

Curtis Home Inspections

Property Inspection Report



13 Elm Street, Louisville, KY 40223
Inspection prepared for: Happy Homebuyer
Date of Inspection: 3/7/2023 Time: 9:00 AM
Age of Home: 1987 Size: 1134
Order ID: 4449

Inspector: Chris Curtis
License # 165669

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curtisinspections.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

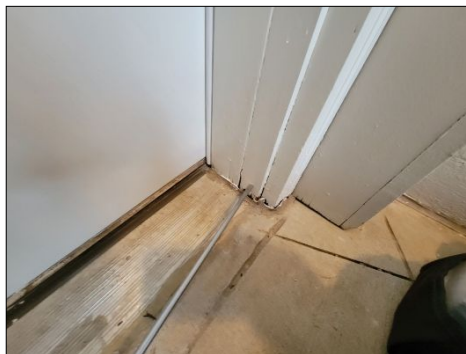
GROUNDS

Page 8 Item: 1	Grading / Lot	Areas of flat or negative grading and/or low spots at certain areas around the home's perimeter were noted. This condition allows for drainage at the home's foundation that could adversely affect the foundation over time. The ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least ten feet from the foundation. Recommend add and slope dirt or rock around the home's perimeter or correct grading with other methods if necessary. NOTE: if drain tiles were installed, these areas may not accumulate water as much compared to if no drain tiles were installed. Verify with seller or other persons informed of the matter.
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DOORS AT EXTERIOR

Page 11 Item: 1	Exterior Door Trim	• Trim around one or more doors had moderate damage and some wood rot. Recommend repair or replacement.
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Front at bottom of steps

WINDOWS AT EXTERIOR

Page 12 Item: 1	EXTERIOR WINDOWS	<ul style="list-style-type: none"> • Moderate damage was noted at one or more window trims. Recommend repair and monitor. • Peeling paint was noted at one or more window trims. Recommend maintenance to prevent further sun damage.
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Some wood rot, front

SERVICE PANELS

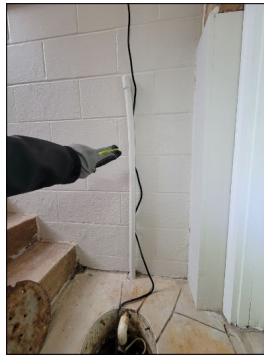
Page 14 Item: 3	Wiring Defects	<ul style="list-style-type: none"> • No bonding screw or strap was observed in the electrical panel as required. Recommend further evaluation and modification by an electrical contractor.
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Bonding screw not attached, required for main panels (this is not a remote distribution panel)

SUMP PUMPS

Page 19 Item: 1	Sump Pump	<ul style="list-style-type: none"> • The sump pump discharge pipe appeared to have no backwater or check valve installed. Recommend installation of a check valve by a qualified plumbing contractor to prevent discharged water from entering back into the sump, thus overworking the pump.
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No check valve observed

ATTACHED OVERHEAD GARAGE DOORS

Page 20 Item: 1	Operation and Auto Reverse	<ul style="list-style-type: none"> • The overhead garage door opened and closed adequately, but made a popping sound when raised. This condition may indicate the need for adjustment. Recommend servicing by garage door specialist.
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Popping sound when opening

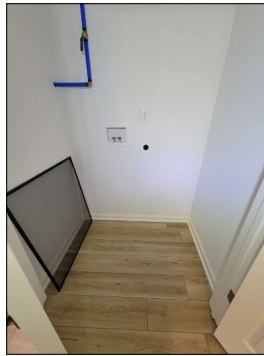
Page 21 Item: 3	Exterior Trim	<ul style="list-style-type: none"> • Areas of trim on the exterior of the overhead garage doors had moderate damage. Recommend repair in these areas.
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Some wood rot

GENERAL INTERIOR

Page 23 Item: 2	Laundry Area	<ul style="list-style-type: none"> • The Inspector did not observe an opening for the dryer exhaust line. Recommend installation of an exhaust line that properly terminates to the exterior of the home by a qualified contractor.
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No dryer exhaust opening

DOORS AT INTERIOR

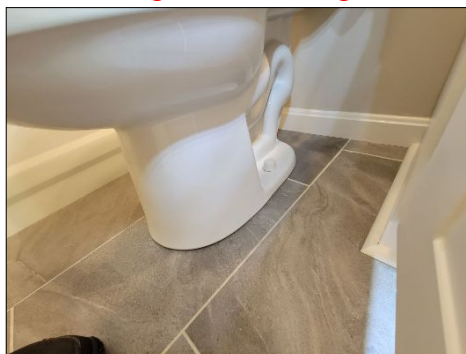
Page 31 Item: 1	Interior Doors	<ul style="list-style-type: none"> • Several door knobs/locks were installed incorrectly and/or were defective, but operated. The configuration left the handle piece offset, which has a sharp edge that may cause injury. Recommend modification or replacement to prevent potential injury.
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One of several with sharp piece/offset

BATHROOMS

Page 32 Item: 2	Toilet Condition	<ul style="list-style-type: none"> • In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor to prevent leakage and damage.
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INTRODUCTION:

Thank you for choosing Curtis Home Inspections. Please read your entire report and call us to go over any questions you may have.

Your inspection was recorded for training, quality control and accountability purposes. Items inspected that were found to have no deficiencies will likely not have pictures in the report as the report focuses on recommendations and general information only.

Properties do not "Pass" or "Fail" but instead focus on conditions, performance and safety concerns. The inspection is based on the visible portion of the structure and thus the Inspector may be limited by items like vegetation and personal items. Recommend verify the condition of areas not observed during the inspection. This report is NOT a current code report and is not to be used as a means for code enforcement.

If the home was built prior to 1978 it may have areas with lead paint. Only lab testing can verify the existence of lead paint. If the paint is not ingested or disturbed, it is generally considered not a risk and okay to paint over.

TUB OVERFLOW CONNECTION DISCLAIMER: Home Inspectors are not required to fill tubs up past their overflow drain as per the standards they follow. These connections, though not always utilized, are known to leak when the tub is filled up past the overflow opening. Recommend confirm this connection is not leaking as Home Inspectors will NOT perform this test during the home inspection process.

AUTOMATIC GARAGE DOOR DISCLAIMER: Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

HEATING/COOLING SYSTEMS/DUCTWORK DISCLAIMER: Proper sizing of air and heat units cannot accurately be determined during a home inspection due to the limitation of factors that go into the calculation of proper sizing, such as the type and amount of insulation in the ceilings and walls, the heat and loss/gain calculations, variable ceiling height, window areas and local climate conditions. If verification of proper sizing of the unit or units is desired, we recommend further evaluation by a qualified HVAC contractor.

Also, the Inspector only observes a limited view of the insides of the duct work system and therefore disclaims the presence of other debris or contaminants in the system, including mold. Only lab testing can determine the presence of mold. Contact the office if mold testing is desired. It is always recommended having the duct system cleaned on a routine schedule to improve air conditions in the home.

SEWER, SEPTIC AND WATER LINES INVASIVE DISCLAIMER: Home Inspections include very limited views of sewer, septic and water supply lines and therefore many deficiencies such as blockages, roots and breaks in the line could be present that were not discovered during the home inspection. For this reason, you may want to consult with a plumbing or septic contractor to more fully inspect the lines for such deficiencies. You may also want to inquire with your local water and waste company about any insurance plans you may be able to purchase to avoid costly unforeseen repairs.

ATTIC VENTILATION DISCLAIMER: The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The report also does NOT address the presence or evidence of the following environmental hazards as pursuant to 831 KAR 2:030/KRS 831:2.030 and any pertaining items in Indiana code 25 unless discussed, arranged and paid for separately beyond the general home inspection:

(1) Air-borne hazards;(2) The air quality or the sickness of any building, including, but not limited to, the presence of 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, nauseousness, 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.)

For your safety and liability, we recommend that licensed and/or qualified contractors evaluate and repair any critical concerns and defects. Note that this report is only a snapshot in time and conditions can change rapidly. We recommend you carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

No report is "final" until 48 hours after delivery to give Curtis Home Inspections adequate time to correct any errors discovered during the quality control phase. Thanks again for choosing Curtis Home Inspections! -

INSPECTION / SITE DETAILS

1. Inspection Time

Observations:

- The Inspection started at approximately 9:00am.
- The Inspection ended at approximately 12:00 noon.

2. Present at Inspection

Observations:

- The buyer did not attend the inspection.
- The buyer's agent did not attend the inspection.
- The seller did not attend the inspection.
- The seller's agent did not attend the inspection.
- One or more contractors were present during a portion of the inspection. Their presence may change the condition of the findings reported.

3. Weather Conditions

Observations:

- The temperature at the inspection was approximately 46 degrees Fahrenheit.
- During the inspection the weather was cloudy, but dry.

4. Utilities

Observations:

- All utilities were on at the time of the inspection.

5. Ground/Surface soil Condition

Observations:

- At the inspection, the ground was dry.

ASPHALT SHINGLES

1. General Condition

Observations:

- At the time of the inspection, asphalt composition shingles covering the roof exhibited minor general deterioration commensurate with the age of the roof. Any deficiencies observed will be listed elsewhere in this section. Recommend maintenance and monitor.

NOTE: The specific age of roof covering is not specified and not commented on by our Inspectors as roofs do not have date stamps or stickers. Recommend seek roof history information from persons familiar with the matter.



2. Description & Number of Layers

Observations:

- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

GUTTERS / DOWNSPOUTS / SCUPPERS

1. Downspouts

Observations:

- One or more downspouts designed to discharge roof drainage was damaged. This condition did not appear to adversely affect the ability of the downspout to discharge roof drainage correctly. Recommend repair.

EXTERIOR

1. Exterior

Observations:

- The pictures below, if any, include items on the exterior of the home that were inspected and were found to have no deficiencies other than cosmetic items, minor common damage and weathering common for its age. Recommend routine maintenance, repair and monitoring.

Items commonly found on the exterior of the home such as irrigation systems, alarm systems and/or landscape lighting all fall outside the scope of the General Home Inspection. These items generally contain low-voltage wiring and should be maintained by the owner or company the items are leased from.

NOTE FOR CONDOS AND TOWN HOMES: EXTERIOR ITEMS AT CONDOMINIUMS AND TOWN HOMES ARE OFTEN MAINTAINED BY THE ASSOCIATION AND, DEPENDING ON THE SITUATION, MAY OR MAY NOT BE INSPECTED DURING THE ROUTINE HOME INSPECTION. RECOMMEND CONSULT WITH ASSOCIATION LEADERS TO DISCUSS RESPONSIBILITY OF THESE ITEMS.

GROUNDS

1. Grading / Lot

Observations: Areas of flat or negative grading and/or low spots at certain areas around the home's perimeter were noted. This condition allows for drainage at the home's foundation that could adversely affect the foundation over time. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least ten feet from the foundation. Recommend add and slope dirt or rock around the home's perimeter or correct grading with other methods if necessary. NOTE: if drain tiles were installed, these areas may not accumulate water as much compared to if no drain tiles were installed. Verify with seller or other persons informed of the matter.



2. Driveway Condition

Observations:

- The concrete driveway had minor cracking and deterioration in areas. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture. Recommend patching with an appropriate material.

3. Walkways

Observations:

- The walkways showed signs of weathering commensurate for its age. Recommend monitor and routine maintenance.
- Minor settling/heaving at one more areas of the walkways was noted. These areas did not appear to cause a trip hazard. Recommend repair and monitor.



4. Tree and Vegetation

Observations:

- Large trees were noted close to the property. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large limbs by conditions such as core decay may not be visible by persons without special training. Tree branches close to home can also allow a path for Carpenter ants to attach to the home and destroy wood components. Evaluating trees lies beyond the scope of the general Home Inspection. Recommend having these trees evaluated by a qualified arborist to determine their condition and likelihood of causing damage and cut back any close branches.

- Roots from one or more trees, large bushes or tree stumps located near the foundation and/or in the yard may cause foundation and/or sewer/septic pipe damage as the tree or stump grows and the root system expands. Monitor this area of the foundation and sewer lines during the growing season (usually May through September) for signs of damage. If signs of damage appear, such as cracks, the tree or entire stump may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified tree specialist and/or further evaluation from a qualified plumbing contractor who can snake the underground lines to ensure no breakages or intrusion is observed.

NOTE: Often damage to sewer lines that are underground between the home and the street are the responsibility of the homeowner and not the responsibility of the public utility. Some public utilities allow riders on their plan that will reduce the cost of repairs. Recommend seek information about any such rider from your public utility.



5. Termite Traps / Drill marks

Observations:

- Termite traps and/or drill marks were noted at several points around the perimeter of the home. These traps may or may not be active and often require a current treatment plan by an Exterminating Company. Drill marks indicate treatment at some point in the home's history, though a treatment plan may not currently be in place. You may want to ask the seller about any current or previous plans that are/were in place.

EXTERIOR WALLS

1. Brick Wall / Weep Holes

Observations:

- The brick wall veneer showed signs of common weathering. Recommend routine maintenance and monitoring.
- Minor cracking was noted through brick and mortar at one or more locations along the exterior wall. Recommend fill any cracks wider than 1/4" with appropriate material and correct exterior grading to slope away from the home and monitor, if needed.



Above garage overhead door

2. Vinyl Siding

Observations:

- The vinyl siding covering exterior walls had areas of minor damage that appeared to be cosmetic only. Recommend note and repair if desired.
- One or more areas of the siding were in need of pressure washing due to growth from being in a shaded area or from other weather events. Recommend cleaning and routine maintenance to protect the siding.



Front



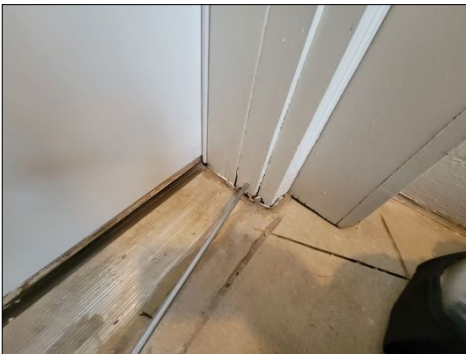
Front

DOORS AT EXTERIOR

1. Exterior Door Trim

Observations:

- Trim around one or more doors had moderate damage and some wood rot. Recommend repair or replacement.



Front at bottom of steps

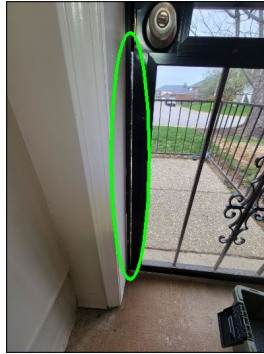


Front

2. Storm Doors and Screen Doors

Observations:

- One or more exterior storm doors had damaged or missing weatherstripping. Recommend correction to prevent heat/cooling loss, drafts from the exterior or potential moisture intrusion.



WINDOWS AT EXTERIOR

1. EXTERIOR WINDOWS

Observations:

- Window exteriors exhibited moderate general deterioration. Recommend routine maintenance and monitoring.
- Moderate damage was noted at one or more window trims. Recommend repair and monitor.
- Peeling paint was noted at one or more window trims. Recommend maintenance to prevent further sun damage.



Some wood rot, front

PORCHES AND STAIRS

1. General Condition

Observations:

- The porch exhibited general weathering typical for its age. Recommend routine sealant maintenance to prolong the life of the porch.

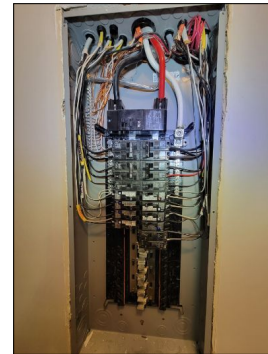


SERVICE PANELS

1. Service Panel General Condition

Observations:

- The following pictures or videos, if any, show items at the electrical panel that were inspected and found to have no deficiencies. Any other deficiencies will be listed elsewhere in this report in this section. NOTE: often the service panel front cover is not removed during the inspection due to access restrictions or safety concerns. Please note that removal lies beyond the scope of the General Home Inspection.



2. Main Disconnect

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The main disconnect was located at an exterior panel and at the interior service panel.



Disconnect at meter near garage

3. Wiring Defects

Observations:

- No bonding screw or strap was observed in the electrical panel as required. Recommend further evaluation and modification by an electrical contractor.



Bonding screw not attached, required for main panels (this is not a remote distribution panel)

WIRING

1. Wiring

Observations:

- Non metallic wiring, often called Romex, was noted in the home, as well as any other wire types mentioned in this report. This type of wiring is generally considered safe and is still used in modern construction. Recommend routine maintenance.

2. Receptacles

Observations:

- One or more blank cover plates were noted. These plates typically indicate a previous installation of switches, receptacles and/or phone, cable, satellite or internet wires. Recommend ask sellers about their history and remove wires and patch if no longer needed.



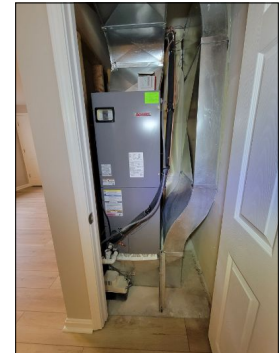
Kitchen

HEAT PUMPS

1. Condition

Observations:

• This home was equipped with a heat pump that also serves as an air conditioner. When it's cold outside a heat pump extracts outside heat and transfers it inside. When it's warm outside, it reverses direction and acts like an air conditioner, removing heat from your home. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. The full invasive inspection of heat pumps lies beyond the scope of the General Home Inspection. Recommend routine maintenance and having the system evaluated and serviced by a contractor specializing in these systems.



In primary bedroom closet

2. Date Plate / Permit Sticker

Observations:

- The interior heat pump date of manufacture appeared to be 2021.
- The exterior heat pump date of manufacture appeared to be 2021.

3. Operation

Observations:

- The heat pump responded adequately to the call for heat.
- The air-conditioning function of the heat pump was not tested because the outside temperature at the unit was below 65 degrees Fahrenheit and warmer outdoor temperatures are required to produce cool air inside. The Inspector recommends having the unit verified and/or serviced if needed when used after the temperature reaches 65 degrees Fahrenheit or above.

4. Air Filter

Observations:

- The air filter for this heat pump was located in/behind a sliding panel in the return air duct at the interior unit.
- The air filter for this heat pump was the wrong size or type. This condition can allow particulates to pass beyond the filter and into indoor air or may result in the filter being sucked into the blower, causing damage to the blower and creating a potential fire hazard. Recommend correction.



WATER SUPPLY SOURCE

1. Water Supply and Water Storage

Observations:

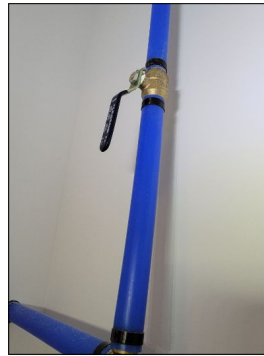
- The home water was supplied from a public source.

WATER PIPES / PRESSURE / QUALITY

1. Main Water Shut-off

Observations:

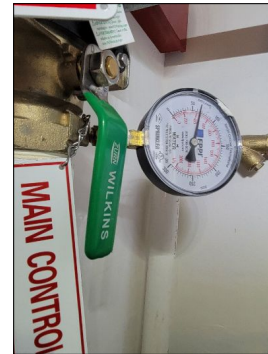
- The main water supply shut-off was located in the laundry room.



2. Water Pressure / Pressure Regulator



Above water heater in primary bedroom closet



Above water heater in primary bedroom closet

SEWAGE SYSTEM

1. Sewage System Type

Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

WATER HEATERS

1. Condition

Observations:

- The video or pictures below, if any, include items at the water heater that were inspected and were found to have no deficiencies other than weathering common for its age. Any deficiencies observed will be listed elsewhere in this section. Recommend routine servicing and monitoring in all of these areas.

NOTE: Water heaters can expect to have a lifespan of 15 to 20 years, but this number varies with the different brands and models. Maintenance upkeep or the lack of maintenance can greatly alter the lifespan as well.



2. Type

Observations:

- The home has an electric water heater. The electric elements used to heat water in the tank can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. When this happens, heating elements should be replaced only by qualified plumbing contractors or HVAC technicians. Recommend routine maintenance.

3. Data Plate / Permit / Capacity

Observations:

- The date of manufacture for this water heater appeared to be 2020.
- Water heater capacity was 30 gallons.

4. Drip Pan

Observations:

- Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan with an overflow pipe should be installed by a qualified plumbing contractor to prevent possible water damage.

NOTE: some plumbing contractors contend that drip pans are no longer required in the industry. We include this condition in our reports because of the potential of damage that could occur if the tank were to leak.



SUMP PUMPS

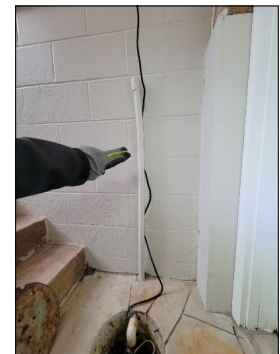
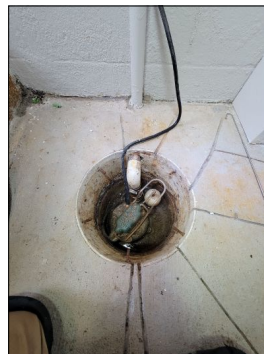
1. Sump Pump

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the sump pump. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and annually in the future.
- The sump pump discharge pipe appeared to have no backwater or check valve installed. Recommend installation of a check valve by a qualified plumbing contractor to prevent discharged water from entering back into the sump, thus overworking the pump.



Concrete lines cut for accepting water into sump pump



No check valve observed

RADON

1. Radon levels report

Observations:

- The full Radon levels report can be viewed separately in the report link with this report. The overall average was approximately 1.2.

The EPA recommends that steps be taken to lower Radon levels for homes with an average of 4.0 picocuries per liter (pCi/L) or higher.

Common actions to mitigate Radon levels include installing a Radon mitigation system. These systems safely vent gases from below the home to the exterior, typically above the roof line.

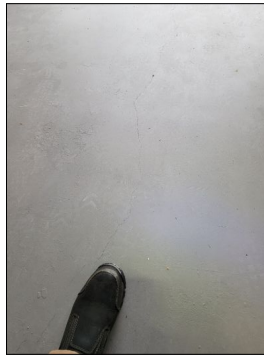
Any cracks in slabs or basement floors should also be sealed and vapor barriers should be placed and tacked in crawlspaces by a qualified contractor.

ATTACHED GARAGES

1. Floor

Observations:

- The garage floor had common shrinkage cracks. These cracks are not a structural concern. Recommend monitor.



ATTACHED OVERHEAD GARAGE DOORS

1. Operation and Auto Reverse

Observations:

- One or more overhead garage doors had an automatic opener installed.
- One or more automatic garage door openers had an operable photo sensor activated automatic reverse device installed, but did not respond to testing of any pressure activated automatic reverse feature. Garage doors are required to have at least one automatic-reverse device. Recommend monitor and/or add pressure sensor if desired to increase safety.
- The overhead garage door opened and closed adequately, but made a popping sound when raised. This condition may indicate the need for adjustment. Recommend servicing by garage door specialist.



Popping sound when opening

2. Door Panels

Observations:

- The weatherstripping under the garage overhead door appeared to have shrunk, leaving one or more gaps under the door. This condition is common. Recommend add weatherstripping if desired.



3. Exterior Trim

Observations:

- Areas of trim on the exterior of the overhead garage doors had moderate damage. Recommend repair in these areas.



Some wood rot

FOUNDATION

1. Slab

Observations:

- The foundation was a concrete slab resting on the ground, as well as any other foundation types listed. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is very limited by the fact that most of the foundation and slab is hidden underground or by interior floor coverings. Recommend note and monitor.

GENERAL INTERIOR

1. General Condition

Observations:

- Below may include:

Common and cosmetic appearances: Common and not a concern other than their appearance and/or need for simple repair. These items may include things like missing door stops, settlement cracks, loose door knobs, minor carpet and floor wear, loose or damaged trim and similar things. Though cosmetic items are not generally a concern when buying a home and may or may not be negotiated in the buying process, they are included in this report as a courtesy and to better educate our clients on the condition of the property during the inspection.

Things not usually inspected: Items like alarm systems, speakers, some smart home devices and central vacuum systems may or may not be noted in the report and are generally not tested or operated as part of home inspections in accordance with the InterNACHI Standards of Practice. Recommend seek further information on these items from the seller or other parties familiar with the history and operation of these items.

Examples of limited view: If the property was occupied, the Inspector would have been limited to several areas such as walls, outlets, windows, etc. The Inspector disclaims the condition of these areas due to the inability to observe these areas/items without moving items or risking damage and/or safety. Recommend verify areas that were covered up once items are removed.

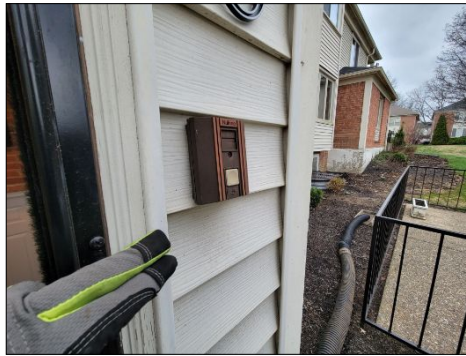
Notes about the home: Notations of items in the home that are in good condition, such as garbage disposals and ice makers, may be listed here that the client may not otherwise know the home contains.

NOTE: Often asked, here is information on the definition of a "habitable room." A habitable room is a room that has at least 70 square feet (7 feet in any direction). Kitchens do not follow this rule.

We'd love to hear from you! Please leave us a review! Simply click or copy the link below! Thank you!

<https://tinyurl.com/yy1q2qem>

- The home interior showed minor general wear and deterioration commensurate with its age.
- One or more components of the home intercom system appeared to be inoperable. These systems are typically low-voltage systems that require routine maintenance to work properly. Recommend repair or replacement if continued is desired.
- A fire suppression system was installed. This system is designed to extinguish a fire in the interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceiling throughout the area. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. Recommend ask sellers about its operation, maintenance history and requirements and/or seek inspection from a contractor.



Intercom appears inoperable

2. Laundry Area

Observations:

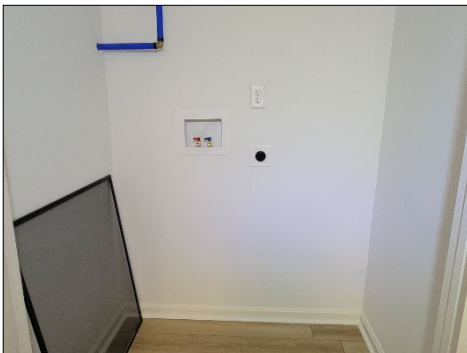
• The following pictures show items in the laundry area that were inspected and were found to have no deficiencies at the time of the inspection, including the washer water hose and drain connections, the dryer electrical outlet type and operation and the dryer exhaust connections and terminations.

Often these items are obstructed from the Inspector's view and therefore these items would not have been inspected. Recommend verification of items including the termination point for the dryer exhaust and routine maintenance and monitoring of items in these areas.

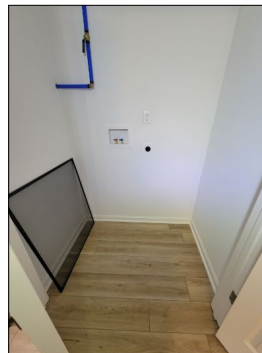
• The Inspector did not observe a plumbing permit in the laundry area. Recommend obtain permit sticker from the local permit office if required by the city/county or jurisdiction.

NOTE: if at a condo or town home, often the permit sticker may be on file with an office or member of the association. Recommend verify.

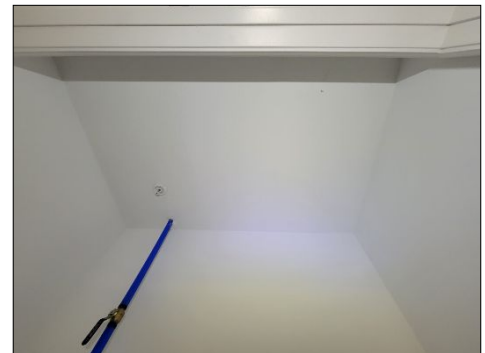
• The Inspector did not observe an opening for the dryer exhaust line. Recommend installation of an exhaust line that properly terminates to the exterior of the home by a qualified contractor.



Four prong dryer cord required



No dryer exhaust opening



No dryer exhaust opening

3. Smoke Detectors / Carbon Monoxide Detectors

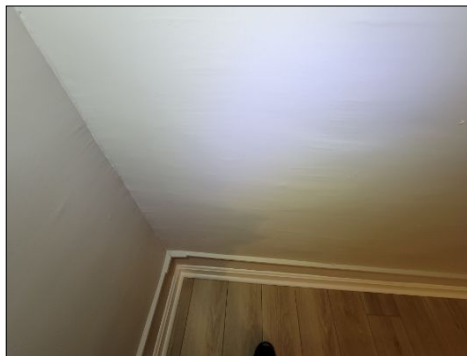
Observations:

- Smoke detectors were hardwired. This is commonly mandated by Fire Code. Testing of smoke detectors lie beyond the scope of the General Home Inspection. Recommend routine testing and monitoring.
- One or more smoke detectors were hardwired and also served as a carbon monoxide (CO) detector. This is commonly mandated by local fire code. Recommend verification that the locations of these detectors comply with local fire code, as these codes differ depending on the city.

4. Walls

Observations:

- The Inspector observed only cosmetic and/or common settling appearances along the interior walls. Some settling is not unusual in a home of this age and these cracks are not typically a structural concern. Recommend correct cosmetic appearances and monitor.
- At the time of the inspection, interior walls in the home exhibited general minor imperfections. This is typically seen in areas where the wall has been repaired, but not sanded down correctly before painting. Recommend correct cosmetic appearance.
- "Nail pops" were noted in the walls at one or more locations. Nail pops often occur happen when the nail loses its grip in the wood stud and pulls out a tad, often from normal settling, then the sheetrock pulls away from the stud. Afterwards, the sheetrock moves back and the nail doesn't. To repair a nail pop, drive the nail in with a nail set, apply a screw one inch above or below, and finish the area. If the home has stopped settling, this should correct the problem.



One of several locations

5. Ceiling

Observations:

- The Inspector observed cosmetic imperfections and/or common settling cracks in the ceilings. Recommend correct any cosmetic appearances and monitor. NOTE: any other ceiling deficiencies or notations will be listed elsewhere in this section,
- One or more areas of the ceiling were noted to be imperfect, lacked sanding, had mismatched paint or had staining from items like sticky kids toys (often kids throw slime type items on ceilings that leave stains). These areas were dry at the time of the inspection. Recommend correct cosmetic appearance and monitor.
- One or more areas of the ceiling were damaged. Recommend repair by a qualified contractor.



Primary bedroom, dry



Opening in service panel room near garage



Garage



Garage



Garage, panel to access electrical junction box



Currently dry, garage

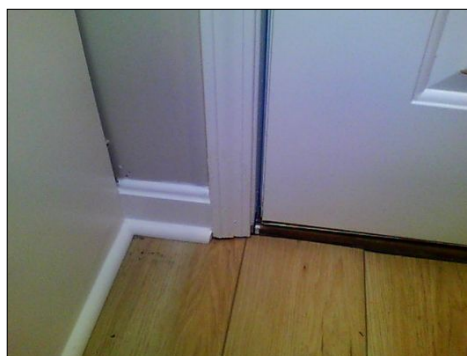
6. Thermal Imaging

Observations:

- The following thermal imaging pictures indicate that one or more areas appear to have missing insulation. Recommend install insulation in these areas to save on energy costs and help provide desired comfort.
- The following thermal imaging pictures indicate that one or more areas appear to have been repaired, but was dry during the inspection. Recommend note and monitor.
- The following thermal imaging pictures indicate that one or more areas appear to have cool air coming through doors at the bottoms. Recommend add weatherstripping at these doors or the doors past these doors.



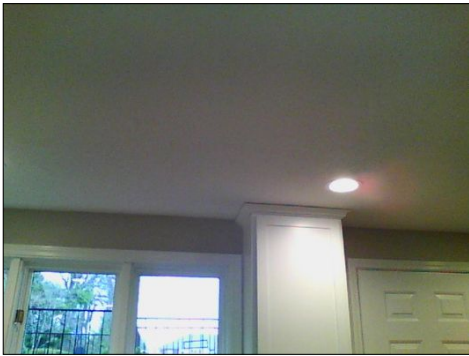
Indicates some cool air entering entry door (storm door at top of stairs needs new weatherstripping/adjustment)



Indicates some cool air entering entry door (storm door at top of stairs needs new weatherstripping/adjustment)



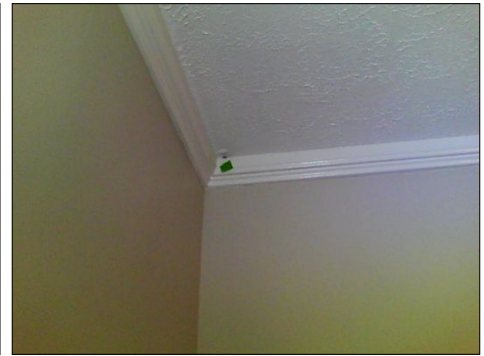
Indicates missing insulation in kitchen ceiling at front wall



Indicates missing insulation in kitchen ceiling at front wall



Indicates dry repair, primary bedroom ceiling at corner



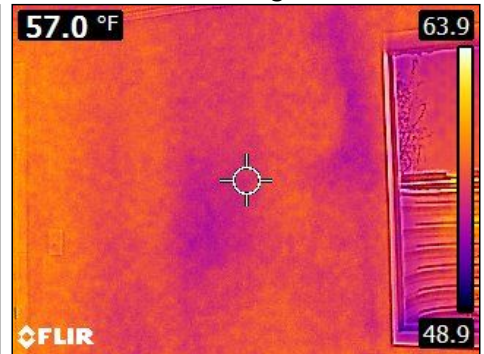
Indicates dry repair, primary bedroom ceiling at corner



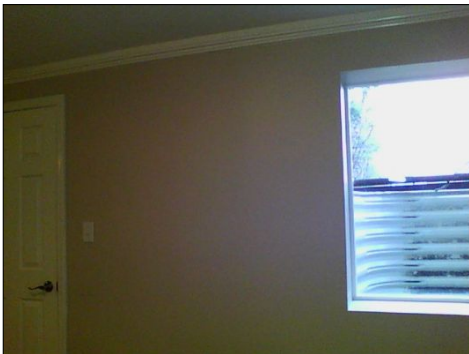
Indicated previous repair dry, ceiling in primary bedroom



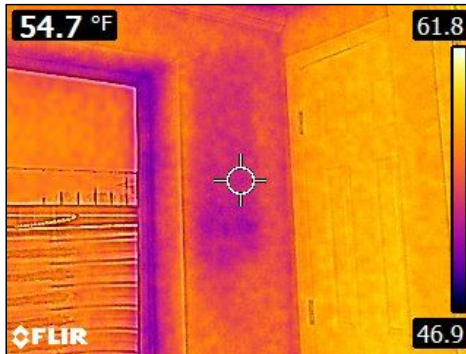
Indicated previous repair dry, ceiling in primary bedroom



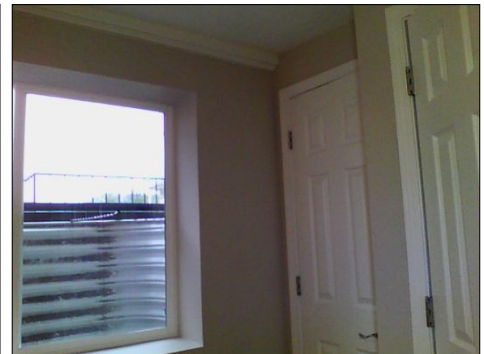
Indicates missing insulation in primary bedroom on front wall near window



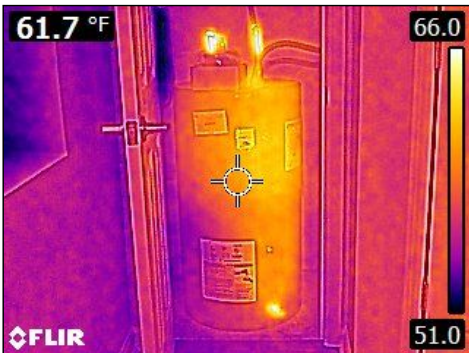
Indicates missing insulation in primary bedroom on front wall near window



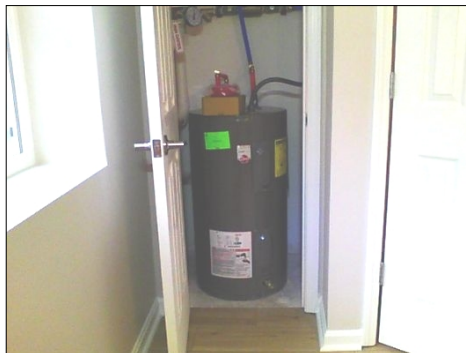
Indicates missing insulation in primary bedroom on front wall near window



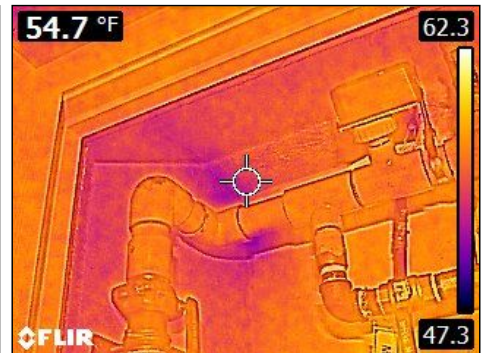
Indicates missing insulation in primary bedroom on front wall near window



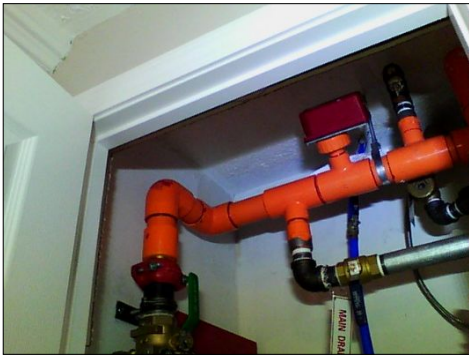
Indicated water heater operating adequately



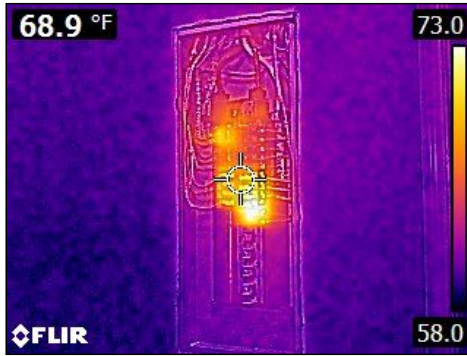
Indicated water heater operating adequately



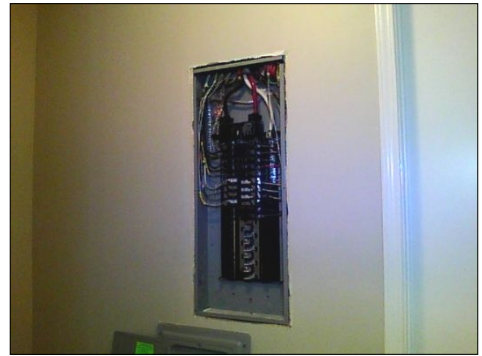
Indicates recent drywall repair, now dry, in water pipe closet above water heater



Indicates recent drywall repair, now dry, in water pipe closet above water heater



Indicates service panel not overheating (AFCI breakers run hotter than others by nature)



Indicates service panel not overheating (AFCI breakers run hotter than others by nature)



Indicates a bit of heat in garage ceiling (likely the junction box for the recessed light nearby), okay of contained in box



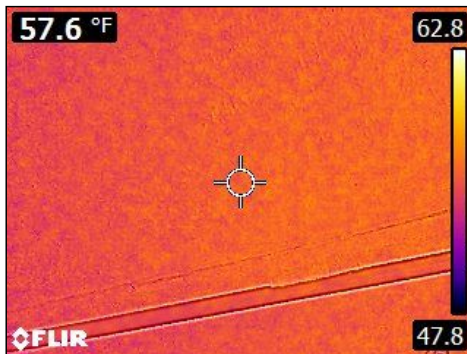
Indicates a bit of heat in garage ceiling (likely the junction box for the recessed light nearby), okay of contained in box



Indicates repair at panel in garage ceiling dry



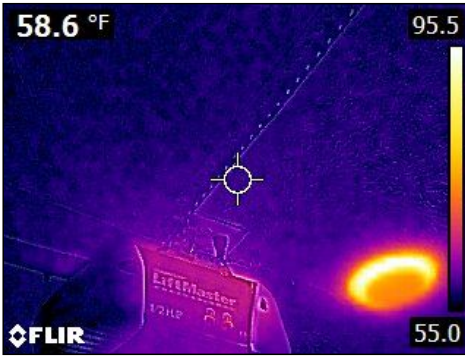
Indicates repair at panel in garage ceiling dry



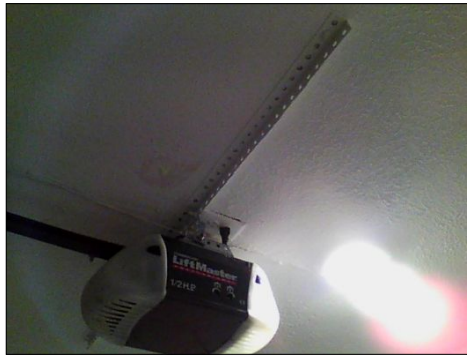
Indicates repair at garage ceiling dry



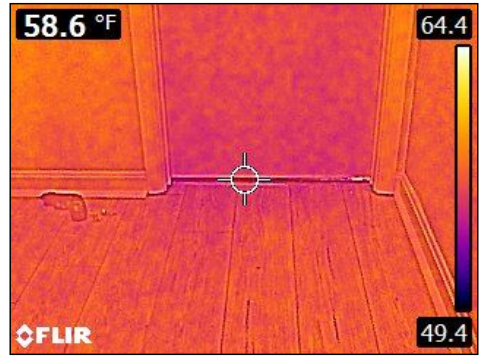
Indicates repair at garage ceiling dry



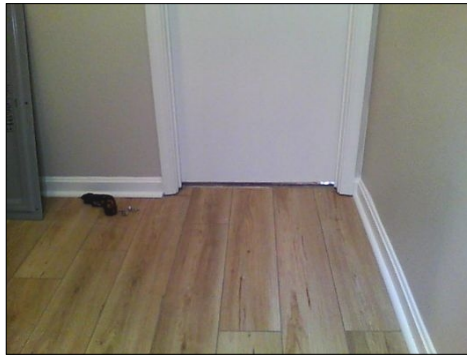
Indicates repair at garage ceiling dry



Indicates repair at garage ceiling dry



Indicates some cold air coming through garage entry door (the weather sealed/fire-rated door in beyond this door)



Indicates some cold air coming through garage entry door (the weather sealed/fire-rated door in beyond this door)

KITCHENS

1. Undersink Conditions

Observations:

- Minor damage and/or holes from previous installations was noted under one or more kitchen sinks. Recommend correct cosmetic appearances and monitor.
- The cabinet wall, floor and/or pipes under the sink was noted to have signs of previous moisture intrusion. This area was dry at the time of the inspection, indicating that the leakage may have been corrected or is intermittent. Recommend correct cosmetic appearance and monitor.

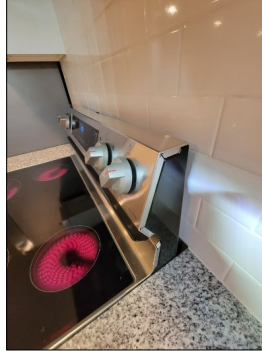


Currently dry

2. Range Condition

Observations:

- The range was not fastened to the floor. A child standing on the open oven door could overturn the range. Recommend installation of an approved anti-tip device.



3. Dishwasher

Observations:

- The dishwasher did not appear to have a high loop configured in the drain line. The high loop is designed to prevent wastewater from contaminating the dishwasher. To correct, the drain hose should be hung up with a bracket at a high point on the back of the cabinet wall, similar to a roller coaster hill. Sometimes this configuration is built into the unit in newer models. Recommend verify and correction if needed.



4. Refrigerator / Cooler

Observations:

- The ice maker at the refrigerator was inoperable or off. Recommend verification of operation, repair or replacement.

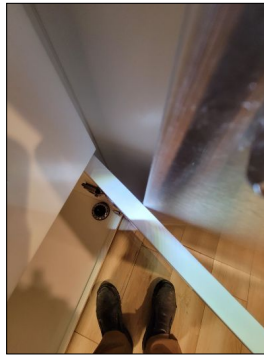


Brand new, ice maker not on

5. Cabinets

Observations:

- One or more kitchen cabinet drawers or doors was not able to be opened fully due to making contact with the adjacent drawers, doors, drawer hardware, dishwasher, range or fridge. Recommend adjust, replace hardware and/or note.



Door hits dishwasher

WINDOWS AT INTERIOR

1. Window Condition

Observations:

- Windows showed general weathering, wear, and deterioration commensurate with their age. Recommend routine maintenance and repair as needed.

2. Window Types

Observations:

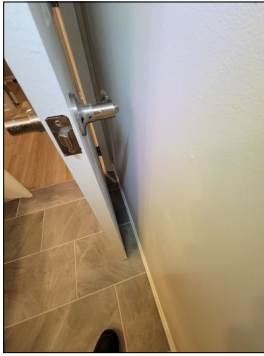
- Home contained double pane vinyl windows along with any other styles mentioned in this report.
- The home contained casement windows, or crank windows, along with any other styles mentioned in this report.

DOORS AT INTERIOR

1. Interior Doors

Observations:

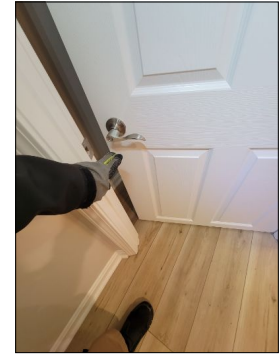
- One or more interior doors in the home had a missing or damaged stop. This condition has or may result in wall damage. Recommend addition of a new doorstop in these areas and repair of any cosmetic damage. NOTE: any pictures shown are representative and thus, other similar conditions may exist.
- One or more interior doors in the home was binding on the jamb when opened or closed. Recommend adjustment.
- One or more interior doors in the home did not stay open on its own or closed on its own. These doors may be out of square. Recommend adjustment.
- Several door knobs/locks were installed incorrectly and/or were defective, but operated. The configuration left the handle piece offset, which has a sharp edge that may cause injury. Recommend modification or replacement to prevent potential injury.



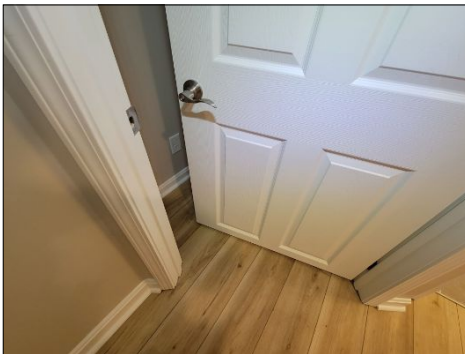
Missing door stop, bathroom



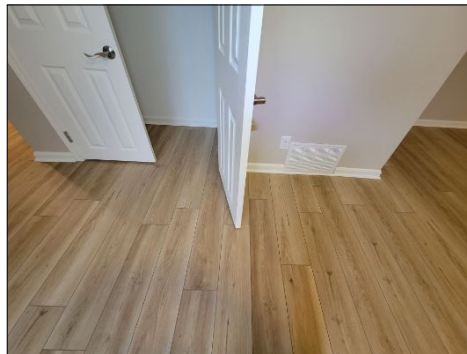
Jambs, primary bedroom



Does not stay open all the time, one of several locations



Lower handle at primary bedroom, typical for ADA doors/regulations



Does not stay open all the time, one of several locations



One of several with sharp piece/offset

FLOORS

1. General Condition

Observations:

- Flooring in the home was noted to show weathering common for its age. Recommend routine maintenance.

BATHROOMS

1. Bath Tubs

Observations:

- The stopper at the tub in one or more bathrooms was in need of adjustment to operate properly. Recommend adjustment or replacement.



2. Toilet Condition

Observations:

- In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor to prevent leakage and damage.



MOLD SPORES REPORT

1. Mold spores report summary

Observations:

- The mold spores report from the laboratory will be sent tomorrow evening.

