



Home Inspection Report

Joe Smith

Property Address:
123 Anywhere Drive
Louisville KY 40299



ABI Home Services, LLC

**Ben Hendricks 3039
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Date: 6/15/2015	Time:	Report ID:
Property: 123 Anywhere Drive Louisville KY 40299	Customer: Joe Smith	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Safety (S) = I visually observed a condition in the home that may pose a safety risk or hazardous condition. These conditions should be rectified before occupying the home.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

About 40 Years

Temperature:

Around 80

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

Vacant:

No

1. Radon

Styles & Materials

Radon Test Machine:

Sun Nuclear 1027

Serial Number:

71140024

Placement:

First Floor

		IN	NI	NP	RR	S
1.0	Radon Test Results	•				
		IN	NI	NP	RR	S

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Comments:

1.0 The home was tested for Radon gas using a Sun Nuclear 1027 continuous monitoring system. **The overall average of pCi/l (pico Curies per Liter) was 0.3** The EPA recommends mitigation (removal system) for all homes with a level of 4.0pCi/l or more.

With numbers this low, it's doubtful you'll ever have elevated Radon levels, but if you do large amounts of air sealing and home weatherization, you will seal up the house, and those numbers will rise.-FYI

Data in pCi/l - Time Interval 1 Hr

2.6	0.6	0.0
0.3	0.3	0.0
0.3	0.3	0.3
0.6	0.3	0.6
0.0	0.0	0.6
0.0	0.3	0.3
0.3	0.0	0.3
0.3	0.3	1.6
0.3	0.6	0.3
0.6	0.0	0.0
0.0	0.0	0.3
0.3	1.0	0.6
0.0	1.0	1.3
0.6	0.0	0.6
0.3	0.6	0.0
0.3	1.3	0.3

0.0 0.3 0.6

0.0 0.0 T 0.3

T 1.0 T 0.6 0.0

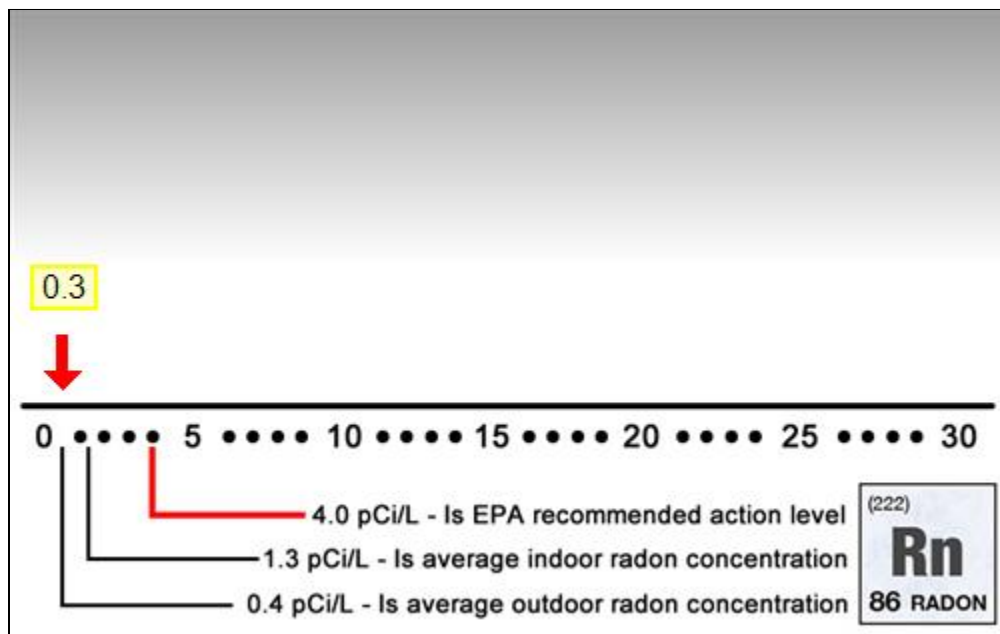
1.0 0.3 1.3

0.0 0.3 0.0

0.3 0.3 1.0

Overall Avg.= 0.4

EPA Protocol Avg.= 0.3



1.0 Item 1(Picture)

2. Roofing

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

Styles & Materials

Roof Covering:

Architectural

Number of layers of roof material:

One

Viewed roof covering from:

Walked roof

Gutters & Downspouts:

Aluminum

		IN	NI	NP	RR	S
2.0	ROOF COVERINGS	•				
2.1	FLASHINGS	•				
2.2	ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)				•	
		IN	NI	NP	RR	S

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Comments:

2.2 (1) The gutters are full of debris and need to be cleaned out to allow the roof water to flow properly.

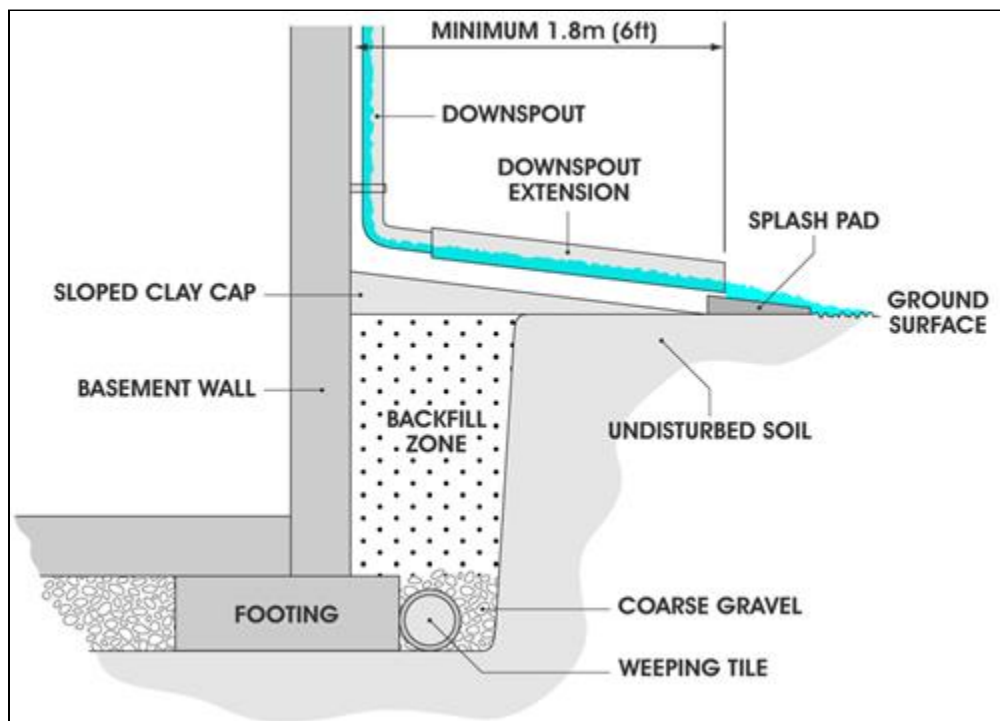


2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.2 (2) The downspouts around the home need to have extensions added to them. They are discharging water near the homes foundation, which can cause moisture issues around the house. You want to get water away from the foundation at least 5 feet.



2.2 Item 3(Picture)



2.2 Item 4(Picture)

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

3. Exterior

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

Styles & Materials

Siding Material:

Brick veneer

		IN	NI	NP	RR	S
3.0	WALL CLADDING, FLASHING, AND TRIM				•	
3.1	WINDOWS				•	
3.2	DOORS (Exterior)				•	
3.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				
3.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS				•	
3.5	EAVES, SOFFITS AND FASCIAS				•	
		IN	NI	NP	RR	S

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Comments:

3.0 The weep holes on the bottom of the wall have been filled with silicone. These should be left open to allow moisture a path to escape, and fresh air a way to get in the wall. Have the caulk removed from all the weeps around the house.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 The brick lintel on the front of the house has failed and needs to be replaced. The rusting of the steel lintel (which is the steel support that holds the bricks above it in the air) is far beyond most for this age of a house. Have a brick mason replace the lintel and install the proper drainage and flashing around this point so it doesn't happen again.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 The side door to the storage area is rotten along the bottom and needs to be repaired/replaced.



3.2 Item 1(Picture)

3.4 There is a tree growing on the roof. Cut it back/down so it does not touch the house. Vegetation touching the home will damage it over time.



3.4 Item 1(Picture)

3.5 Most of the plywood of the soffits have been replaced. Rotting soffits is typically caused by leaking gutters and end and corner seams. Judging from the debris in the gutters, and the end caps falling off, I do not think the root problem was resolved. Make certain you clean the gutters well, and have the ends and corners re-sealed. If you don't the soffits could rot out again very quickly.

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

4. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

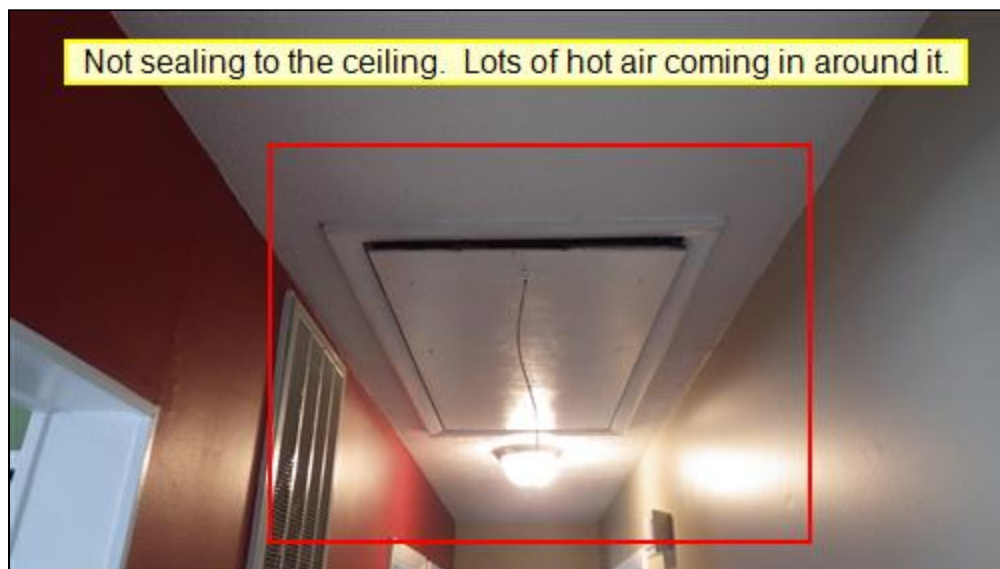
Double-hung

		IN	NI	NP	RR	S
4.0	CEILINGS	•				
4.1	WALLS	•				
4.2	FLOORS	•				
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•	
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				•	
4.5	DOORS (REPRESENTATIVE NUMBER)	•				
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•				
		IN	NI	NP	RR	S

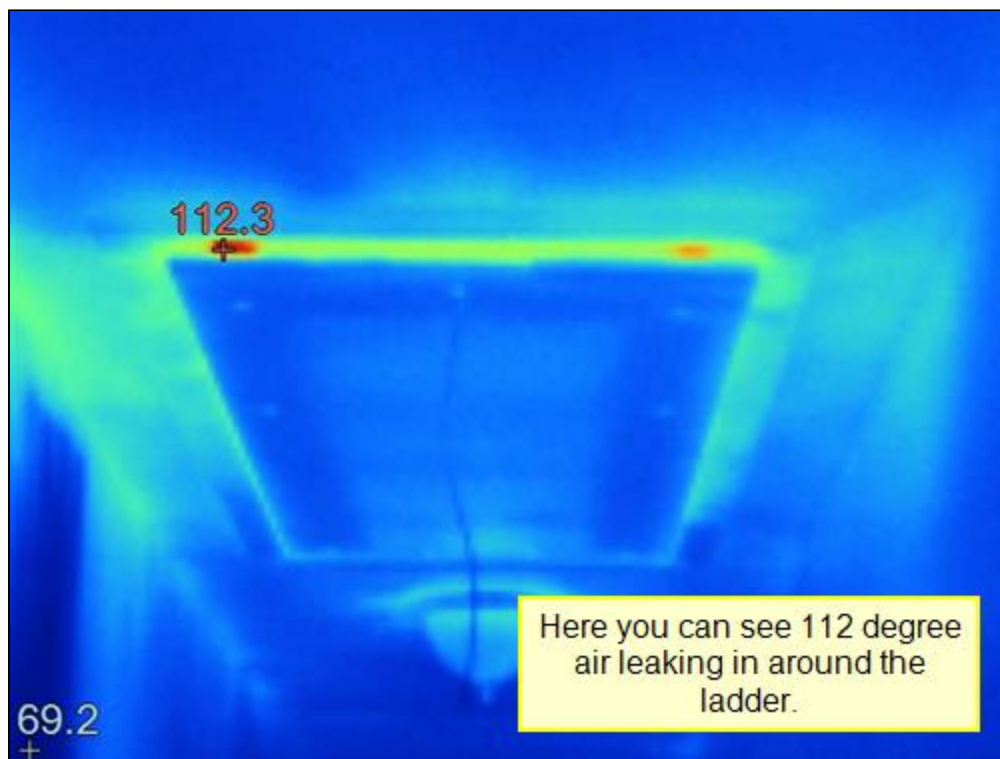
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Comments:

4.3 The attic ladder is not sealing to the ceiling in the hallway. This will allow lots of hot attic air to leak into the living space. You'll need to air seal the attic and insulate around the opening. You can see the temperature difference via thermal imaging. At 11am this morning I had 112 degree air coming into the hallway.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.4 The back wall of the kitchen sink cabinet has some kind of mold growth on it. You'll want to have the damaged drywall removed and area repaired by a qualified contractor.



4.4 Item 1(Picture)

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

5. Structural Components

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

Styles & Materials

Method used to observe Crawlspace: Crawled	Floor Structure: Wood joists	Wall Structure: Wood
Columns or Piers: Masonry block	Roof Structure: Stick-built	Roof-Type: Gable
Method used to observe attic: From entry	Attic Access: Pull Down stairs	

		IN	NI	NP	RR	S
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	•				
5.1	WALLS (Structural)	•				
5.2	COLUMNS OR PIERS	•				
5.3	FLOORS (Structural)				•	
5.4	CEILINGS (structural)	•				
5.5	ROOF STRUCTURE AND ATTIC	•				
		IN	NI	NP	RR	S

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Comments:

5.3 There is quite a bit of moisture damage to the sub-floor and floor joist in the crawlspace around the HVAC and plumbing. This seems to be from a combination of water sources that have allowed the growth to compromise the structure of the wood. It's all scanning wet, and some of the subfloor is coming apart and delaminating.

You'll want to get a few estimates on getting this area repaired. If all the wood in this area has to be replaced this could get expensive as it would need to come up from above.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)



5.3 Item 6(Picture)

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

6. Plumbing System

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

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 30 Gallon (small)
Manufacturer: GE	Water Heater Age: About 12 yrs old	

		IN	NI	NP	RR	S
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•	
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•	
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
6.4	MAIN FUEL SHUT OFF (Describe Location)	•				
6.5	FUEL LINES	•				
6.6	TOILETS	•				
6.7	SINKS	•				
6.8	SHOWER STALLS				•	
6.9	BATHTUBS	•				
		IN	NI	NP	RR	S

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Comments:

6.0 The flexible drain lines that are installed may cause the sinks to drain slowly, or clog easily. I recommend you have the drains replaced with rigid PVC pipe. (FYI)



6.0 Item 1(Picture)

6.1 The shower valves do not have stops and just free spin. The handles will also pull off with no resistance. Repair as needed.



6.1 Item 1(Picture)

6.2 (1) The water heater is older. The NAHB (National Association of Home Builders) case study says the average life expectancy of a gas or electric water heater is "about 10 years". Because of the age of the unit, you'll want to have it replaced. The last thing you want is to come home to a failed tank on your water heater that has flooded your home. You can get the NAHB guide here: <http://abihomeservices.com/download/NAHB-Lifetimes.pdf>



6.2 Item 1(Picture)

6.2 (2) The water heater is missing the required sediment trap. The trap is in place to catch contaminants that could otherwise damage appliances. Recommend having a plumber install trap to prevent future issues.



6.2 Item 2(Picture)

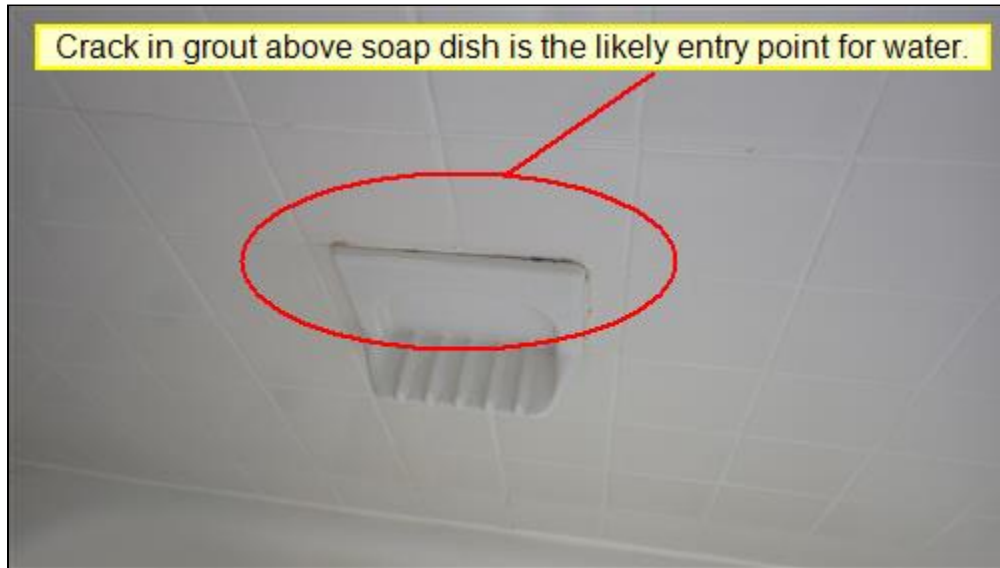
6.3 The main water shut off is in the closet with the water heater.



6.3 Item 1(Picture)

6.4 The main fuel shut off is at gas meter outside

6.8 The wall under the soap dish in the shower is scanning wet with my moisture meter. There is a crack in the grout line that is allowing water to seep in and run down the wall. This was the only area I found to be "wet". Unfortunately there is no way of knowing how bad the damage is without removing some tiles.



6.8 Item 1(Picture)



6.8 Item 2(Picture)

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

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

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

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Comments:

7.1 The main panel is located outside on the side of the house.



7.1 Item 1(Picture)

7.6 (1)

No GFCI outlets were found in the home. Although they may not have been required when the home was built. They are a life saving technology and should be located in all kitchens, bathroom, and outside receptacles.

7.6 (2) The kitchen did not have GFCI installed. While it is likely they were not required when the home was built, they are a great lifesaving technology and should now be installed in every bathroom, kitchen & outdoor receptacle.

7.7 In accordance with home inspection industry standards, we do not test smoke detectors. However, they are an important safety feature that must not be overlooked, and it is important to make sure that there are functional detectors installed at all required locations prior to occupying the premises.

Also, most industry experts recommend to replace any smoke detector older than 10 years. The sensors can go bad with time and need to be replaced.

7.8 Because it is not unusual for a lengthy period of time to pass between the time the inspection took place and when the home is actually occupied, it is imperative that all carbon monoxide detectors, both battery and hardwired, be tested for safe and proper function prior to occupation of the premises.

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

8. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Natural gas

Number of Heat Systems (excluding wood):

One

Heat System Age:

About 8 yrs

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Age:

Unknown

Central Air Manufacturer:

RHEEM

Number of AC Only Units:

One

		IN	NI	NP	RR	S
8.0	HEATING EQUIPMENT	•				
8.1	NORMAL OPERATING CONTROLS	•				
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	
8.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
8.4	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)					•
8.5	COOLING AND AIR HANDLER EQUIPMENT				•	
8.6	NORMAL OPERATING CONTROLS	•				
8.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				
		IN	NI	NP	RR	S

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Comments:

8.2 The main trunk line duct of the HVAC has rusted out and needs to be replaced. There is also water spilling onto the ground (from what I think is the condensate line)



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.4 There are streaks running down the flue pipe on the furnace, which is a sign of poor venting, and flue gases are condensing and running back in.

When gas burns, the byproducts are mostly water, sulfur and nitrogen (acid). If that gas can't rise up out of the stack and dissipate, it condenses on the inside of the vent and then drains back to the furnace. The white residue is the mineral salts left over after the acid reacts with the zinc coating in the galvanized coating on the pipe. This happens when the unit is not venting correctly. Have an HVAC tech take a look at it and repair as needed.



8.4 Item 1(Picture)

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



8.5 Item 1(Picture)

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

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Passive

Floor System Insulation:

NONE

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

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

Comments:

9.2 There is a vapor barrier present in the crawlspace. However, it is poorly installed leaving large areas of the crawl space floor open. This will allow moisture to seep up through the ground and release unwanted moisture into the air. In the crawlspace, remove all debris, rake the the soil clean, and install a 6-mil black polyethylene vapor barrier to completely cover the soil. Broadly overlap the seams and place bricks along the edges to hold the plastic in place.



9.2 Item 1(Picture)

9.4 (1) The dryer vent is clogged in the attic and needs to be replaced. It's asking a lot for a dryer to push the lint this far in the air. It would be a good idea to relocate the vent to the crawlspace and out the back of the house with a smooth wall pipe.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

9.4 (2) The bathroom exhaust fans do not vent to the exterior like they should. Bathroom fans can carry out large amounts of moisture, and you do not want this to be left in you attic. Have the fans exhaust routed to the exterior of the home.



9.4 Item 3(Picture)

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

10. Built-In Kitchen Appliances

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

Please understand that appliances can and do fail at any given moment. No one can predict when any appliance will break. All your inspector can do is operate the appliance as any person would, and document how it responded at that moment.

		IN	NI	NP	RR	S
10.0	DISHWASHER	•				
10.1	BUILT-IN MICROWAVE	•				
10.2	REFRIDGERATOR	•				
		IN	NI	NP	RR	S

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

General Summary



ABI Home Services, LLC

502-938-5190

ben@abihomeservices.com

Customer

Joe Smith

Address

123 Anywhere Drive

Louisville KY 40299

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

2. Roofing

ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Repair or Replace

1. (1) The gutters are full of debris and need to be cleaned out to allow the roof water to flow properly.
(2) The downspouts around the home need to have extensions added to them. They are discharging water near the
2. homes foundation, which can cause moisture issues around the house. You want to get water away from the foundation at least 5 feet.

3. Exterior

WALL CLADDING, FLASHING, AND TRIM

Repair or Replace

3. Exterior

3. The weep holes on the bottom of the wall have been filled with silicone. These should be left open to allow moisture a path to escape, and fresh air a way to get in the wall. Have the caulk removed from all the weeps around the house.

WINDOWS

Repair or Replace

4. The brick lintel on the front of the house has failed and needs to be replaced. The rusting of the steel lintel (which is the steel support that holds the bricks above it in the air) is far beyond most for this age of a house. Have a brick mason replace the lintel and install the proper drainage and flashing around this point so it doesn't happen again.

DOORS (Exterior)

Repair or Replace

5. The side door to the storage area is rotten along the bottom and needs to be repaired/replaced.

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Repair or Replace

6. There is a tree growing on the roof. Cut it back/down so it does not touch the house. Vegetation touching the home will damage it over time.

EAVES, SOFFITS AND FASCIAS

Repair or Replace

7. Most if the plywood of the soffits have been replaced. Rotting soffits is typically caused by leaking gutters the and and corner seams. Judging from the debris in the gutters, and the end caps falling off, I do not think the root problem was resolved. Make certain you clean the gutters well, and have the ends and corners re-sealed. If you don't the soffits could rot out again very quickly.

4. Interiors

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

8. The attic ladder is not sealing to the ceiling in the hallway. This will allow lots of hot attic air to leak into the living space. You'll need to air seal the attic and insulate around the opening. You can see the temperature difference via thermal imaging. At 11am this morning I had 112 degree air coming into the hallway.

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

9. The back wall of the kitchen sink cabinet has some kind of mold growth on it. You'll want to have the damaged drywall removed and area repaired by a qualified contractor.

5. Structural Components

FLOORS (Structural)

Repair or Replace

10. There is quite a bit of moisture damage to the sub-floor and floor joist in the crawlspace around the HVAC and plumbing. This seems to be from a combination of water sources that have allowed the growth to compromise the structure of the wood. It's all scanning wet, and some of the subfloor is coming apart and delaminating.
- You'll want to get a few estimates on getting this area repaired. If the all the wood in this area has to be replaced this could get expensive as it would need to come up from above.

6. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

11. The flexible drain lines that are installed may cause the sinks to drain slowly, or clog easily. I recommend you have the drains replaced with rigid PVC pipe. (FYI)

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

12. The shower valves do not have stops and just free spin. The handles will also pull off with no resistance. Repair as needed.

HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

13. (1) The water heater is older. The NAHB (National Association of Home Builders) case study says the average life expectancy of a gas or electric water heater is "about 10 years". Because of the age of the unit, you'll want to have it replaced. The last thing you want is to come home to a failed tank on your water heater that has flooded your home. You can get the NAHB guide here: <http://abihomeservices.com/download/NAHB-Lifetimes.pdf>
14. (2) The water heater is missing the required sediment trap. The trap is in place to catch contaminants that could otherwise damage appliances. Recommend having a plumber install trap to prevent future issues.

SHOWER STALLS

Repair or Replace

15. The wall under the soap dish in the shower is scanning wet with my moisture meter. There is a crack in the grout line that is allowing water to seep in and run down the wall. This was the only area I found to be "wet". Unfortunately there is no way of knowing how bad the damage is without removing some tiles.

7. Electrical System

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

- (1)
16. No GFCI outlets were found in the home. Although they may not have been required when the home was built. They are a life saving technology and should be located in all kitchens, bathroom, and outside receptacles.
17. (2) The kitchen did not have GFCI installed. While it is likely they were not required when the home was build, they are a great lifesaving technology and should now be installed in every bathroom, kitchen & outdoor receptacle.

8. Heating / Central Air Conditioning

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

18. The main trunk line duct of the HVAC has rusted out and needs to be replaced. There is also water spilling onto the ground (from what I think is the condensate line)

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Safety

- There are streaks running down the flue pipe on the furnace, which is a sign of poor venting, and flue gases are condensing and running back in.
19. When gas burns, the byproducts are mostly water, sulfur and nitrogen (acid). If that gas can't rise up out of the stack and dissipate, it condenses on the inside of the vent and then drains back to the furnace. The white residue is

8. Heating / Central Air Conditioning

the mineral salts left over after the acid reacts with the zinc coating in the galvanized coating on the pipe. This happens when the unit is not venting correctly. Have an HVAC tech take a look at it and repair as needed.

COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

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

9. Insulation and Ventilation

VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Repair or Replace

21. There is a vapor barrier present in the crawlspace. However, it is poorly installed leaving large areas of the crawl space floor open. This will allow moisture to seep up through the ground and release unwanted moisture into the air. In the crawlspace, remove all debris, rake the the soil clean, and install a 6-mil black polyethylene vapor barrier to completely cover the soil. Broadly overlap the seams and place bricks along the edges to hold the plastic in place.

VENTING SYSTEMS (Kitchens, baths and laundry)

Safety

22. (1) The dryer vent is clogged in the attic and needs to be replaced. It's asking a lot for a dryer to push the lint this far in the air. It would be a good idea to relocate the vent to the crawlspace and out the back of the house with a smooth wall pipe.
23. (2) The bathroom exhaust fans do not vent to the exterior like they should. Bathroom fans can carry out large amounts of moisture, and you do not want this to be left in you attic. Have the fans exhaust routed to the exterior of the home.

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

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