.**



**Damaged chimney brick. Water damage.**



**Cracked chimney crow.**




**Sample of a proper recommended repair.**





**Vent boot issues with damage…….also visible from attic.**



**Chimney flashing issues with decking damage.**



**Visible just below the same area.**



**Flashing issues at other side of chimney.**

# KITCHEN

| Cabinets: Wood | Counters: Granite/Quartz | Flooring: Hard Wood | GFCI: Yes |
|---|---|---|---|

| **Appliances:** | **Brand** | **Operation** | **Energy Source** | **Grounded** |
|---|---|---|---|---|
| Refrigerator: | LG | Average | Electric | Yes |
| Range/Oven: | Whirlpool | Needs repaired/replaced<br>Anti tip Yes☐ No☒ | Electric | Yes |
| Hood Vent: | Whirlpool | Average | Electric | Yes |
| Dishwasher: | Whirlpool | Average | Electric | Yes |
| Disposer: | In-Sink-Arator | Average | Electric | Yes |

**Obstructions:** Stored items under sinks.

**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: Maintain dishwasher filter.

*1. Wood screws were used to secure the wall cabinets in the kitchen. Wood screws are generally not designed to support the weight of wall-mounted cabinets and their contents over time. Improper fasteners can increase the risk of cabinet loosening or detaching from the wall, which may result in damage or injury. Replace the existing fasteners with properly sized cabinet screws or other approved mounting hardware designed for this application. Any recommended corrections should be completed to help ensure the cabinets are securely supported and safely attached to the wall.

2. The front right burn on the low setting only worked on high. Correct as needed.



**Current cabinet screws counter sunk.**




**Recommended screw type.**



**Front burner on low setting.**

# BATHROOMS

| Description: | Bath 1 | Bath 2 | Bath 3 | Bath 4 |
|---|---|---|---|---|
| Location: | Master Bedroom | Hall | Left rear bedroom | N/A |
| Type: | Full | Full | Full | N/A |
| Water Flow: | Average | Average | Average | N/A |
| GFCI Protection: | Yes | No | No | N/A |
| Exhaust: | Fan | Fan | Fan | N/A |
| Toilet secure: | Yes☒ No☐ | Yes☒ No☐ | Yes☒ No☐ | Yes☐ No☐ |
| Bathing Unit: | Shower Only | Tub/Shower | Shower Only | N/A |
| Enclosures: | Tile/Glass | Tile | Corian ? | N/A |
| Flooring: | Tile | Vinyl Sheeting | Vinyl Sheeting | N/A |

**Obstructions:** Stored items under sinks.

**Special Notes:** Caulking, grout, and grout sealant around bathtubs and shower enclosures need regular maintenance to help prevent water from getting into the walls and causing damage. We recommend repairing or replacing any missing or damaged caulk and grout before using these fixtures. If these areas are not properly sealed, serious damage to the walls, floors, or ceilings below may occur in a short period of time.

The openings around the hot and cold water pipes where they pass through walls should also be sealed to help prevent water from entering and causing damage. We recommend checking the plumbing behind access panels from time to time. Finding leaks early can help prevent damage to the home's structure and to finished ceilings below.
**Please note:** Our inspectors do not remove these access panels as part of the inspection.

## Bathroom Observations:

1. Bath 1 Recess light above the shower was not secured well in the opening. Correct as needed.
2. Bath 2 The shower's hot water stem leaks when the valve is turned on, which may lead to water waste and has damaged the wall behind the tile in that area. The mechanical tub stopper did not function properly at the time of the inspection and may require repair or replacement to operate as intended. The ceiling-mounted heater did not respond to normal controls and may not be functioning properly. Signs of a past leak were observed beneath the sink; however, the area was dry at the time of the inspection, and active leakage was not observed. A qualified plumbing contractor should evaluate and repair the leaking shower valve stem and the inoperable tub stopper. A qualified electrician or HVAC contractor should evaluate the ceiling heater to determine the cause of the malfunction and make any necessary repairs. The area beneath the sink should be monitored for signs of recurring leakage, and any recommended corrections should be completed to help ensure the plumbing and electrical systems operate safely and as intended.

*3. Bath 3 Water damage and biological growth were observed behind the damaged tile area at theleft side outside the shower enclosure, indicating ongoing or past moisture intrusion. The Corian wall panels appear to be separating from the wall, which may allow additional moisture to enter concealed areas and contribute to further damage. The shower control valve is not functioning properly and does not fully shut off the water, requiring the flow to be controlled at the shower head. Water damage was also observed around the shower control area, suggesting a possible long-term leak. When the ceiling heater was operated, smoke was observed coming from the unit, and the ceiling in the surrounding area shows signs of previous water damage. The sink drains slowly and is missing a stopper, and the toilet flapper is defective and in need of repair. A qualified plumbing contractor should evaluate the shower enclosure, control valve, water-damaged areas, sink drainage, and toilet components and make all necessary repairs. A qualified electrician should immediately evaluate the ceiling heater to determine the cause of the smoke and verify the unit is safe to operate. Damaged materials, biological growth, and moisture-related defects should be properly addressed to help prevent further deterioration and to restore the bathroom to a safe and functional condition.



**Bath 1 recessed light loose.**



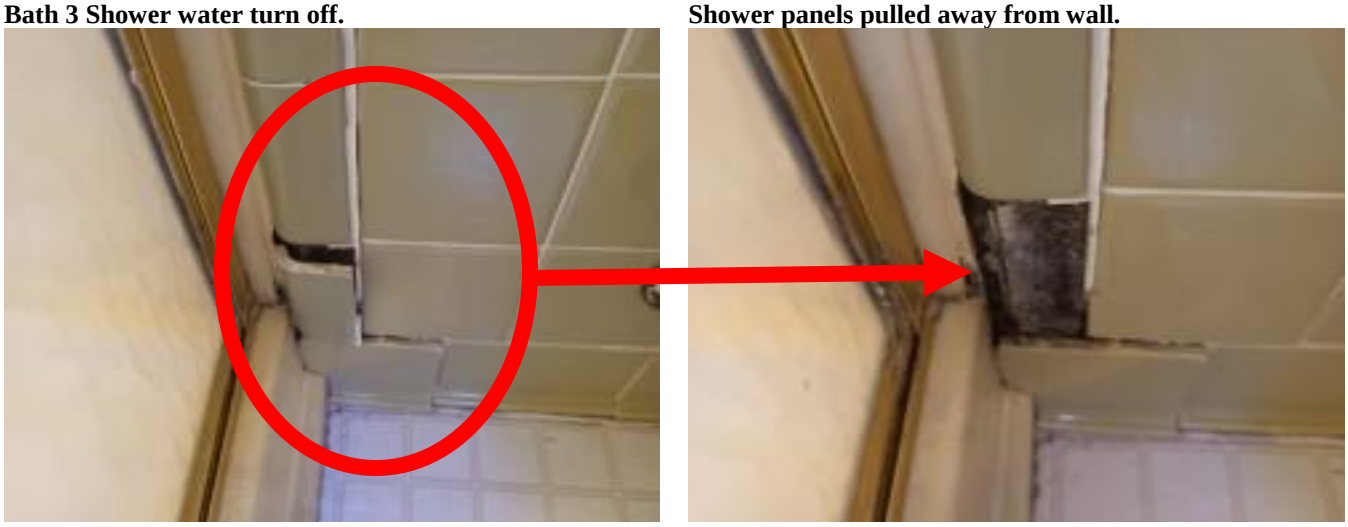
**Bath 2 faucet control leaks.**



**Bath 3 Shower water turn off.**



**Shower panels pulled away from wall.**



**Bath 3 Water damage and……..hidden bio growth. Possible more damage.**



**Bath 3 Shower control is damaged.**

# INTERIOR

| | | | | | |
|---|---|---|---|---|---|
| **Interior Coverings:** | | | | | |
| Floor Coverings: | Hard Wood/Vinyl laminate/Tile | | | | |
| Wall Covering: | Drywall/Paneling | | | | |
| Ceiling Coverings: | Drywall | | | | |
| Interior Doors: | Laminate and Solid | Stairs: | | Railings: | N/A |

| | | | |
|---|---|---|---|
| **Safety Devices:** | | | |
| Smoke Alarms/Detectors: | Yes | Locations: | Hallway/Bedroom(s)/Familyroom |
| Carbon Monoxide Alarms: | No | Locations: | None<br>(Recommended with gas furnace & water heaters.) |
| Fire Extinguishers: | Yes | Locations: | Garage (May reduce insurance.) |

**Obstructions:**

**Special Notes:** 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. ***Smoke and CO alarms have a useful service life of 10 years then should be replaced.***

Where water has entered or moisture has built up, we recommend consulting a qualified professional about appropriate treatment to remove biological growth and address the conditions that may cause it to grow. These conditions may affect indoor air quality and may pose health concerns for some people.
If biological growth is found or suspected, we recommend further evaluation by a qualified professional to determine whether cleanup or other corrective action is needed. Leaving biological growth or the moisture that causes it untreated may lead to health concerns for some individuals. **Please note:** We do not actively search the entire home for biological growth, mold, or other environmental concerns. This inspection is not a mold or environmental assessment, and no conclusion is made about whether these conditions are present or absent throughout the property.

## Interior Observations:

1. The barn door for the laundry did not have the floor guide installed. Correct for safety.

*2. Several older wood windows were found to be painted shut and could not be operated at the time of the inspection. Windows that cannot be opened may limit emergency egress, reduce ventilation, and make routine operation difficult. Paint buildup can also conceal deterioration or damage to window components. A qualified contractor should evaluate the affected windows and carefully remove excess paint as needed to restore proper operation without damaging the windows. Any recommended repairs should be completed to help ensure the windows operate safely and as intended.

*3. The family room, hall and left rear bedroom smoke alarms did not respond. Correct for safety.

# HEATING

| Equipment: | Unit 1 | Unit 2 | Unit 3 | Unit 4 |
|---|---|---|---|---|
| Fuel Source: | Gas | N/A | N/A | N/A |
| Sediment trap/union: | Yes☒ No☐ | Yes☐ No☐ | Yes☐ No☐ | Yes☐ No☐ |
| Shut off (Gas): | Yes☒ No☐ | Yes☐ No☐ | Yes☐ No☐ | Yes☐ No☐ |
| Manufacturer: | Carrier | N/A | N/A | N/A |
| Location: | Utility Closet | N/A | N/A | N/A |
| Zone Supplied: | Whole House | N/A | N/A | N/A |
| Age: | 2021 | N/A | N/A | N/A |
| Filter Size: | 20x25x5 | | | |
| Safety Switches: | Yes | N/A | N/A | N/A |
| Return Air Temp: | 66° | ° | ° | ° |
| Supply Air Temp: | 112° | ° | ° | ° |
| Performance: | Average | N/A | N/A | N/A |

**Obstructions:**

**Special Notes:** **See special notes under the cooling section about age.**
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 requirements 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.

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.

We recommend asking the seller for any and all service maintenance logs for the HVAC system.

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.

## Heating Observations:

Note: No inspection sticker visible. 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.) LFUCG 859-258-3886 it may be on file.

Note: The older HVAC from the crawl has been removed and air returns and floor vents are abandoned.



**Sample old return and supply vents in the crawlspace are abandoned.**

# PLUMBING

| | Supply System | | Waste System |
|---|---|---|---|
| Service Pipes: | **Galvanized visible** | Waste Pipes: | PVC Visible/**Galvanized and Cast iron visible** |
| Service Shut-Off: | Master bedroom wall | Vent Pipes: | PVC Visible/Cast Iron Visible |
| House Pipes: | Copper/Pex | Washer/Dryer: | Electric/Electric |
| Exterior Faucets: | Anti-Siphon/Frost-Free | Dryer Vent Termination: | Outside |

| Water Heater: | Location | Manufacturer | Energy | Water Temp. | Drafting | Size/Age |
|---|---|---|---|---|---|---|
| Unit 1: | Utility Room | Bradford-White | Gas | 132° | Yes | 50 Gal / 2021 |
| Gas vent for water heater: | OK | | | | | |

**Obstructions:**

**Special Notes:** 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.

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.

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 rooter service, most of which are relatively inexpensive.

**Special Notes:** ***Older Cast-Iron and Galvanized Plumbing***

*Homes built several decades ago may contain cast-iron drain pipes or galvanized steel water supply pipes. Cast iron was commonly used for drain and waste pipes, while galvanized steel was commonly used for water supply lines. These older pipes can corrode, rust, or deteriorate from the inside. This can restrict water flow, cause leaks, or lead to pipe failure. Some problems may not be visible during a standard home inspection. The service life of these pipes varies depending on their age, condition, water quality, installation, and maintenance. Older pipes may be near or beyond their expected service life and may require repair or replacement. We recommend having a qualified plumbing contractor evaluate any visible cast-iron or galvanized piping and determine whether further inspection, repair, or replacement is needed. Additional evaluation may be necessary to determine the condition of piping that is concealed or not readily accessible.*

## Plumbing Observations:

1. Maintain dryer vent for safety. The back draft flap is missing. Correct as needed.

Note: No sticker visible. 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 them, to reduce liabilities. 502-782-0640 (Their system files go back to 2011)

*Note: Gas water heaters newer than 2003 should have the vents around the bottom maintained to help with proper burning and drafting.

*2.The hot water temperature was measured at approximately 132°F at the time of the inspection. This temperature is higher than what is generally considered safe for residential use and may increase the risk of scalding, especially for children, older adults, and others with sensitive skin. Evaluate the water heater settings and adjust the temperature to a safer level, as appropriate. The T/p drain pipe should discharge outside facing downward and near the ground. Any recommended corrections should be completed to help reduce the risk of injury and improve the safe operation of the hot water system.

*3. Some PEX water supply lines were observed in the attic and appear to run from the kitchen area to the laundry room and master bathroom. Water supply piping located in unconditioned attic spaces may be vulnerable to freezing temperatures, extreme heat, physical damage, and condensation, depending on installation methods and insulation. The full routing, support, protection, and condition of the piping could not be determined during this visual inspection. A qualified plumbing contractor should evaluate the exposed PEX piping to verify it is properly supported, protected, and insulated as needed for its location. Any recommended corrections should be completed to help reduce the risk of pipe damage, leaks, and water-related issues.

*4.Discolored water was observed at the faucets in the bathrooms on the left side of the home at the time of the inspection. Galvanized water supply piping was also visible in these areas. Galvinized supply line from the street. Older galvanized piping can be prone to internal corrosion, mineral buildup, and rust, which may contribute to water discoloration, reduced water flow, and deterioration of the plumbing system over time. The source and extent of the condition could not be determined during this visual inspection. A qualified plumbing contractor should evaluate the galvanized piping and the affected plumbing system to determine the cause of the discoloration and assess the overall condition of the pipes. Replacement of older galvanized piping may be recommended if significant corrosion or deterioration is present. Rust was observed on metal components within the crawlspace, indicating current or past moisture exposure. Prolonged moisture conditions can contribute to corrosion, deterioration of metal components, and potential damage to structural or mechanical systems. In addition, no dielectric (bi-metal) couplers were observed at the connections between copper and galvanized water supply piping. (Current active leak under bath 3 ) Direct contact between copper and galvanized piping can accelerate galvanic corrosion, which may lead to leaks, restricted water flow, and premature failure of the plumbing system. A qualified plumbing contractor should evaluate the copper-to-galvanized pipe connections and install appropriate dielectric fittings where needed. The crawlspace should also be evaluated for sources of excess moisture, and any conditions contributing to rust or corrosion should be corrected. All recommended repairs should be completed to All recommended repairs or upgrades should be completed to help ensure the plumbing system functions properly and delivers clean water throughout the home and help extend the service life of the plumbing system and reduce the risk of future water-related damage.

5. Some plumbing supply lines are not properly supported under the kitchen area and some type of fixture was just hanging there. Correct as needed.



**Galvanized to street.**



**Areas not properly supported and Under kitchen.**



**Damaged cast iron. Sample.**



**No bi metal coupler and corroded/leaks. Sample.**




**Sample bi metal coupler.**



**Sample rusty water. Left side of house.**

# ELECTRICAL

| | | | | | |
|---|---|---|---|---|---|
| **Service:** | | | | | |
| Routing: | Overhead | Conductor: | Aluminum Multi-strand | Estimated Amperage: | 200 |
| Grounding: | Appears To Be Rod | | | | |
| **Distribution:** | | | | | |
| Main Panel 1/Brand: | Square-D | Main Disconnect: | Yes | Est. Amp Rating: | 200 |
| Location: | Master bathroom | Over Current Devices: | Breakers | | |
| Branch Circuits Conductor: | 120 Volts: Copper | | 208/240 Volts: | Copper | |
| Receptacles: | 3 Prong w/Ground, **3 Prong no ground- needs repaired** | | | | |
| GFCI Receptacles: | Yes *(older than around 1987 not required- but recommended to upgrade)* | | AFCI Breakers: | Yes *(older than 2005 not required)* | |
| Sub-Panels: Location: | Garage | | | | |
| Estimate Amperage: | 60 | | | | |
| **Obstructions:** | , | | | | |

**Special Notes:** Electrical panels should be weatherproof where required, easy to access, and have at least 36 inches of clear space in front of them for safe access and service. The electrical system should also have a main disconnect where required, and each circuit in the panel should be clearly labeled.

Home inspections include testing a representative number of accessible switches, lights, and electrical outlets. Not every electrical component is tested. Only items that are accessible and can be safely operated are tested when possible. Even if a grounding rod is visible, we cannot confirm that it is the correct length, properly installed, or meets all applicable requirements. Further evaluation by a qualified electrician may be needed to verify the grounding system.

Switches, lights, electrical outlets, and ground-fault circuit interrupters (GFCIs) can wear out over time with normal use. They may need repair or replacement as part of routine maintenance.
We do not determine or guarantee the electrical system's total amperage or voltage capacity. If the electrical service capacity is important to your purchase, we recommend contacting the electric utility company or a qualified electrician to confirm the system's capacity.

We recommend installing GFCI protection where required, especially in areas where water or moisture may be present, such as bathrooms, kitchens, garages, and outdoor areas. GFCIs help reduce the risk of serious electrical shock by shutting off power when an electrical fault is detected.
Older homes may not have GFCI protection in all areas where it is currently recommended or required. If a GFCI is installed on an ungrounded outlet, it should be properly labeled to indicate that the outlet is not grounded, as required by applicable standards. As part of routine maintenance, GFCIs should be tested according to the manufacturer's instructions, typically once a month. Any GFCI that does not work properly should be evaluated and replaced as needed by a qualified person.

## Electrical Observations:

*1. The main electrical panel is located in the master bathroom approximately 4 to 6 inches from the shower. This location may not meet current safety standards and raises concerns about the proximity of electrical equipment to a wet area. The bathroom appears to have been recently remodeled, and the electrical panel contains a remodeling sticker referencing a kitchen project completed in 2016. The available information does not clearly identify when the bathroom renovation was completed or whether permits, inspections, or approvals were obtained for the work. Due diligence is recommended to determine the history of the renovations and to verify that all work was properly permitted and inspected, as applicable. A qualified licensed electrician and the local building authority should be consulted to evaluate the panel location, determine compliance with applicable requirements, and recommend any necessary corrections to help ensure safe operation of the electrical system.

2. The GFCI on the wall by the wash tub in the laundry is loose in the wall. The whole wall panel seemed to move. Correct as needed.

*3. Missing cover plate on the outlet in the master closet. Correct for safety.

*4. Expanding foam was observed inside the main electrical panel. Foreign materials inside an electrical panel, may affect the performance of electrical components, and are generally not intended to be present within panel enclosures. The presence

of expanding foam may also indicate that openings around the panel were sealed using an improper material. A qualified licensed electrician should evaluate the panel, determine the purpose of the foam, remove it if necessary, and verify that no damage or unsafe conditions are present. Any recommended corrections should be completed to help ensure the electrical system operates safely and can be properly inspected and maintained.

5. Could not get the light to respond in the living room fan. Correct as needed.

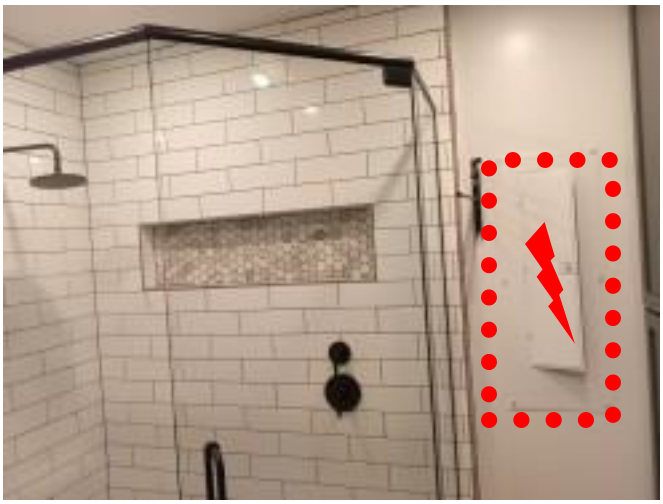
*6. The outlet in the family room adjacent to bath 3 shower and bath 3 outlet at switch was loose to the wall. Correct for safety.

*7. The sconce lights in Bathroom 2 did not appear to turn completely off when operated using the available controls. This condition may indicate a defective switch, lighting fixture, wiring issue, or another electrical defect that could affect normal operation. Determine the cause of the condition, and make any necessary repairs or replacements. Any recommended corrections should be completed to help ensure the lighting system operates safely and as intended.

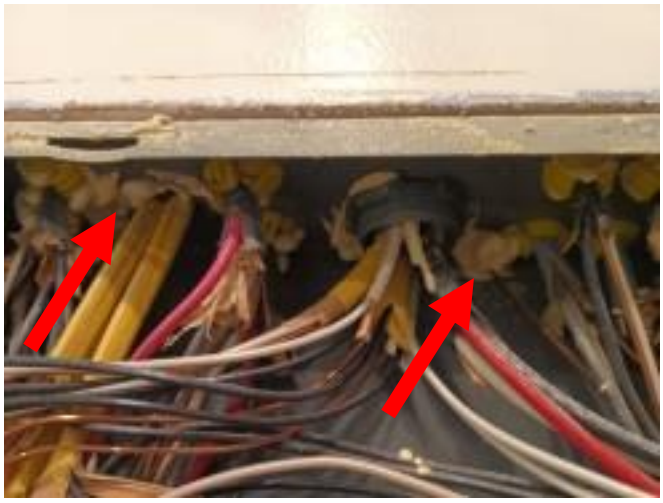
*8.The multi-way switch controlling the hall lights did not operate properly at the time of the inspection. The lights did not respond correctly from all switch locations, which may indicate a defective switch, improper wiring, a loose connection, or another electrical defect. This condition can affect the safe and reliable operation of the lighting circuit. A qualified licensed electrician should evaluate the affected switches and associated wiring, determine the cause of the malfunction, and make any necessary repairs or replacements. Any recommended corrections should be completed to help ensure the hall lighting operates safely and as intended from all switch locations.



**Electric panel inspection from kitchen remodel.**



**Panel near shower, and towel rack.**



**Spray foam in panel. Samples.**



**Sample loose outlets/junction boxes.**

# ATTIC

| | | | |
|---|---|---|---|
| **Attic:** | | | |
| Attic Access(s): | Hatch(s) | Attic Ventilation: | Gable Vent(s)/Regular Roof Vents |
| Attic Insulation: | Blown Fiberglass/Rock wool | Insulation Thickness: | 0-10” |
| **Attic Inspected By:** | From inside areas. | | |
| **Obstructions:** | Some areas floored/ Deep insulation in areas. | | |
| **Special Notes:** | | | |

## Attic Observations:

*1. The roof is equipped with ridge vents, static roof vents, and limited soffit vents. This combination of ventilation components may not provide balanced airflow throughout the attic, which can contribute to excessive heat buildup and moisture accumulation. Bio growth is visible in area and various plywood is delaminating from the heat. Proper attic ventilation helps extend the life of roofing materials and reduces the potential for moisture-related issues. A qualified roofing contractor should evaluate the attic ventilation system to determine whether additional soffit ventilation or other improvements are needed to achieve proper airflow. Any recommended corrections should be completed to help improve attic ventilation and protect the roofing system.

2. Limited insulation was observed in portions of the attic. Inadequate attic insulation can contribute to heat loss during colder months, increased heat gain during warmer months, higher energy costs, and uneven indoor temperatures. Limited insulation may also increase the potential for moisture-related issues when combined with inadequate ventilation. The full extent and effectiveness of the attic insulation could not be determined during this visual inspection. A qualified insulation contractor should evaluate the attic and recommend improvements as needed to achieve appropriate insulation levels. Any recommended upgrades should be completed to help improve energy efficiency, comfort, and the overall performance of the home.



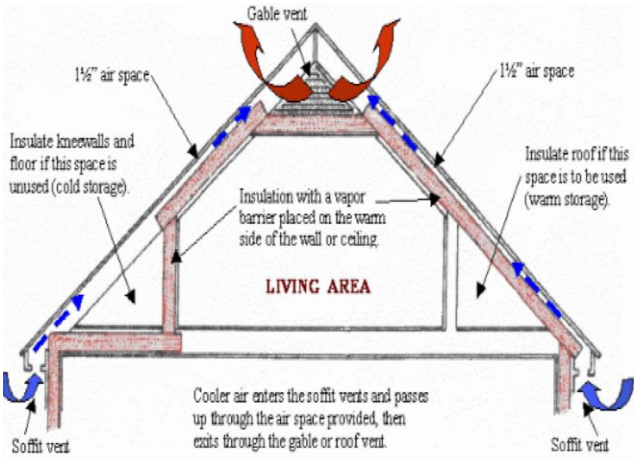
**Sample Bio growth on roof decking in areas.**



**Sample decking delaminating.**



**Sample current baffles**




**More baffle info.**



**Limited/no insulation in areas.**

# STRUCTURE

| **Structure:** | | | |
|---|---|---|---|
| Foundation Wall Material: | Block | Foundation Type: | Crawlspace |
| Ceiling Structure: | Wood Framing | Floor Structures: | Wood Framing |
| Roof collar ties: | Yes | Knee wall: | N/A |
| Columns/Piers: | Block | Girder: | Wood Visible |
| Roof Decking: | 4x8 OSB/Plywood | Roof Structure: | Wood Framing |
| Water Penetration: | Crawlspace | De-Watering System: | N/A |
| **Obstructions:** | All areas finished. No access behind drywall. | | |

**Special Notes:** 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.

It is recommended in most basement to have a dehumidifier running during at least the hot/humid months to help prevent Bio growths and musty smells. They may not be noticable at the time of inspection.

We do not perform any type of rodent or pest issues. We may see or make notes of signs in certain areas we come across, but we are not actively searching for it all over.

## Structure Observations:

*1. A cracked roof joist was observed in the attic near the attic access opening where electrical wiring runs to a switch. Cracks in structural framing members can reduce their ability to properly support roof loads and may worsen over time if not repaired. Additionally, knee walls were not installed in areas where they may be needed to provide proper support and bracing for the roof structure. The absence of knee walls can contribute to structural movement and may be related to the observed sagging and framing concerns. The extent of the structural impact could not be determined during this visual inspection. A qualified contractor or structural professional should evaluate the cracked joist and the overall roof framing system, including the need for properly installed knee walls or other structural support improvements. Care should be taken to protect the nearby electrical wiring during any repairs. All recommended corrections should be completed to help restore the structural integrity of the roof framing and prevent further deterioration.



**Cracked roof joist.**



**Sample knee wall.**

# CRAWLSPACE

| **Crawlspace/Insulation:** | | | |
|---|---|---|---|
| Crawlspace Insulation: | None | Vapor Retarder: | **Partial or damaged** |
| Crawlspace Ventilation: | Average (Needs closed in summer) | Insulation Thickness: | -0- ” |
| **Crawlspace Observed From:** | Inside the crawlspace. | | |
| **Obstructions:** | Low pipes/vents/clearance in areas. | | |
| **Special Notes:** | If you would like more info on crawlspace we recommend crawlspaces.org 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.<br><br>All houses can have an element of Bio growths present. These areas usually have wood framing near damp ground and there is a lack of ventilation/conditioned air. Our agreement clearly states that we DO NOT do inspections for environmental issues, including mold. Molds can be present even if not visible to the naked eye, and it can be difficult to determine the differences between mold and dirt. This would require a lab analysis, which is not part of a home inspection. Any mention of any possible visible signs of mold or any other environmental issues is not to be considered an assessment in ANYWAY-as we may see it but not actively looking for it in all areas, but a courtesy mention, so you can have additional inspections. Should you have concerns about the presence of mold or other environmental issues, you should seek the advice of a qualified contractor and not rely on this inspection report to give you any level of comfort pertaining to the presence or not of any of these issues. WE DID NOT DO A MOLD ASSEMENT. | | |

## Crawlspace Observations:

1. Some dampness was observed on the crawlspace floor and some walls at the time of the inspection, along with cellulose debris scattered across the ground. Moisture in a crawlspace can contribute to wood deterioration, corrosion, elevated humidity levels (A dehumidifier was installed), and conditions that may support biological growth. The presence of cellulose debris can attract wood-destroying insects and may retain moisture against crawlspace surfaces. A qualified contractor should evaluate the crawlspace to identify and correct the source of moisture, remove debris as needed, and recommend improvements to help manage moisture levels. All recommended repairs and corrective measures should be completed to help reduce the risk of damage to the home's structural and mechanical components.



**Sample dampness in crawlspace.**



**Sample debris on floor.**

**END OF INSPECTION REPORT**

INSPECTOR'S NAME Brook Mundy, pres. 102910 Date 11/11/2026