Home Inspection Report

Joe Smith

Property Address:
1234 Flipper Lane
Lagrange KY 40031

ABI Home Inspection Service, LLC

Ben Hendricks HI-3039

Date: 10/10/2016	Time:	Report ID:
Property: 1234 Flipper Lane Lagrange KY 40031	**Customer:** Joe Smith	**Real Estate Professional:**

HOW TO READ THIS REPORT

Comment Key and 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.

The purpose of this report is to alert you to major defects in the condition of the property. **Please do not mistake this report for a warranty or any kind of insurance.** I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

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.

A FINAL NOTE WHEN READING THIS REPORT

Repairs and upkeep to your home should be made by professional craftsman who know what they are doing. Whenever you hire someone to work on your house, you should always do your research to find out if they are licensed and qualified to do so. Also, make certain you get estimates from these qualified people about the items in this report **before** you close on the property. **Do not take word of mouth about what something may cost to repair, get in it in writing from at least a few contractors.**

As you are reading this report, you may come across a blue link that will look like this. Sometimes I don't have enough room to give you a long explanation on a condition in the home, so I'll try to help you out by providing links to more info on a certain subject. Be sure you click and read that info as well. It can really help you understand what you are dealing with, and lots of times provide a reasonable plan of repairing said condition.

Type of building:	In Attendance:	Approximate age of building:
Single Family (1 story)	Customer	About 40 yrs
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Around 70	Cloudy	Dry

Rain in last 3 days:	Radon Test:	Vacant:
Yes	Yes	Yes

1. Radon

Styles & Materials

Radon Test Machine:	Serial Number:	Placement:
Sun Nuclear 1028	103145011 - Calibrated 06/16	Basement

		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 1028 continuous monitoring system. **The overall average of pCi/l (pico Curies per Liter) was 2.5** The EPA recommends mitigation (removal system) for all homes with a level of 4.0pCi/l or more. ***However, in 2009 The World Heath Organization lowered their recommendation number to 2.7pCi/l***.

This excerpt is from the WHO press release:

Radon gas has been identified as the leading cause of lung cancer for non-smokers according to recent studies conducted throughout the world. The World Health Organization states that as many as 14% of the lung cancer cases in many countries (including the United States) are caused by exposure to radon gas. These recent findings have lead to the establishment of a new standard for action of 2.7 for indoor radon levels. *Link to PR*

Because your levels are so close the 2.7pCi/L action level of the WHO, you may want to consider having a mitigation system installed.

You can download a full copy of your Radon test results here. - >LINK REMOVED FOR SAMPLE REPORT

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

Chimney (exterior):
Brick

Gutters & Downspouts:
Aluminum

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

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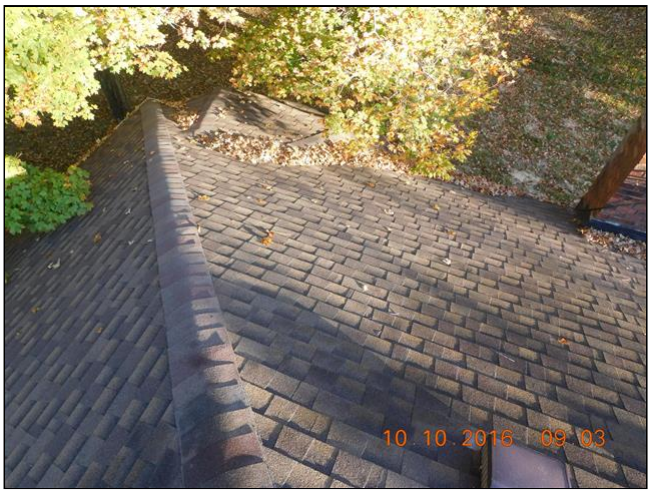
Comments:

2.0 The roof (shingles) seems to be in overall good condition. There is no excess grit loss, and no damaged shingles on the house.

2.0 Item 1(Picture)

2.0 Item 2(Picture)



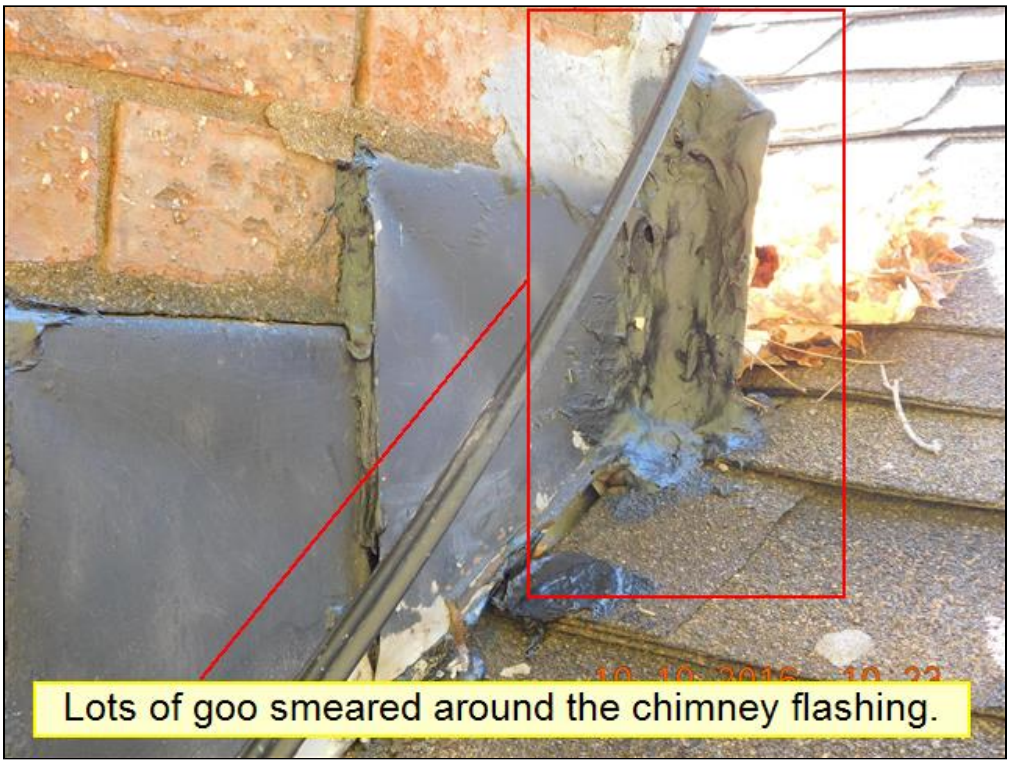
2.0 Item 3(Picture)

2.0 Item 4(Picture)

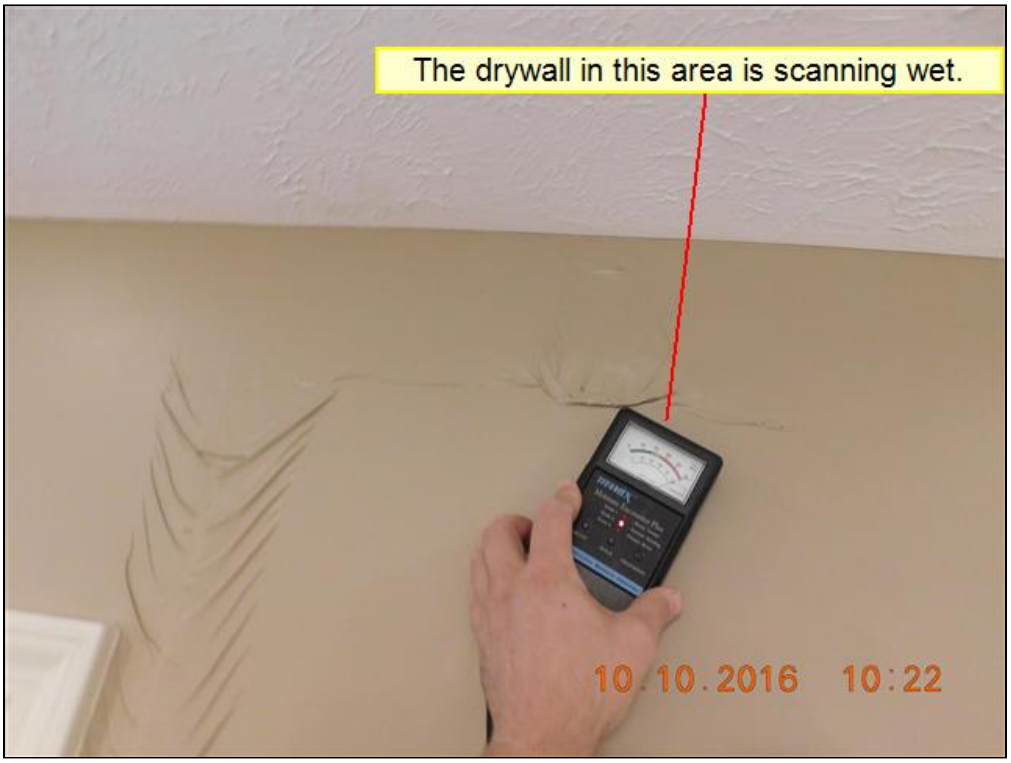
2.1 The flashing around the chimney has holes in the corners, the back wall of the chimney has a horizontal crack in the flashing, and several places have had goo smeared on it (a poor attempt to stop a leak I would guess.) Clearly this has leaked in the past as the wall above the fireplace is bubbling up, and maxing out my moisture meter on the inside wall. You'll want to have a roofer take a look and repair/replace the flashing as needed.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

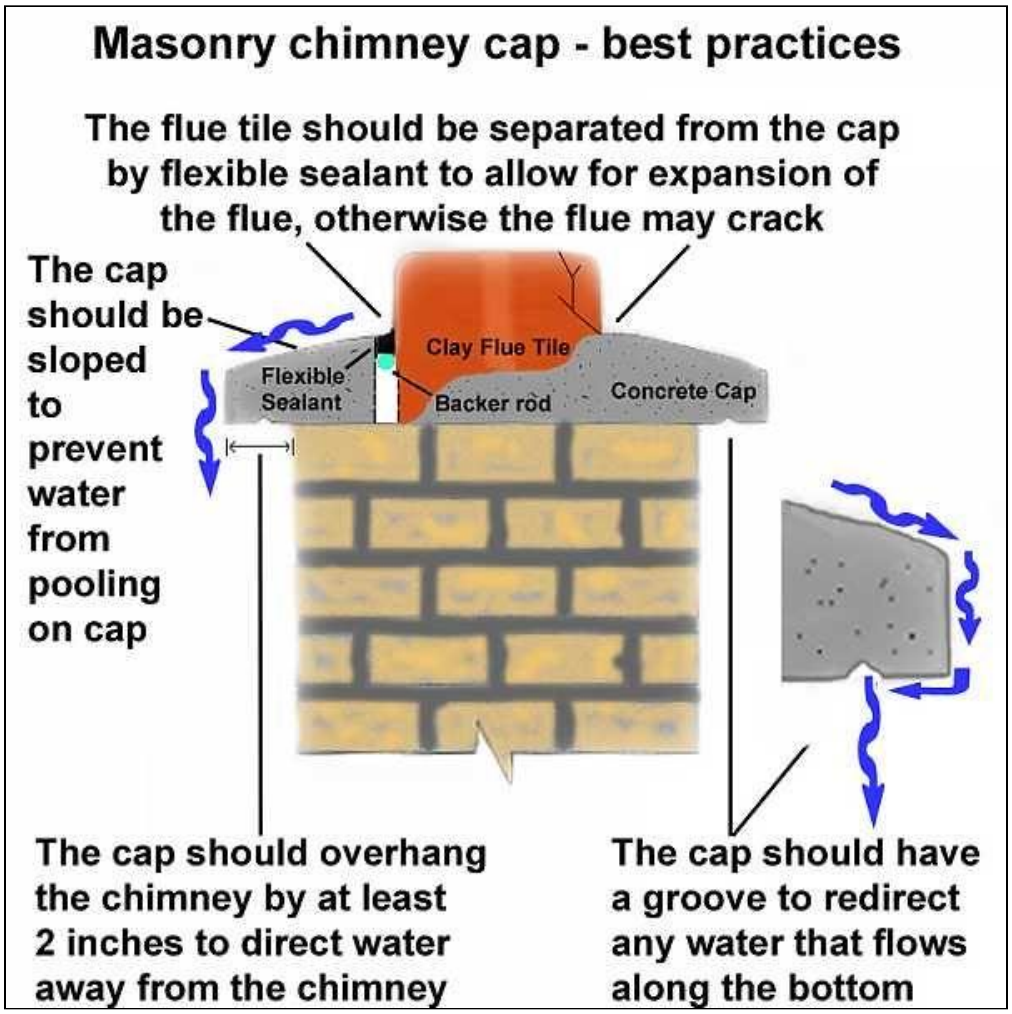


2.1 Item 3(Picture)

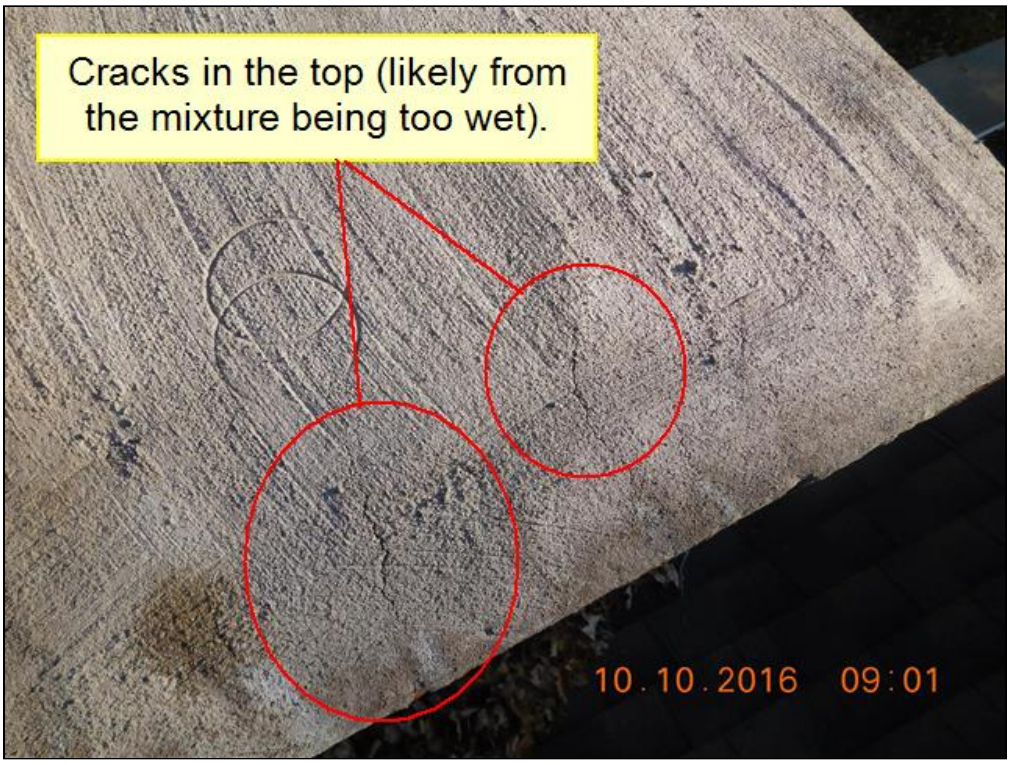


2.1 Item 4(Picture)

2.2 The mortar cap on the chimney looks new(ish) compared to the rest of the chimney. However, it does have cracks already forming in the top (likely from the mixture being too wet). They also did not leave an expansion gap around the flue tile, and there is an overhang around the edge. I've attached a small pic to explain what a great cap looks like for your reference. Have a chimney sweep take a look and repair the cap as they see fit.

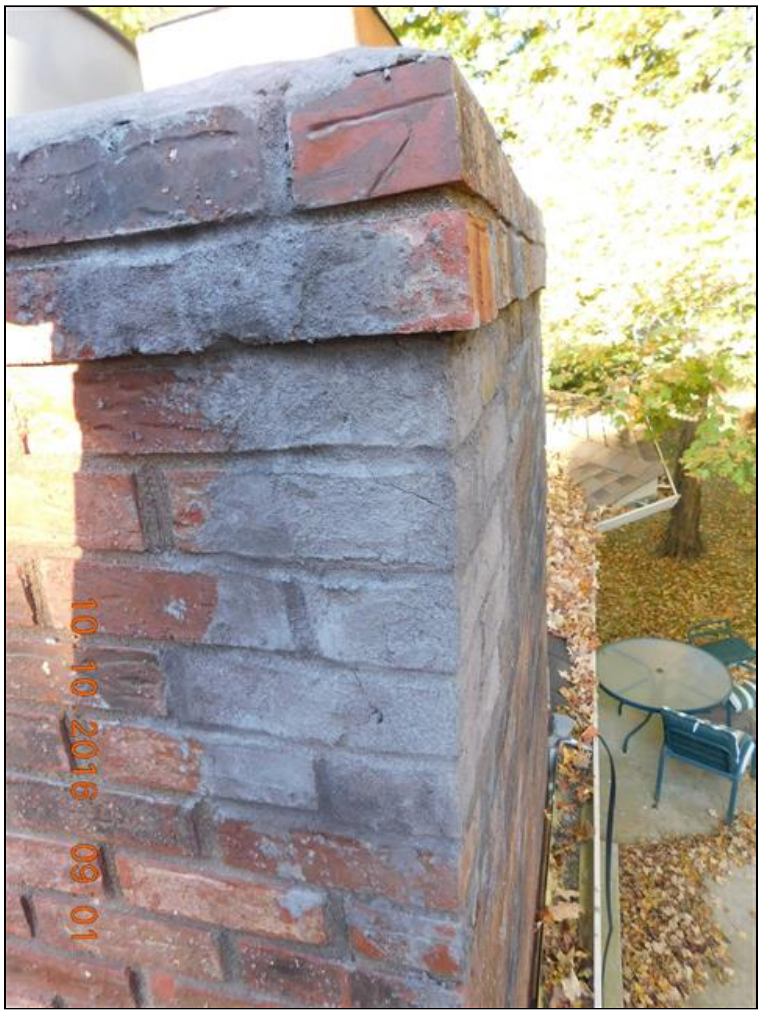


2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.2 Item 3(Picture)



2.2 Item 4(Picture)

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

2.3 Item 1(Picture)

2.3 (2) The downspouts around the home need to have extensions added to them. They are discharging water near the homes foundation, which can cause moistur issues around the house. You want to get water away from the foundation at least 5 feet. Read this for more info: http://abihomeservices.com/how-to-prevent-a-leaky-basement/

2.3 Item 2(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:	Exterior Entry Doors:	Driveway:
Brick veneer	Steel	Gravel

		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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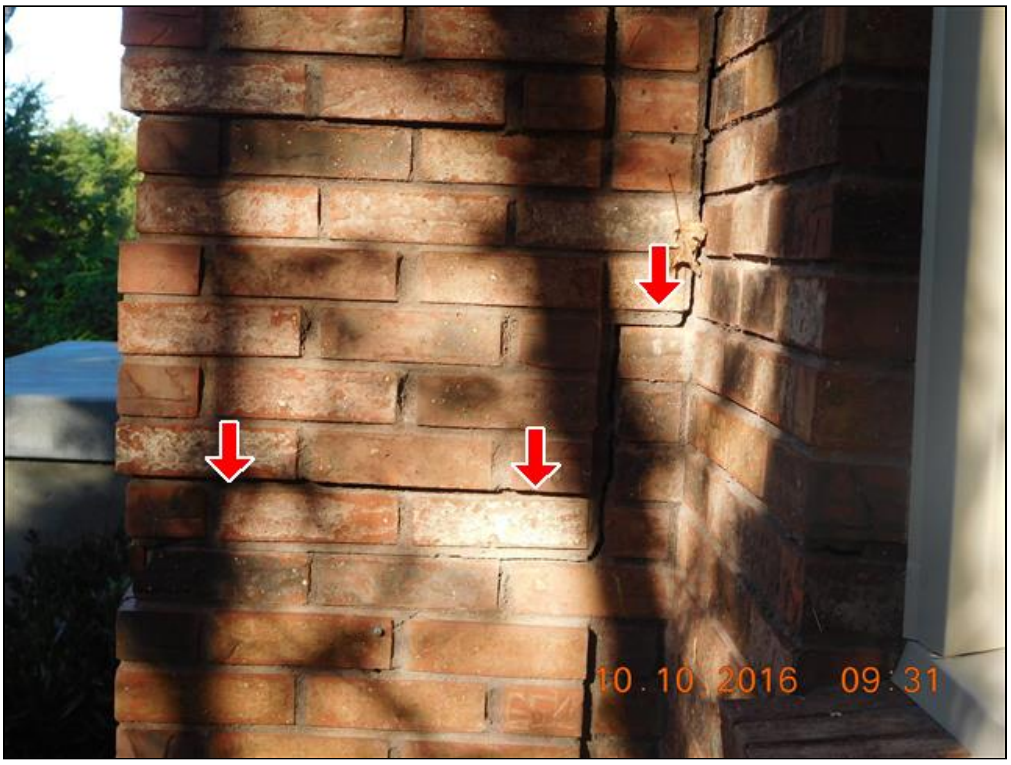
Comments:

3.0 (1) The front brick on the right side of the house has settled down from what appears to be poor water management. When gutters are allowed to drain next to the foundation, they can soften the ground up enough where things can (and usually do) sink. These cracks seem to be from this as well. It's possible things have moved all they are going to. They could get worse, but if you do a good job in keeping the gutters cleaned out, and the downspouts extended away from the house, you'll stack the odds in your favor. Have a brick mason tuck point the wall to help keep the water out, and keep an eye on things. If you notice the area moving even more than it already has, you'll need to reach out to a foundation contractor about having piling installed.

3.0 Item 1(Picture)

3.0 Item 2(Picture)

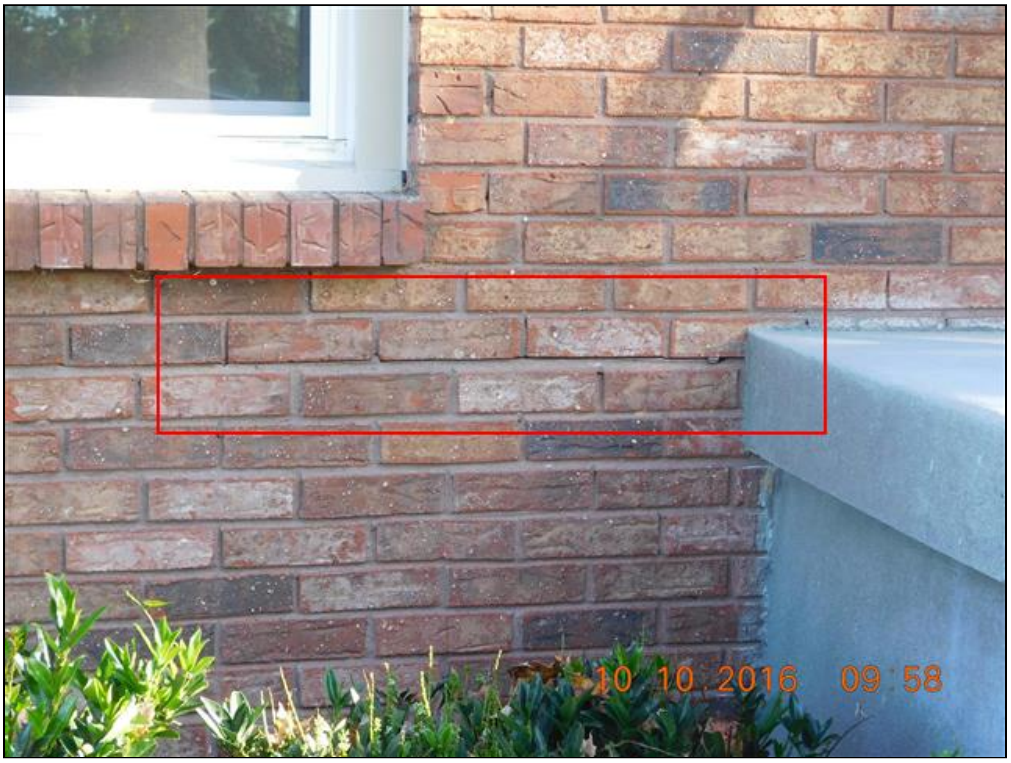


3.0 Item 3(Picture)

3.0 Item 4(Picture)

3.0 Item 5(Picture)

3.0 (2) There is a horizontal crack in the brick near the front porch. Be sure to have your brick mason check this and tuck-point as needed to keep as much water out as possible.



3.0 Item 6(Picture)

3.1 The metal window frame around the left side is is sagging and allowing the brick to crack and drop as well. Not much can be done short of replacing the frame and having the brick repaired.

3.1 Item 1(Picture)

3.3 (1) The front porch is high enough you'll want to have a guard rail and hand rail installed for safety. It also needs a handrail down the steps as well.

3.3 Item 1(Picture)

3.3 (2) The side steps that lead up into the backyard need a handrail installed.

3.3 Item 2(Picture)

3.4 The retaining wall near the back yard is water stained and deteriorated. Extending the downspout should take care future issues, but you'll still have the damage to deal with. Have a concrete contractor repair as they see fit.

3.4 Item 1(Picture)

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

4. Garage

Styles & Materials

Garage Door Type:
One manual
One automatic

Garage Door Material:
Metal

		IN	NI	NP	RR	S
4.0	GARAGE CEILINGS					•
4.1	GARAGE WALLS	•				
4.2	GARAGE FLOOR	•				
4.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME					•
4.4	GARAGE DOOR OPERATORS				•	
		IN	**NI**	**NP**	**RR**	**S**

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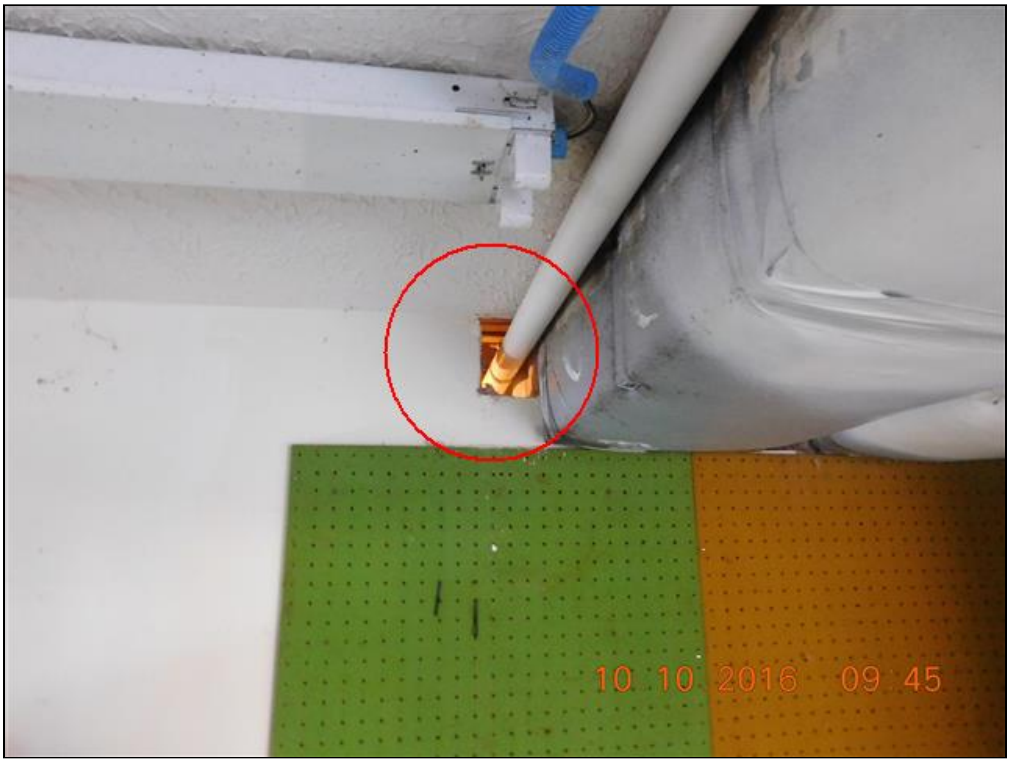
Comments:

4.0 The garage of the home is under the living space. The drywall is not air sealed from the living space. If a person were to leave a car running in the garage, it could allow carbon monoxide to seep into the home. You'll want to have the ceilings and walls completely air sealed from the rest of the house for safety.



4.0 Item 1(Picture)

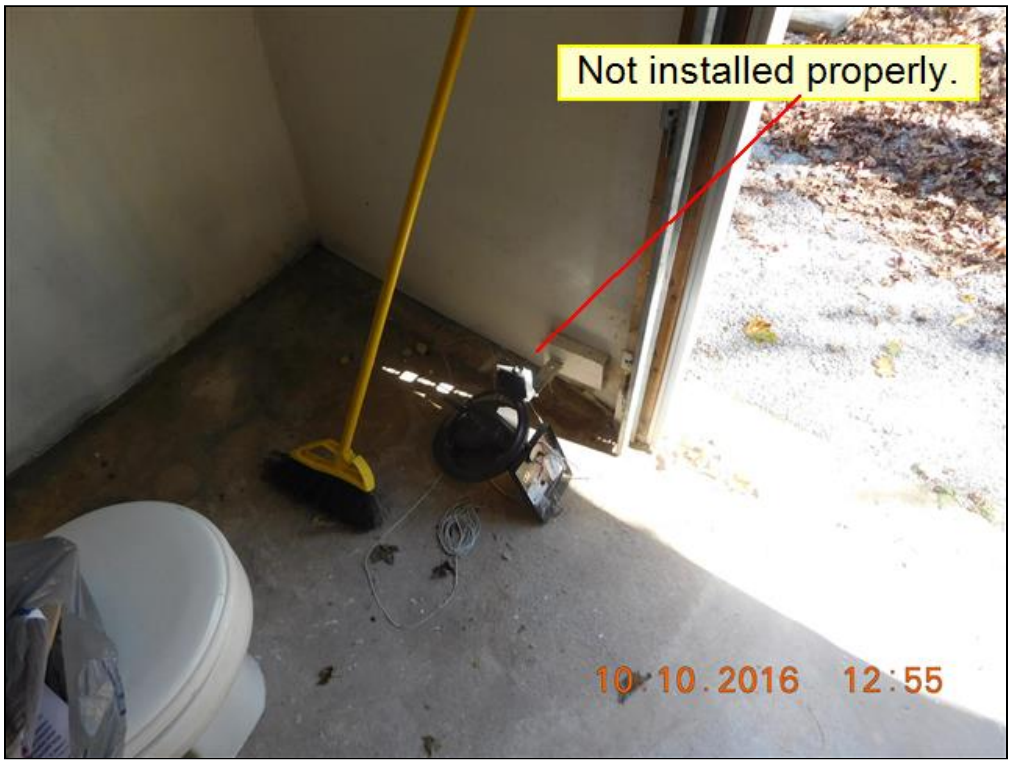
4.0 Item 2(Picture)

4.3 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

4.3 Item 1(Picture)

4.4 The opener does not work. The switch is not mounted, and the eyes that protect things from being crushed are not setup. Repair/replace as needed.

4.4 Item 1(Picture)



4.4 Item 2(Picture)

5. 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
5.0	GENERAL				•	
5.1	CEILINGS				•	
5.2	WALLS				•	
5.3	FLOORS	•				
5.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS					•
5.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
5.6	DOORS (REPRESENTATIVE NUMBER)				•	
5.7	WINDOWS (REPRESENTATIVE NUMBER)	•				
		IN	NI	NP	RR	S

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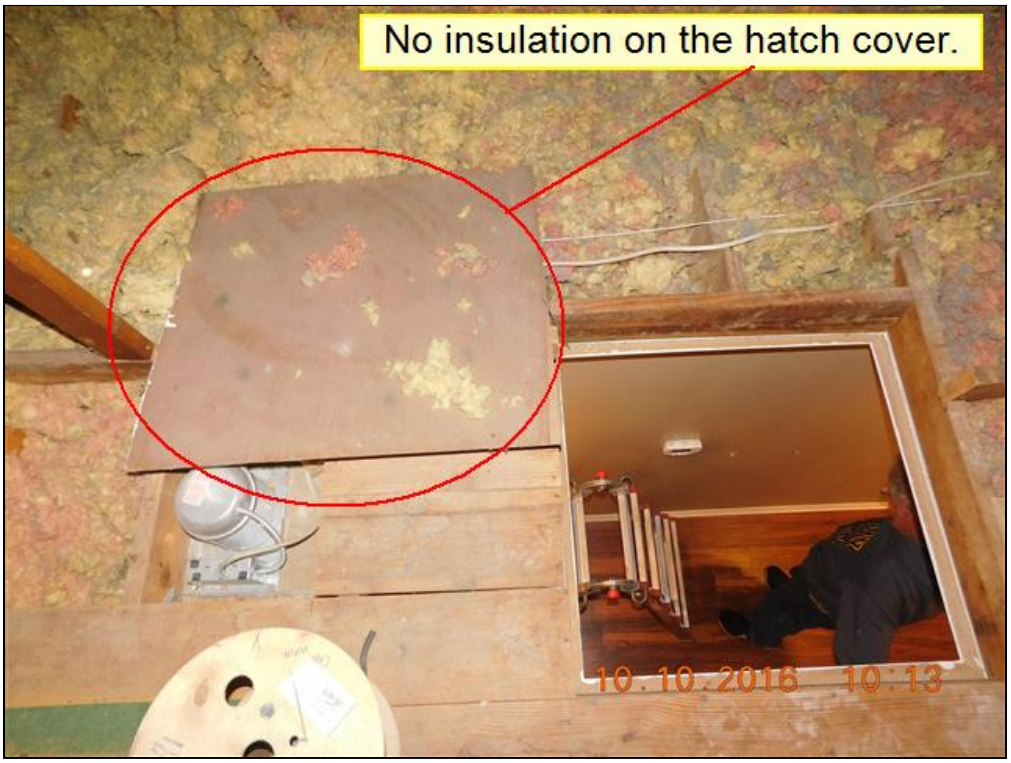
Comments:

5.0 There are several bags of Damp-rid (moisture removal) hanging around the house. It's common to see these in houses that water problems (like ones with leaking basements). I did not find any leaks in the basement, but it hasn't rained in some time. You'll want to check with the sellers about why these are needed in the home. Has the basement ever leaked? What was done to correct things if so?

5.0 Item 1(Picture)

5.1 The attic access hatch cover is not air sealed, and doesn't have any insulation on it's backside. Areas like these can be a big ding to the efficiency of the home. You'll want to have the hatch sealed with weather-stripping, and have ridged insulation placed on the back of the sheet goods that cover the hole. I've written a how-to guide on this subject you can read here: http://abihomeservices.com/insulating-your-attic-access-hole/



5.1 Item 1(Picture)

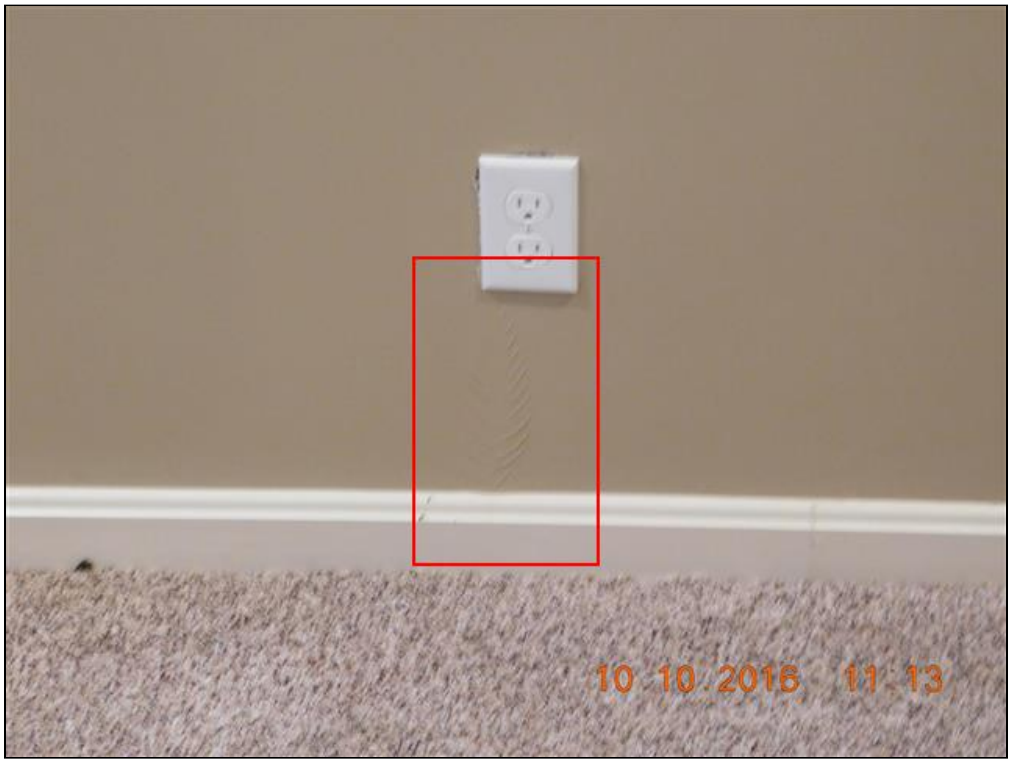
5.2 (1) There is a section of drywall in the basement that has mold on it behind the desk and water heater. It's all dry today, so likely old damage. Have the damaged drywall removed and repaired as needed.

5.2 Item 1(Picture)

5.2 Item 2(Picture)

5.2 (2) There is a section of bubbling drywall/paint in the basement (below the fireplace). This could be from water running down the wall from the leak upstairs, or it could be a totally different source of water. You'll need to dig into this deeper to find the issue and repair as needed.

5.2 Item 3(Picture)



5.2 Item 4(Picture)

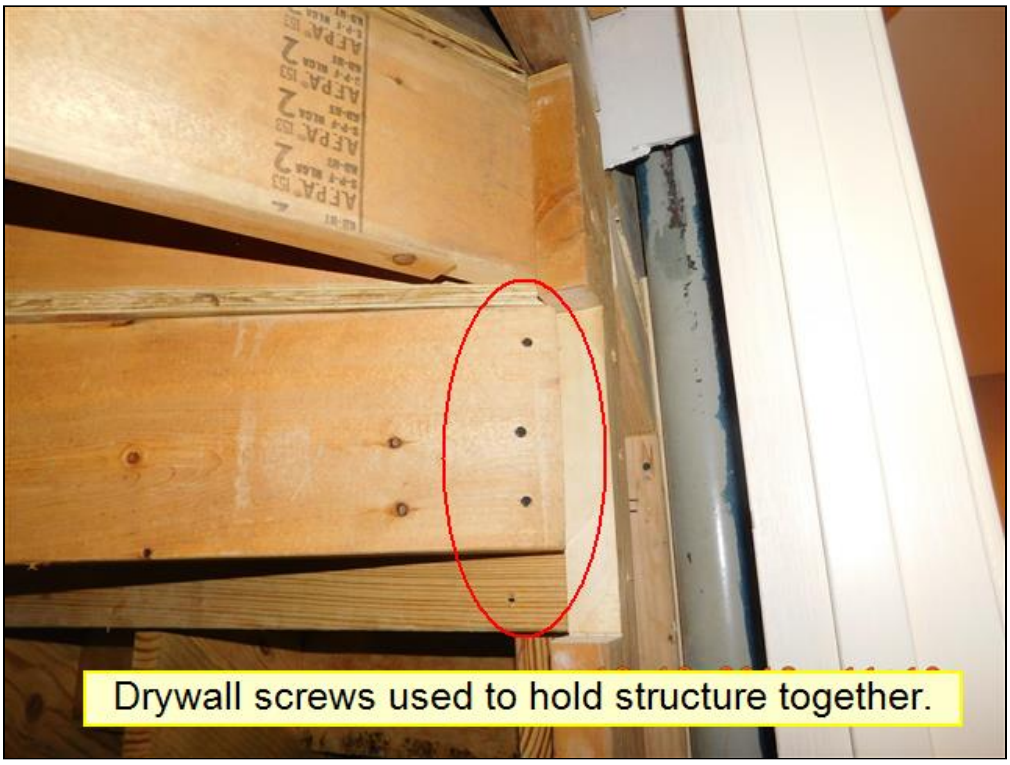
5.4 (1) The steps leading into the basement are missing the handrail & guardrail. Have them installed for safety.

5.4 Item 1(Picture)

5.4 (2) The steps leading into the basement look to be screwed together with drywall screws (these screws are not rated for use in a structure scenario), and the stringers are barely resting against the platform rim joist. Have a carpenter take a look and repair the steps as needed.

5.4 Item 2(Picture)

5.4 Item 3(Picture)



5.4 Item 4(Picture)

5.6 The bi-fold doors in the master bedroom do not close/open smoothly. Repair as needed.

5.6 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.

6. 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:
No crawlspace

Foundation:
Poured concrete

Floor Structure:
Wood joists

Wall Structure:
Wood

Columns or Piers:
Steel lally columns

Roof Structure:
Stick-built

Roof-Type:
Hip

Method used to observe attic:
Walked

Attic Access:
Scuttle hole

		IN	NI	NP	RR	S
6.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	•				
6.1	WALLS (Structural)	•				
6.2	COLUMNS OR PIERS	•				
6.3	FLOORS (Structural)				•	
6.4	CEILINGS (structural)	•				
6.5	ROOF STRUCTURE AND ATTIC				•	
		IN	**NI**	**NP**	**RR**	**S**

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Comments:

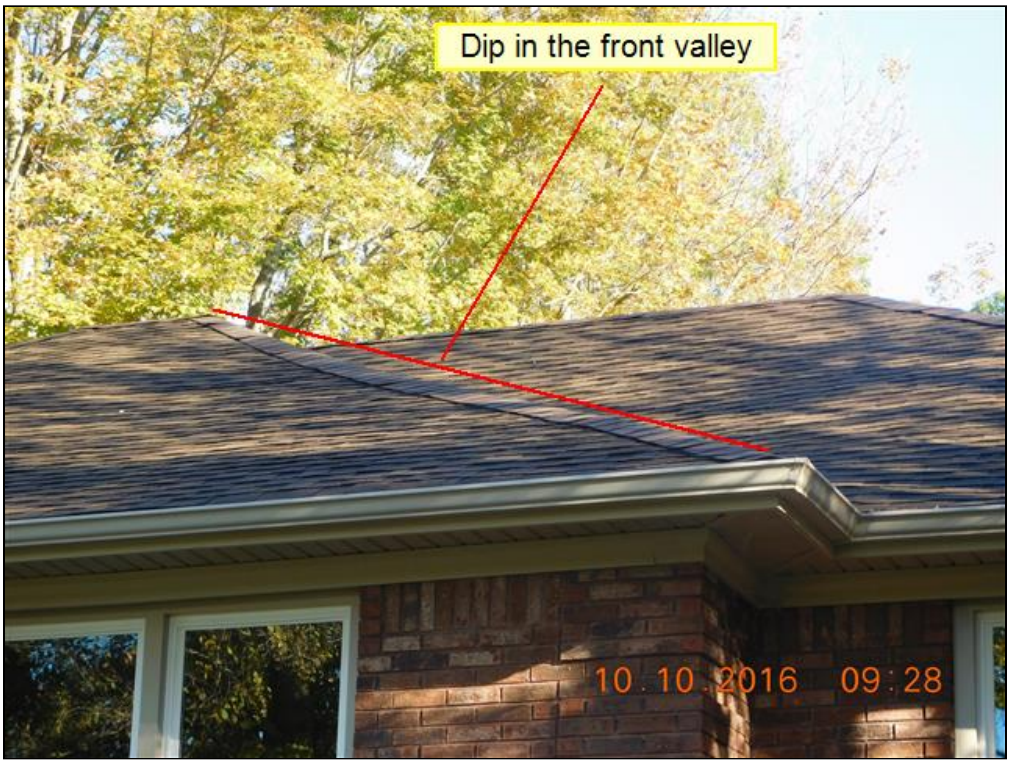
6.1 The basement/garage has a water proofing job installed around some walls. Most of the time the companies that install these "systems" do offer a transferrable warranty to the new owner. You'll want to speak with the seller about who did the work, and what you will need to do to make sure you can carry on your warranty with them.

6.1 Item 1(Picture)

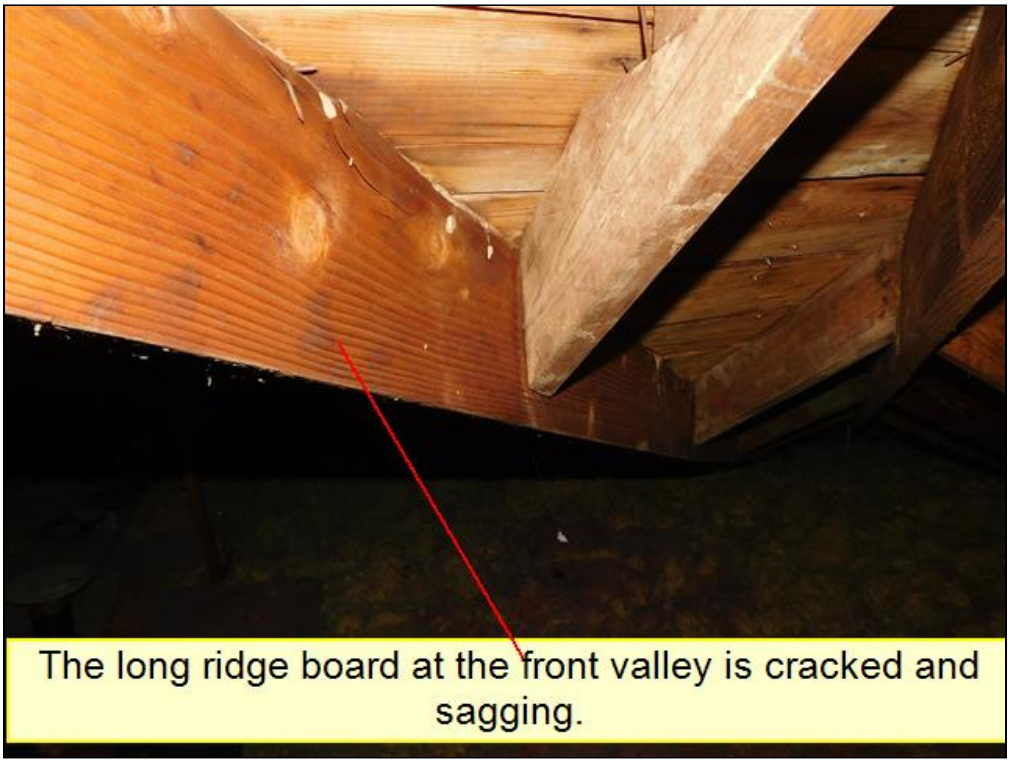
6.3 There is a large hole in the main beam in the garage that has effectively made your 2x10 beam a 2x6. It would be a good idea to have this checked and repaired by a qualified contractor. You really should not cut out/drill this large of a hole in the main support beam. *Note- This may require the use a engineer to design the repair.*

6.3 Item 1(Picture)

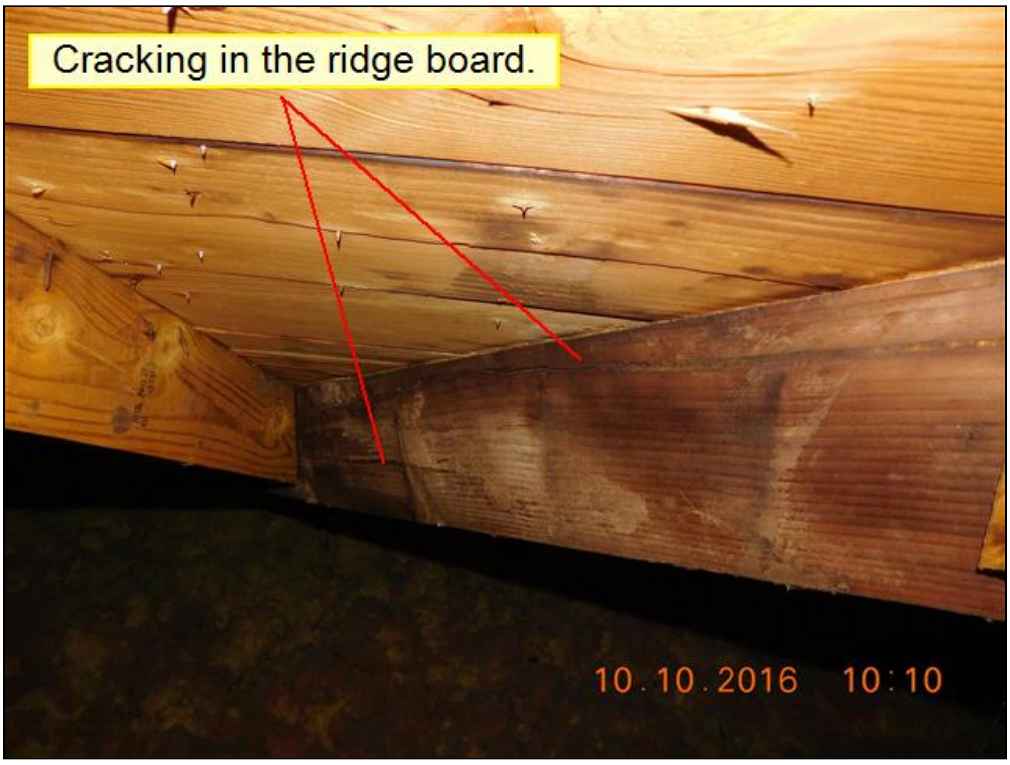
6.5 The front right valley is sagging and swooping. You can see the ridge board in the attic is cracking and sagging along the run. It would be a good idea to build a support in the attic to stop things from getting worse at this point. If you want to truly correct things, you'll need to have the board replaced when the next roof is installed.



6.5 Item 1(Picture)



6.5 Item 2(Picture)



6.5 Item 3(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.

7. 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):
PEX

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Manufacturer:
RELIANCE

Water Heater Location:
Basement

Water Heater Age:
New (under 3yrs old)

		IN	NI	NP	RR	S
7.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•			
7.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		•			
7.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
7.4	SUMP PUMP				•	
7.5	TOILETS	•				
7.6	SINKS	•				
7.7	SHOWER STALLS	•				
7.8	BATHTUBS	•				
		IN	NI	NP	RR	S

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

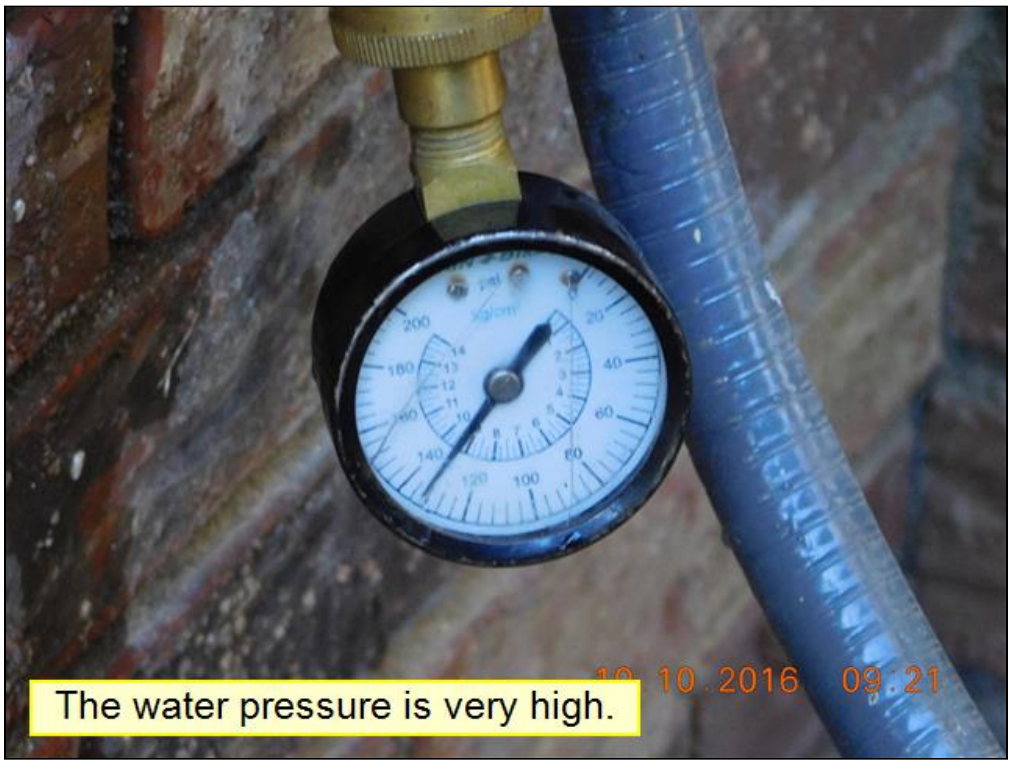
Comments:

7.0 The house is reported to have a septic system. I don't know. Septic systems are excluded from the visual home inspection as I don't possess the necessary equipment (pump truck) to properly empty the tank and inspect it. I recommend that you have the septic system fully inspected by a qualified septic system technician, to include emptying the tank.

For more information on septic systems on the internet see: http://cfpub.epa.gov/owm/septic/home.cfm

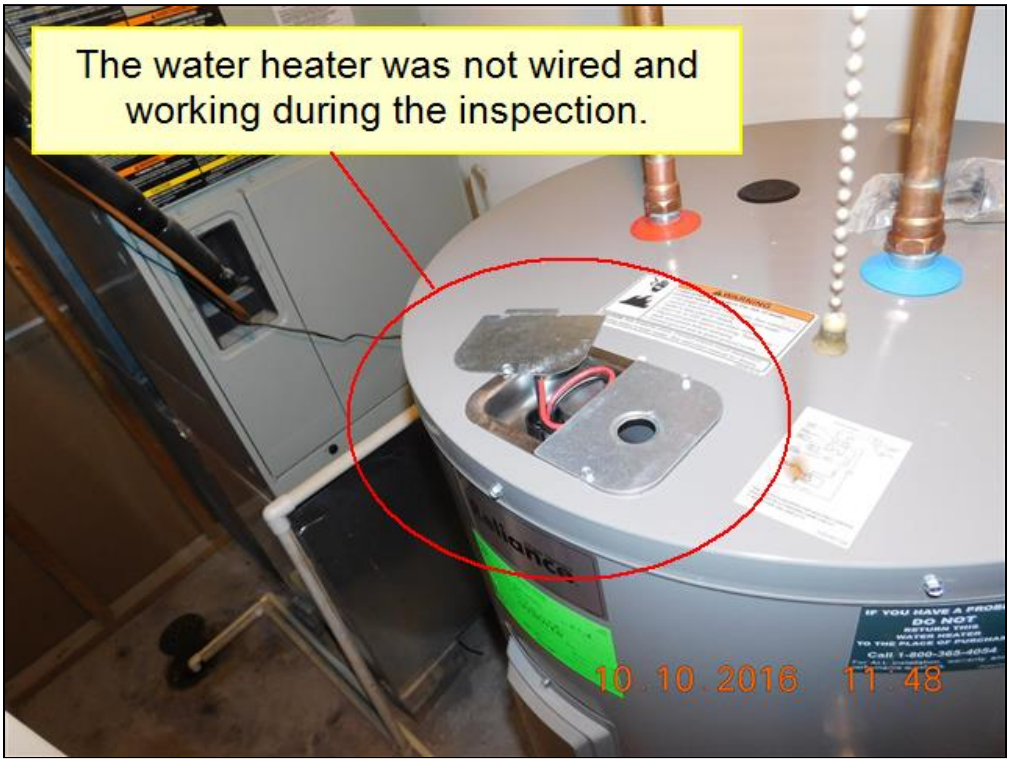
I also recommend that you consult with the county health department to see what information they have on the septic system, as the health department regulates and oversees local septic systems. Prior to closing, I recommend that you have the septic system fully inspected by a qualified septic system technician, to include emptying the tank. .....

7.1 The water pressure at the outside hose bib was 140psi. You want the line to be about 60-80psi. Have a plumber install a pressure valve to dial down the incoming water pressure to a safe level.



7.1 Item 1(Picture)

7.2 The water heater is new, but was not wired. You'll want to have the unit connected and tested before you close on the home.



7.2 Item 1(Picture)

7.3 The main water shutoff is located on the far wall in the basement.

7.3 Item 1(Picture)

7.4 (1) The discharge line for the sump pump is terminating at the foundation of the home. You need to have this extended away from the house as much as possible. Sump pumps that discharge near the house can cause water intrusion in the basement. *NOTE - It would also be a good idea to increase the size of the pipe to 1 1/2 inch. The smaller pipe could freeze closed in the winter.*

7.4 Item 1(Picture)

7.4 Item 2(Picture)

7.4 (2) The sump pump did function when tested. This is something you will want to test once a month. If there is no water in pit. Pour a bucket of water in the hole first. The pump is triggered by the round ball hanging off the side of it.

- To turn the unit on, simply lift the ball vertically.
- Or, keep adding water to the pit until it turns on.

You'll want to also consider adding a water powered backup system. If the power where to ever go out, the back-up system will empty the basin, and may prevent your basement from flooding during hard rain. (FYI)

7.4 Item 3(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.

8. 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:
200 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

		IN	NI	NP	RR	S
8.0	SERVICE ENTRANCE CONDUCTORS				•	
8.1	MAIN PANEL	•				
8.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
8.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE					•
8.4	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)				•	
8.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
8.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
8.7	SMOKE DETECTORS		•			
8.8	CARBON MONOXIDE DETECTORS		•			
		IN	NI	NP	RR	S

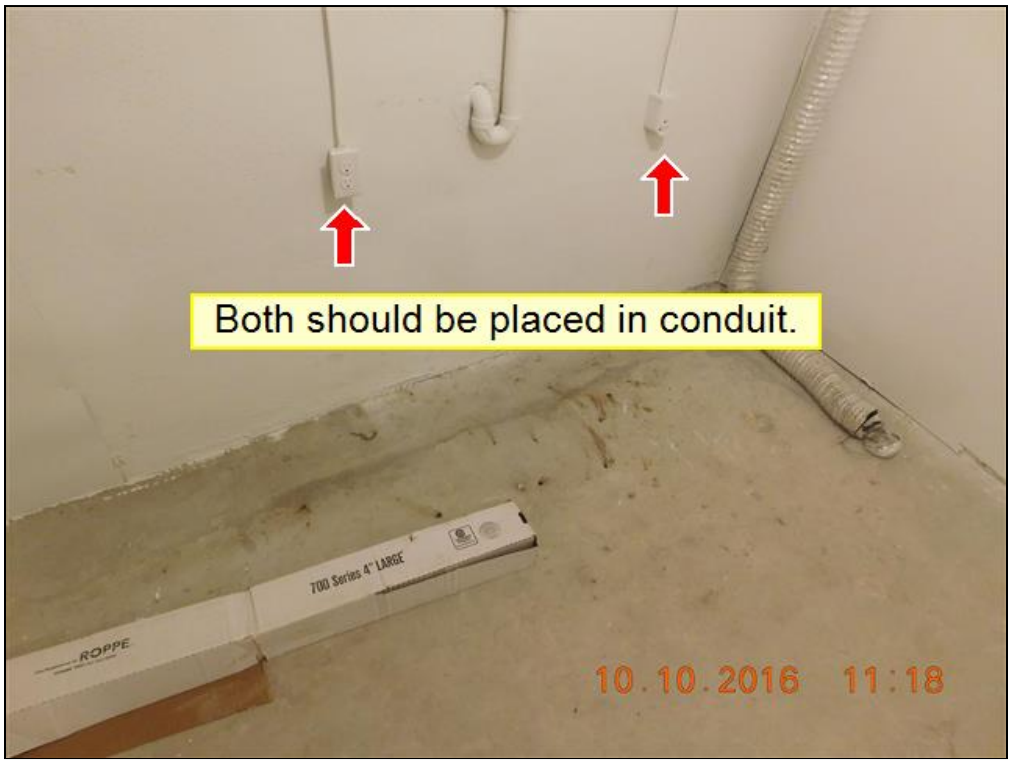
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety

Comments:

8.0 The tree limbs around the riser on the roof need to trimmed back away from the power lines.

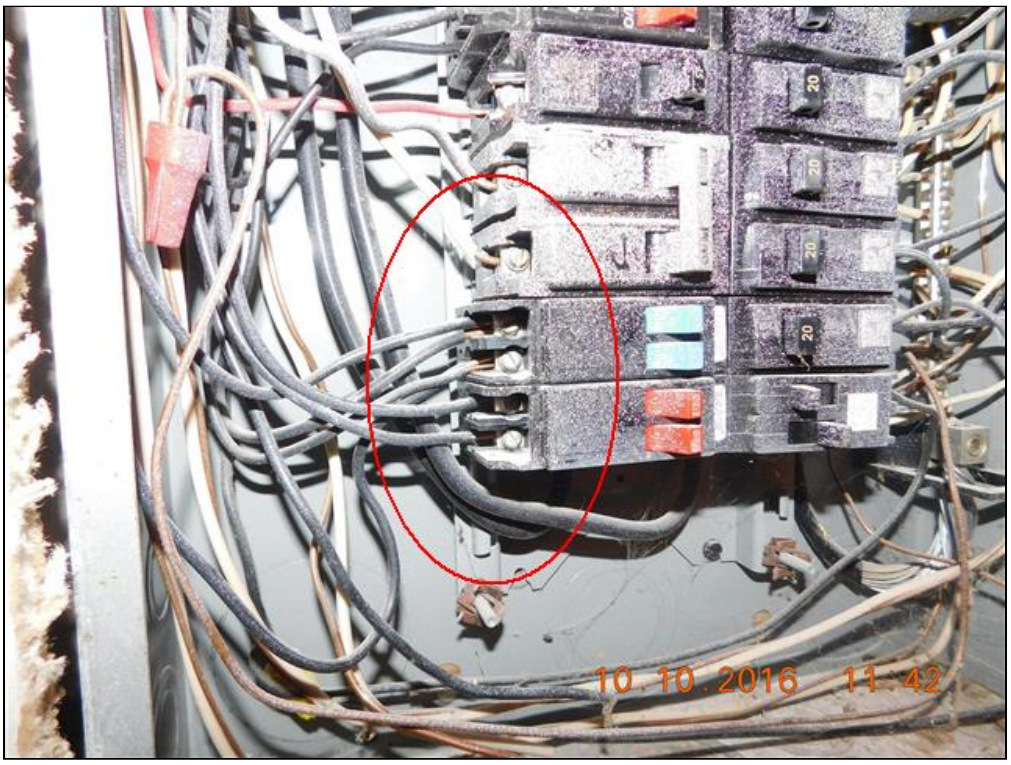
8.0 Item 1(Picture)

8.3 (1) The exposed romex lines in the laundry room should be placed in the proper conduit for safety.

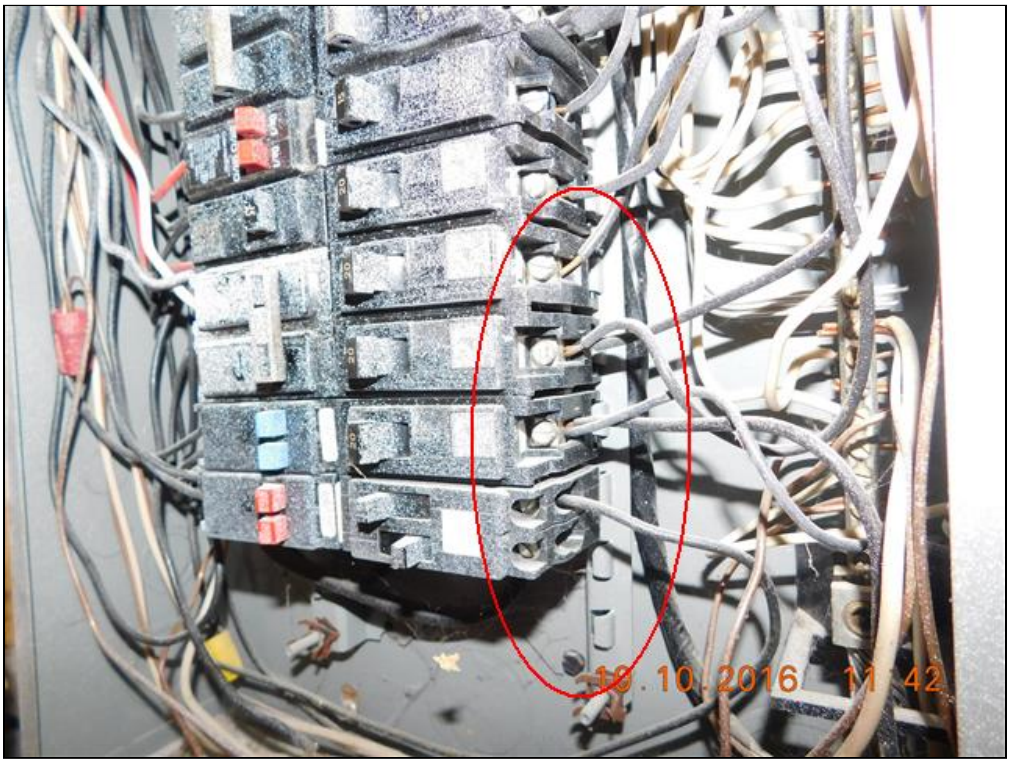


8.3 Item 1(Picture)

8.3 (2) The main panel has several "double taps" on the breakers. Most breakers are only designed to have one wire terminate to the screw. If more than one is shoved in the hole, it can make for a loose connection. This can be an unsafe condition that could pose a fire risk to the panel under the right circumstances. Hire an electrical to remove the double tapped wires and repair as needed. This situation typically comes up when a larger panel is needed, but folks don't want to go through the trouble/cost of installing one. Ask your electrician if a new larger panel will be needed.



8.3 Item 2(Picture)

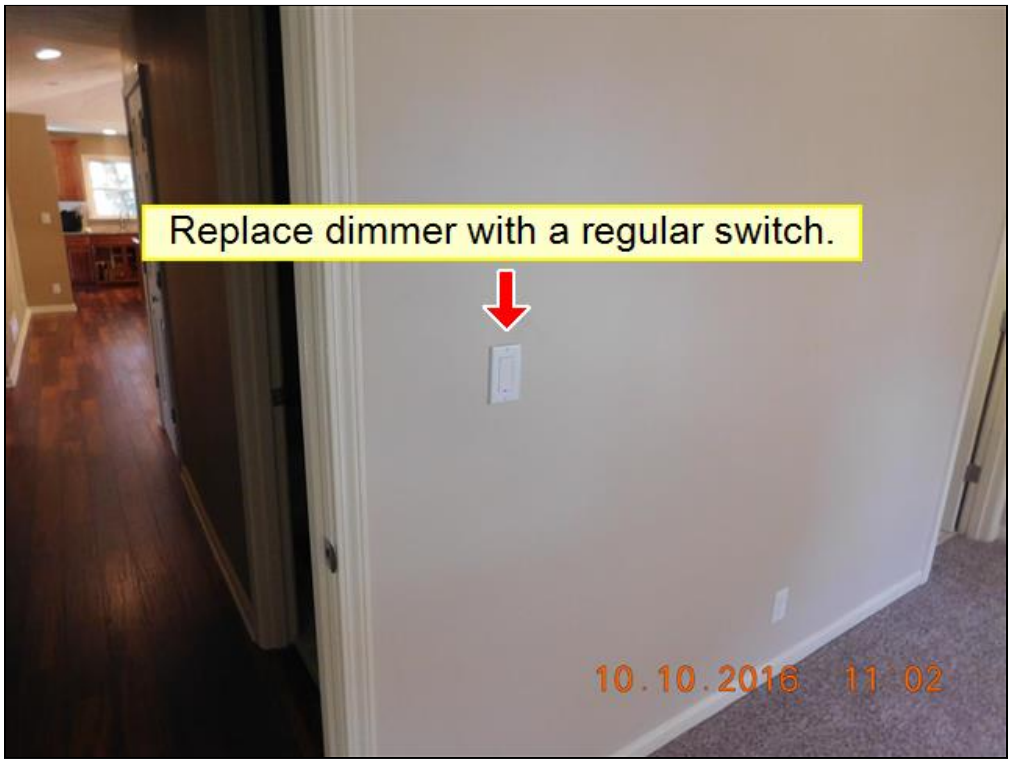


8.3 Item 3(Picture)

8.4 (1) There is a wall switch in the master bedroom that I could not figure out what its for. Ask the sellers if they know what this is used for.

8.4 Item 1(Picture)

8.4 (2) The dimmer switch in the back bedroom is not rated to be connected to a ceiling fan. Most dimmers (for lights) simply cut back the amount of voltage something receives. Ceiling fans don't work that way. When they wired to a switch like this it can cause the fan to burn up/possible fire risk. You can buy special dimmers made just for fans with a light kit. Have this dimmer removed just to be on the safe side.



8.4 Item 2(Picture)

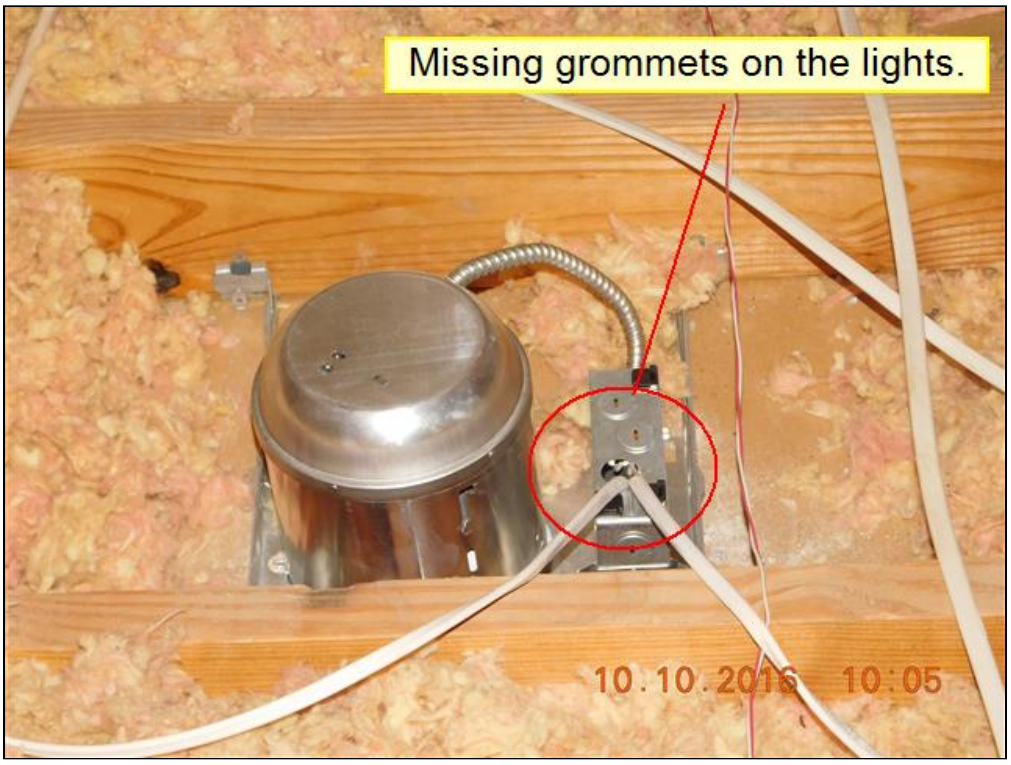
8.4 (3) The wiring that is visible in the attic does not appear to have been installed by a licensed electrician. It's messy, strung about, and could pose a fire risk. I noticed the following while in the attic:

- The recessed lights do not have the proper grommets installed to protect the wires as they enter the can light.

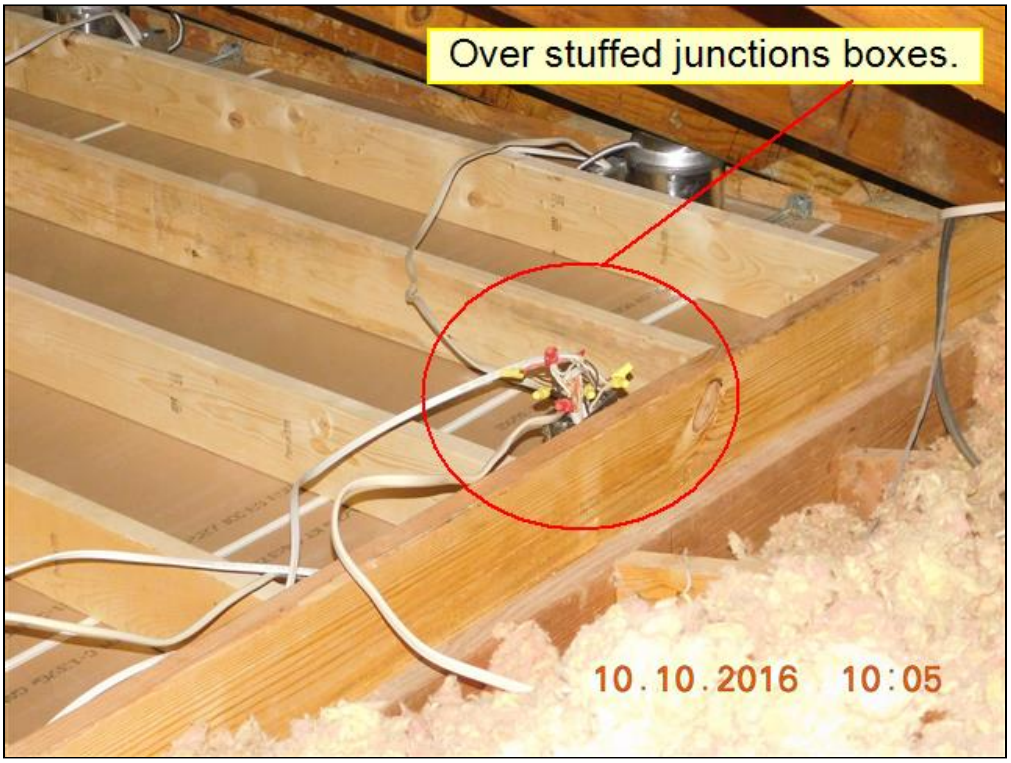
- The junction boxes are over stuffed and have no lids on them.

- Open splice connections (connections made outside a proper junction box) are scattered throughout.

You'll want to have a licensed electrician go through the attic and correct as needed. *Understand there could be more issues like these under the insulation we can't see, or even behind the drywall.-FYI*



8.4 Item 3(Picture)



8.4 Item 4(Picture)

8.4 Item 5(Picture)

8.7 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.

8.8 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.

9. 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:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heat System Age:
About 8 yrs

Heat System Brand:
TRANE

Filter Type:
Disposable

Types of Fireplaces:
Conventional

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Age:
About 8 yrs

Central Air Manufacturer:
TRANE

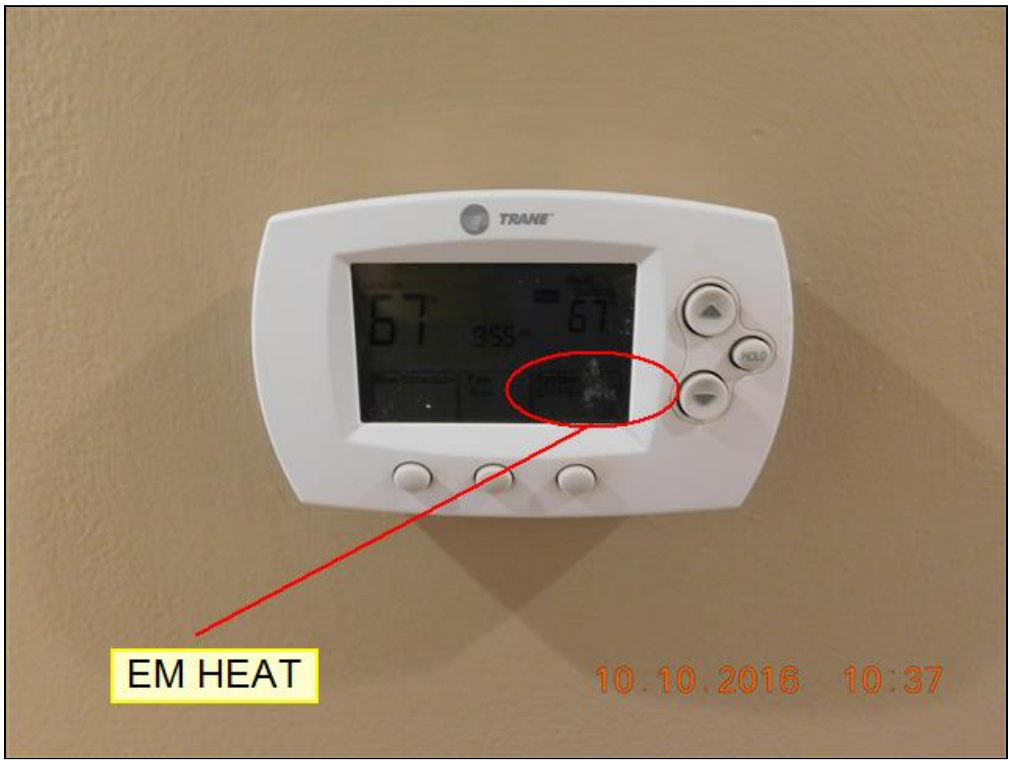
Number of AC Only Units:
One

		IN	NI	NP	RR	S
9.0	HEATING EQUIPMENT				•	
9.1	NORMAL OPERATING CONTROLS	•				
9.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
9.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
9.4	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				
9.5	GAS/LP FIRELOGS AND FIREPLACES					•
9.6	COOLING AND AIR HANDLER EQUIPMENT		•			
9.7	NORMAL OPERATING CONTROLS		•			
9.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		•			
		IN	NI	NP	RR	S

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

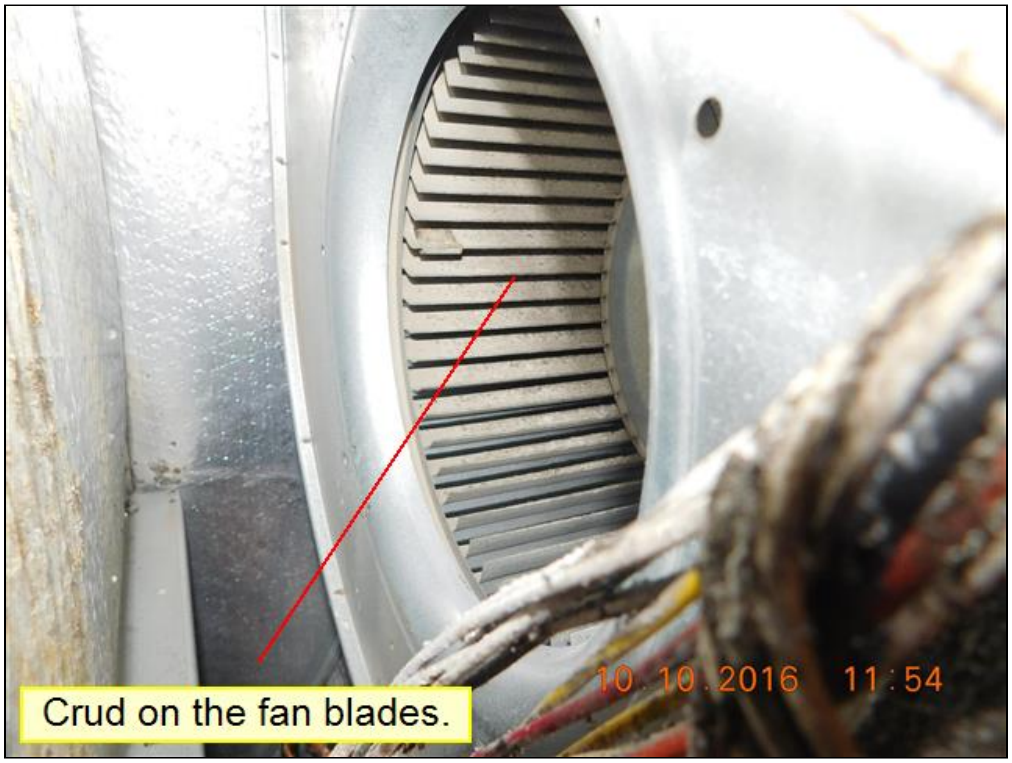
Comments:

9.0 (1) The unit was both tested in regular heat mode and emergency backup. If the outdoor unit were to fail, you can switch the system over to EMER mode, which will activate the electrical coil strips inside the air handler (the part of the system that is indoors). This will give you heat until you can have the outdoor unit repaired. It can also be used in extreme weather when the regular heat can't keep up with heating the home. Just be aware that running the heat in EMER mode can be expensive as it uses much more electricity to do so.

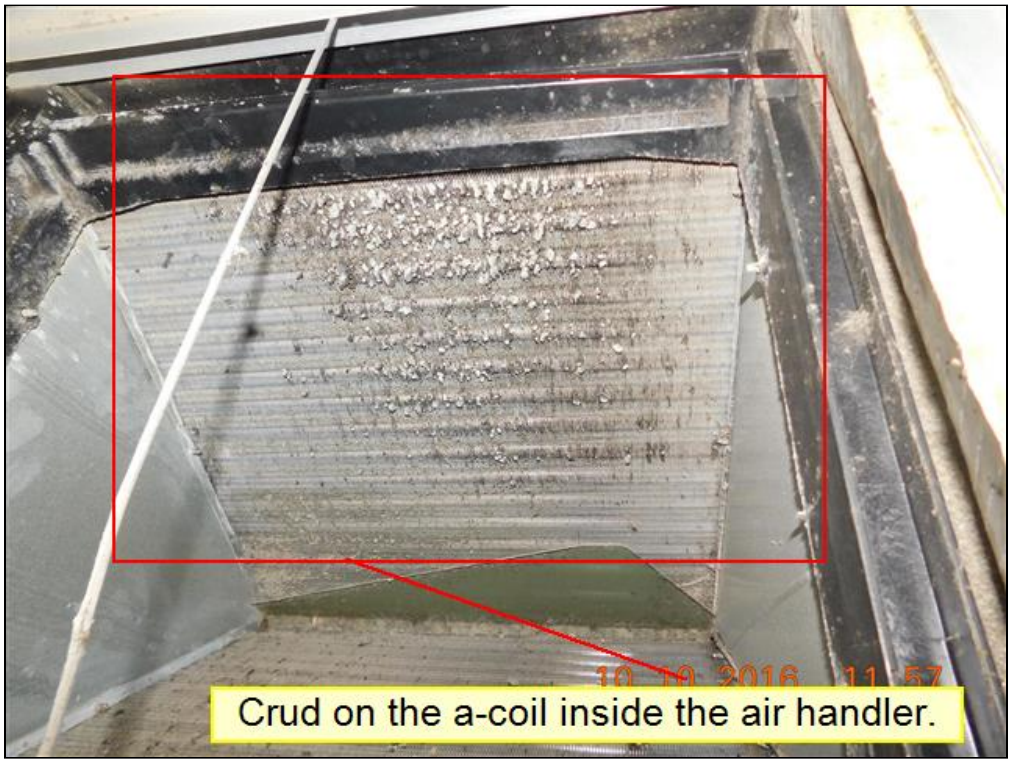


9.0 Item 1(Picture)

9.0 (2) The air handler is very dirty on the inside and needs to be professionally cleaned. You'll want to have an HVAC tech perform a clean and tune on the unit. It appears it hasn't been professionally maintained for quite some time.

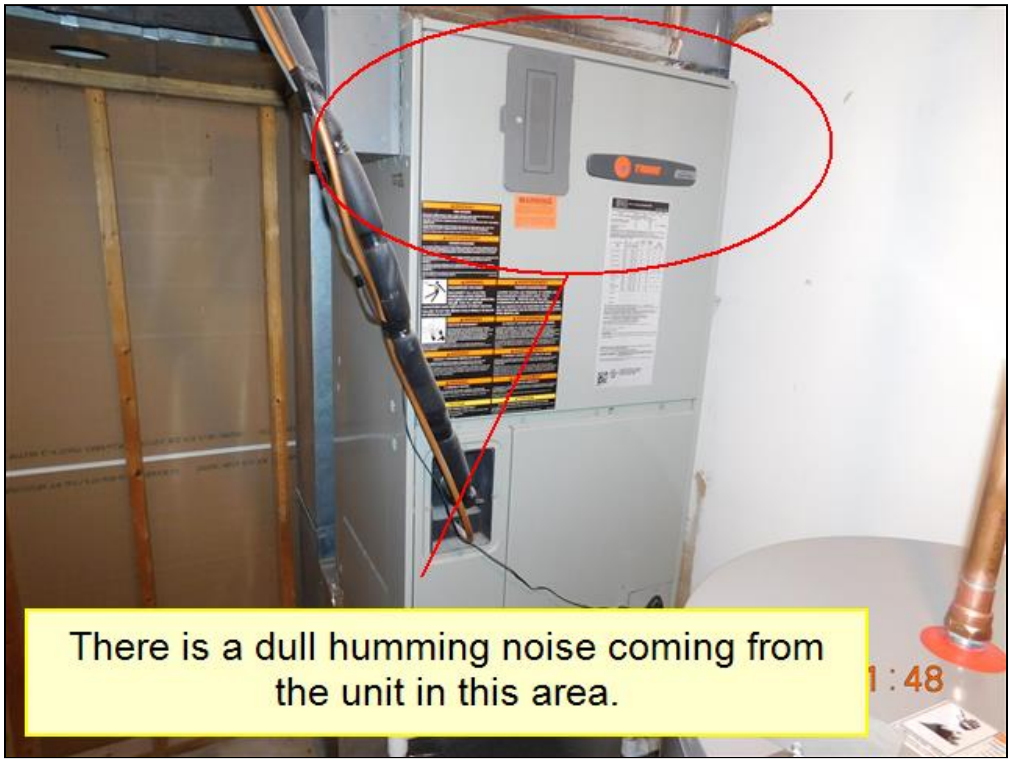


9.0 Item 2(Picture)



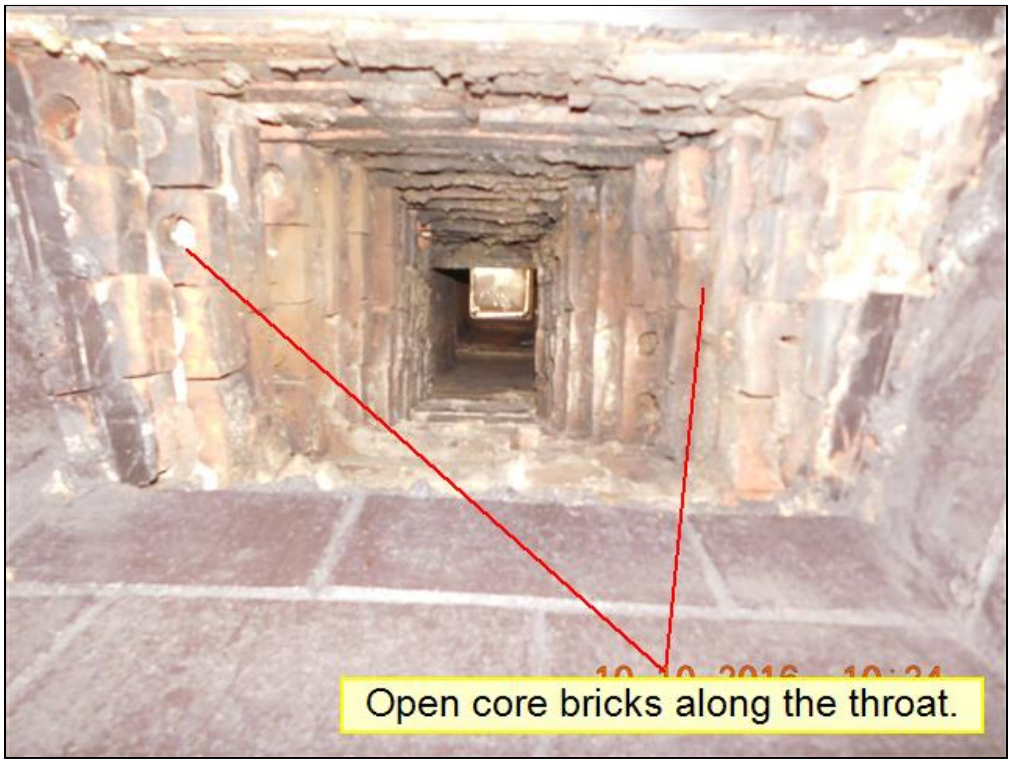
9.0 Item 3(Picture)

9.0 (3) There is a humming noise inside the unit (while not running) that is not normal. This could be a stuck relay, faulty capacitor, or a number of other things. Have an hvac tech take a look and repair as needed.



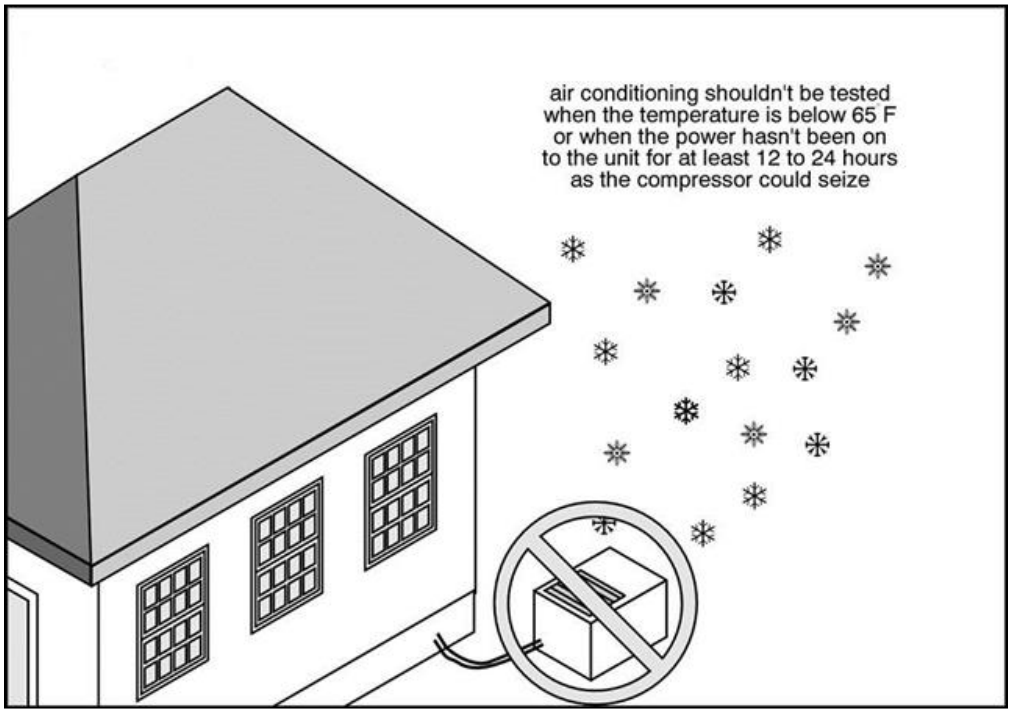
9.0 Item 4(Picture)

9.5 The open core bricks in the fireplace can act as pockets for creosote to build up. Today standards don't allow open core bricks to remained unfilled for this reason. You'll want to speak with a chimney sweep about your options on what can be done about the hole in the bricks. The fireplace is also missing a damper that you'll want to have installed. Have a chimney sweep repair as needed to get the unit in safe working order.



9.5 Item 1(Picture)

9.6 The outdoor air temperature was below 65 F degrees at the time of the inspection. The inspection of AC system was very limited because I could not safely operate the system due to cool temperatures. Doing so could damage the condensing unit. I do not know if it works or not.



9.6 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.

10. 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:	Ventilation:	Dryer Power Source:
Blown	Passive	220 Electric

		IN	NI	NP	RR	S
10.0	INSULATION IN ATTIC				•	
10.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				
10.2	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:

10.0 About half of the attic has NO insulation at all, the other half only has a small amount. You'll want to have the attic insulated to today's standards which is about an R38 to R60 in our area.

10.0 Item 1(Picture)

10.0 Item 2(Picture)

10.2 The vent hood for the kitchen is not plumbed to the outside, but is only venting into the attic. Have the unit extended to the outside, you don't want all that grease collecting in the attic.

10.2 Item 1(Picture)

10.2 Item 2(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.

11. 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
11.0	DISHWASHER	•				
11.1	RANGES/OVENS/COOKTOPS	•				
11.2	RANGE HOOD	•				
11.3	FOOD WASTE DISPOSER				•	
11.4	BUILT-IN MICROWAVE	•				
11.5	REFRIDGERATOR	•				
		IN	**NI**	**NP**	**RR**	**S**

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

Comments:

11.3 The disposer in the kitchen is not wired. Have an electrician wire and test the unit as they see fit.

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 Inspection Service, LLC

Customer
Joe Smith

Address
1234 Flipper Lane
Lagrange KY 40031

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

FLASHINGS

Repair or Replace

1. The flashing around the chimney has holes in the corners, the back wall of the chimney has a horizontal crack in the flashing, and several places have had goo smeared on it (a poor attempt to stop a leak I would guess.) Clearly this has leaked in the past as the wall above the fireplace is bubbling up, and maxing out my moisture meter on the inside wall. You'll want to have a roofer take a look and repair/replace the flashing as needed.

CHIMNEYS

Repair or Replace

2. The mortar cap on the chimney looks new(ish) compared to the rest of the chimney. However, it does have cracks already forming in the top (likely from the mixture being too wet). They also did not leave an expansion gap around the flue tile, and there is an overhang around the edge. I've attached a small pic to explain what a great cap looks like for your reference. Have a chimney sweep take a look and repair the cap as they see fit.

ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Repair or Replace

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

2. Roofing

4. (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. Read this for more info: http://abihomeservices.com/how-to-prevent-a-leaky-basement/

3. Exterior

WALL CLADDING, FLASHING, AND TRIM

Repair or Replace

5. (1) The front brick on the right side of the house has settled down from what appears to be poor water management. When gutters are allowed to drain next to the foundation, they can soften the ground up enough where things can (and usually do) sink. These cracks seem to be from this as well. It's possible things have moved all they are going to. They could get worse, but if you do a good job in keeping the gutters cleaned out, and the downspouts extended away from the house, you'll stack the odds in your favor. Have a brick mason tuck point the wall to help keep the water out, and keep an eye on things. If you notice the area moving even more than it already has, you'll need to reach out to a foundation contractor about having piling installed.

6. (2) There is a horizontal crack in the brick near the front porch. Be sure to have your brick mason check this and tuck-point as needed to keep as much water out as possible.

WINDOWS

Repair or Replace

7. The metal window frame around the left side is is sagging and allowing the brick to crack and drop as well. Not much can be done short of replacing the frame and having the brick repaired.

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Safety

8. (1) The front porch is high enough you'll want to have a guard rail and hand rail installed for safety. It also needs a handrail down the steps as well.

9. (2) The side steps that lead up into the backyard need a handrail installed.

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

Repair or Replace

10. The retaining wall near the back yard is water stained and deteriorated. Extending the downspout should take care future issues, but you'll still have the damage to deal with. Have a concrete contractor repair as they see fit.

4. Garage

GARAGE CEILINGS

Safety

11. The garage of the home is under the living space. The drywall is not air sealed from the living space. If a person were to leave a car running in the garage, it could allow carbon monoxide to seep into the home. You'll want to have the ceilings and walls completely air sealed from the rest of the house for safety.

OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Safety

12. The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

4. Garage

GARAGE DOOR OPERATORS

Repair or Replace

13. The opener does not work. The switch is not mounted, and the eyes that protect things from being crushed are not setup. Repair/replace as needed.

5. Interiors

GENERAL

Repair or Replace

14. There are several bags of Damp-rid (moisture removal) hanging around the house. It's common to see these in houses that water problems (like ones with leaking basements). I did not find any leaks in the basement, but it hasn't rained in some time. You'll want to check with the sellers about why these are needed in the home. Has the basement ever leaked? What was done to correct things if so?

CEILINGS

Repair or Replace

15. The attic access hatch cover is not air sealed, and doesn't have any insulation on it's backside. Areas like these can be a big ding to the efficiency of the home. You'll want to have the hatch sealed with weather-stripping, and have ridged insulation placed on the back of the sheet goods that cover the hole. I've written a how-to guide on this subject you can read here: http://abihomeservices.com/insulating-your-attic-access-hole/

WALLS

Repair or Replace

16. (1) There is a section of drywall in the basement that has mold on it behind the desk and water heater. It's all dry today, so likely old damage. Have the damaged drywall removed and repaired as needed.

17. (2) There is a section of bubbling drywall/paint in the basement (below the fireplace). This could be from water running down the wall from the leak upstairs, or it could be a totally different source of water. You'll need to dig into this deeper to find the issue and repair as needed.

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Safety

18. (1) The steps leading into the basement are missing the handrail & guardrail. Have them installed for safety.

19. (2) The steps leading into the basement look to be screwed together with drywall screws (these screws are not rated for use in a structure scenario), and the stringers are barely resting against the platform rim joist. Have a carpenter take a look and repair the steps as needed.

DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

20. The bi-fold doors in the master bedroom do not close/open smoothly. Repair as needed.

6. Structural Components

WALLS (Structural)

Inspected

21. The basement/garage has a water proofing job installed around some walls. Most of the time the companies that install these "systems" do offer a transferrable warranty to the new owner. You'll want to speak with the seller about who did the work, and what you will need to do to make sure you can carry on your warranty with them.

6. Structural Components

FLOORS (Structural)

Repair or Replace

22. There is a large hole in the main beam in the garage that has effectively made your 2x10 beam a 2x6. It would be a good idea to have this checked and repaired by a qualified contractor. You really should not cut out/drill this large of a hole in the main support beam. *Note- This may require the use a engineer to design the repair.*

ROOF STRUCTURE AND ATTIC

Repair or Replace

23. The front right valley is sagging and swooping. You can see the ridge board in the attic is cracking and sagging along the run. It would be a good idea to build a support in the attic to stop things from getting worse at this point. If you want to truly correct things, you'll need to have the board replaced when the next roof is installed.

7. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

24. The water pressure at the outside hose bib was 140psi. You want the line to be about 60-80psi. Have a plumber install a pressure valve to dial down the incoming water pressure to a safe level.

SUMP PUMP

Repair or Replace

25. (1) The discharge line for the sump pump is terminating at the foundation of the home. You need to have this extended away from the house as much as possible. Sump pumps that discharge near the house can cause water intrusion in the basement. *NOTE - It would also be a good idea to increase the size of the pipe to 1 1/2 inch. The smaller pipe could freeze closed in the winter.*

(2) The sump pump did function when tested. This is something you will want to test once a month. If there is no water in pit. Pour a bucket of water in the hole first. The pump is triggered by the round ball hanging off the side of it.

- To turn the unit on, simply lift the ball vertically.
- Or, keep adding water to the pit until it turns on.

26.

You'll want to also consider adding a water powered backup system. If the power where to ever go out, the back-up system will empty the basin, and may prevent your basement from flooding during hard rain. (FYI)

8. Electrical System

SERVICE ENTRANCE CONDUCTORS

Repair or Replace

27. The tree limbs around the riser on the roof need to trimmed back away from the power lines.

BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Safety

28. (1) The exposed romex lines in the laundry room should be placed in the proper conduit for safety.

8. Electrical System

29. (2) The main panel has several "double taps" on the breakers. Most breakers are only designed to have one wire terminate to the screw. If more than one is shoved in the hole, it can make for a loose connection. This can be an unsafe condition that could pose a fire risk to the panel under the right circumstances. Hire an electrical to remove the double tapped wires and repair as needed. This situation typically comes up when a larger panel is needed, but folks don't want to go through the trouble/cost of installing one. Ask your electrician if a new larger panel will be needed.

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

Repair or Replace

30. (1) There is a wall switch in the master bedroom that I could not figure out what its for. Ask the sellers if they know what this is used for.

31. (2) The dimmer switch in the back bedroom is not rated to be connected to a ceiling fan. Most dimmers (for lights) simply cut back the amount of voltage something receives. Ceiling fans don't work that way. When they wired to a switch like this it can cause the fan to burn up/possible fire risk. You can buy special dimmers made just for fans with a light kit. Have this dimmer removed just to be on the safe side.

(3) The wiring that is visible in the attic does not appear to have been installed by a licensed electrician. It's messy, strung about, and could pose a fire risk. I noticed the following while in the attic:

- The recessed lights do not have the proper grommets installed to protect the wires as they enter the can light.

32. - The junction boxes are over stuffed and have no lids on them.

- Open splice connections (connections made outside a proper junction box) are scattered throughout.

You'll want to have a licensed electrician go through the attic and correct as needed. *Understand there could be more issues like these under the insulation we can't see, or even behind the drywall.-FYI*

9. Heating / Central Air Conditioning

HEATING EQUIPMENT

Repair or Replace

33. (1) The unit was both tested in regular heat mode and emergency backup. If the outdoor unit were to fail, you can switch the system over to EMER mode, which will activate the electrical coil strips inside the air handler (the part of the system that is indoors). This will give you heat until you can have the outdoor unit repaired. It can also be used in extreme weather when the regular heat can't keep up with heating the home. Just be aware that running the heat in EMER mode can be expensive as it uses much more electricity to do so.

34. (2) The air handler is very dirty on the inside and needs to be professionally cleaned. You'll want to have an HVAC tech perform a clean and tune on the unit. It appears it hasn't been professionally maintained for quite some time.

35. (3) There is a humming noise inside the unit (while not running) that is not normal. This could be a stuck relay, faulty capacitor, or a number of other things. Have an hvac tech take a look and repair as needed.

GAS/LP FIRELOGS AND FIREPLACES

Safety

9. Heating / Central Air Conditioning

36. The open core bricks in the fireplace can act as pockets for creosote to build up. Today standards don't allow open core bricks to remained unfilled for this reason. You'll want to speak with a chimney sweep about your options on what can be done about the hole in the bricks. The fireplace is also missing a damper that you'll want to have installed. Have a chimney sweep repair as needed to get the unit in safe working order.

COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

37. The outdoor air temperature was below 65 F degrees at the time of the inspection. The inspection of AC system was very limited because I could not safely operate the system due to cool temperatures. Doing so could damage the condensing unit. I do not know if it works or not.

10. Insulation and Ventilation

INSULATION IN ATTIC

Repair or Replace

38. About half of the attic has NO insulation at all, the other half only has a small amount. You'll want to have the attic insulated to today's standards which is about an R38 to R60 in our area.

VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

39. The vent hood for the kitchen is not plumbed to the outside, but is only venting into the attic. Have the unit extended to the outside, you don't want all that grease collecting in the attic.

11. Built-In Kitchen Appliances

FOOD WASTE DISPOSER

Repair or Replace

40. The disposer in the kitchen is not wired. Have an electrician wire and test the unit as they see fit.

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.