



HOME INSPECTION REPORT

8888 Gregory Drive, Louisville, KY

Inspection Date:
5/24/09

Prepared For:
Sam Smith

Prepared By:
Hawkeye Inspection Service, LLC
404 Bell St.
Bethlehem, IN, 47104

502-608-9479
bill.hawkins1@gmail.com

Report Number:
2009-003

Inspector:
William Hawkins

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	36 Years
Style:	Split Level
Main Entrance Faces:	West
State of Occupancy:	Vacant
Weather Conditions:	Cloudy, Low 80's
Recent Rain:	None in last 24 hours
Ground cover:	None



SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor Fill cracks and seal

Pitched towards home *Trip hazard* *Settling Cracks* Typical crack

PORCH (covered entrance) None

Support Pier: Concrete Wood Not visible Other

Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*

Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS None *Uneven risers*

Material: Concrete Wood Other *Railing/Balusters recommended*

Condition: Satisfactory Marginal Poor *Cracked* *Settled*

Rotted/Damaged *Safety Hazard*

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage provided Typical cracks

DECK/BALCONY (flat, floored, roofless area) None

Material: Wood Metal Composite Not visible *Railing/Balusters recommended*

Finish: Treated Painted/Stained Other

Improper attachment to house *Railing loose*

Condition: Satisfactory Marginal Poor *Wood in contact with soil*

DECK/PATIO/PORCH COVERS None *Earth to wood contact* *Moisture/Insect damage*

Condition: Satisfactory Marginal Poor *Posts/Supports need Repair*

Recommend: Metal Straps/Bolts/Nails/Flashing *Improper attachment to house*

FENCE/WALL Not evaluated None

Type: Brick/Block Wood Metal Chain Link *Rusted* Other

Condition: Satisfactory Marginal Poor *Loose Blocks/Caps* Typical cracks

Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South Satisfactory

Recommend additional backfill *Recommend window wells/covers* *Trim back trees/shrubberies*

Wood in contact with/improper clearance to soil Yard drains observed - not tested

RETAINING WALL None **Material:** *Drainage holes recommended*

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*

(Relates to the visual condition of the wall)

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS

Walkway had some cracking, but no trip hazards. Driveway shows some settlement, but no trip hazards; suggested repair would consist of mud-jacking and epoxy grouting of cracks. Patio had some cracking and settlement, but no trip hazards were present. Same repair as drive if desired. Steps were slightly settled. General site drainage was properly sloping away from the house. One dead tree, approximately 12 to 14" in diameter was noted at the side of the garage. Recommend removal of this tree. Chain Link fence has been damaged by falling tree limbs and is in need of repair.



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
 Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Location over **Kitchen living and dining rooms** Estimated Layers: **1 Layer** Approximate age of cover: **5-10+** years
 Roof #2: Type: **Asphalt** Location over **bedrooms** Estimated Layers: **1 Layer** Approximate age of cover: **5-10+** years
 Roof #3: Type: **Asphalt** Over **garage** Estimated Layers: **1 Layer** Approximate age of cover: **5-10+** years

VENTILATION SYSTEM Type: Soffit Ridge Gable Roof
 Appears Adequate: Yes No Turbine Powered Other
 (See Interior remarks page) (See Attic section)

FLASHING Material: Galv/Alum Asphalt Not visible Rubber
 Copper Foam Other Lead
 Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Separated from chimney/roof **Recommend Sealing** Other

VALLEYS N/A Material: Galv/Alum Asphalt Lead Copper
 Not visible Other
 Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes **Recommend Sealing**

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor
Roof #2: Satisfactory Marginal Poor
Roof #3: Satisfactory Marginal Poor
 Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

SKYLIGHTS N/A **Cracked/Broken** Not visible
 Condition: Satisfactory Marginal Poor

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Roof was showing normal wear, but was in overall satisfactory condition. Recommend cleaning moss and mold off of the roof over kitchen under gutter at upper roof #2. Some weakness and soft spots felt between trusses. Recommend care be taken when working on roof. Plywood decking appeared undamaged from attic. Three satellite dish mountings are on roof currently. One has a dish attached. None were flashed; dish mounting masts were surface fastened and fasteners were caulked. Recommend monitoring of same for deterioration of caulking over time; these are potential leak locations. Chimney did not have a roof cricket at the back side, but flashing appeared to be adequate to prevent leaking. Unable to view chimney inside attic due to limited access.



CHIMNEY(S) None Location(s): **South**
 Viewed From: Roof Ladder at eaves Ground with binoculars
 Rain Cap/Spark Arrestor: Yes No **Recommended**
Chase: Brick Stone Metal Blocks Framed
 Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
 Flue: Tile Metal **Unlined** Not visible
 Evidence of: Scaling Cracks Creosote **Not evaluated (See remarks page)**
Condition: **Have flue(s) cleaned and re-evaluated** **Recommend Cricket/Saddle/Flashing**
 Satisfactory Marginal Poor

GUTTERS/SCUPPERS/EAVESTROUGH None **Needs to be cleaned** **Downspouts needed**
Material: Copper Vinyl/Plastic Galvanized/Aluminum Other
 Condition: Satisfactory Marginal Poor **Rusting**
Leaking: Corners Joints **Hole in main run**
Attachment: Loose **Missing spikes** **Improperly sloped (See remarks page)**
Extension needed: North South East West

SIDING (*See remarks page EIFS)
 Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco
 EIFS* Asphalt Wood Metal/Vinyl Other
 Typical cracks **Monitor** **Wood rot** Peeling paint **Loose/Missing/Holes**
Condition: Satisfactory Marginal Poor **Recommend repair/painting**

TRIM, SOFFIT, FASCIA, FLASHING
Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
 Recommend repair/painting **Damaged wood** Other
 Condition: Satisfactory Marginal Poor

CAULKING
 Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS **Failed/fogged insulated glass**
Material: Wood Metal Vinyl Aluminum/Vinyl Clad
 Screens: Torn Bent Not installed Glazing/caulk needed
 Condition: Satisfactory Marginal Poor **Wood rot** **Recommend repair/painting**

STORMS WINDOWS None Not installed Wood Clad comb. Wood/metal comb.
 Putty: Satisfactory **Glazing/caulk needed** N/A

Condition: Satisfactory Broken/cracked Wood rot Recommend repair/painting

SLAB-ON-GRADE/FOUNDATION N/A (See Basement/Crawl Space)

Stem Wall: Concrete block Poured concrete Other
 Condition: Satisfactory Marginal Poor Not visible
 Slab: Post tensioned Poured concrete Other
 Condition: Satisfactory Marginal Poor (See comments page)

GENERAL COMMENTS

Gutter(s) had some damage and were in need of repairs and /or replacement. Insides of gutters are full of debris and need to be cleaned out. Maintain downspout discharge away from the house. Siding appeared to be all intact and in overall satisfactory condition. Brick and mortar appeared to be in overall satisfactory condition. Screens were generally reviewed from the exterior only. Exact accounting for all screens was not performed. Some screens not installed. Trim appeared to be intact and maintained. One gutter at rear of garage has been damaged by falling tree limbs; recommend repair or replacement. All gutters clogged with debris; recommend cleaning and flushing. Verify that down spouts are clear and free running. One hole at brick siding under kitchen window allowed carpenter bees to enter, recommend pest control of this location. Possible solution is spraying poison into hole, and filling with premixed mortar or other insect proof material.



SERVICE ENTRY

Underground Overhead Weather head/mast needs repair Condition: Sat. Marginal Poor
 Exterior outlets: Yes No Operative: Yes No Overhead wires too low
GFCI present: Yes No Operative: Yes No Less than 3' from balcony/deck/windows
 Reverse polarity Open ground Safety Hazard

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry Other
 Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door Condition: Satisfactory Marginal Poor See comments below

EXTERIOR A/C - HEAT PUMP

UNIT #1: N/A Location: Behind dining room
 Brand: Kenmore Model #: TCA236AKA4 Approximate age: 5-10 yrs.
 Outside Disconnect: Yes No Maximum fuse/breaker rating: Amp 30 Fuses/breakers installed: 50 Amp
 Level: Yes No Cabinet/housing rusted Improperly sized fuses/breakers
Condenser Fins: Damaged Need cleaning Damaged base/pad
Condition: Satisfactory Marginal Poor

UNIT #2: N/A Location:

Brand: _____ Model #: _____ Approximate age: yrs.
 Outside Disconnect: Yes No Maximum fuse/breaker rating: ??? Amp Fuses/breakers installed: ??? Amp
 Level: Yes No Cabinet/housing rusted Improperly sized fuses/breakers
 Condenser Fins: Damaged Need cleaning Damaged base/pad
 Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

Electrical panel not marked as to which breakers serve AC Condenser. Best estimate is that upper left breakers, rated at 50 AMPs per marking, are serving this unit. Wiring from these breakers appears to be #12 or #10 AWG, which is inadequate for this sized breaker. In my estimation this constitutes a safety issue, and I recommend a professional electrician evaluate this situation immediately.

Entry door is satisfactory. Patio door needs new lock set. Garage man door needs weather stripping.



TYPE None
 Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER
 Yes No Operable Inoperable Remote not available

SAFETY REVERSE
Operable: Pressure reverse Electric eye Need(s) adjusting Safety hazard

ROOFING
Material: Same as house Type: See roofing section above Approx. Age: 5-10+ Approx. layers: 1
 Layer

GUTTERS / EAVESTROUGH None
 Condition: Satisfactory Marginal See gutter comments above Poor

SIDING / TRIM
 Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard
 Trim: Same as house Wood Aluminum Vinyl

FLOOR
 Material: Concrete Gravel Asphalt Dirt Other
 Condition: Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
Burners less than 18" above garage floor: N/A Yes No Safety hazard

SILL PLATES
 Not visible Floor level Elevated Rotted/Damaged Recommend repair

OVERHEAD DOOR(S) N/A
 Material: Wood Fiberglass Masonite Metal Recommend repair
Condition: Satisfactory Marginal Poor Overhead door hardware loose
 Recommend Priming/Painting Inside & Edges: Yes No Recommend lubrication Weatherstripping missing/damaged

EXTERIOR SERVICE DOOR None

Condition: Satisfactory Marginal See door comments above Poor Damaged/Rusted

ELECTRICITY PRESENT

Yes No Not visible
 Reverse polarity: Yes No Open ground: Yes No Safety hazard
 GFCI Present: Yes No Operates: Yes No Handyman/extension cord wiring

FIRE SEPARATION WALLS & CEILING (Between garage & living area)

N/A Present Missing
 Condition: Satisfactory Safety hazard(s) Recommend repair Holes walls/ceiling
 Fire door: Not verifiable Not a fire door Needs repair Satisfactory
 N/A Satisfactory Inoperative Missing Needs repair
 Moisture Stains Present: Yes No Typical Cracks: Yes No

GENERAL COMMENTS

Garage door opener safety reverse not working properly needs adjusting. Exit door was not fire-rated. The fire separation wall was damaged and in need of repair. Fire door recommended between garage and house, with smoke/ weatherstrip seal to contain CO/smoke. Recommend smoke alarm at garage. Outlets were randomly tested and had correct polarity. Recommend GFI at existing outlet. Only one outlet was present.



COUNTERTOPS

Satisfactory Marginal Recommend repair/caulking

CABINETS

Satisfactory Marginal Recommend repair/adjustment

PLUMBING COMMENTS

See comments below, typical for ALL plumbing drainage items throughout report

Faucet Leaks: Yes No Pipes leak/corroded: Yes No
 Sink/Faucet: Satisfactory Corroded Chipped Cracked Recommend repair
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks Moisture stains

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES

(See remarks page)

Disposal Operates: Yes No Trash compactor Operates: Yes No
 Oven Operates: Yes No Exhaust fan Operates: Yes No
 Range Operates: Yes No Refrigerator Operates: Yes No
 Dishwasher Operates: Yes No Microwave Operates: Yes No
 Other Operates: Yes No
 Dishwasher Airgap: Yes No Dishwasher Drain Line Looped: Yes No
 Outlets Present: Yes No Operable: Yes No
 G.F.C.I.: Yes No Operable: Yes No
 Open ground/Reverse polarity within 6' of water: Yes No Potential safety hazard(s)

GENERAL COMMENTS

Cabinet hinges needed to be tightened/adjusted. There were no visible active piping leaks at the time of the inspection. Some minor corrosion around the joints, but no visible leaks at this time. Drain lines had no visible leaks or signs of backup at the time of inspection. Outlets were randomly tested and had correct polarity, except as noted.

NOTE: Water service was not turned on, and not operational. NO testing of any plumbing items could be accomplished. Client reports that water lines have burst in the past, and leaks have occurred. Evidence of minor mold at some locations. Evidence of wall board damage at some locations. Evidence of possible repairs at some locations. Exterior hydrant connection at home entrance wall has been capped. Frost proof hydrant was present, but not connected to system. Recommend to client that when this hydrant is reinstalled, that foam insulation spray be applied at wall penetration to reduce opportunity for future problems due to freezing water lines. Water lines under kitchen crawl space are exposed and un-insulated. Recommend to client that these lines, HVAC duct work, and floor be insulated under crawls space. Left window crank broken and needs to be repaired. At some time the kitchen has been modified to except a larger than normal refrigerator. The wall and floor in that area were never refinished and need to be repaired.

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: N/A Faucet leaks: Yes No Pipes leak: Yes No
 Cross connections: Yes No Heat source present: Yes No Room vented: Yes No
 Dryer vented: N/A Wall Ceiling Floor Not vented
 Not vented to Exterior *Recommend repair* *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: Yes No *Safety hazard*
G.F.C.I. present: Yes No Operates: Yes No
 Appliances: Washer Dryer Water heater Furnace
 Washer hook-up lines/valves: Leaking Corroded Not visible
 Gas Shut-off Valve: N/A Yes No Cap Needed *Safety hazard* Not visible

GENERAL COMMENTS

Dryer should be vented to outside of house. Currently dryer is vented to crawl space under kitchen. Severe deterioration of wall below washer connection box will require repair. Possible washer drain has overflowed or supply lines have leaked in the past.



BATHROOM(S)

BATH: FIRST FLOOR
HALF BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No Loose: Yes No Pipes leak: Yes No
 Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks *Cracked bowl/tank* *Cross connection*

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No Where: Adequate Poor
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No Outlets present: Yes No
 G.F.C.I. Present: Yes No Operates: Yes No
 Open ground/Reverse polarity within 6' of water: Yes No Potential safety hazards present: Yes No

HEATING / COOLING SOURCE

Yes No
 Window/Door: Yes No Satisfactory Marginal Poor
 Exhaust Fan: Yes No Operates: Yes No Noisy: Yes No

GENERAL COMMENTS

Damaged walls in need of repair. Exhaust fan not present. Light switch located behind door.

BATH: SECOND FLOOR
BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No Loose: Yes No Pipes leak: Yes No
 Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No Where: Wall joints and wall to tub.
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No Outlets present: Yes No
 G.F.C.I. present: Yes No Operates: Yes No
 Open ground/Reverse polarity within 6' of water: Yes No Potential safety hazards present: Yes No

HEAT / COOLING SOURCE

Yes No
 Window/Door: Yes No Satisfactory Marginal Poor
 Exhaust Fan: Yes No Operates: Yes No Noisy: Yes No

GENERAL COMMENTS

Exhaust fan not present. Outlet at sink did not have GFI. Recommend installation of GFI at this location.

LOCATION: SECOND FLOOR
BEDROOM #1

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Attic access located in closet. Hole in wall apparently created to access water lines for repair.

**LOCATION: SECOND FLOOR
BEDROOM #2**

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Attic access for area over kitchen, living, and dining rooms located in closet. Recommend securing access door to prevent unauthorized access. Light switch located behind door.

**LOCATION: SECOND FLOOR
BEDROOM #3 MASTER BEDROOM**

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Note; this comment typical for all bedrooms. Smoke detector located upstairs hallway. None located in bedrooms.



LOCATION: FIRST FLOOR LIVING ROOM

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Light switch operates electrical outlet adjacent to front windows AND exterior outlet under front windows. No overhead light location is present. Evidence of possible settlement crack in wall above windows.



LOCATION: FIRST FLOOR DINING ROOM

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

At one time there appears to have been an overhead light. This location has been covered with drywall compound Unknown how previous electrical feed at this location has been terminated. Recommend having licensed electrician review this location for possible safety issue. Lighting is now accomplished by two wall sconces and a sliding dimmer at original switch location. Client intends to install a new ceiling fan at the original OH light location.

LOCATION: LOWER LEVEL FAMILY ROOM

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No Cracks in walls over doors.
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Patio door lockset is broken and needs replaced. Cracks at door jambs at 3 doors. Evidence of crack at side of stairs from kitchen. Suspect this cracking is due to old settlement issues. Light switch is located at garage door, and controls one electrical outlet adjacent to this door. Recommend adding radio controlled three way switch at kitchen stairs.



LOCATION: LOWER LEVEL DEN/LIBRARY

Walls & Ceiling: Satisfactory Marginal Poor

Moisture stains: Yes No Where: Squeaks Slopes
 Floor: Satisfactory Marginal Poor
 Typical cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Water leak has destroyed original ceiling. Original ceiling has been removed and will need to be replaced. Evidence of water damage at right hand wall on entering room at junction of exterior wall. Slight dip felt in floor; most likely due to carpet pad being ruined by water damage.



INTERIOR WINDOWS / GLASS

Condition: Satisfactory Marginal Poor Needs repair
 Representative number of windows operated Painted shut (See remarks page)
 Evidence of Leaking Insulated Glass: Yes No N/A Safety Glazing Needed: Yes No
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism
Security Bars Present: Yes No Not tested Safety hazard Test release mechanism before moving in

FIREPLACE

None Location(s): Family room
 Type: Gas (Not Tested) Wood Woodburner stove (See remarks page) Electric Ventless
 Material: Masonry Metal (pre-fabricated) Metal insert
 Miscellaneous: Blower built-in Operates: Yes No Damper operates: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No Mantle: N/A Satisfactory Adequate Loose/missing
 Physical Condition: Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
 Handrail: Satisfactory Marginal Poor Safety hazard
Risers/Treads: Satisfactory Marginal Poor Risers/Treads uneven

SMOKE / CARBON MONOXIDE DETECTORS (See remarks page)

Present: Smoke Detector: Yes No Operates: Yes No Not tested
 CO Detector: Yes No Operates: Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pulldown Scuttlehole/Hatch No access Other
 Inspected From: Access panel In the attic Other
 Location: Bedroom hall Bedroom closet Garage Other
 Access Limited By: Closet shelving at high roof location
 Flooring: Complete Partial None
 Insulation: Type: Blown Fiberglass Batts Loose Average inches: 1-3 Approx. R-rating: Unknown
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation

- Ventilation:** *Ventilation appears adequate* *Recommend additional ventilation*
- Fans Exhausted To:** N/A Attic: Yes No Outside: Yes No Not visible
- HVAC Duct:** Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
- Chimney Chase:** N/A Satisfactory *Needs repair* Not visible
- Structural Problems Observed:** Yes No *Recommend repair* *Recommend Structural Engineer*
- Roof Structure:** Rafters Trusses Wood Metal Other
- Collar Ties Present:** Yes No N/A
- Roof Sheathing:** Plywood OSB 1x Wood *Rotted* *Stained* *Delaminated*
- Evidence of Condensation/Moisture Leaking:** Yes No (See remarks page)
- Ceiling Joists:** Wood Metal Other Not visible
- Vapor Barriers:** Kraft/foil faced Plastic Not visible Improperly installed
- Firewall Between Units:** N/A Yes No *Needs repair/sealing (See remarks page)*
- Electrical:** *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*

GENERAL COMMENTS

Fireplace damper does not operate. Damper appears to be present but not in place on pivots. Recommend having flue cleaned and reexamined. Smoke detector not visible on this level. Access was partially blocked at high roof location. Recommend reconstruction of attic access holes and access panels. Trusses showed no major defects or damage at the time of inspection. Lateral braces for trusses missing. Sheathing, examined from the attic, had some buckling, but was still functional. Insulation was poor and should be improved. Ventilation was marginal and could be improved. Vapor barrier not visible.



- CRAWL SPACE** N/A Full crawlspace Combination crawl space/slab
 Conditioned (heated/cooled): Yes No
- ACCESS** Exterior Interior hatch door Via basement No Access
Inspected from: Access panel In the crawl space
- FOUNDATION WALLS** Condition: Satisfactory Marginal *Have evaluated* *Monitor*
 Concrete block Poured Stone
 Wood Brick Piers & columns
 Minor Cracks Movement
- FLOOR**
 Concrete Gravel Dirt Other
 Typical cracks
- SEISMIC BOLTS**
 N/A None visible Appear satisfactory Recommend evaluation
- DRAINAGE**
 Outside drain Sump pump: Yes No Operable: Yes No
 None apparent Evidence of moisture damage: Yes No
- VENTILATION** Wall vents Power vents None apparent
- GIRDERS / BEAMS / COLUMNS** Steel Wood Masonry Not visible
 Condition: Satisfactory Marginal Poor
- JOISTS** **Material:** Wood Steel Truss Not visible
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists*
Condition: Satisfactory Marginal Poor

SUB FLOOR Not visible Wood Concrete Other

MOISTURE STAINS None Walls Sub floor Other

INSULATION None Type: **Recommend insulation with vapor barrier up towards floor, to be wrapped under water lines and HVAC ducts. Recommend insulating kitchen drain line to help minimize build up of grease in line.**

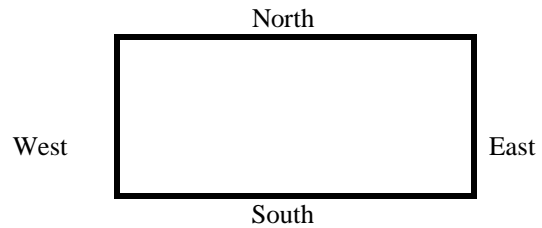
Location: Walls Between floor joists Other

VAPOR BARRIER Yes No
 Kraft/foil face Plastic Other Not visible

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

- P = Paneling
- D = Drywall
- S = Storage
- O = Other
- C = Crack(s)
- M = Monitor
- E = Evaluate



GENERAL COMMENTS

Ventilation is inadequate - recommend adding more vents, specifically modifying access door to create vent area. Insulation was damaged / missing and in need of repair. Vapor barrier at dirt floor was displaced badly. Recommend re-stretching plastic over dirt area and weighting or staking in place.



WATER SERVICE

Main Shut-off Location: **Above water heater, at lower level half bath/laundry room**

Water Entry Piping: Not visible Copper/Galv. Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
 Visible Water Distribution Piping: Copper Galvanized Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
 Condition: Satisfactory Marginal Poor
 Lead Other Than Solder Joints: Yes No Unknown Service entry
 Functional Flow: Adequate Poor **Water pressure over 80 psi**
Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar metal
Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS
 Condition: Satisfactory Marginal Poor Cross connection: Yes No
 Support/Insulation: Type: **Metal strapping**
 Traps Proper P-Type: N/A Yes No **P-traps recommended**
Functional Drainage: Adequate Poor **Recommend plumber evaluate**
Interior Fuel Storage System: Yes No Leaking: Yes No
 Gas Line: Copper Brass Black iron Stainless steel CSST Not visible
 Condition: Satisfactory Marginal Poor Surface rust

MAIN FUEL SHUT-OFF LOCATION **At meter, on left side of house, facing house at entry** N/A

WELL PUMP

N/A Submersible
 Location: In basement Well house Well pit Shared well
 Pressure Gauge Operates: Yes No Unknown Well pressure: ??? psi Not visible

SANITARY / GRINDER PUMP

N/A
 Sealed Crock: Yes No Check Valve: Yes No Vented: Yes No

WATER HEATER #1

N/A Condition: Satisfactory Marginal Poor
 Brand name: **GE** Serial #: **GENG0800H13611** Model #: **GG40T6A**

Type: Gas Electric Oil Other
 Unit Elevated: Yes No N/A Tank/Piping corroded/leaking
 Capacity: 40 gallons Approximate age: 5-10+ year(s)
 Combustion Air Venting Present: Yes No N/A Seismic restraints needed: Yes No N/A
 Relief Valve: Yes No Extension proper: Yes No Missing Recommend repair
 Vent Pipe: N/A Satisfactory Pitch proper Improper Rusted Recommend repair

GENERAL COMMENTS

NOTE: Water service was not turned on, and not operational. NO testing of any plumbing items could be accomplished. Client reports that water lines have burst in the past, and leaks have occurred. Evidence of minor mold at some locations. Evidence of wall board damage at some locations. Evidence of possible repairs at some locations. Exterior hydrant connection at home entrance wall has been capped. Frost proof hydrant was present, but not connected to system. Recommend to client that when this hydrant is reinstalled, foam insulation spray be applied at wall penetration to reduce opportunity for future problems due to freezing water lines. Water lines under kitchen crawl space are exposed and uninsulated. Recommended to client that these lines be insulated with floor and HVAC duct work under crawls space. Exterior hydrant was not freeze proof. Warned client that this item must be protected during winter. I recommend that an after market vacuum break be installed on this hydrant also. Water heater vent pipe is not double wall insulated until junction with riser pipe. This vent pipe runs within 2 inches of some combustible construction. Recommended that licensed plumber evaluate this situation. The temperature pressure relief line from the water heater vents within 12" of the floor, however I recommend that since the water heater is located in a room that is expected to be occupied regularly, this line be directed into the floor drain below the water heater.



HEATING SYSTEM - UNIT #1 Location: Lower level half bath/ laundry room (See remarks page)

Brand Name: Kenmore Approximate age: 5-10+ year(s) Unknown
 Model #: NTC6100GFG1 Serial #: L015087936
 Energy Source: Gas LP Oil Electric Solid Fuel
 Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
 Heat Exchanger: N/A (sealed) Visual w/mirror Flame distortion Rusted Carbon/soot buildup
 Carbon Monoxide: N/A Detected at Plenum/Register Not tested
 CO Test: Tester: Not tested, furnace would not fire Combustion Air Venting Present: Yes
 No N/A
 Controls: Disconnect: Yes No Normal operating and safety controls observed Furnace shut off switch located on furnace case, right hand side.
 Distribution: Metal duct Insul. flex duct Cold air returns Duct board Asbestos-like wrap
 Flue Piping: N/A Rusted Improper slope Safety hazard
 Supports for Piping/Insulation: N/A Yes No
 Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
 Heat Pump: Aux. electric Aux. gas N/A Sub-Slab ducts: Yes No N/A
 System Not Operated Due To: Exterior temperature Flue gas vent fan not operational
 Recommend technician examine System Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

Furnace shows evidence of water damage. Attic insulation was present in the burner access panel area and the gas control valve body shows corrosion at the surface. The flue gas vent fan is not operational, possibly due to corrosion. The furnace failed to fire due to internal safety controls lockouts. Recommend furnace be evaluated by a licensed HVAC service technician.



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Exterior on left side of hose as viewed from entry Condition: Satisfactory
 Adequate Clearance To Panel: Yes No Amperage: Unknown Volts 120/240 Breakers Fuses
 Appears Grounded: Yes No Not visible
 G.F.C.I. present: Yes No Operative: Yes No
 A.F.C.I. present: Yes No Operative: Yes No
 MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok®** (See remarks page)*
 BRANCH WIRE: Copper **Aluminum*** Copper clad aluminum Not visible
 Condition: Satisfactory Poor **Recommend electrician evaluate/repair***
 Romex BX cable Conduit **Knob & tube****
 Double tapping **Wires undersized/oversized breaker/fuse**
 Panel not accessible Not evaluated **Reason:**

SUB PANEL(S) None apparent

Location 1: Panel not accessible Not evaluated **Reason:**
 Location 2: Copper Aluminum Copper clad aluminum
 Location 3: Copper Aluminum Copper clad aluminum
 Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No **Safety hazard**
Condition: Satisfactory Marginal Poor **Recommend separating/isolating neutrals**

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:
 Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating
 Solid conductor aluminum branch wiring circuits* (See remarks page)
 Ungrounded 3-prong outlets **Recommend electrician evaluate/repair***

GENERAL COMMENTS

Main wires are aluminum - need to maintain oxidizing agent on the wires. Branch wires are under sized - recommend licensed electrician repair and/or replace as necessary. One double pole 50 AMP breaker is feeding #12 or #10 wire. Suspect this circuit feeds the AC condenser. Branch wires are aluminum, recommend licensed electrician evaluate. This appears to be branch circuits to the dryer and the stove. Some homeowner wiring was visible recommend licensed electrician repair and/or replace as necessary. One branch circuit was jumped with a multi-strand conductor. Main service wires are aluminum, #2 AWG, rated for 100 AMPs. Total load possible by the panel can exceed this amperage. Recommend evaluation by a licensed electrician.

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: Outside under dining room window
 Age: 5-10+ yrs.

Energy Source: Electric Gas Water Other
 Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
 Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
 Refrigerant lines: **Leak** **Damage** **Insulation missing** Satisfactory
 Condensate Line/Drain: To exterior To pump Floor drain Other
 Operation: Differential 15 °F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)
 Condition: Satisfactory Marginal Poor

Not operated due to exterior temperature Recommend HVAC technician examine/clean/service

GENERAL COMMENTS

Temperature differential was within limits but near the lower end. Recommend service technician evaluate during repairs, refurbishment of furnace.



ITEMS NOT OPERATING

Water service; Furnace

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

Main electric service panel breakers

POTENTIAL SAFETY HAZARDS

Open ground at rear exterior electrical outlet. Federal Pacific main electrical panel and breakers. Oversized circuit breaker at main electrical panel. Missing GFIs within 6' of water source. Smoke alarm missing in garage. Garage door operator safety reverse not operational. Holes in garage/ home separation wall. Weatherstrip/ seal at garage to home door.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

None apparent

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding \$500 dollars. DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$4,000 - \$8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 - 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 - 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 - 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650

Install new 75 gallon water heater	Each	750 – 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 – 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 – 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

PREVENTIVE MAINTENANCE TIPS

- I. FOUNDATION & MASONRY:** Basements, Exterior Walls: To prevent seepage and condensation problems.
 - a. Check basement for dampness & leakage after wet weather.
 - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
 - c. Maintain grading sloped away from foundation walls.

- II. ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
 - a. Check for damaged, loose or missing shingles, blisters.
 - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
 - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
 - d. Check fascias and soffits for paint flaking, leakage & decay.

- III. EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
 - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
 - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

- IV. DOORS AND WINDOWS:** To prevent air and weather penetration problems.
 - a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

- V. ELECTRICAL:** For safe electrical performance, mark & label each circuit.
 - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
 - b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.

- c. Check exposed wiring & cable for wear or damage.
- d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. PLUMBING: For preventive maintenance.

- a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
- b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
- c. Have septic tank cleaned every 2 years.

VII. HEATING & COOLING: For comfort, efficiency, energy conservation and safety.

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

VIII. INTERIOR: General house maintenance.

- a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
- b. Close crawl vents in winter and open in summer.
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. Know the location of:

- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.