Home Inspection Report

Mr. First Time Home Buyer

Property Address:
1548 Flipped House Ln.
Louisville KY 40229

ABI Home Inspection Service, LLC

Ben Hendricks HI-3039

Date: 6/3/2016	**Time:**	**Report ID:**
Property: 1548 Flipped House Ln. Louisville KY 40229	**Customer:** Mr. First Time Home Buyer	**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 57 yrs old
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Around 70	Clear	Saturated

Rain in last 3 days:
Yes

Radon Test:
Yes

Rough size of home (SQ FT):
1000

Vacant:
Yes

1. Radon

Styles & Materials

Radon Test Machine:
Sun Nuclear 1027

Placement:
Kitchen

		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 1.2.** 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 gas 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

Below is the time line data in pCi/l - Time Interval 1 Hour

0.6 0.3 0.3

1.0 0.3 1.0

0.0 1.0 0.3

1.0 1.0 1.0

0.6 0.3 1.0

2.0 2.0 0.6

1.6 3.0 3.3

3.0 1.6 2.0

1.6 3.0 1.0

2.0 1.0 0.3

0.6 0.0 0.6

0.0 0.3 1.3

0.6 0.3 0.3

0.3 1.0 1.3

1.3 2.3 0.6

0.3 0.6 1.6

1.6 0.3 0.6

0.3 0.3 0.3

0.6 1.0 2.6

1.3 1.6 2.0

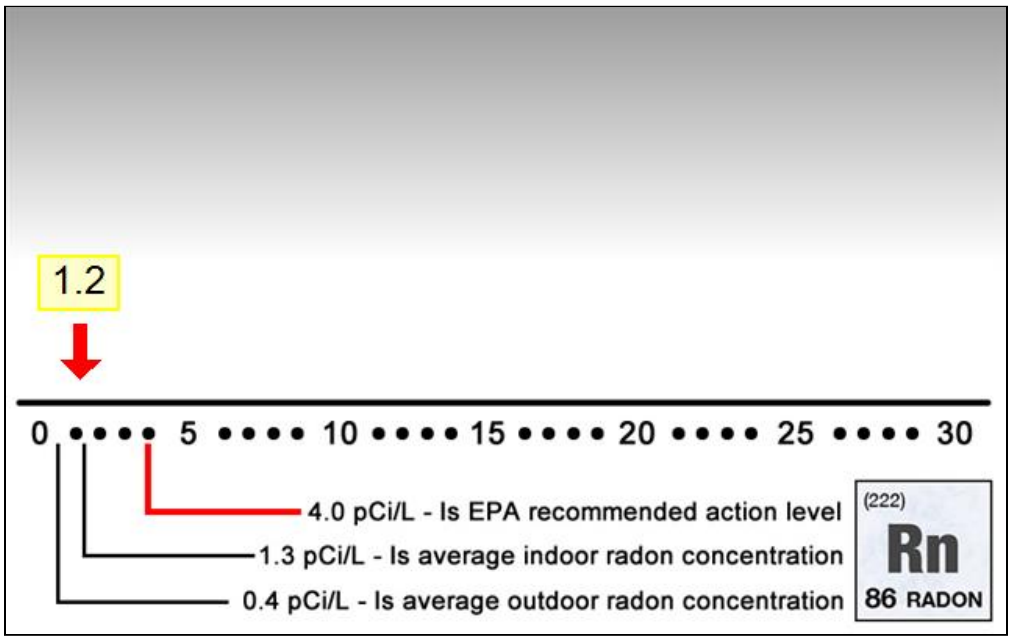
3.3 1.3 2.0

0.6 1.6 1.3

3.6 2.0

Overall Avg.= 1.1

EPA Protocol Avg.= 1.2



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:
3-Tab fiberglass

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:

2.0 The roof is not in bad condition, but I am starting to see faint cracks start to form in the shingle tabs. This happens as the roof begins to dry out from age. I would guess the roof is about 10 yrs old (give or take a year or two). If this is accurate, you should get another 5 or so years out of the roof. Most 3 tab roofs last around 15rs. -FYI

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.1 The lead plumbing boot on the roof is damaged and may leak. Have the boots replaced to prevent any water damage in the attic or ceiling area around the pipe. A roofer is best qualified for the job.

2.1 Item 1(Picture)

2.2 (1) 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 1(Picture)

2.2 (2) The back gutter is full of debris and need to be cleaned out to allow the roof water to flow properly. This also needs a new downspout placed at the outer post.

2.2 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:	Siding Style:	Exterior Entry Doors:
Vinyl	Lap	Steel

		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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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	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
4.4	DOORS (REPRESENTATIVE NUMBER)	•				
4.5	WINDOWS (REPRESENTATIVE NUMBER)	•				
		IN	**NI**	**NP**	**RR**	**S**

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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:
No crawlspace

Foundation:
Poured concrete

Floor Structure:
Slab

Wall Structure:
Wood

Roof Structure:
Stick-built

Roof-Type:
Gable

Method used to observe attic:
Crawled

Attic Access:
Scuttle hole

		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:

5.5 There is a lot of debris in the attic that prevented me from being able to crawl through it. You'll want to have all of this removed so you can see what is going on in the attic.

5.5 Item 1(Picture)

5.5 Item 2(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:
AGED

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

Manufacturer:
AMERICAN

Water Heater Location:
Hallway closet

Water Heater Age:
New (under 3yrs 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:

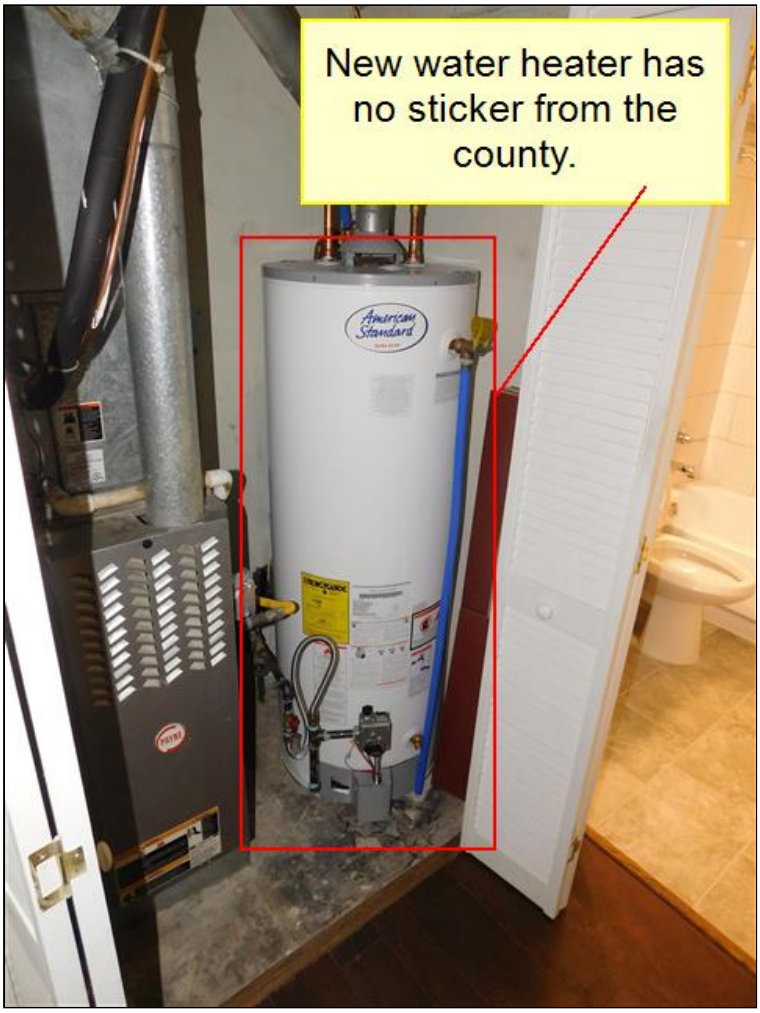
6.0 The flexible drain lines that is installed may cause the sinks to drain slowly, or clog easily. I recommend you have the drains replaced with rigid PVC pipe. (FYI)

6.0 Item 1(Picture)

6.1 The back wall hose bib has been trimmed out too tightly a with the siding and you can't get anything threaded onto it. Replace as needed so its sticking out from the wall further.

6.1 Item 1(Picture)

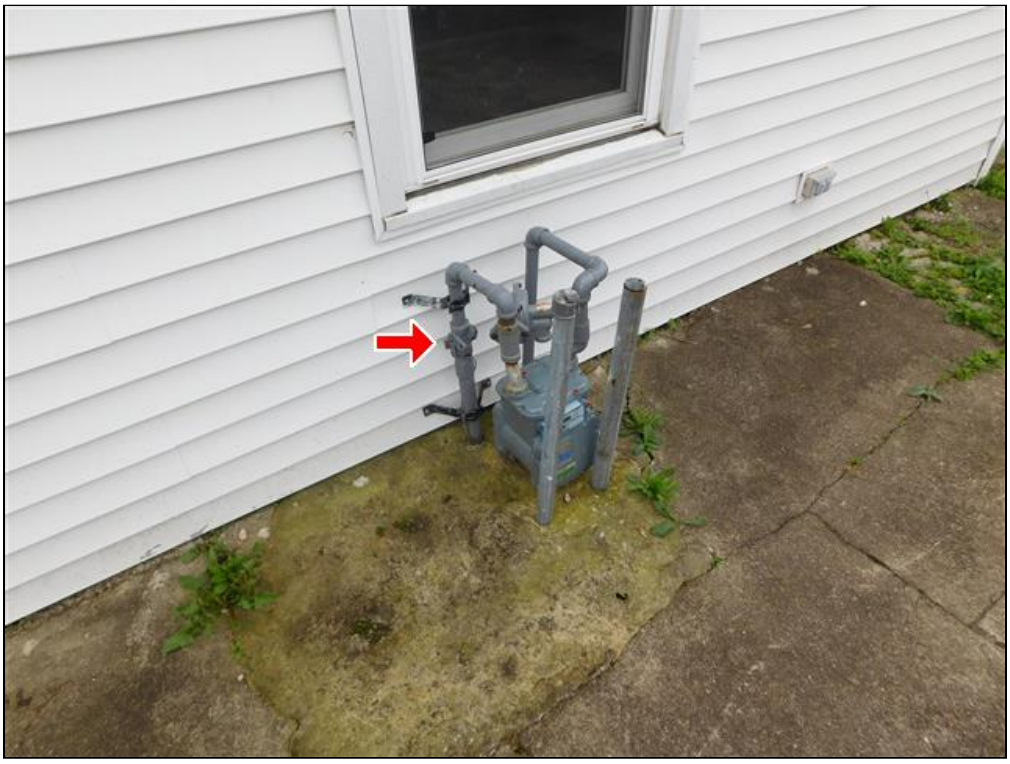
6.2 I could not find the "passed" green sticker on the unit from the city inspectors. This likely means the unit was not inspected by the city. You'll want to have the unit inspected and passed by the city inspectors, so there are no questions about why it was never inspected when you decide to re-sell the place.



6.2 Item 1(Picture)

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

6.4 The main fuel shut off is at gas meter outside.



6.4 Item 1(Picture)

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

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:
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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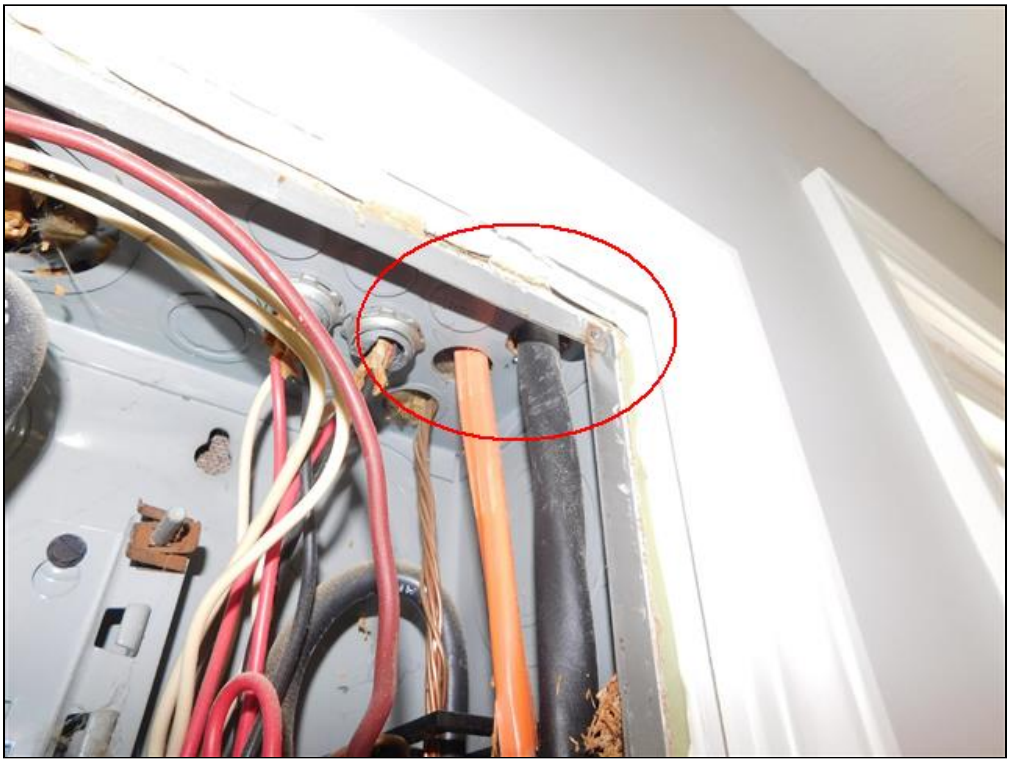
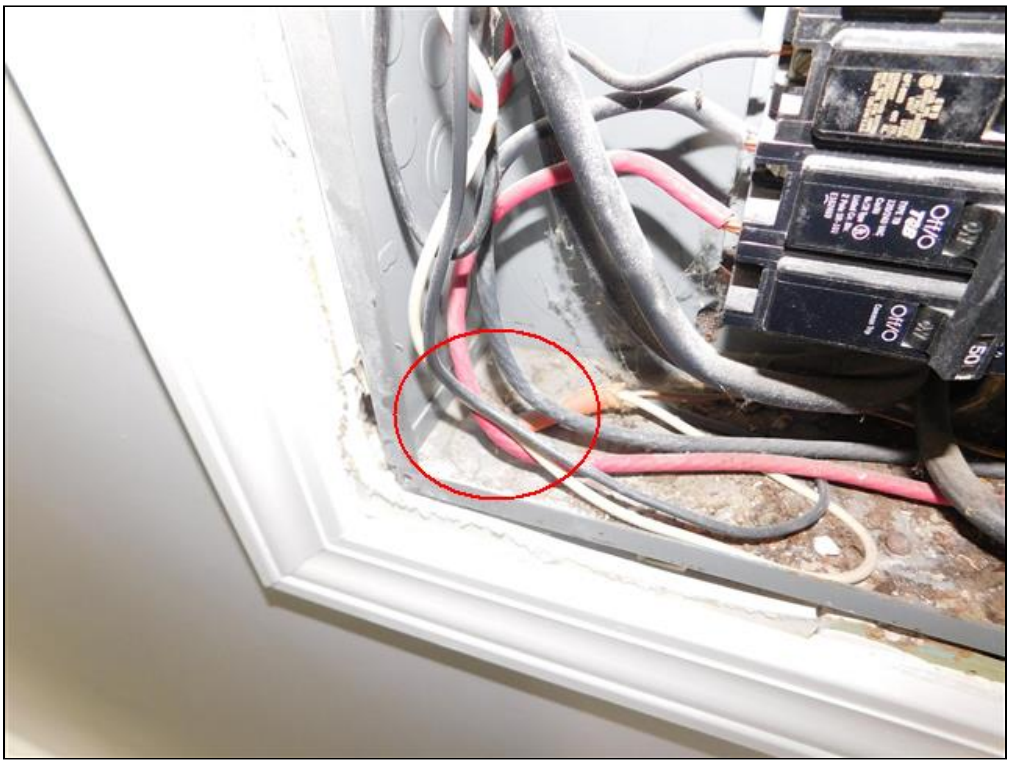
Comments:

7.3 (1) There are wires that are passing through the electrical panel without the proper insulating bushing installed. These keep the wires from being damaged on the sharp metal of the panel wall. Have an electrician install the clamps where needed.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.3 (2) The outlet in the back wall (middle front bedroom) has no power. Have an electrician repair as needed.

7.3 Item 3(Picture)

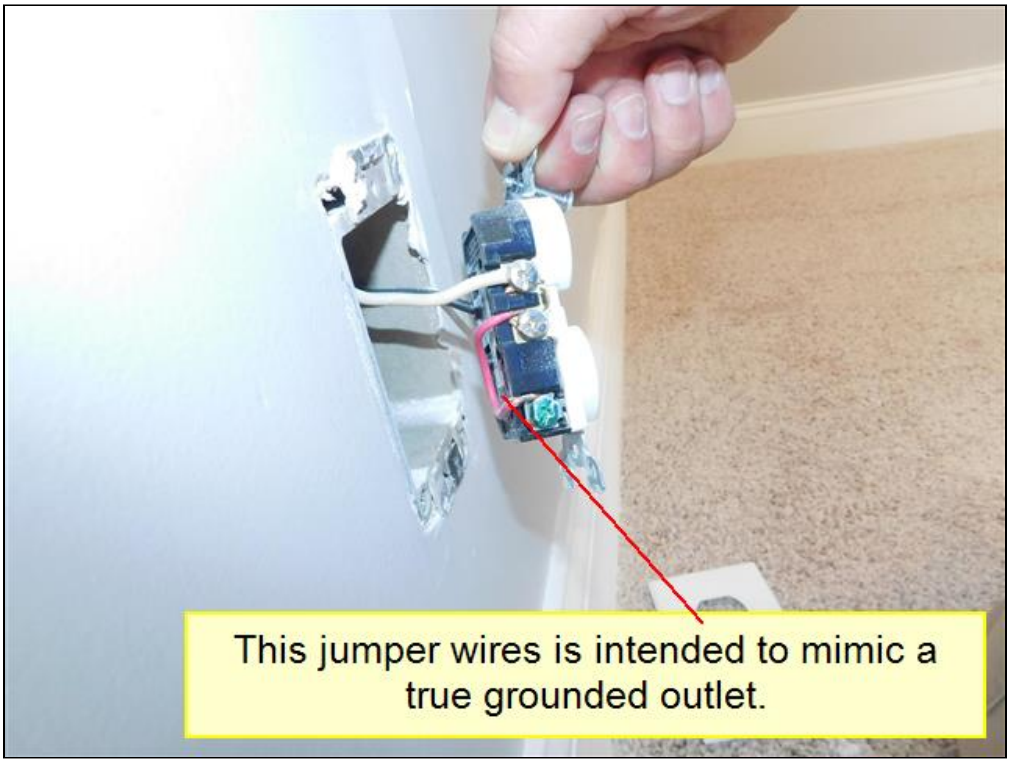
7.5 The receptacles in the home have been illegally wired with a "bootleg ground" as it is commonly known by. It's also sometimes called a "false ground". False grounding is when the ground terminal and the neutral wire are jumped together at the outlet to trick cheap test equipment into showing a true grounded outlet. The problem is it actually connects the ground of the device to a current carrying neutral, which can be a very dangerous thing.

Think about it like this: You have a device that uses a three-prong plug (e.g., a refrigerator or a computer). You have that appliance is plugged into a receptacle with a bootleg ground (i.e., grounding hole on the receptacle is connected to the neutral wire). If that neutral wire were to become disconnected someday, at any point between this receptacle and the panel, that little jumper wire will become energized.

When that neutral opens (becomes disconnected), the case of the appliance will now have a full 120 volts on it (meaning if you touch your refrigerator you get shocked). This happens because the case is connected to the ground wire, and the ground wire is now connected to the neutral at the receptacle, and the neutral wire is connected to the hot wire through the load. There is no voltage drop through the load since no current is flowing. ***The breaker will not trip.***

The next person who touches the case of that appliance is seriously injured or dead, depending on the resistance of their skin and how well they are grounded.

I checked three different outlets, and they all were wired like this. More than likely the whole house is done this way. You'll want to speak to an electrician about getting the outlets checked and repaired before you move in.



7.5 Item 1(Picture)

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 13 yrs

Heat System Brand:
BRYANT

Types of Fireplaces:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Age:
About 13 yrs

Central Air Manufacturer:
BRYANT

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 I could not find the air filter, no a place where one would go. Be sure you have a clean and tune performed on the HVAC system, and have the tech check the ductwork system for proper size and where you should place the air filter. If the unit has been ran for a while with no filter, its likely very dirty on the inside.

8.5 The split temp of the A/C unit is a bit low. Normally 15-18 degrees is optimal for cooling, this home has about a 10 degree spilt temp (difference in temperature between supply & return runs). This can be caused by a number of problems such as refrigerant leak/low charge, poor airflow/clogged evaporator coil, etc... You'll want to have an HVAC tech take a look at the unit and make sure it's running at peak performance.

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

Ventilation:
Passive

Dryer Power Source:
220 Electric

		IN	NI	NP	RR	S
9.0	INSULATION IN ATTIC				•	
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS				•	
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)				•	
		IN	**NI**	**NP**	**RR**	**S**

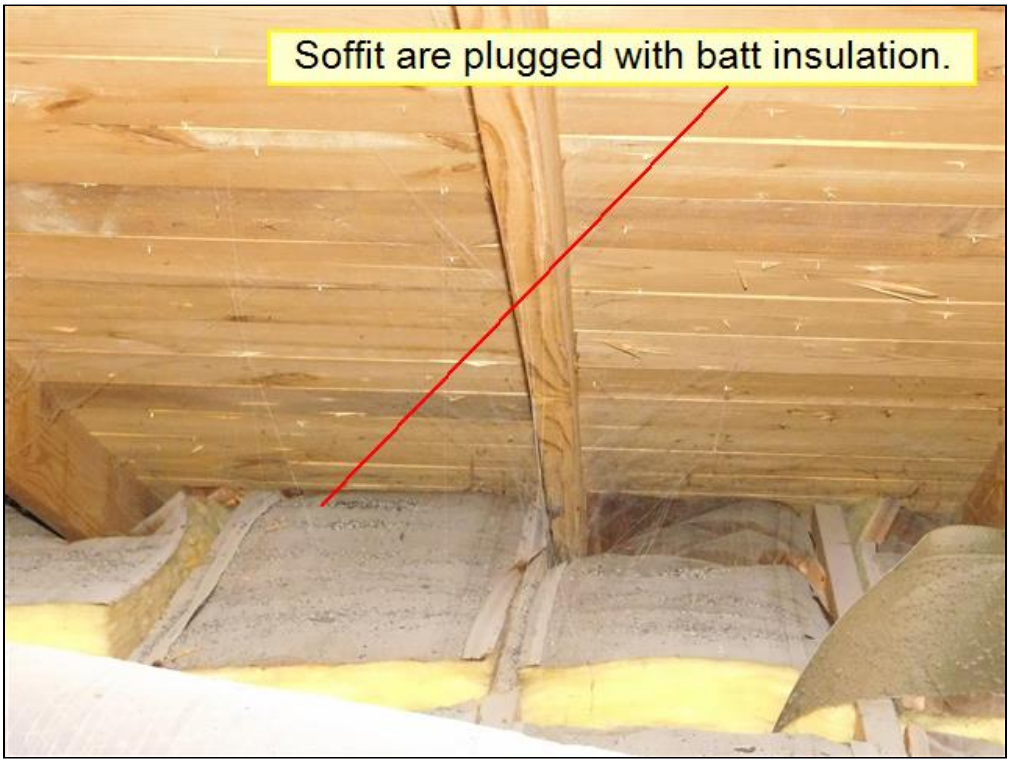
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety

Comments:

9.0 The insulation in the attic appears to be original and it has lost most of it's fluffiness. Insulation is effective because of its *loft*- the airspace in between the glass fibers helps slow down the transfer of hot air. When you compress it (or ir settles over time),that air space goes away. You would greatly benefit from adding new insulation, both in comfort and energy savings. Most homes have less than a 12 month ROI on a newly insulated attic. A target level of **R-38 to R-60** is recommend for this area in the attic.

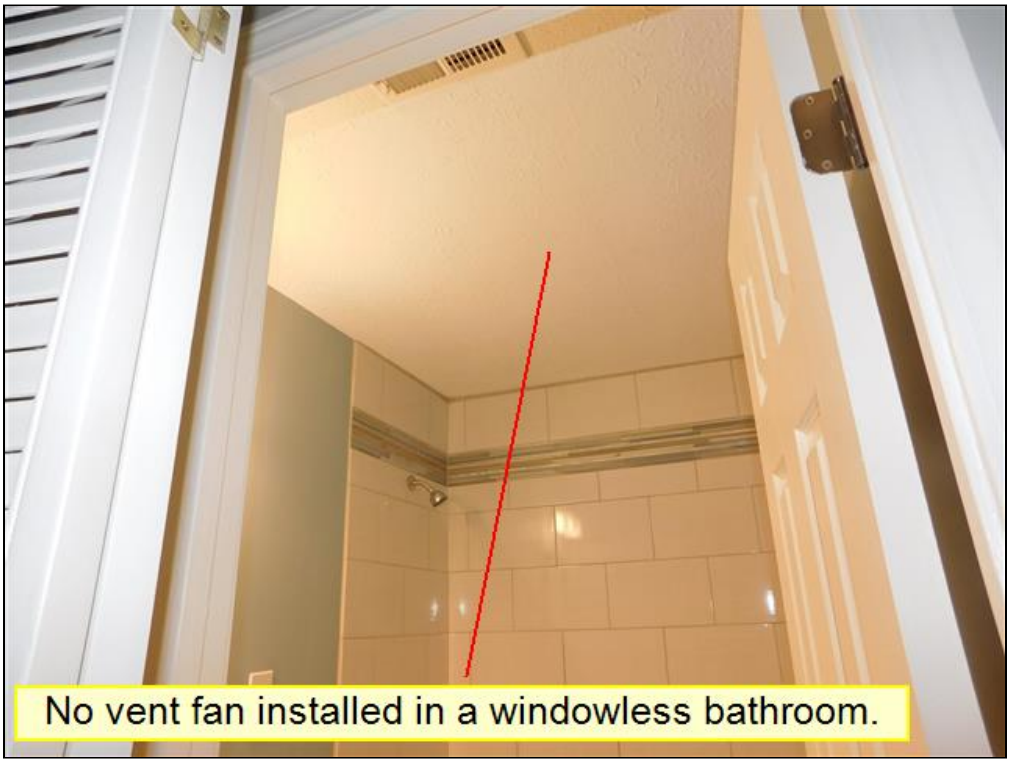
9.0 Item 1(Picture)

9.1 The batt insulation in the attic has been stuffed into the soffits. The vents that are in the soffits are now blocked and can't allow the fresh air to get into the attic to help vent out and moisture. Have the insulation pulled back so the soffit vents can work as intended.



9.1 Item 1(Picture)

9.2 The bathroom does not have any form of ventilation. Bathrooms cause an extreme amount of moisture to build up inside a small room and this can cause mold to grow, and paint to fail. Have a vent fan installed to remove this moisture, and make certain it's ducted to the outside of the house (not just the attic).



9.2 Item 1(Picture)

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

10. Built-In Kitchen Appliances

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

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	RANGES/OVENS/COOKTOPS	•				
10.2	BUILT-IN MICROWAVE	•				
		IN	**NI**	**NP**	**RR**	**S**

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

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
Mr. First Time Home Buyer

Address
1548 Flipped House Ln.
Louisville KY 40229

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 COVERINGS

Repair or Replace

1. The roof is not in bad condition, but I am starting to see faint cracks start to form in the shingle tabs. This happens as the roof begins to dry out from age. I would guess the roof is about 10 yrs old (give or take a year or two). If this is accurate, you should get another 5 or so years out of the roof. Most 3 tab roofs last around 15rs. -FYI

FLASHINGS

Repair or Replace

2. The lead plumbing boot on the roof is damaged and may leak. Have the boots replaced to prevent any water damage in the attic or ceiling area around the pipe. A roofer is best qualified for the job.

ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Repair or Replace

3. (1) 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. Roofing

4. (2) The back gutter is full of debris and need to be cleaned out to allow the roof water to flow properly. This also needs a new downspout placed at the outer post.

5. Structural Components

ROOF STRUCTURE AND ATTIC

Repair or Replace

5. There is a lot of debris in the attic that prevented me from being able to crawl through it. You'll want to have all of this removed so you can see what is going on in the attic.

6. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

6. The flexible drain lines that is 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

7. The back wall hose bib has been trimmed out too tightly a with the siding and you can't get anything threaded onto it. Replace as needed so its sticking out from the wall further.

7. Electrical System

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

Repair or Replace

8. (1) There are wires that are passing through the electrical panel without the proper insulating bushing installed. These keep the wires from being damaged on the sharp metal of the panel wall. Have an electrician install the clamps where needed.

9. (2) The outlet in the back wall (middle front bedroom) has no power. Have an electrician repair as needed.

POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Safety

10. The receptacles in the home have been illegally wired with a "bootleg ground" as it is commonly known by. It's also sometimes called a "false ground". False grounding is when the ground terminal and the neutral wire are jumped together at the outlet to trick cheap test equipment into showing a true grounded outlet. The problem is it actually connects the ground of the device to a current carrying neutral, which can be a very dangerous thing.

Think about it like this: You have a device that uses a three-prong plug (e.g., a refrigerator or a computer). You have that appliance is plugged into a receptacle with a bootleg ground (i.e., grounding hole on the receptacle is connected to the neutral wire). If that neutral wire were to become disconnected someday, at any point between this receptacle and the panel, that little jumper wire will become energized.

7. Electrical System

When that neutral opens (becomes disconnected), the case of the appliance will now have a full 120 volts on it (meaning if you touch your refrigerator you get shocked). This happens because the case is connected to the ground wire, and the ground wire is now connected to the neutral at the receptacle, and the neutral wire is connected to the hot wire through the load. There is no voltage drop through the load since no current is flowing. ***The breaker will not trip.***

The next person who touches the case of that appliance is seriously injured or dead, depending on the resistance of their skin and how well they are grounded.

I checked three different outlets, and they all were wired like this. More than likely the whole house is done this way. You'll want to speak to an electrician about getting the outlets checked and repaired before you move in.

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

11. I could not find the air filter, no a place where one would go. Be sure you have a clean and tune performed on the HVAC system, and have the tech check the ductwork system for proper size and where you should place the air filter. If the unit has been ran for a while with no filter, its likely very dirty on the inside.

COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

12. The split temp of the A/C unit is a bit low. Normally 15-18 degrees is optimal for cooling, this home has about a 10 degree spilt temp (difference in temperature between supply & return runs). This can be caused by a number of problems such as refrigerant leak/low charge, poor airflow/clogged evaporator coil, etc... You'll want to have an HVAC tech take a look at the unit and make sure it's running at peak performance.

9. Insulation and Ventilation

INSULATION IN ATTIC

Repair or Replace

13. The insulation in the attic appears to be original and it has lost most of it's fluffiness. Insulation is effective because of its *loft*- the airspace in between the glass fibers helps slow down the transfer of hot air. When you compress it (or ir settles over time),that air space goes away. You would greatly benefit from adding new insulation, both in comfort and energy savings. Most homes have less than a 12 month ROI on a newly insulated attic. A target level of **R-38 to R-60** is recommend for this area in the attic.

VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

14. The batt insulation in the attic has been stuffed into the soffits. The vents that are in the soffits are now blocked and can't allow the fresh air to get into the attic to help vent out and moisture. Have the insulation pulled back so the soffit vents can work as intended.

VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

9. Insulation and Ventilation

15. The bathroom does not have any form of ventilation. Bathrooms cause an extreme amount of moisture to build up inside a small room and this can cause mold to grow, and paint to fail. Have a vent fan installed to remove this moisture, and make certain it's ducted to the outside of the house (not just the attic).

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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