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HOME INSPECTION REPORT

1234 Main St.
Newport KY 41071

Buyer Name

01/20/2018 9:00AM



Inspector

Chad Schultz

A handwritten signature in black ink that reads "Chad Schultz".

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Agent

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IMPORTANT INFORMATION

The Report contains a Grouping of Major Concerns (RED), Moderate Concerns (ORANGE), and Minor Concerns (BLUE) noted that, in the inspector's professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

A Major Concern (Material Defect) is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property are considered Moderate Concerns or Minor Concerns. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as "A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards."

The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

SUMMARY

- Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion and Rotting of The Wall Structure**
- Exterior - Vegetation, Grading, & Drainage: Negative Grading
- Exterior - Walkways, Patios & Driveways: Drains Towards House - Pavers
- Exterior - Exterior Doors: Failed Seal
- Exterior - Exterior Doors: Hardware Damaged
- Exterior - Exterior Doors: Door Does Not Close or Latch
- Exterior - Siding, Flashing & Trim: Flashing Missing
- Electrical - GFCI & AFCI: No GFCI Protection Installed
- Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- Electrical - Main Service Panel: Dead Front Cover is Missing Screws
- Plumbing - Toilets: Toilet Bowl is Loose
- Plumbing - Shower/Tub: Shower Head is Damaged
- Plumbing - Shower/Tub: Drain Flange is Corroded
- Plumbing - Water Heating Appliance: Combustion Air May be Inadequate
- Plumbing - Water Heating Appliance: Beyond Its Expected Useful Life
- Cooling - Cooling Equipment: Needs Servicing / Cleaning
- Cooling - Cooling Equipment: Beyond it's Expected Useful Life
- Heating - Vents, Flues & Chimneys: Flue / Intake Elevation is Insufficient
- Heating - Heating Equipment: Needs Servicing/Cleaning
- Built-in Appliances - Garbage Disposal: Excessive Noise
- Doors, Windows & Interior - Garage Door: Loud Noises
- Doors, Windows & Interior - Screens: Damaged Frame
- Doors, Windows & Interior - Screens: Torn or Ripped
- Doors, Windows & Interior - Ceilings: Fire Resistance Has Been Damaged / Reduced
- Doors, Windows & Interior - Walls: Water Stains
- Doors, Windows & Interior - Floors: Damaged (General)
- Doors, Windows & Interior - Windows: Near End of Life**
- Doors, Windows & Interior - Windows: Failed Seal
- Doors, Windows & Interior - Doors: Door Doesn't Latch
- Doors, Windows & Interior - Doors: Closet Door Guide is Missing
- Attic, Insulation & Ventilation - Attic Insulation: Damaged
- Attic, Insulation & Ventilation - Exhaust Systems: Inoperable Bath Vent
- Roof - Roof Drainage Systems: Downspouts Drain Near House

1: INSPECTION DETAILS

Information

Type of Building

Single Family

Style

Traditional

Occupancy

Occupied

Weather Conditions

Clear

Temperature (approximate)

20 Fahrenheit (F)

Ground Conditions

Frozen, Snow Covered

Estimated Square Footage

2501 - 3500

In Attendance

Client

Left



Rear



Right



Snow Cover

Snow cover limits the inspection. Some things can not be accessed such as the roof, gutters, chimney area, etc. Other things such as decks, grading, sidewalks, driveways, etc. may be difficult to inspect and the inspector must rely on inference to make recommendations. Should the inspector report on these items, or find defects with these items, they may not be the only defects present. Should you be concerned with these areas we can return to the property to inspect any areas that were not accessible for an additional fee as outlined in our agreement.

Ancillary Services

Wood Destroying Insect Report, Radon Testing

These services may be performed by third party contractors under individual licenses, certifications, and insurance policies.

Orientation

For the purpose of this report directions are given as if you are standing facing the front of the house.

INSPECTION CATEGORIES

MINOR CONCERN

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

2: EXTERIOR

Information

Siding / Trim Material

Brick Veneer, Stone Veneer, Vinyl

Walkway/Patio/Driveway

Material

Concrete

Appurtenance Type(s)/Material

Concrete, Patio

Limitations

Walkways, Patios & Driveways

SNOW COVER

Snow covering limited viewing

Concerns

2.1.1 Siding, Flashing & Trim

FLASHING MISSING

MULTIPLE LOCATIONS

There is no flashing installed in some areas. Without flashing water can penetrate the siding and cause wood rot or damage.

Recommend a qualified contractor install flashing as necessary

Recommendation

Contact a qualified siding specialist.

 Moderate Concern



Water stain



Interior of stone veneer area

Front Right



Rear Left. There is no flashing installed at the rounded windows at the top.

Front Center

2.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

LAUNDRY ROOM

Door does not close or latch properly.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.

 Minor Concern

2.2.2 Exterior Doors

FAILED SEAL

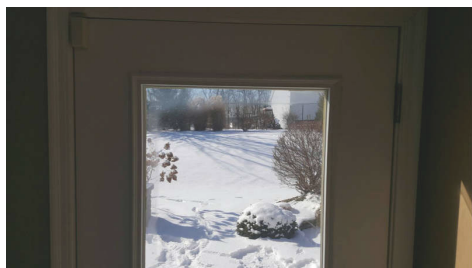
LIVING ROOM

Observed condensation between the window panes, which indicates a failed seal. Replacement is likely the best option to remedy the concern.

Recommendation

Contact a qualified door repair/installation contractor.

 Moderate Concern



2.2.3 Exterior Doors

HARDWARE DAMAGED

LAUNDRY ROOM TO GARAGE

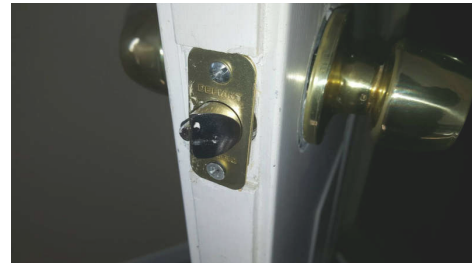
 Minor Concern

One or more pieces of door hardware are damaged.

Recommend repair or replace.

Recommendation

Contact a qualified locksmith



The screws are no longer staying intact

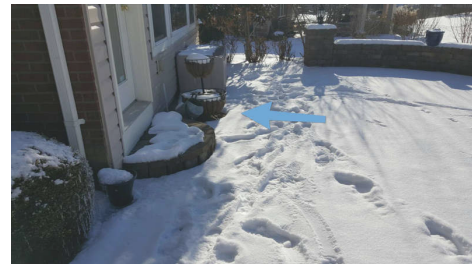
2.3.1 Walkways, Patios & Driveways

DRAINS TOWARDS HOUSE - PAVERS

 Minor Concern

When a hard surface such as a driveway, sidewalk, or patio slopes toward the house it can direct a very large amount of water towards the foundation. Over time this water can cause foundation damage.

The pavers should be removed and re-installed so that they direct water away from the house.



Recommendation

Contact a qualified landscaper or gardener.

2.6.1 Vegetation, Grading, & Drainage

NEGATIVE GRADING

 Minor Concern

Grading is sloping towards the home in some areas. Directing more moisture towards the foundation increases the risk of moisture intrusion and subsequent foundation issues

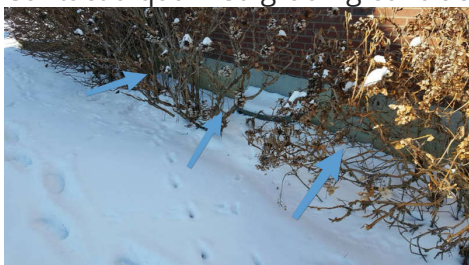
Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. The minimum recommendation is 1/2in / Foot for 10 feet in grade slope.

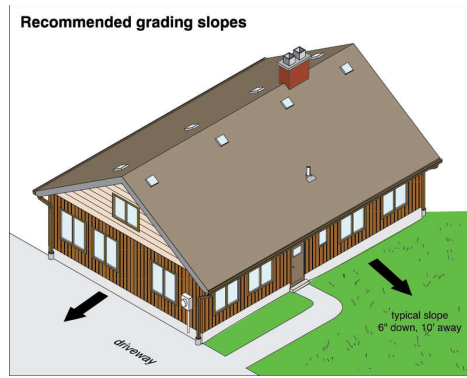
Recommend regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.





3: ROOF

Information

Roof Style

Gable

Roof Material(s)

Asphalt, Laminated

Gutter Material/Type

Aluminum, K Style

Roof Drainage Location

Below Grade, Surface

Inspection Method

Not Inspected

Roof Drainage Systems: Below Grade

Underground drains are beyond the scope of this inspection. In older homes these drains may tie directly into the sewer system of the home. It is recommended that all below ground drains be monitored for clogging or overflowing. Also be sure to note any foundation movement or cracks in the house near the underground drains. If any deficiency is noted with the drains or the house near the drains, remove the downspout from the underground pipe immediately and begin troubleshooting for blockage or damage. [Here is a good article further detailing underground drains.](#)

Limitations

Flashings not inspected.

Roof Structure not inspected.

Coverings

ICE OR MOISTURE CREATED UNSAFE CONDITIONS

Ice or moisture prevented a full inspection. This limitation affects all other items marked NI (Not Inspected) in this section.

Coverings

SNOW COVER

Snow covered the roof in one or more areas preventing a full inspection. This limitation affects all other items marked NI (Not Inspected) in this section.

Concerns

3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

MULTIPLE LOCATIONS

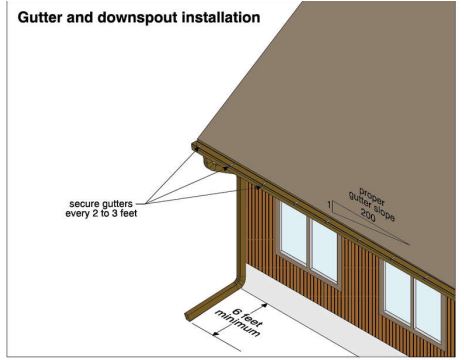
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adding or adjusting downspout extensions to drain 4 - 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project





4: ATTIC, INSULATION & VENTILATION

Information

Attic Entry Type/Location

Bedroom, Garage

Roof Structure Material/Type

Truss Framing, OSB Sheathing

Ventilation Type

Soffit Vents, Ridge Vents

Insulation Type

Blown, Fiberglass

Insulation Depth

10 - 12 Inches

Insulation Estimated R-value

38

Insulation Recommendations:

Attic | R38 - R60

Cathedral Ceiling | R30 - R38

Wall Cavity Insulation | R13 - R15

Wall Sheathing | R2.5 - R6

Floor | R25 - R30

[-Information from energy.gov](http://energy.gov)

Limitations

Attic Entry

INSULATION LIMITED ENTRY

Insulation installed in the attic limited entry. Entering the attic space would result in damaging the insulation. The attic was viewed from the hatch or partially entered.

Concerns

4.4.1 Attic Insulation

DAMAGED

ABOVE MASTER BATHROOM

Insulation appears to have been pulled out and/or damaged. Compressed insulation does not function properly. The heat loss and cost of energy is increased every time the insulation thickness (R-value) is reduced. At a minimum the insulation should be installed to a uniform thickness. It is recommended that levels be brought up to modern standards.

Recommendation

Contact a qualified insulation contractor.

 Minor Concern



4.6.1 Exhaust Systems

**INOPERABLE BATH VENT**

PARTIAL BATHROOM

The fan in this area is not working. Humidity buildup can be very inefficient on your cooling system and can lead to mold or other damage over time. Recommend repairing or installing an exhaust fan that exhausts directly to the exterior of the home.

Recommendation

Contact a qualified professional.

5: DOORS, WINDOWS & INTERIOR

Information

Floor Covering Material(s)

Carpet, Tile

Garage Door: Material

Metal

Garage Door: Opener

Craftsman, Chain Drive

Garage Door 2: Material

Metal

Garage Door 2: Opener

Craftsman, Belt Drive

Garage Door 3: Material

Metal

Garage Door 3: Opener

None

Concerns

5.1.1 Doors

 Minor Concern

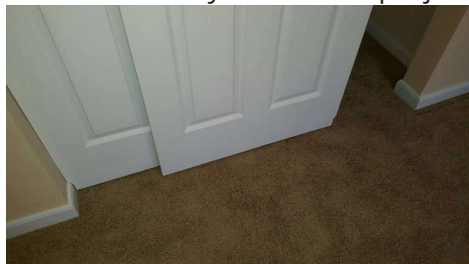
CLOSET DOOR GUIDE IS MISSING

MULTIPLE LOCATIONS

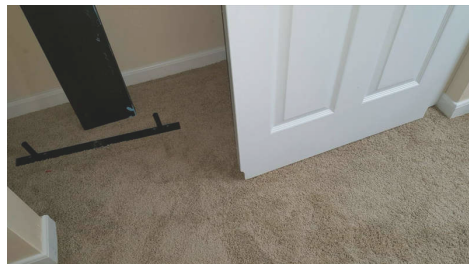
Install a guide for the closet doors.

Recommendation

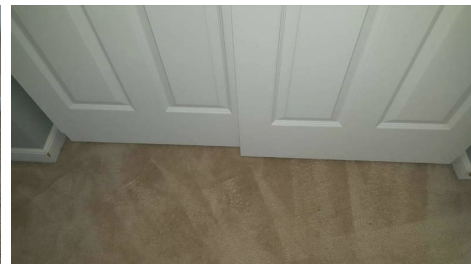
Contact a handyman or DIY project



2nd Bedroom



3rd Bedroom



4th Bedroom



EXAMPLE

5.1.2 Doors

 Minor Concern

DOOR DOESN'T LATCH

BASEMENT

Door doesn't latch properly. Recommend repairing the latch and/or strike plate.

Recommendation

Contact a qualified handyman.

5.2.1 Windows

 Moderate Concern

FAILED SEAL

MULTIPLE LOCATIONS

Observed condensation between the window panes, which indicates a failed seal. Replacement or repair will depend greatly on the window type/brand/style.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



Master Bedroom



2nd Bedroom



4th Bedroom



Office



Dining Room

5.2.2 Windows

 Major Concern

NEAR END OF LIFE

The windows as a whole shows signs of deterioration consistent with nearing the end of their useful life. A window contractor should be called to discuss if repairs are possible or if replacement is recommended.

Recommendation

Contact a qualified window repair/installation contractor.

5.3.1 Floors

 Minor Concern

DAMAGED (GENERAL)

MULTIPLE LOCATIONS

Some areas of the flooring had general moderate damage visible at the time of the inspection.

Recommendation

Contact a qualified flooring contractor



3rd Bedroom



2nd Bedroom

5.4.1 Walls

 Moderate Concern

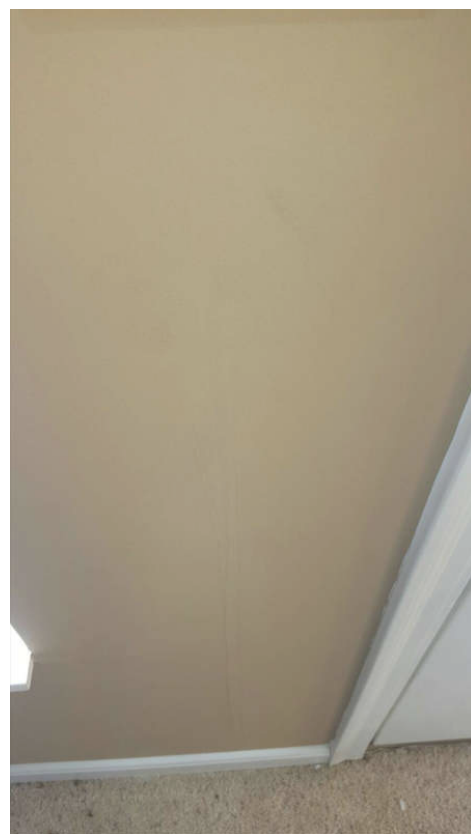
WATER STAINS

LIVING ROOM

Water staining is noted on the wall near the back door. This can be a sign of a prior or periodic leak. This can also be the result of condensation or other issues.

Recommendation

Contact a qualified professional.



5.5.1 Ceilings

 Moderate Concern

FIRE RESISTANCE HAS BEEN DAMAGED / REDUCED

GARAGE

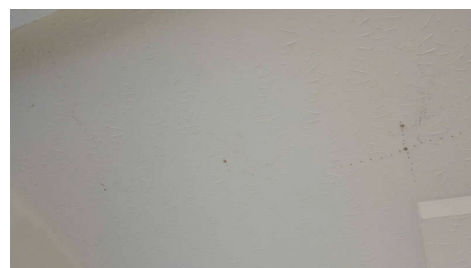
The fire resistant material separating the home and garage has been compromised. Drywall or plaster with no holes or penetrations is typically adequate fire resistance. Once holes have been made, fire can quickly spread to the home.

Recommend a qualified contractor evaluate and restore fire resistance to modern safety standards.

[Link for more info.](#)

Recommendation

Contact a qualified drywall contractor.



5.8.1 Screens

DAMAGED FRAME

OFFICE

The screen frame is damaged. Recommend replacing the screen and frame.

Recommendation

Contact a qualified window repair/installation contractor.



5.8.2 Screens

TORN OR RIPPED

3RD BEDROOM

Torn or ripped screens can allow insects to enter into the home. A screen can be repaired relatively inexpensively as a DIY project as long as the frame is still present and not damaged.

[Here is a video](#) showing you how to replace a window screen.

Recommendation

Contact a handyman or DIY project



5.11.1 Garage Door

LOUD NOISES

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication or misalignment of the door / tracks. Recommend having the garage door service. Regular servicing of a garage door is recommended.

Recommendation

Contact a qualified garage door contractor.



6: BUILT-IN APPLIANCES

Information

Dryer Power Source

220 Electric

Range/Oven Fuel Source

Electric

Concerns

6.4.1 Garbage Disposal

**EXCESSIVE NOISE**

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

Contact a qualified plumbing contractor.

7: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement/Crawlspace Access

Location

Interior Stairs

Foundation Material

Concrete

Floor Structure Material

Nominal Lumber

Sub-floor Material

OSB

Structural Beam Material

Steel

Structural Column Material

Steel

Basement/Crawlspace Floor

Concrete

Limitations

Basement

FINISHED

Most of the walls, joists, ductwork, plumbing, electrical, etc. was not visible in the basement because it was finished.

Basement

INSULATION

Most of the walls in the basement were not visible due to insulation covering the walls.

Concerns

7.4.1 Wall Structure

EVIDENCE OF WATER INTRUSION AND ROTTING OF THE WALL STRUCTURE

REAR LEFT

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.



Major Concern



Wall sheathing is completely rotted away and the insulation is visible

The only visible and accessible area was completely rotted away. The rest of the wall could not be evaluated.

8: HEATING

Information

Thermostat Location

Dining Room

Heat Type

Gas-Fired Heat, Forced Air

Energy Source / Brand

Gas, Bryant

Venting Material / Type

PVC, Direct

Distribution System

Non-insulated, Ductwork

Equipment Model

350MAV048100F

Equipment Serial

3602A12808

Year of Manufacture

2002

Filter Size

25 x 25 x 1

- *The average lifespan of a furnace is 16 - 20 years.*

AFUE Rating

91.7

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Humidifier Present

There is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

The following guideline is recommended by most major manufacturers of humidifiers:

Outside Temperature/ Relative Humidity Setting

[-20 F / 15% or less]

[-10 F / 15% to 20%]

[0 F / 20% to 25%]

[+10 F / 25% to 30%]

[+20 F / 30% to 35%]

Acceptable Ranges of Temperature & Relative Humidity During Winter (in F): The humidity level that should be maintained in your home during the winter varies with the outside temperature. The colder it is outside, the lower the humidity level must be inside your home. All major manufactures of humidifiers list the recommended humidity settings based on outside temperatures.

Concerns

8.1.1 Heating Equipment

NEEDS SERVICING/CLEANING



Minor Concern

Furnace should be cleaned and serviced annually. Ask the property owners when the furnace was last serviced. If it was more than a year ago, recommend a licensed HVAC contractor clean and service the heating system. Follow all repair recommendations made at the time of servicing.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8.4.1 Vents, Flues & Chimneys

 Moderate Concern

FLUE / INTAKE ELEVATION IS INSUFFICIENT

The flue / intake elevation is not sufficient to accommodate for snow. This can create a hazardous CO condition inside the home. This could also damage the furnace. Recommend elevating the system to an appropriate height for anticipated snow cover.

Recommendation

Contact a qualified HVAC professional.



9: COOLING

Information

Brand / Type

Bryant

Size

4 Tons

Equipment Model

552AN048-F

Equipment Serial

1003E05777

Year of Manufacture

2003

- *The average lifespan of an AC system is 12 - 15 years.*

Limitations

Normal Operating Controls not inspected.

Distribution System not inspected.

Presence of Installed Cooling Source in Each Room not inspected.

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage to the unit. This limitation affects all other items marked NI (Not Inspected) in this section.

Concerns

9.1.1 Cooling Equipment



Moderate Concern

BEYOND IT'S EXPECTED USEFUL LIFE

The life expectancy of a central air conditioning unit is ~12 - 15 years. Old air conditioners may be inefficient and have a high probability of failure in the near future.

Have a licensed HVAC technician fully evaluate the system. Discuss pros/cons to replacement at this time. If replacement is not elected at this time, budget for replacement in the near future.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Cooling Equipment



Minor Concern

NEEDS SERVICING / CLEANING

Central air systems should be cleaned and serviced annually. Ask the property owners when the furnace was last serviced. If it was more than a year ago, recommend a licensed HVAC contractor clean and service the cooling system. Follow all repair recommendations made at the time of servicing

[Here is a resource](#) on how to take care of your air conditioning unit.

Recommendation

Contact a qualified HVAC professional.

10: PLUMBING

Information

Water Source

Public

Water Shut-off Location

Basement

Water Supply Material

Copper

Water Distribution Material

Copper

Drain, Waste, & Vent Material

PVC

Fuel / Gas Source

Natural Gas

Fuel / Gas Shut-off Location

Gas Meter, Exterior

Water Heater Energy Source / Brand

Natural Gas, American

Water Heater Location

Basement

Water Heater Capacity

50 gallons

Water Heater Model

PVG62-50T63-3NHV

Water Heater Serial

0302124230

Water Heater Year of Manufacture

2003

- *The average lifespan of a water heater is 8 to 12 years.*

Maintenance Recommendations

WATER HEATER: I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

HOSE FAUCETS: Remember to shut your faucet off annually.

[Here is a quick article to ensure you're hose faucets are ready for winter.](#)

Drain, Waste, & Vent Systems: Sewer Camera Evaluation

Underground utilities are not visible during the scope of a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include [Orangeburg Pipe](#) and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe deteriorate from the inside out. For this reason, the Inspector suggests you consider getting a video scan of the sanitary drain line prior to closing.

Concerns

10.4.1 Water Heating Appliance



Moderate Concern

BEYOND ITS EXPECTED USEFUL LIFE

Based on the manufacturer's suggested service life, the life expectancy of a water heater is **about 8 to 12 years**. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

[Here is an article](#) that will help you decide when to replace your water heater.

Recommend a licensed plumbing contractor provide maintenance. Budget to replace in the near future.

Recommendation

Contact a qualified plumbing contractor.

10.4.2 Water Heating Appliance

COMBUSTION AIR MAY BE INADEQUATE

Moderate Concern

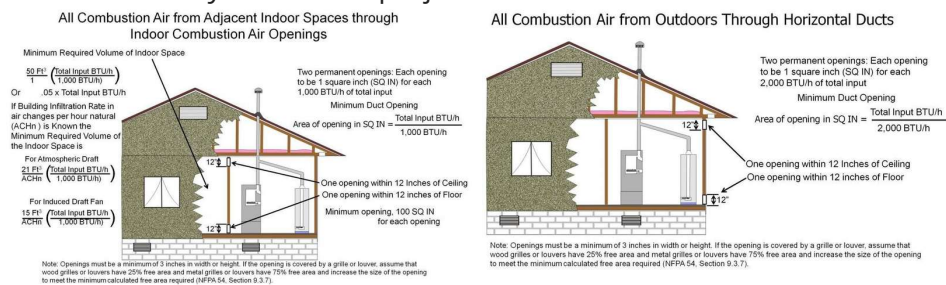
The incomplete combustion process can generate carbon monoxide (the poisonous gas). Further, the lack of dilution air is likely to result in backdraft. 50 cubic feet of air is recommended for every 1000 BTU. Typical water heaters are ~ 40,000 BTU.

Here is a more in-depth article explaining combustion air.

Recommend installing a means of providing combustion air.

Recommendation

Contact a handyman or DIY project



10.6.1 Shower/Tub

DRAIN FLANGE IS CORRODED

HALLWAY BATHROOM

Minor Concern

When the drain flange is corroded leakage can occur. It can also be more difficult to remove the flange for replacement.

Have a licensed plumbing contractor replace the drain flange.

Recommendation

Contact a qualified plumbing contractor.



10.6.2 Shower/Tub

SHOWER HEAD IS DAMAGED

MASTER BATHROOM

Minor Concern

The shower head is damaged. Replace the shower head.

Recommendation

Contact a handyman or DIY project



10.8.1 Toilets

TOILET BOWL IS LOOSE

MASTER BATHROOM

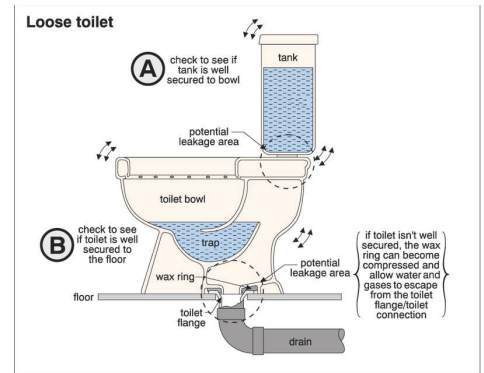
Moderate Concern

A loose toilet causes the wax ring gasket to lose its seal. This can cause leaking. Continued use of a loose toilet can also cause damage

to the drain flange. Replace the wax ring and evaluate the flange for damage.

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

Information

Service Conductors

Below Ground, 240V

Main Panel Location

Garage

Panel Capacity

200 AMP

Panel Manufacturer

Square D

Panel Type

Circuit Breaker

Wiring Method

Copper, Romex

Smoke Detectors: Recommended Placement

Smoke detectors have a lifespan of 10 years and should be replaced after they reach that age. Smoke alarms are required in each bedroom, outside each sleeping area (hallway) and each additional story (including basement).

[Here is some useful information](#) regarding smoke alarms.

Concerns

11.2.1 Main Service Panel

 Minor Concern**DEAD FRONT COVER IS MISSING SCREWS**

Without screws a fire may not be sufficiently contained.

Recommend installing screws of the same type and size the manufacturer provided with the panel.

Recommendation

Contact a qualified professional.

11.4.1 Lighting Fixtures, Switches & Receptacles

 Minor Concern**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



11.4.2 Lighting Fixtures, Switches & Receptacles

 Moderate Concern**UNGROUND RECEPTACLE**

BASEMENT

One or more receptacles are ungrounded. These receptacles may have been wired incorrectly.

Recommendation

Contact a qualified electrical contractor.



2 receptacles in the basement are affected.

11.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

BASEMENT NEAR SINK

No GFCI protection present in noted locations. Recommend licensed electrician upgrade by installing ground fault receptacles in noted locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

 Moderate Concern



STANDARDS OF PRACTICE

Inspection Details

The presence or evidence of the following environmental hazards shall not be addressed in the report:

- (1) Air-borne hazards;
- (2) The air quality or the sickness of any building, including, but not limited to, the presence or absence of all manner of biological activity, such as hazardous plants, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, noxiousness, odors, waste products, and wood destroying animals and fungi;
- (3) Animals, insects, or rodents;
- (4) Asbestos;
- (5) Carcinogens, including but not limited to radon;
- (6) Contaminants in soil, water, and air;
- (7) Electro-magnetic fields;
- (8) Hazardous materials including, but not limited to, the presence of lead in paint;
- (9) Hazardous waste conditions;
- (10) Mold, mildew, or fungus;
- (11) Hazardous plants or animals including, but not limited to wood destroying organisms, wood destroying insects, or diseases harmful to humans including molds or mold-like substances;
- (12) Noise;
- (13) Potability of any water;
- (14) Toxins;
- (15) Urea formaldehyde;
- (16) The effectiveness of any system installed or method utilized to control or remove suspected environmental hazards; and
- (17) Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.), any manufacturer's recalls, conformance with manufacturer installation or instructions, or any information for consumer protection purposes. (32 Ky.R. 2403; 33 Ky.R. 780; eff. 10-6-2006; 41 Ky.R. 626; 1374; 1554; eff. 2-6-2015.)

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of

the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the

adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled;

and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.