



Inspection Report

Jane Doe

Elite Home Inspections

LLC

Address: 1234 E. Main St, Louisville, KY 40206





**Inspector: Allan Davis Ky 2233 In 008000002
P.O. Box 277
Greenville, In. 47124
502-648-9294
12/1/2015**

Table of Contents

Cover Page	1
Table of Contents.....	3
Intro Page	4
1 Roofing.....	5
2 Exterior.....	14
3 Garage	28
4 Interiors	35
5 Structural Components	43
6 Plumbing System	52
7 Electrical System	58
8 Heating / Central Air Conditioning.....	66
9 Insulation and Ventilation.....	70
10 Built-In Kitchen Appliances	74
General Summary.....	77
Invoice.....	106

Date: 12/1/2015	Time: 01:30:00 PM	Report ID:
Property: 1234 E. Main St Louisville KY 40206	Customer: Jane Doe	Real Estate Professional: Sally Top Producer

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. Testing an AC unit at temperatures below 65 F many damage the unit. We did not inspect this unit(s).

Standards of Practice: ASHI American Society of Home Inspectors	In Attendance: Customer and Seller	Type of building: Single Family (1 1/2 story)
Occupancy: Occupied	Approximate age of building: Over 40 years	Lot: Somewhat sloped
Temperature: Below 32	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Radon Test: Yes	Wood Destroying Insect Inspection: Client or Agent scheduled

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Type of Roof:	Roof Covering:	Viewed roof covering from:
Gable	Metal	Ground Binoculars
Sky Light(s):	Chimney (exterior):	
One	Rock	

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•
1.3	ROOF DRAINAGE SYSTEMS				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 The roof was viewed from the ground with binoculars due to not being safe to walk. I attempt to mount and walk every roof. However, client is advised that whenever a roof is too steep or too tall, it is viewed from the ground with binoculars for safety reasons. Anytime a roof cannot be mounted, there is a limited view of the roof.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



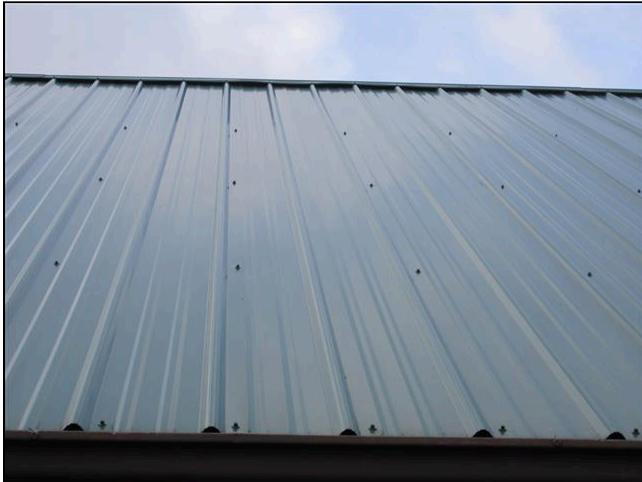
1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)

1.1 Roof penetrations can be a source of moisture intrusion. I recommend monitoring the roof penetrations and the interior of the house for evidence of moisture intrusion and contacting a qualified roofer as needed.



1.1 Item 1(Picture) Monitor for leakage



1.1 Item 2(Picture) Monitor around chimneys for moisture - I did not observe any visible evidence of ceiling stains



1.1 Item 3(Picture) Roof areas to monitor



1.1 Item 4(Picture) Skylight are often a source of leakage. I can not see the top edge of the skylight to see how it was installed



1.1 Item 5(Picture) Sealant can break down due to Sun and weather. Monitor for cracks and deterioration

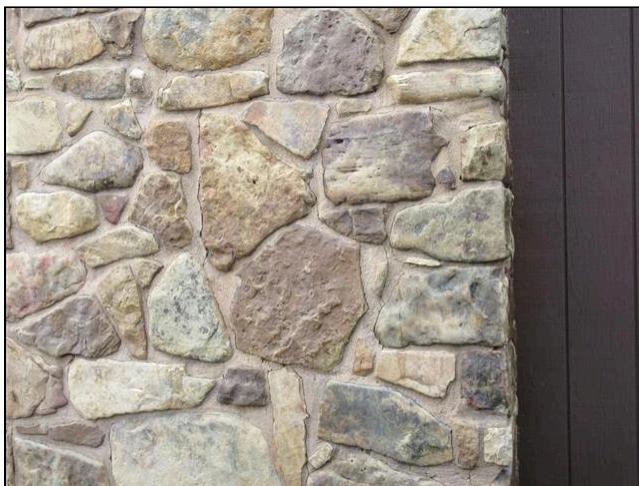
-  **1.2 (1)** I am not able to view the crown area of the chimney due to not being able to safely get above to inspect. I am unable to view the crown and it was not inspected.



1.2 Item 1(Picture)

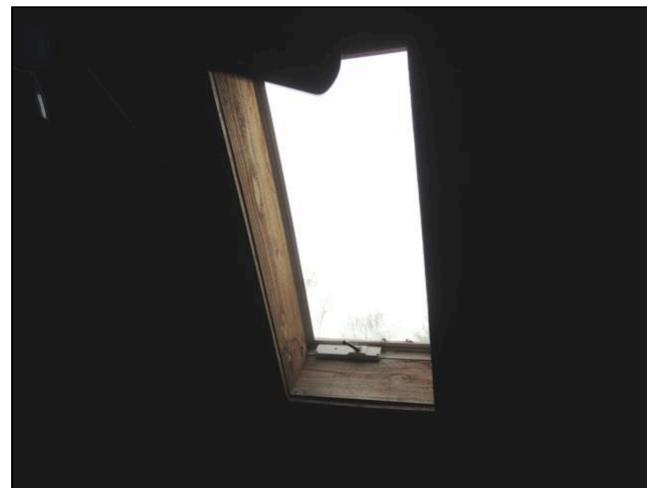


1.2 Item 2(Picture)



1.2 Item 3(Picture) I did see some hairline cracks around some of the stones but nothing that appeared significant

1.2 (2) Skylight(s) present. Client is advised that the ceiling and walls around skylights are checked carefully for visible stains and signs of leaking. Whenever the skylight framing is insulated in the attic, the framing is not visible and stains around the skylight may not be visible. Skylights should be checked on a regular basis for signs of leaking as this can occur at any time.



1.2 Item 4(Picture)

1.3 (1) The gutter is missing from the rear left side of the house. I recommend that a qualified person add a gutter as needed to prevent improper drainage along the foundation.

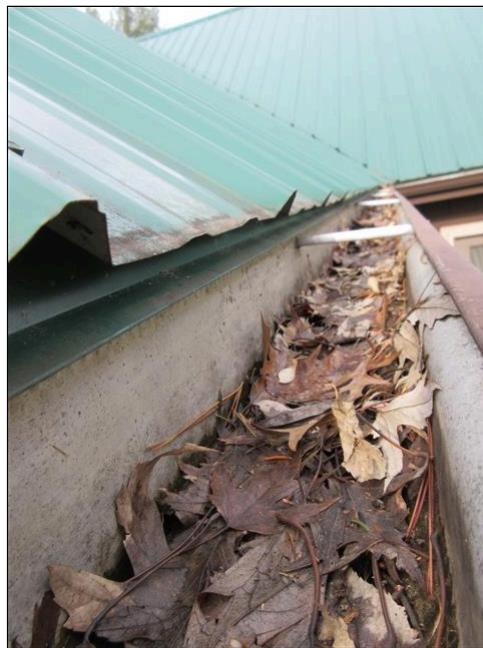


1.3 Item 1(Picture) Missing gutter

1.3 (2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend that the gutters are cleared of debris as needed for proper drainage.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

T-111

Siding Material:

Wood

Exterior Entry Doors:

Steel

Appurtenance:

Covered porch

Sidewalk

Driveway:

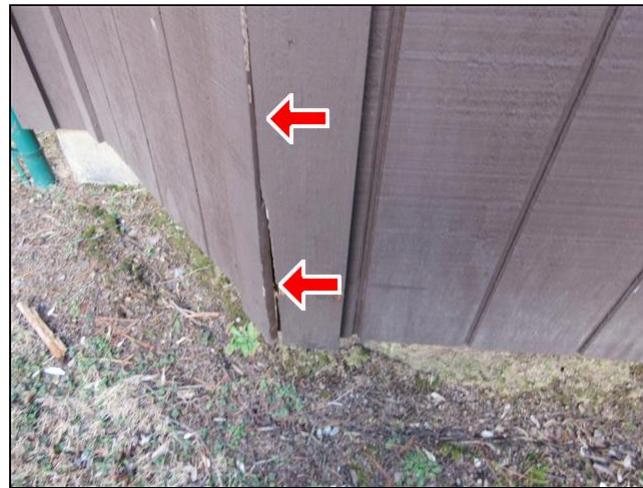
Asphalt

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM				•
2.1	DOORS (Exterior)	•			
2.2	WINDOWS				•
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.5	EAVES, SOFFITS AND FASCIAS	•			
2.6	OTHER		•		
2.7	ADDITIONAL BUILDINGS ON PROPERTY		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

- 2.0 (1) On the left side of the house there was some deterioration (appeared to be minor but I can't see into the wall). below the bay window. I recommend evaluation and repaired or replaced as needed.



2.0 Item 1(Picture) Opening in wood siding on left side of house which can allow moisture entry and deterioration

- 2.0 (2) The wood siding on the left side of the garage there is some minor damage to the siding that appears to be either from a weed eater or a mower rubbing along side the wood. This is for your information. I recommend sealing with stains and repairing if needed to slow deterioration.



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.0 (3) There is wood present on the exterior of the house. I probe random areas for deterioration up to about 8 ft. off the ground. Unless otherwise noted no significant deterioration was noted at the time of the inspection. I recommend that wood is evaluated 2 times a year for deterioration and is repaired, replaced or sealed as needed by a qualified person.

2.1 For your information the rear door of the house has a storm door protecting it. I observed what appeared to be glue which had drained out from under the glass trim. I recommend monitoring the rear door during the summer months, a storm door can trap heat much like a green house. Excessive heat can destroy a door in short period of time. I recommend monitoring and if the door heats up excessively replace the glass with screens during the Summer months.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 (1) I observed the following window issues :

- 1) Left window on left side bay window has a failed thermal pane seal as well as some deterioration around the window at the wood.
- 2) The Octagon window on the rear of the house has significant deterioration at the frame.
- 3) Rear of house there is a window with the trim opened up allowing moisture into the frame along with a failed thermal pane seal.
- 4) There were 2 failed thermal pane sealed windows on the rear ground level of the house.
- 5) The first floor hall bathroom window (window inside the shower) has a deteriorated frame at the window.
- 6) In the plaid bedroom (front bedroom right side of the front entry) the window would not crank open.
- 7) Standing inside the Master Bedroom the right side window had to be pushed from the outside to close the window after it was opened.
- 8) Standing inside the Master Bedroom the left side window has rotted out at the bottom of the window frame and the closing mechanism has pulled out of the frame. The window had to be pushed on from the outside to close the window.

In summary the windows especially the original windows are worn and at or past the end of their life expectancy. I recommend that a qualified contractor evaluate ALL of the windows and repair or replace as needed.



2.2 Item 1(Picture) Left side of house



2.2 Item 2(Picture) Left side of bay window on left side house has moisture that is entering around the frame and a failed thermal pane seal



2.2 Item 3(Picture) Deterioration in wood under left side bay window



2.2 Item 4(Picture)



2.2 Item 5(Picture) Close up of the deterioration



2.2 Item 6(Picture) Window on left side of the house with trim opened up allowing moisture into the window and also a failed thermal pane sill



2.2 Item 7(Picture) 2 windows on the rear of the house with failed thermal pane seals



2.2 Item 8(Picture) First floor hall bath window in shower area has a deteriorated frame



2.2 Item 9(Picture) Bathroom window deteriorated frame



2.2 Item 10(Picture) Bathroom window deteriorated frame

2.2 (2) Window wells are present.

Window wells can be a source of moisture intrusion. I recommend monitoring inside the window well areas of the basement for moisture intrusion. If moisture intrusion is a problem around these areas, I recommend adding covers as a first step in correction.



2.2 Item 11(Picture)

 **2.3 (1)** My view under the deck on the left side and across the front of the house was very limited due to sides of the deck being closed off and there being limited access under the deck. I was able to view that added supports had been placed under the hot tub area. The supports were like landscaping timbers and even a tree stump. These added supports did not appear to be secured to the bottom of the floor joist or on a footer. This is for your information. I recommend monitoring for issues a further evaluation and correction if needed.

It is assumed that the supports were added due to the weight of the hot tub.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)

 **2.3 (2)** The deck off the rear of the house was inspected and though solid to walk on the following observations were made :

- 1) The deck was not bolted or lag screwed to the house, nails were used. Nails can pull out leaving the deck unsupported.
- 2) Joist hangers were NOT used in most locations. Joist hangers that are the proper size and fully nailed (proper type nail) are more secure and will hold more.
- 3) Under the deck I observed boards used to offer additional support. In some cases the supports are not on footers, treated lumber and deteriorating or not offering any support (i.e. stack of wood under steps).
- 4) The upper level of the deck near the pool has not been stained recently, this will allow the wood to deteriorate at a faster rate.

I recommend that a qualified contractor fully evaluate the deck and repair or correct items as needed.



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)



2.3 Item 9(Picture)



2.3 Item 10(Picture)



2.3 Item 11(Picture)



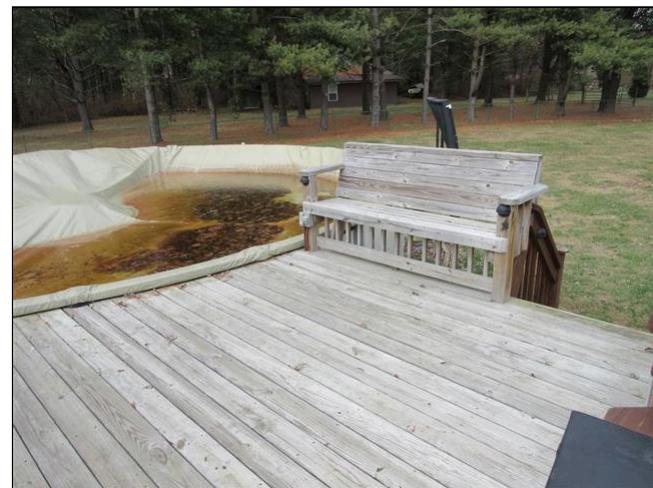
2.3 Item 12(Picture)



2.3 Item 13(Picture)



2.3 Item 14(Picture)



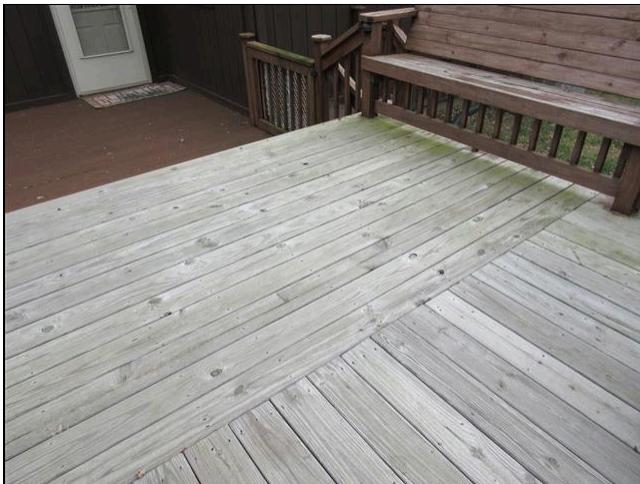
2.3 Item 15(Picture) Deck needs to be cleaned and stain



2.3 Item 16(Picture) Deck needs to be cleaned and stained



2.3 Item 17(Picture) Deck needs to be cleaned and stain



2.3 Item 18(Picture)

 **2.3 (3)** I recommend that the porch rear on the rear of the house is lag screwed to the house. The porch roof is nailed to the house, nails are subject to pulling out



2.3 Item 19(Picture) The porch is secured to the house by nails



2.3 Item 20(Picture)

2.3 (4) The spindle spacing is wider than the maximum of 4" spacing which is today current standard. A small child or pet could easily fall through the opening at it's current spacing. Correcting the spacing would be a buyer's upgrade and at the buyers expense. This is for your information.



2.3 Item 21(Picture)



2.3 Item 22(Picture)

2.4 (1) The driveway is asphalt and at the time of the inspection was functional. It does appear that it has been sometime since the driveway has been sealed and or patched. For your information at some point in the future (impossible for me to give a date) the driveway will need maintenance to reduce deterioration and prolong it's life.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.4 (2) It is important that the roof and surface water be controlled to properly maintain the integrity of the foundation walls and a dry basement. This means keeping gutters clean and properly alignment, keeping extensions on downspouts, installing splash blocks, and maintaining proper grade so that roof and surface water is directed away from the foundation.

Note - the grade is neutral around the house (level). I recommend monitoring drainage after heavy rainfall. If water drains towards the foundation or pools next to the foundation I recommend that a qualified person adjust the grade of the ground to divert water away from the foundation.

2.6 A pool was present. Pools are not part of a home inspection and was not inspected. Recommend that a qualified person inspect and correct as needed the pool.



2.6 Item 1(Picture)

2.7 I did not inspect any additional buildings. I only inspected the main structure and the detached garage. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).



2.7 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CRAFTSMAN

			IN	NI	NP	RR
3.0	GARAGE CEILINGS		•			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)		•			
3.2	GARAGE FLOOR		•			
3.3	GARAGE DOOR (S)		•			
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)		•			
			IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.0 (1) On the right side of the garage under the stall like area I observed a moisture like stain under the roof sheathing. The stain appeared dry at the time of the inspection and when probed was intact. This is for your information.



3.0 Item 1(Picture)

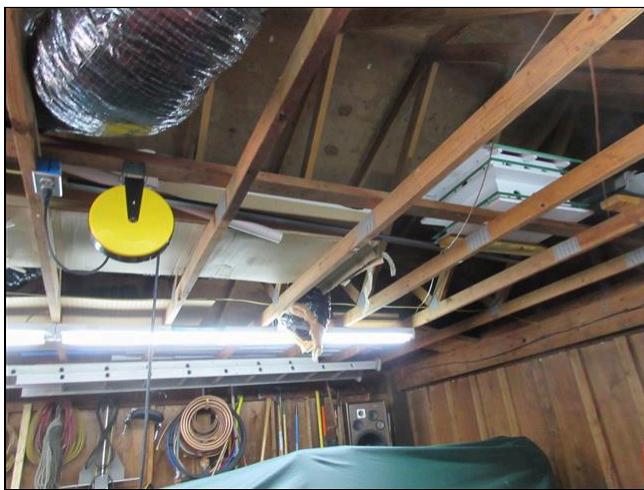
3.0 (2) Inside the garage my view of the ceiling/attic area was extremely limited due to a large amount of stored items



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.1 (1) Large areas of the interior are not fully visible due to the owners belongings. I make every attempt to view the walls and floors, but am limited to the areas that are fully visible.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



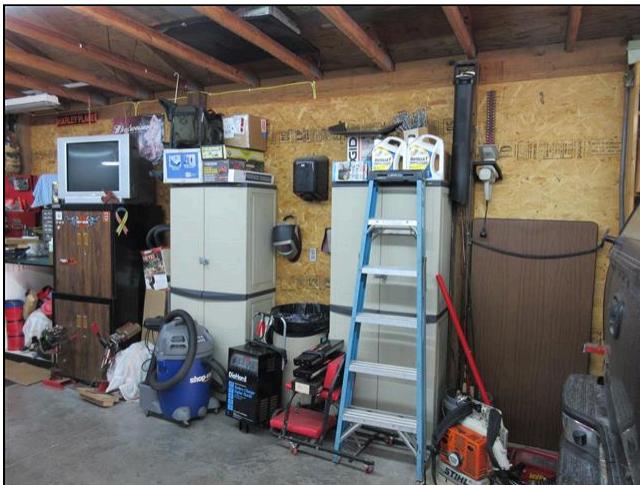
3.1 Item 6(Picture)



3.1 Item 7(Picture)



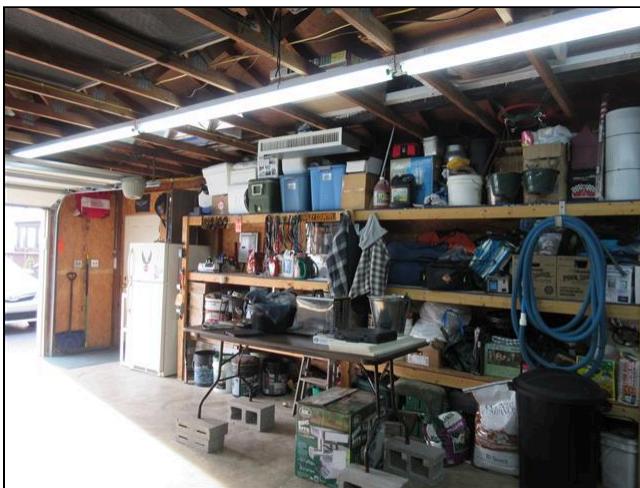
3.1 Item 8(Picture)



3.1 Item 9(Picture)



3.1 Item 10(Picture)



3.1 Item 11(Picture)

3.1 (2) My view and inspection of the exterior storage areas of the garage was very limited due to a large amount of stored items.



3.1 Item 12(Picture)



3.1 Item 13(Picture)



3.1 Item 14(Picture)



3.1 Item 15(Picture)



3.1 Item 16(Picture)



3.1 Item 17(Picture)



3.1 Item 18(Picture)

 **3.1** (3) On the front exterior of the garage there is some deteriorating door trim (brick mold) over the exterior center portion of the overhead door. The deteriorated wood is about 2 foot in length. I could not determine if the deterioration is into the siding as well. I recommend further evaluation and repair or replacement as needed.

3.2 Cracks were noted on the garage floor which appear to be typical of concrete cracks.

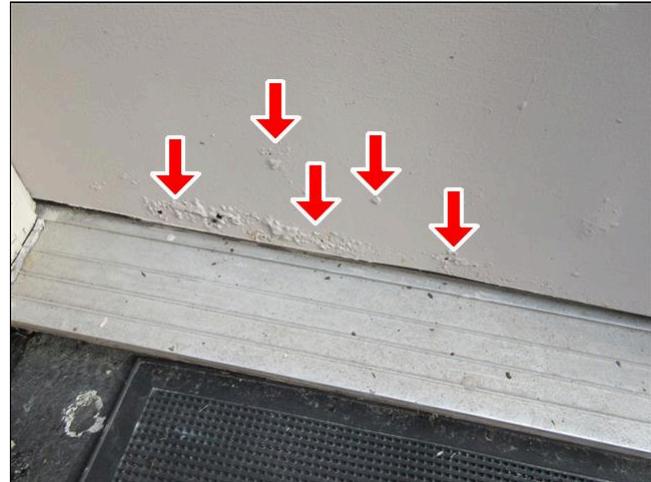


3.2 Item 1(Picture)

-  **3.3** There is what appears to be minor rust at the main garage storage area at the bottom of the door. I suggest repairing to slow or stop further deterioration at the door.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

- 3.4 (1)** The garage door will reverse when met with resistance.

- 3.4 (2)** The sensors are in place for garage door(s) and will reverse the door.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall Wood	Drywall Wallpaper Wood	Carpet Hardwood T&G Tile
Interior Doors:	Window Types:	Window Manufacturer:
Wood	Fixed AGED Thermal/Insulated Casement	UNKNOWN ANDERSEN Extra Info : At least 2 different brands of windows
Cabinetry:	Countertop:	
Wood	Laminate	
		IN NI NP RR
4.0 CEILINGS		•
4.1 WALLS		•
4.2 FLOORS		•
4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS		•
4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS		•
4.5 DOORS (REPRESENTATIVE NUMBER)		•
4.6 WINDOWS (REPRESENTATIVE NUMBER)		•
		IN NI NP RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.1 (1) Some areas of the interior are not fully visible due to the owners belongings. I make every attempt to view the walls and floors, but am limited to the areas that are fully visible.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



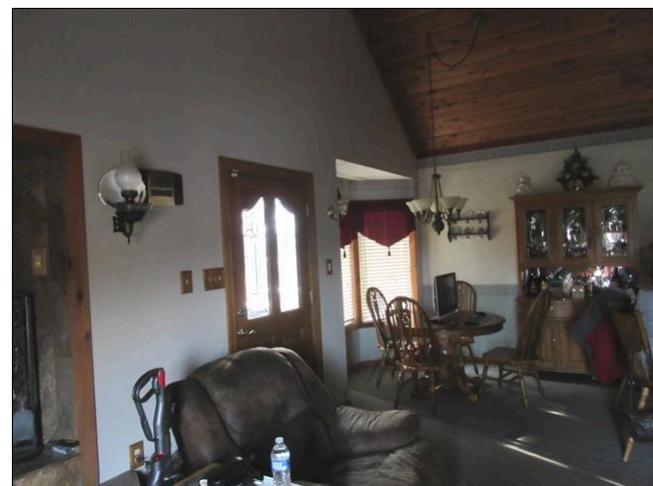
4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)



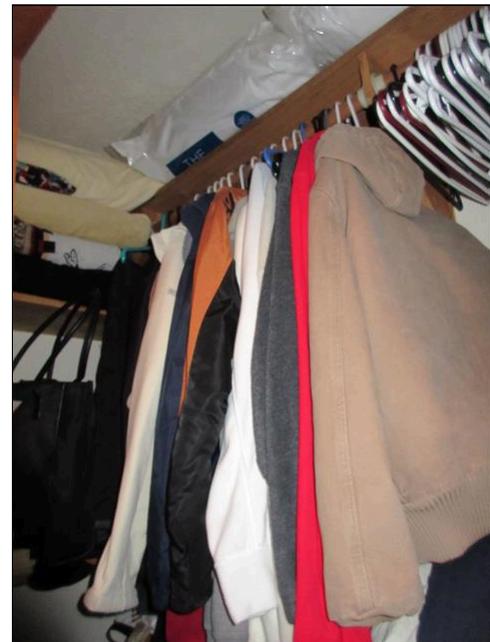
4.1 Item 7(Picture)



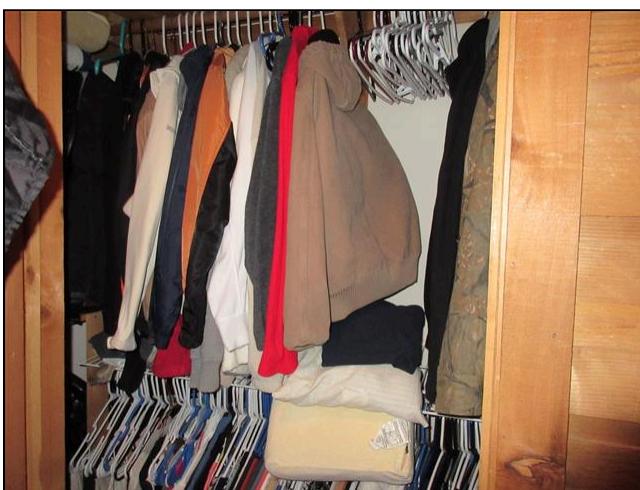
4.1 Item 8(Picture)



4.1 Item 9(Picture)



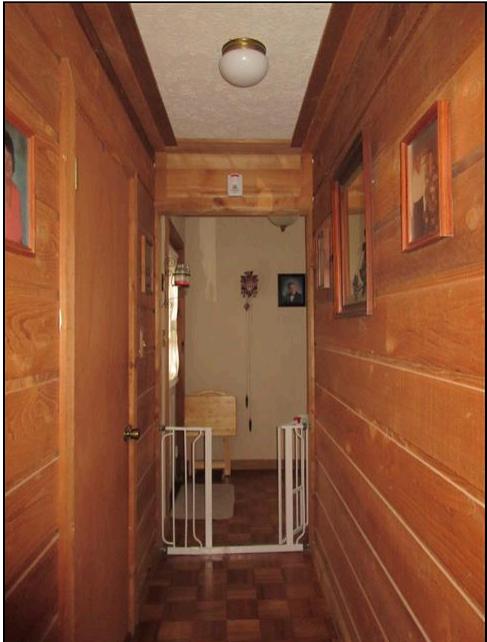
4.1 Item 10(Picture)



4.1 Item 11(Picture)



4.1 Item 12(Picture)



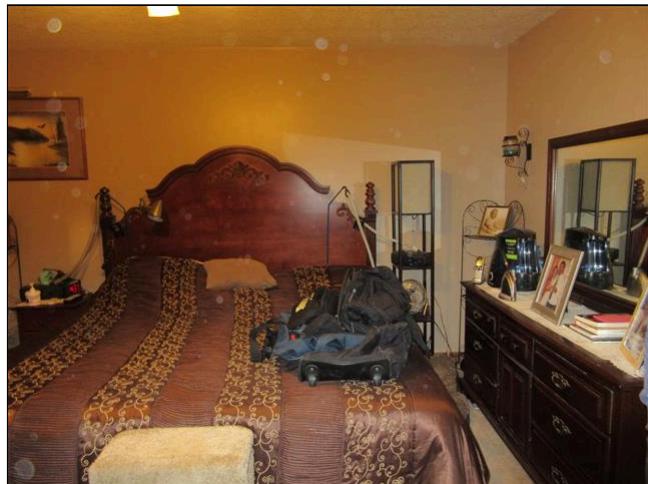
4.1 Item 13(Picture)



4.1 Item 14(Picture)



4.1 Item 15(Picture)



4.1 Item 16(Picture)



4.1 Item 17(Picture)



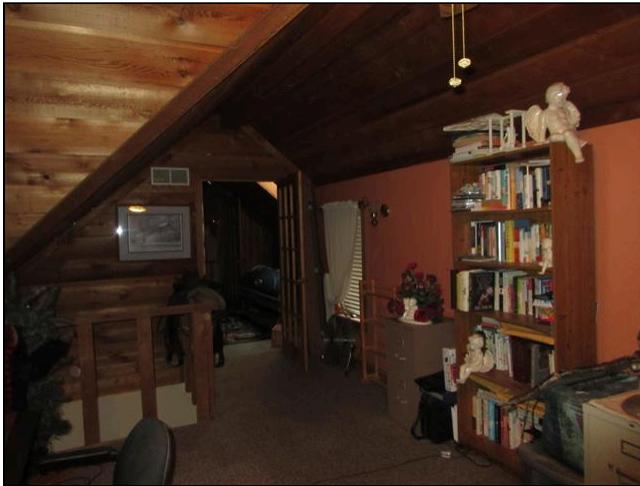
4.1 Item 18(Picture)



4.1 Item 19(Picture)



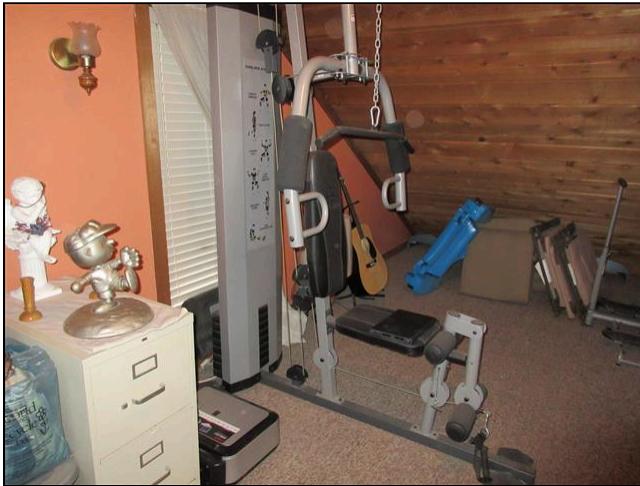
4.1 Item 20(Picture)



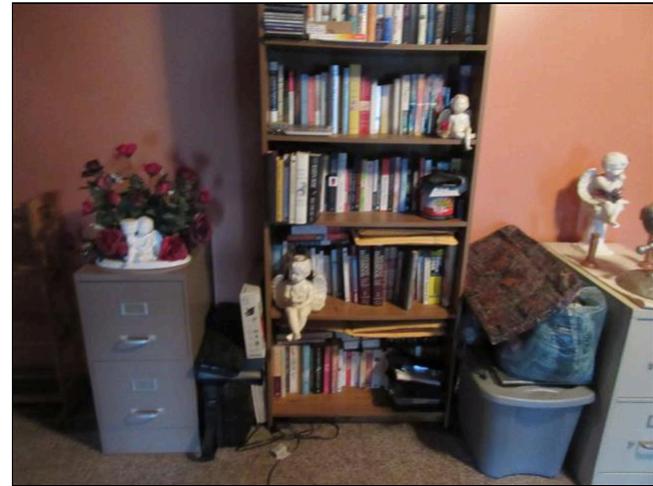
4.1 Item 21(Picture)



4.1 Item 22(Picture)



4.1 Item 23(Picture)



4.1 Item 24(Picture)



4.1 Item 25(Picture)

4.1 (2) In the finished area of the basement there was a very musty smell present. With carpet on the floor the musty smell could be from a water leak, lack of air circulation or high humidity. In the closet (see pictures) I observed blackish like fungi growth. I recommend further evaluation of the musty smell and the blackish like stains and correction as needed by a qualified person.



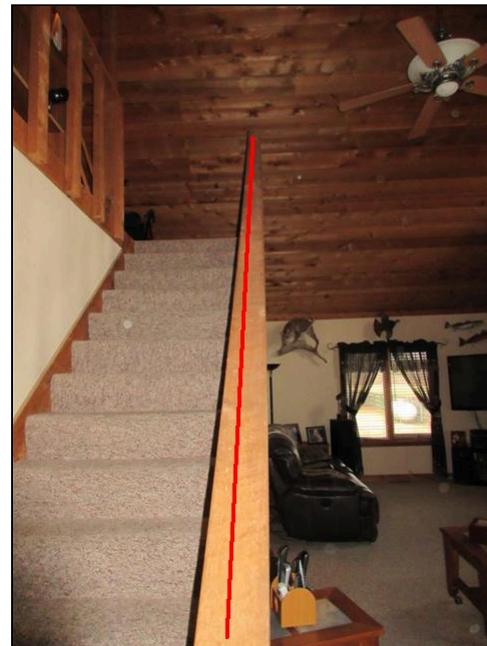
4.1 Item 26(Picture)



4.1 Item 27(Picture)

 **4.3** The stairs to the upstairs does not have a grab bar. The way the current handrail is would be difficult to grab for anyone with less than large hands. The handrail was likely acceptable when installed, adding a grab bar would be a buyers upgrade and expense.

I recommend that a grab rail is added by the buyer for safety reasons.



4.3 Item 1(Picture)

 **4.6 (1)** I observed at least 4 - 5 windows which had failed thermal pane seals. The windows were dirty and it was a cloudy day there very well could be more windows with failed seals. I recommend evaluation of the windows and repair or replacement as needed. See item 2.2 (1) for further information about the condition of the windows.

4.6 (2) Thermal/insulated windows are present. I maybe be unable to determine if all insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible at the time of the inspection. Whenever insulated windows are cracked or broken, the seals are compromised in these windows which will affect the insulating capability of the windows. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to review these windows for broken seals. For more complete information on the condition of all thermal insulated windows consult the seller.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10 Wood joists
Wall Structure: 2 X 4 Wood	Columns or Piers: Steel lally columns	Ceiling Structure: Not visible
Roof Structure: 2 X 8 Rafters	Roof-Type: Gable	Method used to observe attic: Inaccessible

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	WALLS (Structural)	•			
5.2	COLUMNS OR PIERS				•
5.3	FLOORS (Structural)	•			
5.4	CEILINGS (structural)		•		
5.5	ROOF STRUCTURE AND ATTIC		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 (1) I observed some common shrinkage cracks on the basement walls and floors. I did not observe any signs that the cracks had leaked. The basement was dry at the time of the inspection. Basements can and do leak even if they have been dry for years. It is impossible to predict the likelihood of water penetration or the amount. Recommend consulting with a water proofing professional if water penetration occurs.

Some signs of moisture intrusion that I check for are water stains on drywall and or paneling, rust on the bottom of steel support post, rust on the bottom (inside or outside) of the furnace and or water heater. I also look for curling of tile or linoleum floors and the presence of a de-humidifier. I am unable to see through finished walls, ceilings, furnishings and areas not fully accessible.

Even though the basement was dry there was a musty odor in the finished area of the basement (mentioned earlier in this report along with blackish stains in the closet).



5.0 Item 1(Picture)

-  **5.0 (2)** The crawl space was mostly dry with the exception of the right side (as looking from the outside of the house) of the crawl space. Moisture was present along the right wall to about 6 feet towards the rest of the house. I recommend that a qualified waterproofer evaluate the crawl space and correct as needed.

Note - due to water draining into the sump crock the entire time I was present I suspect the water table is high around the house.



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

 **5.2** The crawl space beam had the following issues :

- 1) The beam does NOT sit in a pocket with a minimum of 2 1/2 inches of bearing.
- 2) At the basement side of the crawl space the beam was not in a pocket but resting on a about 1 1/2 inch wide board nailed to the wall.
- 3) At the right side of the crawl space the beam was supported by a metal support column that was deteriorating at the base of it due to significant rust.
- 4) I also observed that 2 of the metal supports along the beam were bending downward at the top plate.

I recommend that a qualified person to fully evaluate the beam and steel supports and repair, replace or correct as needed for proper support.



5.2 Item 1(Picture) Inadequate support for the left side of the beam



5.2 Item 2(Picture) Right side of crawl space



5.2 Item 3(Picture) Significant rust at bottom of right side column



5.2 Item 4(Picture) Bending support column

5.3 (1) I did observe water stains in the basement under the first flooring. I probed the stained areas and no moisture was present and the wood was mostly intact. No action is needed,I mention this for your information.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

 5.3 (2) In the crawl space towards at the front of the house I observed added supports which appear to be under the right (as you are looking at the front of the house) side fireplace. The supports are deteriorated at the foundation due to moisture. I recommend that a qualified person fully evaluate this entire area and repair or replace the supports in this area as needed for proper support.



5.3 Item 5(Picture) Supports appear to be under the right side fireplace



5.3 Item 6(Picture) Deterioration



5.3 Item 7(Picture) Deterioration



5.3 Item 8(Picture) Deterioration

5.5 (1) I was able to view the screened porch attic from the opening. No significant issues was observed from the opening.



5.5 Item 1(Picture)



5.5 Item 2(Picture) Attic area of screened porch



5.5 Item 3(Picture) Attic area of screened porch



5.5 Item 4(Picture) Attic area of screened porch- I could not see underside of the roof area at the wood burning flue which was at the opposite of the attic

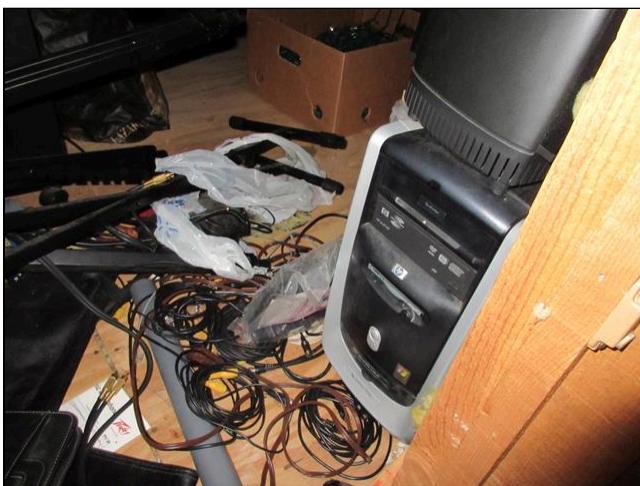
5.5 (2) Due to vaulted ceilings over the house there is only an extremely small area where there is any access to the attic. At the small area that was accessible at the 2nd floor loft the area was so full of storage the view and inspection was almost non- existent due to the owners belongings.



5.5 Item 5(Picture)



5.5 Item 6(Picture)



5.5 Item 7(Picture)



5.5 Item 8(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: RUUD

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		•		
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•
6.5	MAIN FUEL SHUT OFF (Describe Location)		•		
6.6	SUMP PUMP				•
6.7	EJECTOR PUMP			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

-  **6.0 (1)** The Master Bathroom sink cabinet and fixture has been removed. The shower/tub and the toilet was functional.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

-  **6.0 (2)** I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

-  **6.1** There are cracked wall tile in the first floor hall bathroom along the wall. I struck the tile with the side of my hand and the tile appear secure to the wall. I recommend monitoring the tile and keeping the all joints and seams sealed to prevent moisture intrusion.

 **6.2** The water heater was not fully accessible due to being concealed by a large amount of stored items. I did however observe that someone had removed the covers over the heating elements. I recommend that once the water heater is fully accessible that a qualified person evaluate the water heater and repair or correct as needed. I'm unsure as to why the covers were off the heating elements, but based on the numerous electrical issues I'm concerned about handy man work that may have been performed on the water heater.



6.2 Item 1(Picture)



6.2 Item 2(Picture) 1 of 2 cover plates off the water heater elements



6.2 Item 3(Picture)

6.3 The main shut off is the blue knob located in the basement on the front wall in the basement. This is for your information.



6.3 Item 1(Picture)

6.4 I observed that a soft copper line had been ran to the left side fireplace (near the screened porch) and stubbed off without being capped off. There is also a soft copper line which was ran to the basement vent free fireplace. Typically soft copper is not allowed in most jurisdictions. I recommend that a plumber evaluate the lines and replace with an approved material as needed.

6.5 For your information the propane tank was empty.



6.5 Item 1(Picture) Propane tank was empty.

 **6.6** The sump pit had ground water draining into it during the entire time I was present. The sump pump ran about every 20 minutes this was even though the ground was dry and it had not rained in several days. There was a backup battery nearby.

It is very obvious that loosing power would put the basement jeopardy for becoming wet. Battery back ups have a limited amount of run time. I recommend that a water powered back up is added for added protection against water back up.

I observed that the basement deep sink is draining into the sump pit and being discharged into the yard. The deep sink should drain into the septic system. I recommend correction as needed.



6.6 Item 1(Picture) Sump pump appears to discharge under the rear deck



6.6 Item 2(Picture)



6.6 Item 3(Picture) Battery back up

6.7 The ejector pit lid was not sealed shut and it should be to keep odors down. The pump was ran and was functional but is obviously older.



6.7 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground 220 volts	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
GENERAL ELECTRIC	Copper	Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS		•		
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•		
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS				•
7.7	SMOKE DETECTORS				•
7.8	CARBON MONOXIDE DETECTORS			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.3 I observed the following electrical issues :

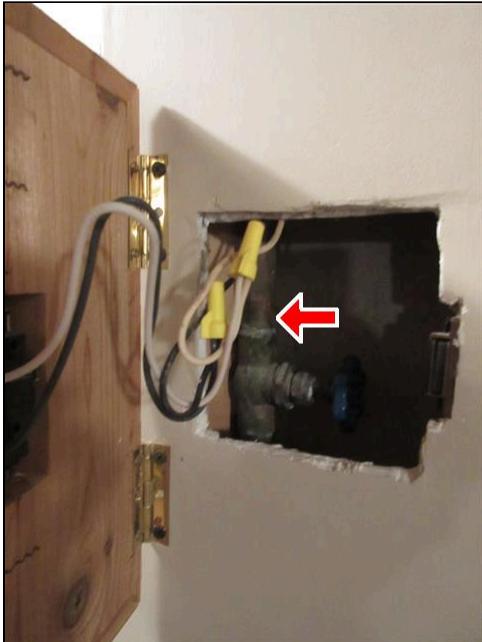
- 1) At the garage inside the office area, the exterior storage and the main storage area I observed that a large number of electrical cords and power strips were used. Due to the very large amount of stored items in the garage areas I could not clearly see most of the outlets or connections. The seller has a large amount of electrical items plugged in for the office and garage. I recommend evaluating the garage for electrical issues once the garage/office is cleared of belongings.
- 2) At the rear main storage area of the garage at the rear wall ceiling area I observed an open electrical splice. Spliced wires should be in junction boxes for safety reasons. I was not able to get up to the wires to more closely examine the splice due to the large amount of stored items below this area. The wires should also be examined to determine if the wires are the same gauge. One wire was sheathed in a cream (could be #12 wire or 14 if the wire is older) color and the other was yellow (#12 wire). Improper size wire ran to a breaker which is too large can result in an electrical incident. Evaluate and repair or replace as needed.
- 3) At the bottom of the basement stairs behind the access panel for the water shut off there are spliced electrical wires that are in the open and obviously a handy man type of install. This is very dangerous and an electrical hazard.
- 4) In the basement finished area there on the same wall as the main water shut off there is an electrical outlet that is missing a cover and is partially damaged.
- 5) I recommend that exposed electrical wires at the rear deck are evaluated and placed in conduit as needed.
- 6) At the rear pool area there is an exposed (should be in conduit when above ground) orange which appears to be from an outdoor extension cord. Only Romex should be used to run wiring. I recommend that a licensed electrician to evaluate the orange wire and either repair or replace place as needed.
- 7) In the front first floor bedroom (bedroom to the right of the main entrance) there are 2 - 3 prong electrical outlets which are not grounded and they should be. I marked the outlets with green stickers for easier identification. Due to the owners belong I was unable to access most outlets.



7.3 Item 1(Picture) Spliced wires at the rear wall ceiling are of garage. The wires maybe different size wire (14 and 12).



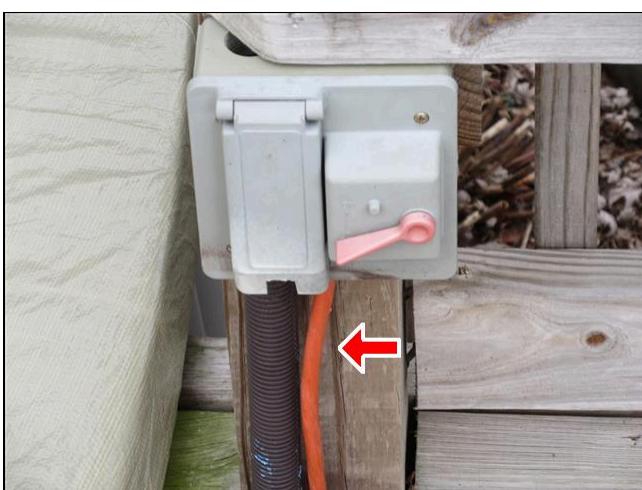
7.3 Item 2(Picture) Water shut off and electrical hazard



7.3 Item 3(Picture) Spliced electrical hazards behind the water access panel



7.3 Item 4(Picture) Missing cover and damaged outlet in the basement finished area



7.3 Item 5(Picture) Exposed electrical wire at rear pool area also appears to be of extension cord instead of outdoor rated Romex

7.5 (1) GFCI outlets were not required in the kitchen when this house was built. I recommend that as a safety feature for your family that GFCI outlets are added at any outlet within 6 feet of water and at outdoor outlets. This would be an upgrade at your cost but is recommended by Elite Home Inspections for your safety.

7.5 (2) For your information the outlets in the screened porch area and outside are on a GFCI protected circuit with the reset in the electric panel.

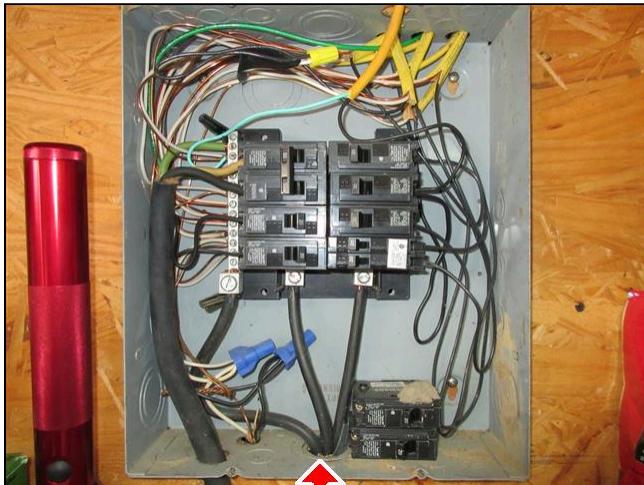
7.5 (3) The GFCI outlet in the Master Bathroom would not trip when tested. I recommend evaluation by a licensed electrician and repair or replace as needed.

7.6 (1) I observed a number of electrical issues at the garage sub panel :

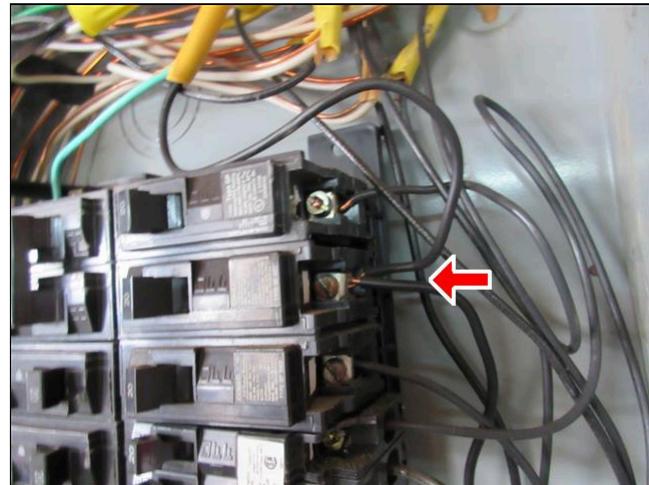
- 1) Numerous wires have been brought into the panel without being ran through the Romex connectors to prevent abrasions or cuts to the wires.
- 2) A double tap on the right side of the panel is not allowed for safety reasons unless the panel is designed for it (this one is not).
- 3) At the top of the panel there is an extension cord which has been used as wiring (improper) and has the electric panel covered over it which can pinch the wires causing an electrical issue.
- 4) In the garage sub panel there is no main disconnect and there are more than 6 breaker "throws" to shut the panel off, there should be no more than 6 "throws" for safety reasons.
- 5) I observed what appeared to be orange extension cord used as wiring to a wall switch instead of using Romex.
- 6) Inside the panel there are wires spliced together instead of ran to separate circuit breakers. Also where these wires are spliced together the wire size appears to be a both # 12 and #14 which can be an electrical hazard if a 20 amp breaker is used.
- 7) The breakers are NOT labeled as to the location they cover.
- 8) The neutrals and the grounds are mixed together instead of being separated.

Even though I have documented a large number of electrical issues, I undoubtedly have either not seen or missed other issues due to lack of access and just the sheer number of issues.

A licensed electrician should FULLY evaluate the entire electrical systems of the house and garage repairing or replacing as needed for safety reasons.



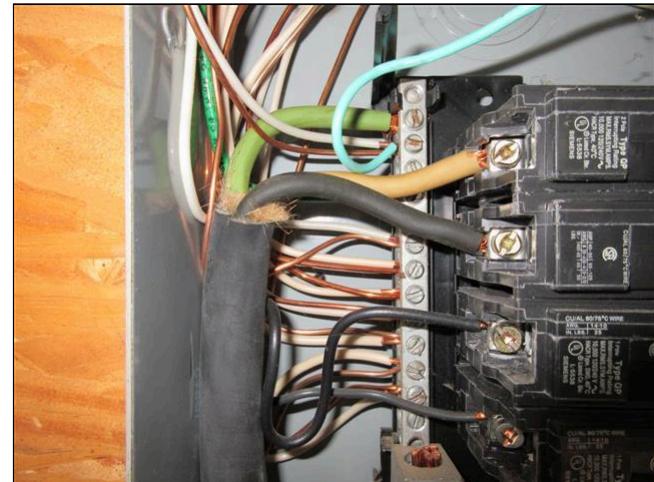
7.6 Item 1(Picture) No Romex connectors used



7.6 Item 2(Picture) Double tap at sub panel



7.6 Item 3(Picture) No Romex connector



7.6 Item 4(Picture) Neutrals and grounds not separated



7.6 Item 5(Picture) Panel cover installed over a extension cored like wire ran to a wall switch. A cover should not be installed over a wire (pinching) and rome should be used for wiring

 **7.6 (2)** The panel cover was already off at the main electric panel before the inspection. The panel cover was behind a large amount of stored items. I observed the following :

- 1) I was unable to safely inspect the panel due to lack of clearance in front of the panel (3 foot is considered acceptable with 30 inches width). This was substantially less than these 2 dimensions during the inspection.
- 2) I did observe 1 double tap on the right side of the panel, double taps are considered incorrect unless the panel is designed for 2 wires. This panel is not one of those panels.
- 3) There was what is likely a door bell transformer that was pushed very close to several breakers, my concern is if the transformer touched the energized portions of the panel.
- 4) My view and inspection of the panel was EXTREMELY limited due to inadequate safe access.

NOTE - I have observed and documented a very large amount of "do it yourself" wiring in the garage, garage panel outside and even inside the house.

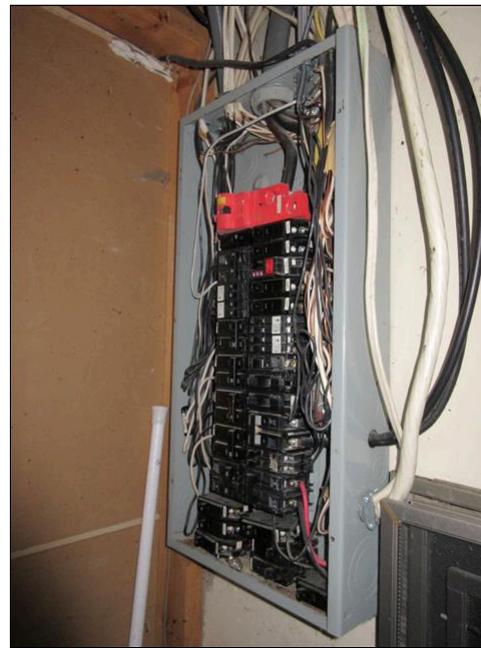
With the main panel cover being OFF and behind a lot of personal items in addition to a couple of stacks of breakers stored inside the panel it is reasonable for me to believe that more "do it yourself" issues will be observed once the main panel is accessible.

Even though I have documented a large number of electrical issues, I undoubtedly have either not seen or missed other issues due to lack of access and just the sheer number of issues.

A licensed electrician should FULLY evaluate the entire electrical systems of the house and garage repairing or replacing as needed for safety reasons.



7.6 Item 6(Picture) The panel cover was already off and the panel could not be safely fully accessed



7.6 Item 7(Picture) My view into the panel was extremely limited

 **7.7** I recommend that New 10 year lithium powered or hard wired smoke detectors are added throughout the house for fire safety reasons.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Heat Pump Forced Air (also provides cool air)	Electric	One
Heat System Brand:	Ductwork:	Filter Type:
AGED RHEEM	Insulated	Disposable
Filter Size:	Operable Fireplaces:	Number of Woodstoves:
16x25	Two	Three
Cooling Equipment Type:	Cooling Equipment Energy Source:	Central Air Manufacturer:
Heat Pump Forced Air (also provides warm air)	Electricity	AGED

Number of AC Only Units:

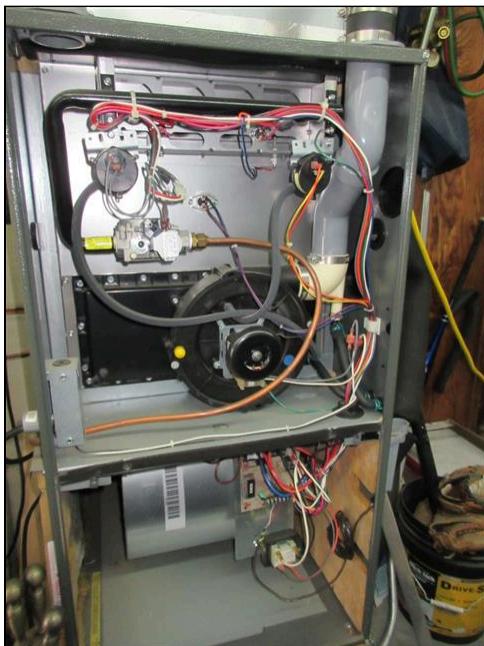
One

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				•
8.1	NORMAL OPERATING CONTROLS	•			
8.2	AUTOMATIC SAFETY CONTROLS		•		
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)		•		
8.7	GAS/LP FIRELOGS AND FIREPLACES		•		
8.8	NORMAL OPERATING CONTROLS	•			
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
8.10	COOLING AND AIR HANDLER EQUIPMENT		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 (1) The garage furnace was not functional due to NO propane in the tank. The furnace was clean inside but the furnace filter was dirty. I recommend that when the propane tank is filled a qualified person should evaluate the operation of the furnace



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

 **8.0** (2) The heat pump was operated in both Stage 1 (normal operation) and in Stage 2 (auxiliary operation). The furnace was functional in both modes with out put temperatures 96 F and 112 F respectively.

The air handler appears to be the same age as the outdoor unit which would put both the air handler and the outdoor unit at the end of the end of their life expectancy.

I recommend that due to the age of the HVAC system that if the system has not been serviced by a qualified contractor in the past 12 months the systems should be evaluated and serviced as needed.



8.0 Item 5(Picture)

8.2 The air handler has no user serviceable parts inside and the unit was not dismantled to view the interior.

 **8.6** There are 3 wood burning stoves (2 in the house) and one in the garage. The 2 wood stoves in the house were being used and according to the seller are used as a primary heat source. I recommend that a qualified chimney sweep evaluate all 3 flues and clean/service as needed for fire safety reasons.

8.7 The gas fireplace could not be operated there is no Propane to operate the fireplace. I recommend evaluation of the fireplace once Propane is available.

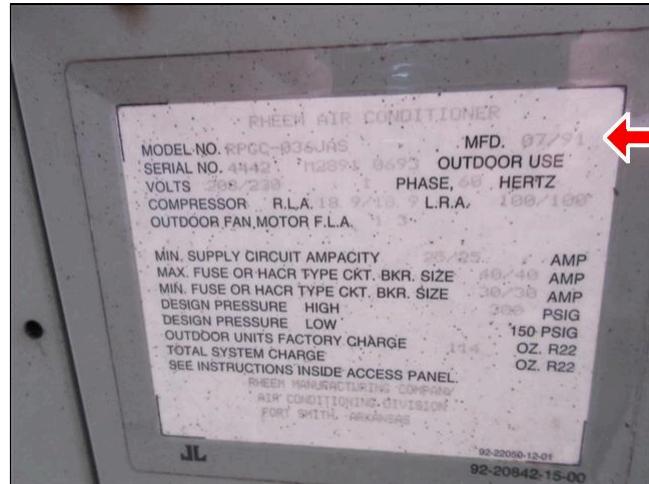


8.7 Item 1(Picture)

 **8.10** The condenser outside (AC unit) is very old (23 years old - life expectancy is about 15 years) and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC/Heat Pump will last before a replacement is necessary.



8.10 Item 1(Picture)



8.10 Item 2(Picture) 1991 !

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Fiberglass
R-19
Extra Info : Very limited view of the insulation

Ventilation:

Ridge vents
Extra Info : I am unsure if there is a ridge vent due to not being able to access the attic.

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric - 3 prong receptacle

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC		•		
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•			
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS		•		
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 My view of the insulation of the attic was almost non-existent due to lack of access. The very small area where the roof was partially visible was insulated (did not observe the use of insulation baffles) and one small strip of insulation has fallen.

9.1 (1) The floor area was insulated in the crawl space. When the floor area is insulated, I have no view of areas covered by insulation and did not inspect those areas.

-  **9.1 (2)** The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified person should repair or replace as needed.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)

-  **9.1** (3) The insulation installed wrong side up in the crawlspace. Condensation can cause mold or wood deterioration. A qualified person should repair or replace as needed.



9.1 Item 5(Picture)



9.1 Item 6(Picture)



9.1 Item 7(Picture)

- 9.2** The vapor barrier was present some of it under the gravel in the crawl space.

-  **9.4** I observed lint build up at the dryer discharge, I recommend clearing the vent of any excess lint prior to connecting to the vent.



9.4 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
KITCHEN AIDE	IN SINK ERATOR	RE-CIRCULATE
Range/Oven:	Built in Microwave:	Trash Compactors:
WHIRLPOOL	GENERAL ELECTRIC	NONE
Refrigerator:		
WHIRLPOOL		

		IN	NI	NP	RR
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS	•			
10.2	RANGE HOOD	•			
10.3	TRASH COMPACTOR			•	
10.4	FOOD WASTE DISPOSER	•			
10.5	MICROWAVE COOKING EQUIPMENT	•			
10.6	REFRIGERATOR	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Dishwashers most commonly fail internally at the pump, motor or seals. I do not disassemble these units to inspect these components. My inspection is limited to operating the unit on the "normal wash" cycle only. The dishwasher operated normally at the time of the inspection.

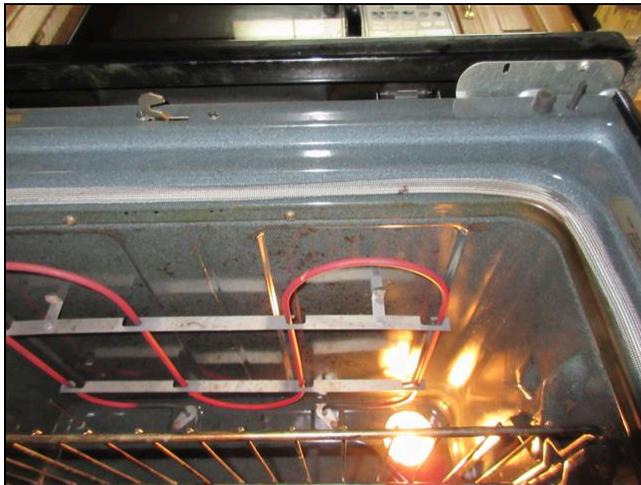
10.1 At the time of the inspection all of the elements/burners were tested and operational.



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

10.4 The disposer was functional but my view of the disposer and under the kitchen sink was very limited.



10.4 Item 1(Picture)

10.5 A microwave pad was placed in the microwave and was hot within 30 seconds.



10.5 Item 1(Picture)

10.6 The refrigerator and freezer were both functional.



10.6 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Elite Home Inspections LLC

P.O. Box 277
Greenville, In. 47124
502-648-9294

Customer
Jane Doe

Address
1234 E. Main St
Louisville KY 40206

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

- (1) I am not able to view the crown area of the chimney due to not being able to safely get above to inspect. I am unable to view the crown and it was not inspected.

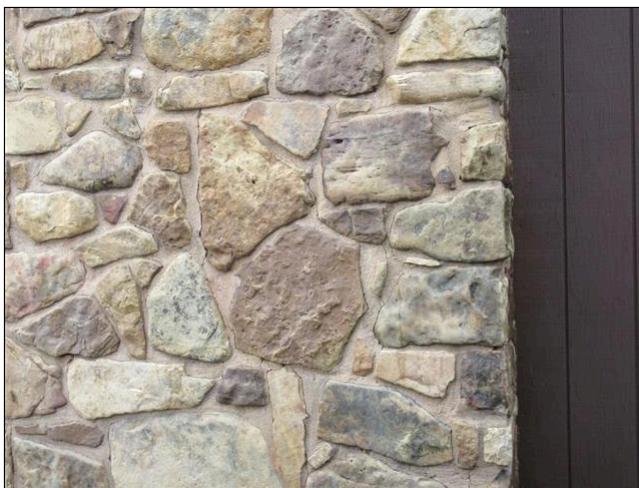
1. Roofing



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture) I did see some hairline cracks around some of the stones but nothing that appeared significant

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  (1) The gutter is missing from the rear left side of the house. I recommend that a qualified person add a gutter as needed to prevent improper drainage along the foundation.

1. Roofing



1.3 Item 1(Picture) Missing gutter

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (1) On the left side of the house there was some deterioration (appeared to be minor but I can't see into the wall). below the bay window. I recommend evaluation and repaired of replaced as needed.



2.0 Item 1(Picture) Opening in wood siding on left side of house which can allow moisture entry and deterioration

-  (2) The wood siding on the left side of the garage there is some minor damage to the siding that appears to be either from a weed eater or a mower rubbing along side the wood. This is for your information. I recommend sealing with stains and repairing if needed to slow deterioration.

2. Exterior



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.2 WINDOWS

Repair or Replace



(1) I observed the following window issues :

- 1) Left window on left side bay window has a failed thermal pane seal as well as some deterioration around the window at the wood.
- 2) The Octagon window on the rear of the house has significant deterioration at the frame.
- 3) Rear of house there is a window with the trim opened up allowing moisture into the frame along with a failed thermal pane seal.
- 4) There were 2 failed thermal pane sealed windows on the rear ground level of the house.
- 5) The first floor hall bathroom window (window inside the shower) has a deteriorated frame at the window.
- 6) In the plaid bedroom (front bedroom right side of the front entry) the window would not crank open.
- 7) Standing inside the Master Bedroom the right side window had to be pushed from the outside to close the window after it was opened.
- 8) Standing inside the Master Bedroom the left side window has rotted out at the bottom of the window frame and

2. Exterior

the closing mechanism has pulled out of the frame. The window had to be pushed on from the outside to close the window.

In summary the windows especially the original windows are worn and at or past the end of their life expectancy. I recommend that a qualified contractor evaluate ALL of the windows and repair or replace as needed.



2.2 Item 1(Picture) Left side of house



2.2 Item 2(Picture) Left side of bay window on left side house has moisture that is entering around the frame and a failed thermal pane seal



2.2 Item 3(Picture) Deterioration in wood under left side bay window



2.2 Item 4(Picture)

2. Exterior

2.2 Item 5(Picture) Close up of the deterioration



2.2 Item 6(Picture) Window on left side of the house with trim opened up allowing moisture into the window and also a failed thermal pane sill



2.2 Item 7(Picture) 2 windows on the rear of the house with failed thermal pane seals



2.2 Item 8(Picture) First floor hall bath window in shower area has a deteriorated frame

2. Exterior

2.2 Item 9(Picture) Bathroom window deteriorated frame

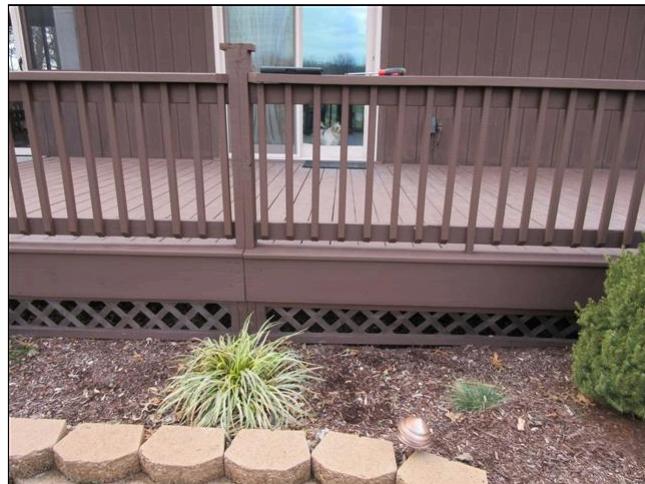


2.2 Item 10(Picture) Bathroom window deteriorated frame

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**Repair or Replace**

(1) My view under the deck on the left side and across the front of the house was very limited due to sides of the deck being closed off and there being limited access under the deck. I was able to view that added supports had been placed under the hot tub area. The supports were like landscaping timbers and even a tree stump. These added supports did not appear to be secured to the bottom of the floor joist or on a footer. This is for your information. I recommend monitoring for issues a further evaluation and correction if needed.

It is assumed that the supports were added due to the weight of the hot tub.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2. Exterior

2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



(2) The deck off the rear of the house was inspected and though solid to walk on the following observations were made :

- 1) The deck was not bolted or lag screwed to the house, nails were used. Nails can pull out leaving the deck unsupported.
- 2) Joist hangers were NOT used in most locations. Joist hangers that are the proper size and fully nailed (proper type nail) are more secure and will hold more.
- 3) Under the deck I observed boards used to offer additional support. In some cases the supports are not on footers, treated lumber and deteriorating or not offering any support (i.e. stack of wood under steps).
- 4) The upper level of the deck near the pool has not been stained recently, this will allow the wood to deteriorate at a faster rate.

I recommend that a qualified contractor fully evaluate the deck and repair or correct items as needed.

2. Exterior

2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)



2.3 Item 9(Picture)



2.3 Item 10(Picture)



2.3 Item 11(Picture)

2. Exterior

2.3 Item 12(Picture)



2.3 Item 13(Picture)



2.3 Item 14(Picture)



2.3 Item 15(Picture) Deck needs to be cleaned and stain



2.3 Item 16(Picture) Deck needs to be cleaned and stained



2.3 Item 17(Picture) Deck needs to be cleaned and stain

2. Exterior

2.3 Item 18(Picture)

-  (3) I recommend that the porch rear on the rear of the house is lag screwed to the house. The porch roof is nailed to the house, nails are subject to pulling out



2.3 Item 19(Picture) The porch is secured to the house by nails



2.3 Item 20(Picture)

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

 Inspected

- (1) The driveway is asphalt and at the time of the inspection was functional. It does appear that it has been sometime since the driveway has been sealed and or patched. For your information at some point in the future (impossible for me to give a date) the driveway will need maintenance to reduce deterioration and prolong it's life.

2. Exterior



2.4 Item 1(Picture)



2.4 Item 2(Picture)



(2) It is important that the roof and surface water be controlled to properly maintain the integrity of the foundation walls and a dry basement. This means keeping gutters clean and properly alignment, keeping extensions on downspouts, installing splash blocks, and maintaining proper grade so that roof and surface water is directed away from the foundation.

Note - the grade is neutral around the house (level). I recommend monitoring drainage after heavy rainfall. If water drains towards the foundation or pools next to the foundation I recommend that a qualified person adjust the grade of the ground to divert water away from the foundation.

3. Garage

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

(3) On the front exterior of the garage there is some deteriorating door trim (brick mold) over the exterior center portion of the overhead door. The deteriorated wood is about 2 foot in length. I could not determine if the deterioration is into the siding as well. I recommend further evaluation and repair or replacement as needed.

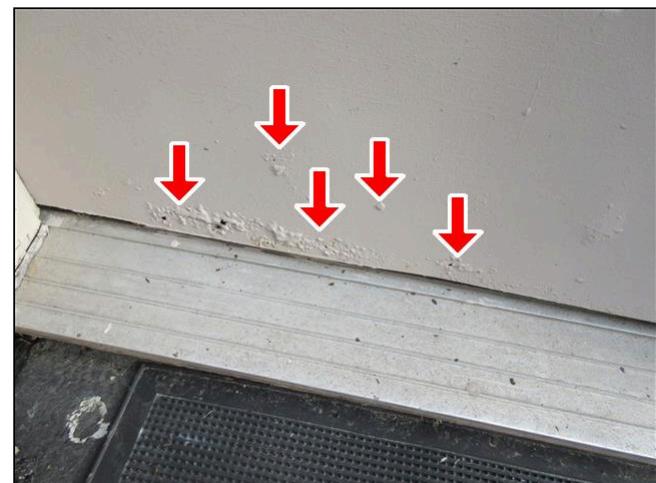
3.3 GARAGE DOOR (S)

Inspected

There is what appears to be minor rust at the main garage storage area at the bottom of the door. I suggest repairing to slow or stop further deterioration at the door.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Interiors

4.1 WALLS

Inspected

- (2) In the finished area of the basement there was a very musty smell present. With carpet on the floor the musty smell could be from a water leak, lack of air circulation or high humidity. In the closet (see pictures) I observed blackish like fungi growth. I recommend further evaluation of the musty smell and the blackish like stains and correction as needed by a qualified person.



4.1 Item 26(Picture)



4.1 Item 27(Picture)

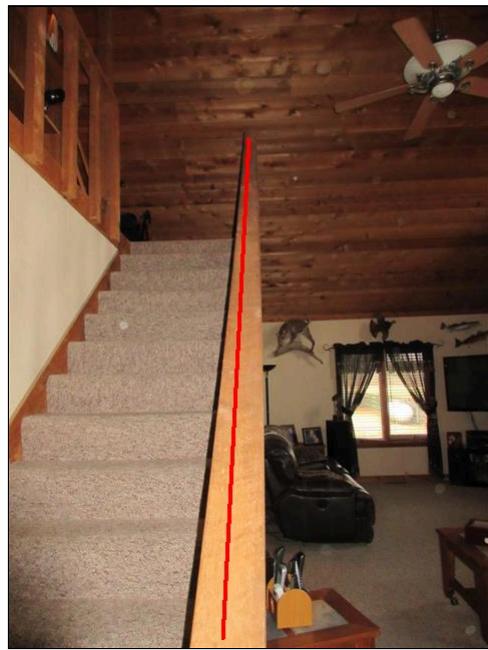
4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

- (1) The stairs to the upstairs does not have a grab bar. The way the current handrail is would be difficult to grab for anyone with less than large hands. The handrail was likely acceptable when installed, adding a grab bar would be a buyers upgrade and expense.

I recommend that a grab rail is added by the buyer for safety reasons.

4. Interiors



4.3 Item 1(Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- (1) I observed at least 4 - 5 windows which had failed thermal pane seals. The windows were dirty and it was a cloudy day there very well could be more windows with failed seals. I recommend evaluation of the windows and repair or replacement as needed. See item 2.2 (1) for further information about the condition of the windows.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

- (2) The crawl space was mostly dry with the exception of the right side (as looking from the outside of the house) of the crawl space. Moisture was present along the right wall to about 6 feet towards the rest of the house. I recommend that a qualified waterproofer evaluate the crawl space and correct as needed.

Note - due to water draining into the sump crock the entire time I was present I suspect the water table is high around the house.

5. Structural Components



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

5.2 COLUMNS OR PIERS

Repair or Replace



The crawl space beam had the following issues :

- 1) The beam does NOT sit in a pocket with a minimum of 2 1/2 inches of bearing.
- 2) At the basement side of the crawl space the beam was not in a pocket but resting on a about 1 1/2 inch wide board nailed to the wall.
- 3) At the right side of the crawl space the beam was supported by a metal support column that was deteriorating at the base of it due to significant rust.
- 4) I also observed that 2 of the metal supports along the beam were bending downward at the top plate.

I recommend that a qualified person to fully evaluate the beam and steel supports and repair, replace or correct as needed for proper support.

5. Structural Components



5.2 Item 1(Picture) Inadequate support for the left side of the beam



5.2 Item 2(Picture) Right side of crawl space



5.2 Item 3(Picture) Significant rust at bottom of right side column



5.2 Item 4(Picture) Bending support column

5.3 FLOORS (Structural)

Inspected



(2) In the crawl space towards at the front of the house I observed added supports which appear to be under the right (as you are looking at the front of the house) side fireplace. The supports are deteriorated at the foundation due to moisture. I recommend that a qualified person fully evaluate this entire area and repair or replace the supports in this area as needed for proper support.

5. Structural Components



5.3 Item 5(Picture) Supports appear to be under the right side fireplace



5.3 Item 6(Picture) Deterioration



5.3 Item 7(Picture) Deterioration



5.3 Item 8(Picture) Deterioration

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- (1) The Master Bathroom sink cabinet and fixture has been removed. The shower/tub and the toilet was functional.

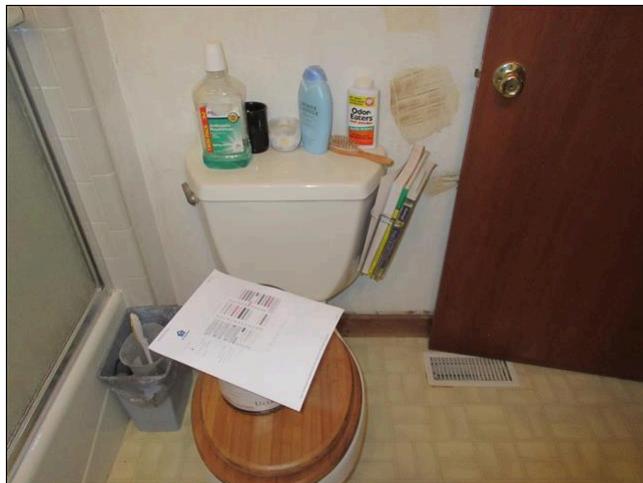
6. Plumbing System



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

- (2) I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

- There are cracked wall tile in the first floor hall bathroom along the wall. I struck the tile with the side of my hand and the tile appear secure to the wall. I recommend monitoring the tile and keeping the all joints and seams sealed to prevent moisture intrusion.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Not Inspected

- The water heater was not fully accessible due to being concealed by a large amount of stored items. I did however observe that someone had removed the covers over the heating elements. I recommend that once the water heater is fully accessible that a qualified person evaluate the water heater and repair or correct as needed. I'm unsure as to why the covers were off the heating elements, but based on the numerous electrical issues I'm concerned about handy man work that may have been performed on the water heater.

6. Plumbing System



6.2 Item 1(Picture)



6.2 Item 2(Picture) 1 of 2 cover plates off the water heater elements



6.2 Item 3(Picture)

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace



I observed that a soft copper line had been ran to the left side fireplace (near the screened porch) and stubbed off without being capped off. There is also a soft copper line which was ran to the basement vent free fireplace. Typically soft copper is not allowed in most jurisdictions. I recommend that a plumber evaluate the lines and replace with an approved material as needed.

6.6 SUMP PUMP

Repair or Replace



The sump pit had ground water draining into it during the entire time I was present. The sump pump ran about every 20 minutes this was even though the ground was dry and it had not rained in several days. There was a

6. Plumbing System

backup battery nearby.

It is very obvious that loosing power would put the basement jeopardy for becoming wet. Battery back ups have a limited amount of run time. I recommend that a water powered back up is added for added protection against water back up.

I observed that the basement deep sink is draining into the sump pit and being discharged into the yard. The deep sink should drain into the septic system. I recommend correction as needed.



6.6 Item 1(Picture) Sump pump appears to discharge under the rear deck



6.6 Item 2(Picture)



6.6 Item 3(Picture) Battery back up

7. Electrical System

- 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

I observed the following electrical issues :

- 1) At the garage inside the office area, the exterior storage and the main storage area I observed that a large number of electrical cords and power strips were used. Due to the very large amount of stored items in the garage

7. Electrical System

areas I could not clearly see most of the outlets or connections. The seller has a large amount of electrical items plugged in for the office and garage. I recommend evaluating the garage for electrical issues once the garage/office is cleared of belongings.

2) At the rear main storage area of the garage at the rear wall ceiling area I observed an open electrical splice. Spliced wires should be in junction boxes for safety reasons. I was not able to get up to the wires to more closely examine the splice due to the large amount of stored items below this area. The wires should also be examined to determine if the wires are the same gauge. One wire was sheathed in a cream (could be #12 wire or 14 if the wire is older) color and the other was yellow (#12 wire). Improper size wire ran to a breaker which is too large can result in an electrical incident. Evaluate and repair or replace as needed.

3) At the bottom of the basement stairs behind the access panel for the water shut off there are spliced electrical wires that are in the open and obviously a handy man type of install. This is very dangerous and an electrical hazard.

4) In the basement finished area there on the same wall as the main water shut off there is an electrical outlet that is missing a cover and is partially damaged.

5) I recommend that exposed electrical wires at the rear deck are evaluated and placed in conduit as needed.

6) At the rear pool area there is an exposed (should be in conduit when above ground) orange which appears to be from an outdoor extension cord. Only Romex should be used to run wiring. I recommend that a licensed electrician to evaluate the orange wire and either repair or replace place as needed.

7) In the front first floor bedroom (bedroom to the right of the main entrance) there are 2 - 3 prong electrical outlets which are not grounded and they should be. I marked the outlets with green stickers for easier identification. Due to the owners belong I was unable to access most outlets.

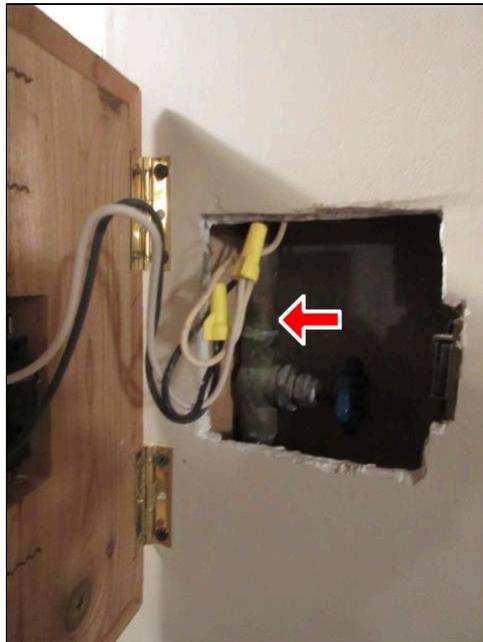


7.3 Item 1(Picture) Spliced wires at the rear wall ceiling are of garage. The wires maybe different size wire (14 and 12).

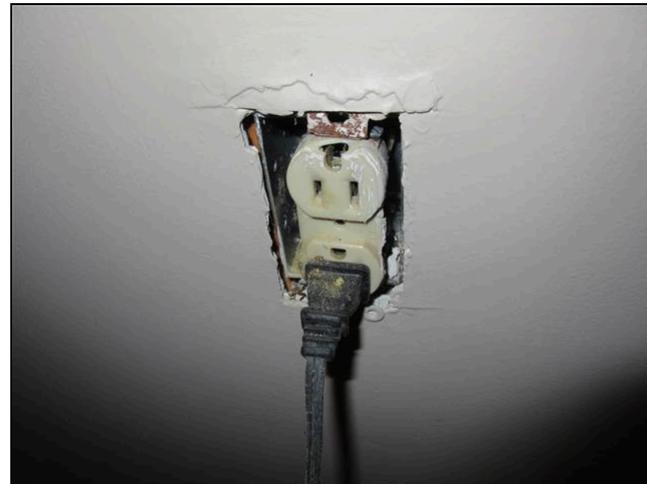


7.3 Item 2(Picture) Water shut off and electrical hazard

7. Electrical System



7.3 Item 3(Picture) Spliced electrical hazards behind the water access panel



7.3 Item 4(Picture) Missing cover and damaged outlet in the basement finished area



7.3 Item 5(Picture) Exposed electrical wire at rear pool area also appears to be of extension cord instead of outdoor rated Romex

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

- (1) GFCI outlets were not required in the kitchen when this house was built. I recommend that as a safety feature for your family that GFCI outlets are added at any outlet within 6 feet of water and at outdoor outlets. This would be an upgrade at your cost but is recommended by Elite Home Inspections for your safety.
- (3) The GFCI outlet in the Master Bathroom would not trip when tested. I recommend evaluation by a licensed electrician and repair or replace as needed.

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Repair or Replace

- (1) I observed a number of electrical issues at the garage sub panel :
 - 1) Numerous wires have been brought into the panel without being ran through the Romex connectors to prevent

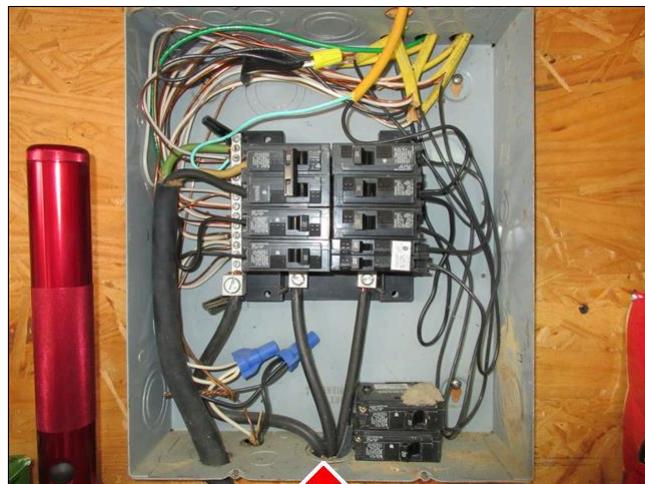
7. Electrical System

abrasions or cuts to the wires.

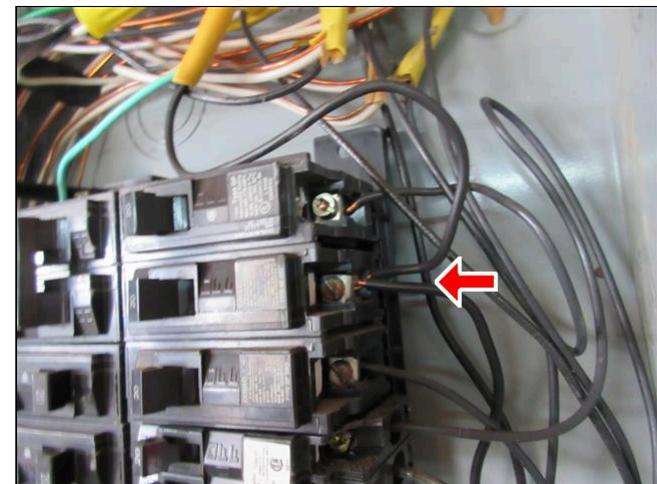
- 2) A double tap on the right side of the panel is not allowed for safety reasons unless the panel is designed for it (this one is not).
- 3) At the top of the panel there is an extension cord which has been used as wiring (improper) and has the electric panel covered over it which can pinch the wires causing an electrical issue.
- 4) In the garage sub panel there is no main disconnect and there are more than 6 breaker "throws" to shut the panel off, there should be no more than 6 "throws" for safety reasons.
- 5) I observed what appeared to be orange extension cord used as wiring to a wall switch instead of using Romex.
- 6) Inside the panel there are wires spliced together instead of ran to separate circuit breakers. Also where these wires are spliced together the wire size appears to be a both # 12 and #14 which can be an electrical hazard if a 20 amp breaker is used.
- 7) The breakers are NOT labeled as to the location they cover.
- 8) The neutrals and the grounds are mixed together instead of being separated.

Even though I have documented a large number of electrical issues, I undoubtedly have either not seen or missed other issues due to lack of access and just the sheer number of issues.

A licensed electrician should FULLY evaluate the entire electrical systems of the house and garage repairing or replacing as needed for safety reasons.



7.6 Item 1(Picture) No Romex connectors used

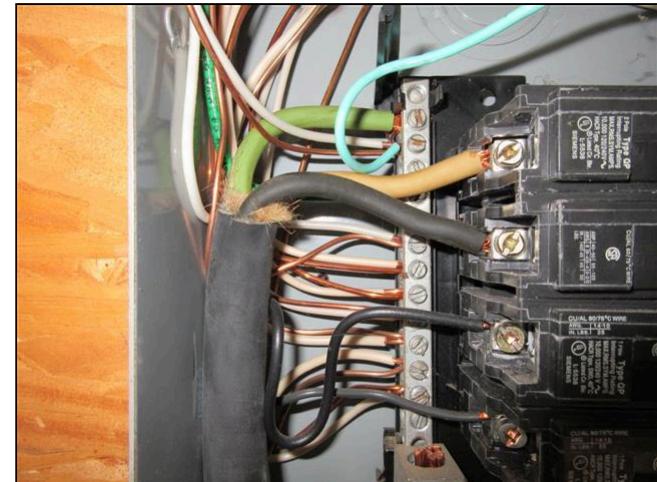


7.6 Item 2(Picture) Double tap at sub panel

7. Electrical System



7.6 Item 3(Picture) No Romex connector



7.6 Item 4(Picture) Neutrals and grounds not separated



7.6 Item 5(Picture) Panel cover installed over a extension cored like wire ran to a wall switch. A cover should not be installed over a wire (pinching) and romex should be used for wiring



(2) The panel cover was already off at the main electric panel before the inspection. The panel cover was behind a large amount of stored items. I observed the following :

- 1) I was unable to safely inspect the panel due to lack of clearance in front of the panel (3 foot is considered acceptable with 30 inches width). The was substantially less than these 2 dimensions during the inspection.
- 2) I did observe 1 double tap on the right side of the panel, double taps are considered incorrect unless the panel is designed for 2 wires. This panel is not one of those panels.
- 3) There was what is likely a door bell transformer that was pushed very close to several breakers, my concern is if the transformer touched the energized portions of the panel.
- 4) My view and inspection of the panel was EXTREMELY limited due to inadequate safe access.

NOTE - I have observed and documented a very large amount of "do it yourself" wiring in the garage, garage panel outside and even inside the house.

With the main panel cover being OFF and behind a lot of personal items in addition to a couple of stacks of

7. Electrical System

breakers stored inside the panel it is reasonable for me to believe that more "do it yourself" issues will be observed once the main panel is accessible.

Even though I have documented a large number of electrical issues, I undoubtedly have either not seen or missed other issues due to lack of access and just the sheer number of issues.

A licensed electrician should FULLY evaluate the entire electrical systems of the house and garage repairing or replacing as needed for safety reasons.



7.6 Item 6(Picture) The panel cover was already off and the panel could not be safely fully accessed



7.6 Item 7(Picture) My view into the panel was extremely limited

7.7 SMOKE DETECTORS

Repair or Replace

 I recommend that New 10 year lithium powered or hard wired smoke detectors are added throughout the house for fire safety reasons.

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Repair or Replace

 (2) The heat pump was operated in both Stage 1 (normal operation) and in Stage 2 (auxiliary operation). The furnace was functional in both modes with out put temperatures 96 F and 112 F respectively.

The air handler appears to be the same age as the outdoor unit which would put both the air handler and the outdoor unit at the end of their life expectancy.

I recommend that due to the age of the HVAC system that if the system has not been serviced by a qualified contractor in the past 12 months the systems should be evaluated and serviced as needed.

8. Heating / Central Air Conditioning



8.0 Item 5(Picture)

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Inspected

There are 3 wood burning stoves (2 in the house) and one in the garage. The 2 wood stoves in the house were being used and according to the seller are used as a primary heat source. I recommend that a qualified chimney sweep evaluate all 3 flues and clean/service as needed for fire safety reasons.

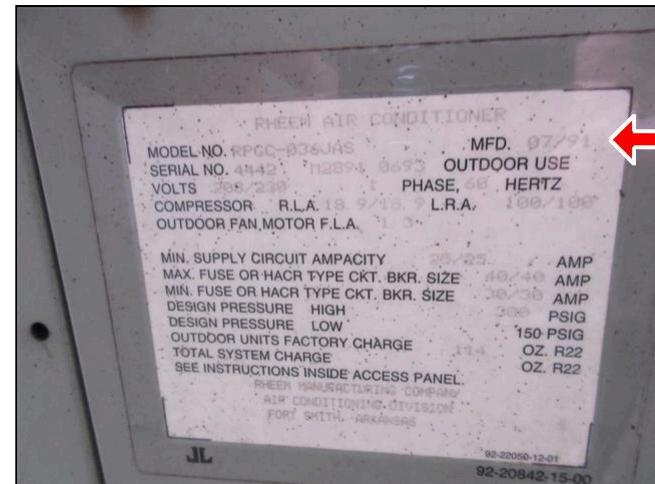
8.10 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

The condenser outside (AC unit) is very old (23 years old - life expectancy is about 15 years) and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC/Heat Pump will last before a replacement is necessary.



8.10 Item 1(Picture)



8.10 Item 2(Picture) 1991 !

9. Insulation and Ventilation

9.1 INSULATION UNDER FLOOR SYSTEM

Not Present

9. Insulation and Ventilation

- (2) The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified person should repair or replace as needed.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)

- (3) The insulation installed wrong side up in the crawlspace. Condensation can cause mold or wood deterioration. A qualified person should repair or replace as needed.



9.1 Item 5(Picture)



9.1 Item 6(Picture)

9. Insulation and Ventilation

9.1 Item 7(Picture)

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**Not Inspected**

 I observed lint build up at the dryer discharge, I recommend clearing the vent of any excess lint prior to connecting to the vent.



9.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> *: Licensed To Allan Davis*



INVOICE

Elite Home Inspections LLC
P.O. Box 277
Greenville, In. 47124
502-648-9294
Inspected By: Allan Davis

Inspection Date: 12/1/2015
Report ID:

Customer Info:	Inspection Property:
Jane Doe	1234 E. Main St Louisville KY 40206
Customer's Real Estate Professional: Sally Top Producer	

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Discount	-155.00	1	-155.00
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status: Paid

Note: Thank You !