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-BK

BK INSPECTIONS HOME INSPECTION REPORT

1234 Sample House Rd
Bowling Green, KY 42101

Mr. & Mrs. Homebuyers

11/09/2026

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ITEMS INSPECTED



MAINTENANCE/DIY/INFO ITEM



RECOMMENDED REPAIRS



MAJOR CONCERN/POTENTIAL SAFETY ISSUE

2.1.1 Exterior - Walkways & Driveways: Walkway Settled
2.3.1 Exterior - Siding, Flashing & Trim: Caulk Utility Penetrations
2.3.2 Exterior - Siding, Flashing & Trim: Fill/Paint Nail Holes
2.3.3 Exterior - Siding, Flashing & Trim: Siding - Loose Board/Panels
2.3.4 Exterior - Siding, Flashing & Trim: Siding - Minor Cracking
2.3.5 Exterior - Siding, Flashing & Trim: Trim - Damaged
2.3.6 Exterior - Siding, Flashing & Trim: Trim - Loose
2.3.7 Exterior - Siding, Flashing & Trim: Loose Nails in Aluminum Trim/Fascia
2.3.8 Exterior - Siding, Flashing & Trim: Organic Growth on Vinyl Siding
2.3.9 Exterior - Siding, Flashing & Trim: Kickout Flashing Recommended
2.3.10 Exterior - Siding, Flashing & Trim: Damaged Gable Vent Trim
2.5.1 Exterior - Exterior Windows: Loose Shutter Fasteners
2.6.1 Exterior - Exterior Doors: Door Does Not Close or Latch
2.6.2 Exterior - Exterior Doors: Weatherstripping Not Present
2.6.3 Exterior - Exterior Doors: Water Damage to Door Frame
2.6.4 Exterior - Exterior Doors: Worn, Peeling, or Flaking Paint on Trim
2.6.5 Exterior - Exterior Doors: Door frame damage
2.6.6 Exterior - Exterior Doors: Shattered Window
2.6.7 Exterior - Exterior Doors: Damaged Threshold Trim
2.7.1 Exterior - Porches & Patios: Porch - Painting Maintenance Needed
2.7.2 Exterior - Porches & Patios: Caulking Maintenance Required
2.7.3 Exterior - Porches & Patios: Settling Cracks in Brick Mortar
2.8.1 Exterior - Decks, Balconies, & Cantilevers: Deck - Missing Joist Hangers
2.8.2 Exterior - Decks, Balconies, & Cantilevers: Deck - Wood To Dirt Contact (Pressure Treated)
2.8.3 Exterior - Decks, Balconies, & Cantilevers: Steps Guardrail Not Graspable
2.8.4 Exterior - Decks, Balconies, & Cantilevers: Missing Lag Bolts at Header
2.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Neutral grade area(s)
2.9.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Too Close To Structure
2.10.1 Exterior - Exterior Plumbing: Hose Bib Leaking

2.10.2 Exterior - Exterior Plumbing: Hose bib loose

2.10.3 Exterior - Exterior Plumbing: No Anti-Siphoning Device On Hose Bib(s)

2.10.4 Exterior - Exterior Plumbing: Condensation/Drain Tube Drainage

2.11.1 Exterior - Exterior Electrical: Lighting Fixture Inoperable

2.11.2 Exterior - Exterior Electrical: GFCI-Equipped Receptacle Stuck or Missing Test/Reset Button(s)

3.1.1 Roof - Coverings: Exposed Nail Heads

3.1.2 Roof - Coverings: Missing Ridge Shingle

3.2.1 Roof - Roof Drainage Systems: Downspout extensions recommended

3.2.2 Roof - Roof Drainage Systems: Gutter - Loose

3.2.3 Roof - Roof Drainage Systems: Gutters - Debris

3.2.4 Roof - Roof Drainage Systems: Perforated Irrigation Tubing Used as Downspout Extension(s)

3.5.1 Roof - Other: Unsealed Roof Fasteners

4.1.1 Attic - Structure: Damaged Pull-Down Ladder

4.3.1 Attic - Moisture/Ventilation: Bathroom Vents Into Attic

5.1.1 Crawlspace/Foundation - Foundation: Foundation Moisture Intrusion

5.2.1 Crawlspace/Foundation - Crawlspace: Damaged Rim Joist

5.2.2 Crawlspace/Foundation - Crawlspace: Signs of Rodents/Wildlife

5.2.3 Crawlspace/Foundation - Crawlspace: Power Strip in Crawlspace

5.2.4 Crawlspace/Foundation - Crawlspace: Damaged Moisture Barrier

5.3.1 Crawlspace/Foundation - Overhead Floor Structure: Falling Insulation

5.3.2 Crawlspace/Foundation - Overhead Floor Structure: Condensation Stains on Floor Joists

6.1.1 Heating & Cooling - Heat Pump: Oversized Condenser Breaker

6.1.2 Heating & Cooling - Heat Pump: Shut Off Switch Box Not Fastened Securely

7.2.1 Electrical System - Main Panel, Overload Protection, & Branch Wiring: Discontinued Electrical Panel

8.2.1 Plumbing - Water Heater: No Drip Pan

8.4.1 Plumbing - Drain, Waste, & Vent Systems: Moisture Staining at Main Drain Exit

9.2.1 Garage - Flooring: Damaged/Missing Floor Covering

9.5.1 Garage - Garage Door: Inoperable Garage Door Opener

9.6.1 Garage - Doors & Windows: Fire Door Not Self-closing

10.2.1 Laundry/Utility Room - Flooring, Walls, & Ceiling: Damage Around Dryer Vent

10.3.1 Laundry/Utility Room - Washer/Dryer: Possible water leak at water shutoff

10.4.1 Laundry/Utility Room - Lighting Fixtures, Switches, & Receptacles: Laundry Receptacle Not GFCI protected

10.7.1 Laundry/Utility Room - Laundry tub/sink: Leaking Laundry Sink

10.7.2 Laundry/Utility Room - Laundry tub/sink: Water Damage to Cabinetry Below Sink

10.7.3 Laundry/Utility Room - Laundry tub/sink: PB Installed

11.2.1 Kitchen & Dining Area - Lighting Fixtures, Switches & Receptacles: Amateur Wiring

11.2.2 Kitchen & Dining Area - Lighting Fixtures, Switches & Receptacles: Intermittent Power at Receptacle

11.3.1 Kitchen & Dining Area - Doors & Windows: Cosmetic Window Damage

11.4.1 Kitchen & Dining Area - Cabinets & Countertops: Cracked Countertop Tiles and Mortar

- 11.5.1 Kitchen & Dining Area - Sink: Past Water Damage Under Sink
- 11.5.2 Kitchen & Dining Area - Sink: Leak(s) Noted In Plumbing Under Sink
- 11.5.3 Kitchen & Dining Area - Sink: Faulty Diverter Valve
- 11.5.4 Kitchen & Dining Area - Sink: Leaky Sink Sprayer
- 11.8.1 Kitchen & Dining Area - Dishwasher: No High-Loop Or Air-Gap Device Detected
- 11.10.1 Kitchen & Dining Area - Climate Control & Ventilation: Low/No airflow
- 12.5.1 Bathroom - Main - Sink: Cabinetry Not Sealed To Floor
- 12.5.2 Bathroom - Main - Sink: Leak(s) Noted In Plumbing Under Sink
- 12.5.3 Bathroom - Main - Sink: No Overflow Hole
- 12.5.4 Bathroom - Main - Sink: PB installed
- 12.5.5 Bathroom - Main - Sink: Water damage under sink
- 12.6.1 Bathroom - Main - Toilet: Toilet Moves/Rocks Freely
- 12.7.1 Bathroom - Main - Shower/Tub: Tub/Shower Not Sealed to Floor
- 12.7.2 Bathroom - Main - Shower/Tub: Leaky Faucet
- 13.2.1 Bathroom - Master - Flooring, Walls, & Ceiling: Peeling Paint on Walls
- 13.3.1 Bathroom - Master - Lighting Fixtures, Switches & Receptacles: GFCI Receptacle Won't Reset
- 13.5.1 Bathroom - Master - Sink: Leak(s) Noted In Plumbing Under Sink
- 13.5.2 Bathroom - Master - Sink: No Overflow Hole
- 13.5.3 Bathroom - Master - Sink: PB installed
- 13.5.4 Bathroom - Master - Sink: Stopper Not Working
- 13.5.5 Bathroom - Master - Sink: Water damage under sink
- 13.5.6 Bathroom - Master - Sink: Broken Sink Drawer
- 13.7.1 Bathroom - Master - Shower/Tub: Tub/Shower Not Sealed to Floor
- 13.7.2 Bathroom - Master - Shower/Tub: Stopper Missing Or Not Working
- 14.2.1 Bedroom - Master - Flooring, Walls, & Ceiling: Walls - Cracks Around Door/Window Frame
- 14.3.1 Bedroom - Master - Lighting Fixtures, Switches, & Receptacles: Ceiling Fan Inoperable
- 14.6.1 Bedroom - Master - Life Safety Detectors: not present
- 15.2.1 Bedroom 2 - Flooring, Walls, & Ceiling: Drywall Ceiling Damage
- 15.4.1 Bedroom 2 - Doors & Windows: Caulking Maintenance Needed Around Window Frame
- 15.4.2 Bedroom 2 - Doors & Windows: Moisture Stains Below Window
- 16.4.1 Bedroom 3 - Doors & Windows: Moisture Stains Below Window
- 16.4.2 Bedroom 3 - Doors & Windows: Caulking Maintenance Recommended
- 17.3.1 Living Room - Lighting Fixtures, Switches, & Receptacles: Non-Functional Receptacle Half
- 17.4.1 Living Room - Doors & Windows: Door stopper missing
- 17.4.2 Living Room - Doors & Windows: Door Does Not Latch
- 17.4.3 Living Room - Doors & Windows: Moisture Staining Below Window
- 17.6.1 Living Room - Life Safety Detectors: No CO or smoke alarms installed
- 18.5.1 Hallway - Climate Control: No Register Located In This Room

1: OVERVIEW

Information

Welcome to BK Inspections

Thanks for choosing BK Inspections! I'm Barry Kaufkins, and my goal is to walk alongside you during this important step in the home-buying journey. My priority is not only to help you make a wise, well-informed purchasing decision, *but also to help you better understand the home itself*—how its systems work, how its components interact, and what you can expect as a future homeowner.

This overview page is here to clarify a few technical aspects of the inspection report before we dive into the details of the property.

Scope of Inspection

The scope of the inspection outlines what you can expect from this process. BK Inspections follows the InterNACHI Standards of Practice, which are nationally recognized and required by the State of Kentucky for licensed home inspectors.

These guidelines are a valuable resource for understanding what a professional home inspection includes—and what it doesn't. If anything is unclear or you would like more context, I'm always happy to explain—before, during, or after your inspection.

Informational Photos

Throughout the inspection, I take extra photographs of areas most clients don't typically enter—crawlspaces, attics, roofs, mechanical rooms, and similar spaces. Unless otherwise noted, these images are informational and provided for your reference. They are meant to give you a clearer picture of parts of the home you may never see firsthand, helping you better understand the property as a whole.

New Builds

Newly constructed homes are held to a higher standard because, well, *they're new* and everything should be perfect, right? Even small defects or unfinished work are noted so buyers can address these issues while everything is still under warranty.

Old Homes (50+ years)

Older old are evaluated with an understanding of their age, materials, and long service life. Wear, outdated components, and past repairs are expected, and the inspection focuses on safety, function, and areas where aging systems may need updating. The goal is to help buyers appreciate the home's character while clearly understanding its maintenance needs.

State of Occupancy

The home may be occupied, vacant, or partially furnished at the time of inspection. In some cases, furniture, storage, or personal belongings may block access to certain areas. Inspectors are not permitted to move property during the inspection due to liability issues. *Any components that are hidden or obstructed fall outside the scope of what can be inspected or reported.*

Limitations & Exclusions

I appreciate your understanding if certain areas or systems are inaccessible during the inspection. My commitment is to provide you with a thorough, honest assessment of the home's condition, but safety and risk must always be considered—especially in older, vacant, or structurally compromised homes. If a component poses a risk of damage or injury, it may be excluded from the inspection. Any such exclusion will be clearly explained in your report.

Primary Concerns

Primary concerns, if any, are listed at the bottom of this section **in red.** This doesn't replace reviewing the full report—every item deserves careful consideration—but the most important issues are highlighted for your convenience.

"Is the seller going to fix all the problems you find?"

This inspection is not intended as a list of repairs that must be completed before purchase, but rather a report describing all deficiencies observed on the day of the inspection. Many of those items fall under normal home maintenance.

So the answer to that question is I don't know. I don't participate in negotiations about what repairs will or won't be addressed. While I'm always mindful of the fact that that my reports are often central to those buyer–seller discussions, **the primary aim of the inspection is to document the home's condition and to help you understand what to expect as a homeowner.**

Thanks again for choosing BK!



Kentucky Requirement

The state of Kentucky requires that all Home Inspectors add this disclaimer to every report:

This inspection does not include checks for environmental hazards *unless we've arranged for them separately*. That means we don't inspect for or comment on things like:

- Air quality or airborne hazards
- Mold, mildew, or fungus
- Radon, asbestos, or lead paint
- Rodents or similar pests
- Water safety or contamination
- Harmful chemicals or hazardous waste
- Noise, electromagnetic fields, or odors
- If the home meets building codes or manufacturer guidelines

If you're concerned about any of these issues, we recommend hiring a specialist for further evaluation.

Environmental Hazards per KAR Regulation:

Kentucky Administrative Regulation [831 KAR 3:300 Section 3(2)(a thru q] or [815 KAR 6:030] requires this statement about environmental hazards be included in this report:

The report also does NOT address the presence or evidence of the following environmental hazards as pursuant to 815 KAR 6:030 unless discussed and arranged separately beyond the general home inspection:
(a)Air-borne hazards;
(b)The air quality or the sickness of any building, including the presence or absence of all manner of biological activity, such as hazardous plants, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, noxiousness, odors, waste products, and wood destroying animals and fungi;
(c)Animals, insects, or rodents;
(d)Asbestos;
(e)Carcinogens, including radon;
(f)Contaminants in soil, water, and air;
(g)Electro-magnetic fields;
(h)Hazardous materials including the presence of lead in paint;
(i)Hazardous waste conditions;
(j)Mold, mildew, or fungus;
(k)Hazardous plants or animals including wood destroying organisms, wood destroying insects, or diseases harmful to humans including molds or mold-like substances;
(l)Noise;
(m)Potability of any water;
(n)Toxins;
(o)Urea formaldehyde;
(p)The effectiveness of any system installed or method utilized to control or remove suspected environmental hazards; and
(q)Compliance with regulatory requirements (for example, codes, regulations, laws, and ordinances), any manufacturer's recalls, conformance with manufacturer installation or instructions, or any information for consumer protection purposes.

Style	Occupancy	In Attendance
Ranch, Single Family	Unfurnished, Vacant	Inspector only

Weather Conditions
Clear, No rain recently, Cool

Outside Temperature
65 ºF

Precipitation Last 24 hrs/7 Days - why do I note this
0.00”/2.13”

Precipitation was recorded in the area during the 24 hours and/or 7 days preceding this inspection. This information is documented to provide context for moisture observations, water intrusion findings, and drainage performance noted during the inspection. Recent rain helps clarify whether observed wet conditions, staining, or moisture issues are active or historical.

INSPECTION CATEGORIES

MAINTENANCE/DIY/INFO ITEM

This category includes general information, routine upkeep, DIY tasks, and suggested upgrades. While typically easier to address, these items can develop into moderate or major concerns if left unattended over time. Proactive attention helps prevent costly repairs down the road.

RECOMMENDED REPAIRS

These items show signs of wear, damage, or improper installation and should be addressed by a professional to maintain the home's safety, function, and value. Timely repairs can help prevent more costly issues down the road.

POTENTIAL SAFETY ISSUE/MAJOR CONCERN

A specific issue with a system or component that may significantly affect the property's value or pose a serious safety risk. These concerns are often urgent and may be complex or costly to resolve. I use this category sparingly, so anything marked in red warrants close attention.

Permit, Code, and Regulatory Compliance NOT Verified

*IMPORTANT: This inspection does not include evaluation of permit status, building code compliance, or adherence to local regulations. These matters are outside the scope of a home inspection and should be independently verified prior to closing. My role is to identify safety concerns, defects, and deviations from commonly accepted best practices, rather than to enforce code.

Directional Terminology

Instead of using directions like “east hallway” or “northwest bedroom”—which I find confusing without my compass—room locations will be described based on the view from the front of the house. For example, “upper left bedroom” refers to the bedroom on the upper level, left side, as seen from the front yard.

References to locations within individual rooms are based on the view from the room’s main entrance. For example, “left side of the bedroom” means the left side as you enter that bedroom. In the case of hallways, orientation is based on entering from the front of the house.

Additionally, this report includes numerous photos to serve as visual reference points throughout the inspection findings.

Kentucky Life Safety Detector Placement Overview (CO and smoke alarms)

Kentucky’s legal requirements establish a basic minimum, but National Fire Protection Association-based placement provides a much higher level of protection. My recommendations follow these best-practice standards to help ensure effective early warning in the event of smoke or carbon monoxide.

Legal Minimum (Kentucky)

Kentucky requires at least one working smoke alarm in each dwelling unit at the time of sale or lease. Carbon monoxide alarms are required in homes with fuel-burning appliances or an attached garage, consistent with Kentucky Residential Code R315.

Best Practice (NFPA-Style Placement)

For reliable coverage and early detection, the National Fire Protection Association (NFPA) recommends smoke alarms be installed inside each bedroom, outside sleeping areas, and in common living spaces on every level. CO alarms should be placed outside sleeping areas and on each floor of the home if gas appliances are present in the home.

***Primary Concerns:**

The **heat pump is nearing the end of its useful design life** and should be monitored closely or budgeted for replacement to prevent sudden loss of heating and cooling. See "Heating & Cooling" for details.

Multiple exposed fastener heads on the roof require proper sealing to prevent water infiltration and preserve the integrity of the underlying decking. See Section 2, "Roof," for more info.

The **electrical panel is an obsolete, discontinued model** that presents safety concerns, parts scarcity, and the potential need for a full service upgrade. See "Electrical System" for details.

Widespread plumbing defects across the home indicate deferred maintenance and will require an evaluation by a licensed plumber to mitigate and repair leaks. See Section 8, "Plumbing."

Moisture intrusion along the foundation poses a risk of dampness, mold growth, and long-term masonry deterioration if drainage and waterproofing are not improved. See "Crawlspace/Foundation" section for more information.

Termite damage has affected structural framing members, necessitating immediate pest treatment and an assessment by a qualified contractor to ensure building stability. See "Crawlspace/Foundation" section for details.

2: EXTERIOR

Information

Exterior View - All Sides








Walkways & Driveways: Driveways & Parking
Carport, Garage, Long lane drive

Walkways & Driveways: Sidewalks & Walkways
Concrete

Walkways & Driveways: Concrete Driveway/Sidewalk Maintenance

Concrete sidewalks and driveways require regular maintenance to extend their lifespan and maintain safety:

- Keep your sidewalk swept and clear of dirt and debris.
- Seal any cracks with appropriate sealant to prevent water intrusion.
- Apply sealant every 2-3 years.
- Manage water drainage to prevent damage from freeze-thaw cycles and moisture infiltration. (Sealing cracks, for example.)

Walkways & Driveways: Control Joint Facts

Control joints are intentional breaks or gaps placed in concrete and asphalt surfaces at regular intervals to allow for natural expansion and contraction caused by temperature changes and moisture fluctuations. These joints help prevent random cracking by providing predetermined locations where stress can be relieved. Proper control joint spacing, depth, and maintenance are important for the longevity and appearance of driveways, walkways, and other paved surfaces.



Perimeter Fencing/Gates & Entryways: Gates & Entryways

Swing Gates – Open And Close Like A Door On Hinges

Perimeter Fencing/Gates & Entryways: Perimeter Fence

Chain-Link

Perimeter Fencing/Gates & Entryways: Perimeter Fencing and Gates

While fencing falls outside the standard scope of a home inspection, a general visual observation was conducted during the exterior survey.

Siding, Flashing & Trim: General Wear and Tear - Moderate

Moderate wear, including more noticeable weathering, isolated damage, or areas where protective finishes are weakening. These conditions increase the risk of future deterioration if left unaddressed. Maintenance and repairs should be planned to help reduce moisture vulnerability and extend the cladding's remaining service life.

Siding, Flashing & Trim: Siding Material(s)

Vinyl, Brick Veneer

Siding, Flashing & Trim: All Accessible Siding Inspected

Trim is the material installed around windows, doors, floors, and other transitions to cover gaps and create a clean, finished appearance. Beyond aesthetics, trim serves several important functional purposes: it helps seal joints to reduce drafts and moisture intrusion, protects vulnerable edges from impact damage, and provides a defined boundary for caulking and paint. In some cases—especially with exterior trim—it also plays a role in directing water away from openings, complementing the work of flashing and siding.

Siding, Flashing & Trim: Trim Material(s)

Vinyl, Aluminum

Siding, Flashing & Trim: All Accessible Trim Inspected

Trim is the material installed around windows, doors, floors, and other transitions to cover gaps and create a clean, finished appearance. Beyond aesthetics, trim serves several important functional purposes: it helps seal joints to reduce drafts and moisture intrusion, protects vulnerable edges from impact damage, and provides a defined boundary for caulking and paint. In some cases—especially with exterior trim—it also plays a role in directing water away from openings, complementing the work of flashing and siding.

This image illustrates several related components, including window trim:



Siding, Flashing & Trim: Flashing Material

Aluminum

Flashing is a thin, waterproof material that directs water away from openings to prevent leaks.

Siding, Flashing & Trim: All Accessible Flashing Inspected

Flashing is a thin, waterproof material that directs water away from openings to prevent leaks. It's typically installed around roof penetrations, windows, doors, and joints where different building materials meet. Properly installed flashing helps protect vulnerable areas from moisture intrusion, which can lead to rot, mold, and structural damage over time.

Here's an example of what flashing looks like on the rake of a roof:



Siding, Flashing & Trim: Brick Veneer Maintenance

Brick veneer is a single-layer brick exterior finish applied over a structural backing system. Proper maintenance of brick veneer involves monitoring mortar joints for deterioration, checking for efflorescence (white mineral deposits), ensuring adequate drainage behind the veneer, and addressing any cracks or displacement.

Regular inspection and timely repairs help prevent water infiltration, which can damage the underlying structure and compromise the building envelope's integrity over time.

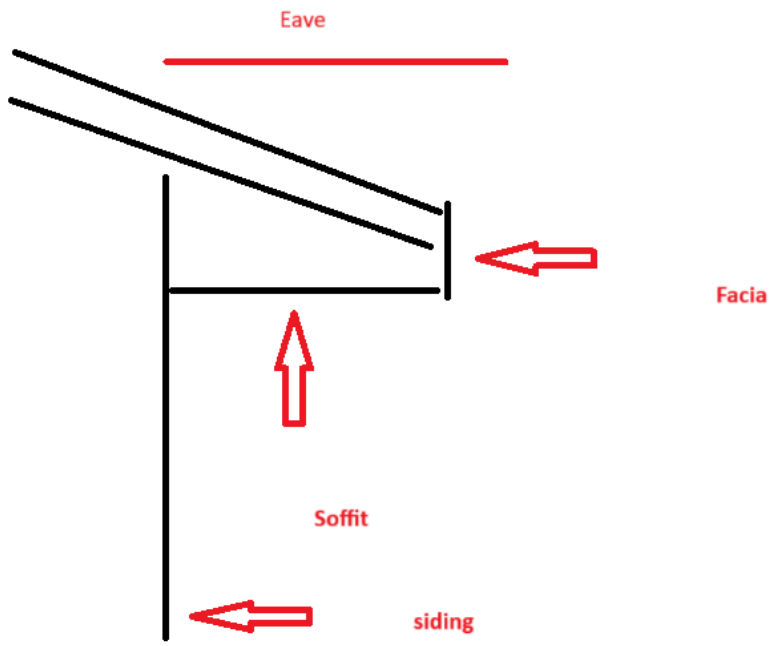
Siding, Flashing & Trim: Vinyl Siding Maintenance Tips

Vinyl siding requires periodic maintenance to preserve its appearance and functionality. Regular cleaning, inspection for damage, and prompt repairs help extend the lifespan of the material and prevent water infiltration behind the siding that could damage the underlying structure.

Wash the siding annually with a mild detergent, clear vegetation that traps moisture, and check for loose or cracked panels after storms or high winds. Addressing small issues early helps prevent hidden moisture problems and keeps the siding performing as intended.

Eaves, Soffits & Fascia: Accessible Eaves Inspected

Eaves are the edges of a roof that extend beyond the walls to direct water away from the home.



Eaves, Soffits & Fascia: Accessible Fascia Inspected

Fascia is the board along the roof edge that supports gutters and covers the roof's exposed ends (ie, "rafter tails").

Eaves, Soffits & Fascia: Accessible Soffits Inspected

The underside of the roof overhang that helps attic ventilation and protects the rafters.

Exterior Windows: See Interior Room Sections of Report For More Information Concerning Window Condition

This section includes only outdoor observations of window issues, *if present.*

Exterior Windows: Seasonal Exterior Window Maintenance

Exterior windows require regular seasonal maintenance to ensure proper function and longevity. This includes cleaning glass and frames, inspecting weatherstripping and caulking, checking for debris in tracks, and verifying that operable windows open and close smoothly. Seasonal upkeep helps prevent water infiltration, air leaks, and deterioration of window components. Be sure to keep any weep holes clear of dirt and debris!

Exterior Windows: General
Screens installed, Blinds installed

Exterior Doors: Front door
Wood, Glass, no storm door (covered porch), No door stopper

Exterior Doors: Back door
Glass, metal, covered roof, Door stopper present, French doors

Exterior Doors: Garage Rear Door
Glass, No storm door, metal

Porches & Patios: Front Porch
vinyl ceiling, Concrete decking

Decks, Balconies, & Cantilevers:

Deck

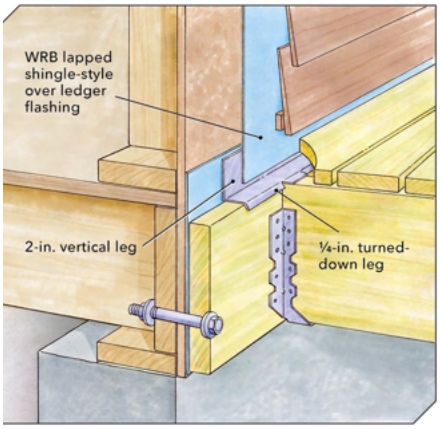
Attached Deck - Connected To The House Often Like A Patio Or Balcony

Decks, Balconies, & Cantilevers: Deck Maintenance

Routine care typically includes cleaning debris, inspecting fasteners and connections, treating wood and synthetic surfaces with appropriate sealants or stains, checking for wood rot or pest damage--carpenter bees are a common issue where I live--and ensuring proper drainage around support posts. Seasonal inspections help identify developing problems before they become serious, extending the life of the structure and maintaining safe conditions for occupants.

Decks, Balconies, & Cantilevers: Ledger board flashing installed

Ledgerboard flashing protects the adjacent home it is attached to from water intrusion and associated water damage like mold or rot.



Properly installed ledgerboard flashing



Decks, Balconies, & Cantilevers: Common Ledgerboard Problems

The ledger is the single most failure-prone component of a deck, and it's responsible for the majority of catastrophic collapses. Keeping the ledger in good condition helps protect the home it's attached to and ensures the deck load it carries remains properly supported.



A properly constructed ledger protects deck and home.

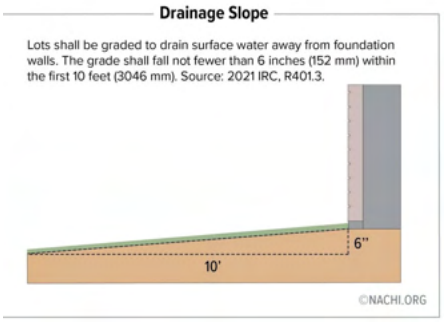
Vegetation, Grading, Drainage & Retaining Walls: Vegetation

small trees, Large old trees, shrubbery/bushes, large yard

Vegetation should be maintained at least 1 foot away from the home. Plants growing too close can contribute to moisture intrusion, attract insects, and, in some cases, cause physical damage to the structure. I recommend maintaining all vegetation to ensure a consistent 1-foot clearance.

Vegetation, Grading, Drainage & Retaining Walls: Grading/Surface Drainage

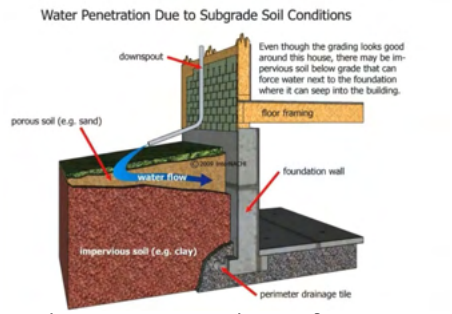
Some points of nuetral to negative grade. See deficiencies section below.



Proper grading protects your home's foundation.

Vegetation, Grading, Drainage & Retaining Walls: Surface Grade Only Tells Part of the Story

Surface grading that slopes away from your home does not guarantee water will not flow in the direction of your foundation. Impervious soil below grade can also result in water being directed towards your home instead of away from it. *If you are experiencing water intrusion despite proper grading, consider investigating below grade.*



What you see on the surface can deceive you.

Exterior Plumbing: Hose Bibs Inspected

Number of hose bibs located: 1

Hose bibs are tested for two critical functions: water flow and seal integrity. During inspection, each bib is checked for adequate water pressure and monitored for leaks around the valve seat and connection points, typically using a pressure meter to verify proper seal performance.

Exterior Plumbing: Seasonal garden hose and hose bib maintenance tips

Proper maintenance of exterior hose bibs and garden hoses extends their lifespan and prevents freeze damage, leaks, and corrosion. Key practices include winterizing hose bibs in cold climates by shutting off supply valves and draining lines, storing hoses indoors during off-seasons, and inspecting connections for wear before seasonal use. Regular inspection helps identify leaks, cracks, or mineral buildup that can compromise water delivery and water conservation.

Exterior Electrical: Exterior Electrical Fixtures: Preventive Maintenance Tips

Exterior electrical fixtures, including outdoor outlets, light fixtures, and switches, require regular preventive maintenance to ensure safe and reliable operation. These components are constantly exposed to weather elements such as moisture, temperature fluctuations, and UV radiation, which can cause corrosion, deterioration, and electrical hazards over time.

Regular inspection and maintenance—such as checking for loose connections, ensuring proper grounding, cleaning debris, and replacing damaged covers or seals—helps prevent safety issues, extends fixture lifespan, and maintains proper functionality. Homeowners should periodically test outdoor outlets with a ground fault circuit interrupter (GFCI) tester and address any signs of wear, discoloration, or moisture intrusion promptly to avoid potential electrical problems.

Exterior Electrical: Exterior Electrical Receptacles Inspected

Accessible exterior electrical receptacles were tested during the inspection to verify proper function and confirm GFCI (Ground Fault Circuit Interrupter) protection. Any issues are reported in the "Deficiencies" section below.

Limitations

Siding, Flashing & Trim

EXCESSIVE VEGETATION HAS OBSTRUCTED VISIBILITY IN SOME AREAS

Excessive vegetation near siding and trim can trap moisture against the structure, leading to rot, mold, and premature material deterioration. It also creates pathways for pests and can obstruct visual access during inspections, making it harder to spot damage or defects.

Eaves, Soffits & Fascia

FACIA IS PARTIALLY OBSCURED BY GUTTERS

Could not fully inspect fascia boards on front and back of house due to gutter obstructions. Gutters are typically fastened to the fascia board, so this is nothing unusual.

Porches & Patios

PORCH SUPPORTS ARE COVERED BY DECORATIVE MATERIAL

The decorative material renders the material and structural integrity of these supports not visible at the time of inspection.



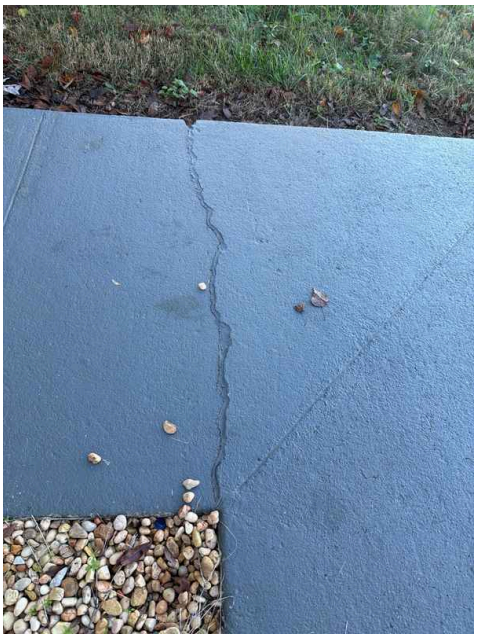
Deficiencies

2.1.1 Walkways & Driveways

Maintenance/DIY/Info Item

WALKWAY SETTLED

The walkway has settled, creating uneven surfaces that may affect pedestrian footing and water drainage. Crack has been sealed. Recommend monitoring for worsening conditions. If sidewalk continues to settle, contact a concrete contractor to assess and repair as needed.



2.3.1 Siding, Flashing & Trim

Maintenance/DIY/Info Item

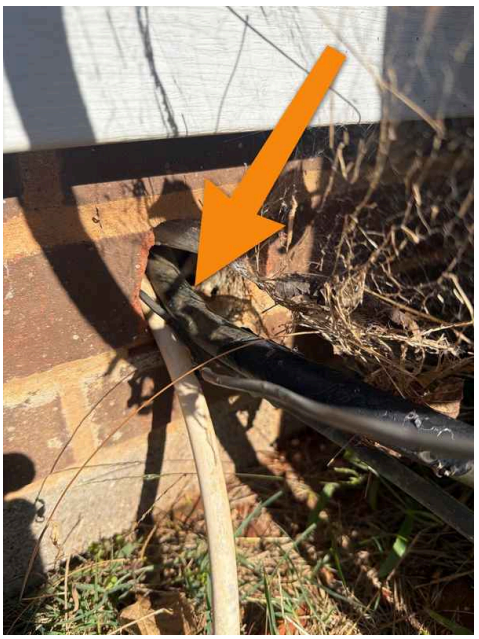
CAULK UTILITY PENETRATIONS

Visible gaps around utility penetrations were noted at time of inspection. Bugs and other critters will get in there. Moisture intrusion is also likely. Recommend caulking at utility penetrations in siding.

Here is a helpful link on exterior caulking:
https://www.ronhazelton.com/tips/how_to_caulk_cracks_and_gaps_outside







2.3.2 Siding, Flashing & Trim

Maintenance/DIY/Info Item

FILL/PAINT NAIL HOLES

Recommend filling/painting nail holes in siding/trim. This will help prevent moisture entry and preserve siding/trim/structure.




2.3.3 Siding, Flashing & Trim

SIDING - LOOSE BOARD/PANELS

Recommended Repairs

One or more areas of siding were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.




2.3.4 Siding, Flashing & Trim

SIDING - MINOR CRACKING

Maintenance/DIY/Info Item

Siding showed minor cracking in one or more places. Even small cracks can allow moisture intrusion, which leads to rot, mold, or damage to the underlying structure over time.

Cracks can expand with temperature fluctuations, especially in Kentucky's seasonal climate swings. Below is a helpful article on DIY siding repair:

How To Repair Siding





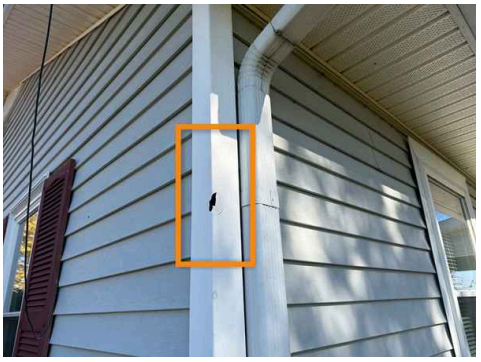
2.3.5 Siding, Flashing & Trim

Recommended Repairs

TRIM - DAMAGED

BACK RIGHT CORNER

Trim is showing signs of damage from weather or otherwise. Recommend qualified professional assess/repair/replace as needed.

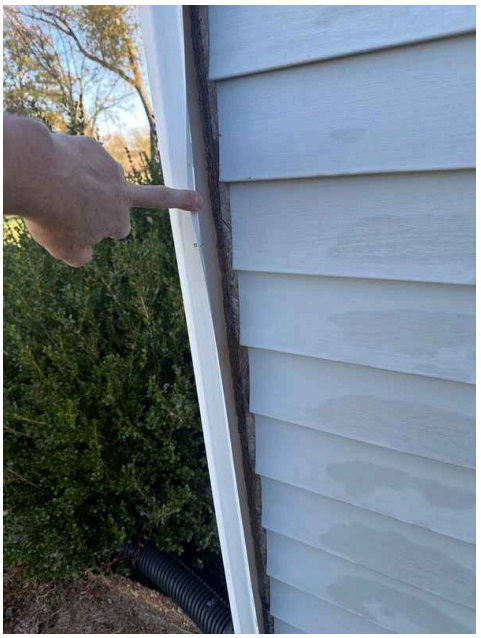
2.3.6 Siding, Flashing & Trim

Maintenance/DIY/Info Item

TRIM - LOOSE

RIGHT FRONT CORNER

Recommend re-fastening trim to siding to prevent moisture intrusion. Check for underlying moisture damage and repair as needed.


2.3.7 Siding, Flashing & Trim

Recommended Repairs

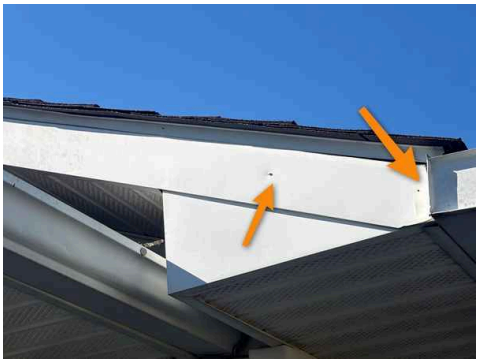
LOOSE NAILS IN ALUMINUM TRIM/FASCIA

VARIOUS LOCATIONS

Loose fasteners can allow the cladding to shift, potentially compromising the weather seal and allowing water infiltration behind the siding. (Some have fallen out completely—see pics.) The nails should be driven back in securely or replaced with new fasteners to ensure proper attachment and weather protection. I recommend a qualified siding contractor assess to determine why/how these nails came loose, and repair accordingly.






2.3.8 Siding, Flashing & Trim

Maintenance/DIY/Info Item

ORGANIC GROWTH ON VINYL SIDING

Organic growth, such as algae, mold, or mildew, has developed on the vinyl siding. This is typically a cosmetic issue resulting from moisture exposure and lack of sunlight, though it can indicate areas prone to moisture retention—and the organic growth itself hold moisture, which can compromise siding durability. Cleaning the affected areas and improving drainage or ventilation around the siding should resolve the issue.



2.3.9 Siding, Flashing & Trim

Recommended Repairs

KICKOUT FLASHING RECOMMENDED

Kickout flashing is missing where the roof line meets the exterior wall. This flashing directs water away from the wall and foundation, preventing moisture intrusion. Recommend installation of kickout flashing in all appropriate locations.







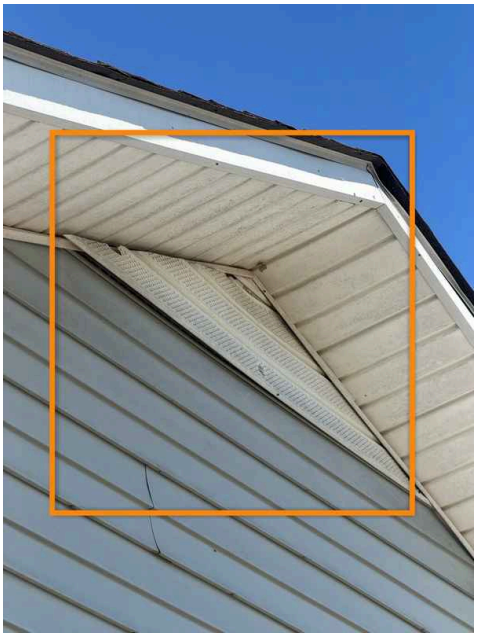


2.3.10 Siding, Flashing & Trim

Recommended Repairs

DAMAGED GABLE VENT TRIM

A qualified professional should inspect and replace the trim to restore proper water shedding and prevent further damage.



2.5.1 Exterior Windows

Maintenance/DIY/Info Item

LOOSE SHUTTER FASTENERS

RIGHT EXTERIOR

Loose fasteners can allow shutters to move or detach, potentially creating a safety hazard or allowing water infiltration behind the shutter. Tighten all fasteners and inspect for corrosion or damage to ensure proper secure attachment.



2.6.1 Exterior Doors

Recommended Repairs

DOOR DOES NOT CLOSE OR LATCH

REAR GARAGE DOOR

Door does not close or latch properly.

This could also be a security concern.

Recommend qualified professional assess/repair/replace as needed.

2.6.2 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

Maintenance/DIY/Info Item

Door is missing standard weatherstripping at the top of the door frame. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.



2.6.3 Exterior Doors

WATER DAMAGE TO DOOR FRAME

Recommended Repairs

Minor water damage was observed on the door frame near ground level during exterior inspection. This indicates moisture intrusion, which can lead to wood rot, structural deterioration, and potential pest entry if left unaddressed. A door or carpentry contractor should evaluate the extent of damage and recommend repairs, which may include frame replacement or sealing to prevent further moisture penetration.





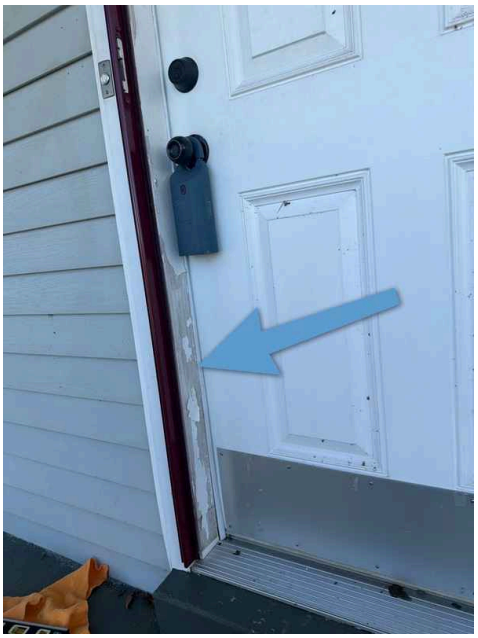
2.6.4 Exterior Doors

WORN, PEELING, OR FLAKING PAINT ON TRIM

Maintenance/DIY/Info Item

FRONT DOOR

Exterior door trim exhibits worn, peeling, or flaking paint finish. This exposes underlying wood to moisture and UV damage, which can lead to wood rot, deterioration, and structural compromise if left unaddressed. The trim should be scraped, sanded, and repainted with quality exterior paint to restore protection and appearance.

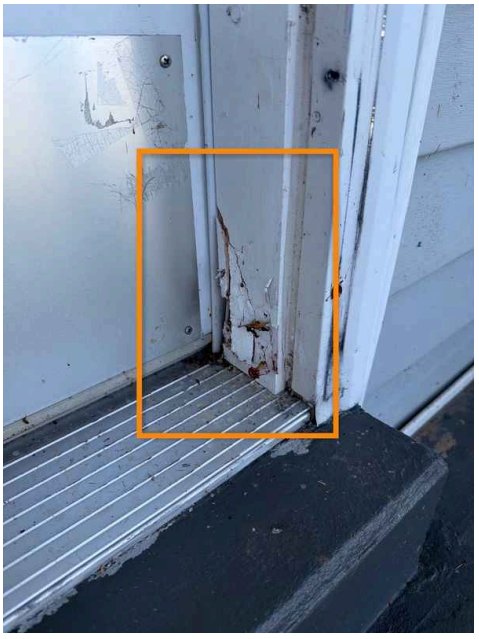


2.6.5 Exterior Doors

DOOR FRAME DAMAGE

Recommended Repairs

The door frame shows visible damage. This condition can compromise the door's structural integrity and weather sealing, potentially allowing air and water infiltration. A door repair contractor should evaluate the extent of the damage and recommend appropriate repairs or replacement.



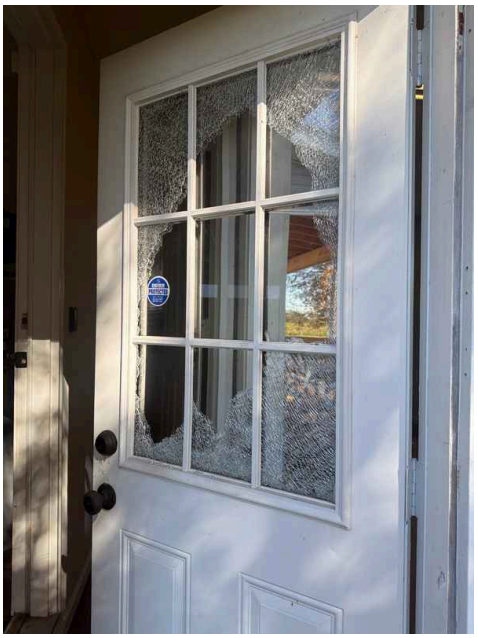
2.6.6 Exterior Doors

SHATTERED WINDOW

Recommended Repairs

GARAGE BACK DOOR

The damaged window should be replaced by a qualified professional to restore proper function and appearance.



2.6.7 Exterior Doors

DAMAGED THRESHOLD TRIM

Recommended Repairs

GARAGE REAR DOOR

The threshold trim at the exterior door shows visible damage. This deterioration can allow water infiltration and compromise the door seal. A door repair professional should evaluate the extent of damage and replace or repair the threshold trim as needed.



2.7.1 Porches & Patios

PORCH - PAINTING MAINTENANCE NEEDED

Maintenance/DIY/Info Item

Paint on porch shows signs of deterioration and maintenance need. This indicates potential surface exposure and future damage risk. Recommend painting to protect underlying surfaces.





2.7.2 Porches & Patios

CAULKING MAINTENANCE REQUIRED

Maintenance/DIY/Info Item

WHERE FRONT STEPS MEET PORCH

Deteriorated or missing caulk allows water infiltration into joints and seams, potentially leading to water damage, rot, and structural issues. Caulking should be inspected and replaced where necessary to maintain proper water sealing and protect the underlying materials.



2.7.3 Porches & Patios

SETTLING CRACKS IN BRICK MORTAR

Maintenance/DIY/Info Item

Minor cracks were observed along the brick mortar joints on the porch. These cracks typically indicate minor settling of the foundation or structure beneath the porch. While minor settling cracks are often cosmetic, they should be monitored to ensure they do not widen or indicate ongoing movement. I also recommend sealing with an appropriate sealant to keep out moisture and insects. A masonry contractor should evaluate and repair as needed if settling continues.



2.8.1 Decks, Balconies, & Cantilevers

DECK - MISSING JOIST HANGERS

Recommended Repairs

Joist hangers needed at deck framing connections at the header/ledger. Joist hangers are engineered structural connectors designed to securely support deck joists, help resist movement, reduce the potential for twisting, and prevent joists from lifting or pulling away from supporting members under load. The absence of these connectors may compromise the deck's structural performance and long-term stability. Recommend evaluation by a qualified carpenter or deck contractor and installation of appropriate structural connectors as needed.



2.8.2 Decks, Balconies, & Cantilevers

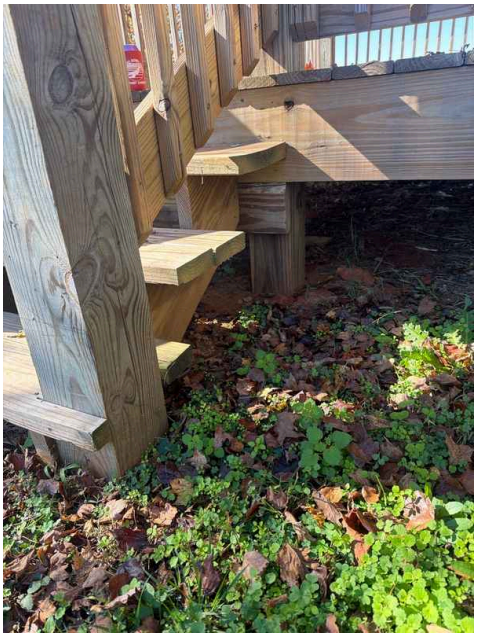
Recommended Repairs

DECK - WOOD TO DIRT CONTACT (PRESSURE TREATED)

While it appears to be pressure-treated, even wood rated for ground contact will rot away eventually. Recommend monitoring all wood-ground contact closely for rot, pest, or other damage.

Here's a handy article from The Home Depot on wood deck maintenance:

https://www.homedepot.com/c/ah/how-to-maintain-a-deck/9ba683603be9fa5395fab90fb4028d7

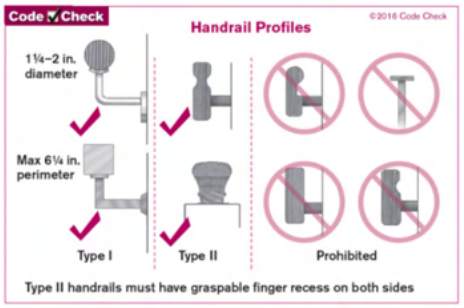


2.8.3 Decks, Balconies, & Cantilevers

Recommended Repairs

STEPS GUARDRAIL NOT GRASPABLE

Guardrail does not meet safety gripping requirements. This creates a potential fall hazard for users. Recommend professional assessment and modification to ensure proper safety standards.



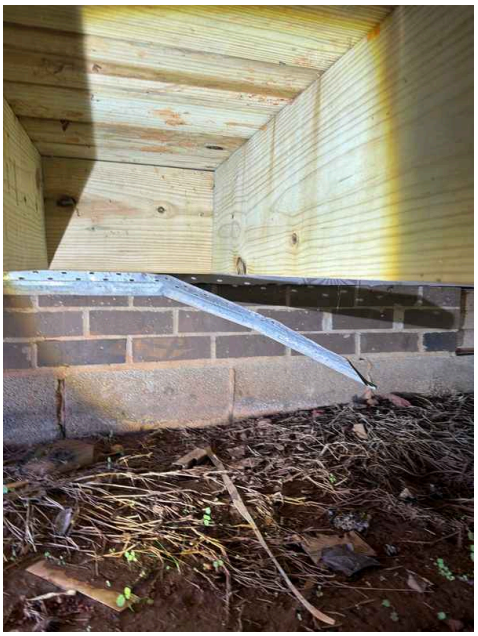


2.8.4 Decks, Balconies, & Cantilevers

Recommended Repairs

MISSING LAG BOLTS AT HEADER

The deck header is not secured with lag bolts, which are essential fasteners that anchor the ledger board to the house rim joist. Without proper lag bolt connections, the deck structure lacks adequate support and could separate from the house during use or adverse weather. A qualified deck contractor should inspect the ledger board attachment and install appropriate lag bolts at the required spacing to ensure structural integrity and safety.







2.9.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance/DIY/Info Item

NEUTRAL GRADE AREA(S)

Water may pool in this area without somewhere to drain. Recommend monitoring and re-grade if ponding becomes an issue. (See crawlspace section for any evidence of moisture intrusion at these locations.) **Correct any ponding found near your home's foundation.**


Front left exterior


Right exterior


Rear exterior


Rear


Rear

2.9.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance/DIY/Info Item

VEGETATION TOO CLOSE TO STRUCTURE

Vegetation too close to the house promotes moisture and insect intrusion, and possible damage to the exterior. Recommend maintaining the vegetation at least 1’ away from the house.





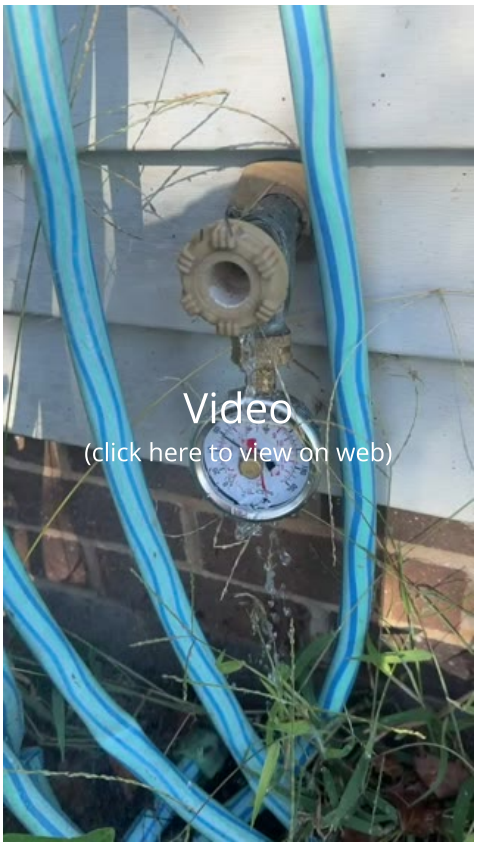
2.10.1 Exterior Plumbing

Maintenance/DIY/Info Item

HOSE BIB LEAKING

This can promote water leaking back into the houses foundational components and will also lead to a higher water bill.

Recommend qualified professional assess/repair/replace as needed.

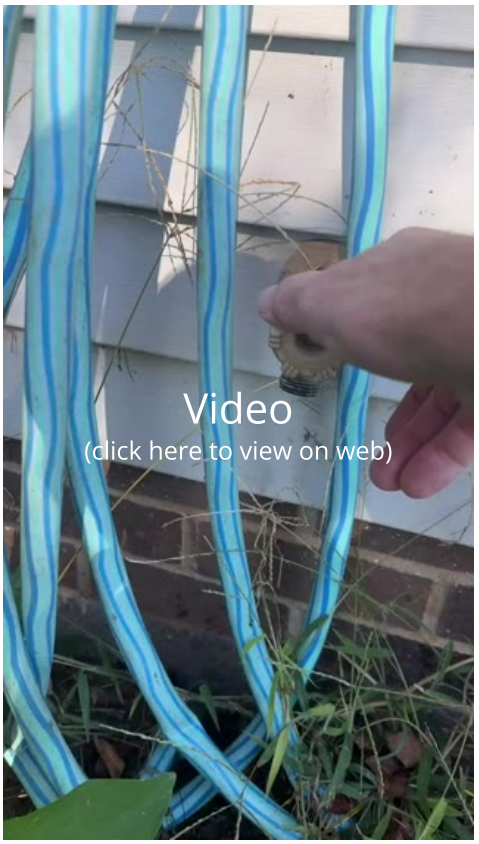


2.10.2 Exterior Plumbing

HOSE BIB LOOSE

Recommended Repairs

Recommend a licensed plumber or qualified handyperson secure the hose bib to the structure to prevent damage and possible water leaks. Use gently until repaired.



2.10.3 Exterior Plumbing

NO ANTI-SIPHONING DEVICE ON HOSE BIB(S)

Maintenance/DIY/Info Item

An anti-siphon device is a mechanism that prevents back-flow of water into the potable water supply, protecting it from contamination.

Recommend plumber or handyperson install anti-siphon spigot(s).



2.10.4 Exterior Plumbing

CONDENSATION/DRAIN TUBE DRAINAGE

Recommended Repairs

The condensation tube from the HVAC system or other appliance should be extended away from the home's foundation. Condensation tubes that discharge directly at the foundation can allow water to pool against the foundation perimeter, potentially leading to moisture infiltration, foundation settling, or basement water issues. Even a little bit adds up over time. The tube should be routed to a proper drainage area at least 4-6 feet away from the foundation wall.



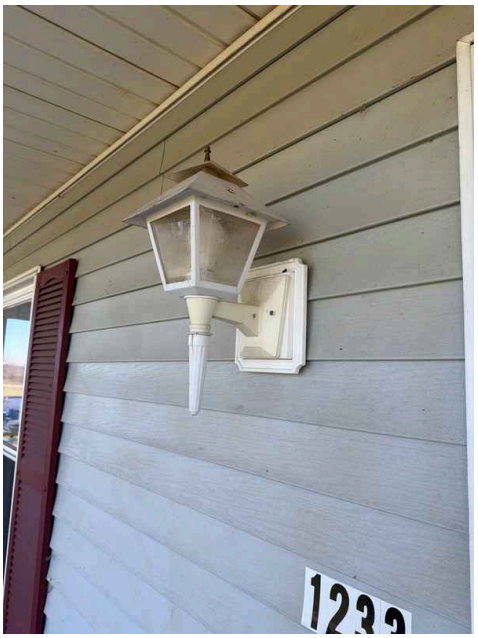


2.11.1 Exterior Electrical

LIGHTING FIXTURE INOPERABLE

Maintenance/DIY/Info Item

First check that it isn't simply a bad bulb by installing a new one. If still not working, then I recommend qualified person to assess/repair/replace lighting fixture as needed.



2.11.2 Exterior Electrical

Recommended Repairs

GFCI-EQUIPPED RECEPTACLE STUCK OR MISSING TEST/RESET BUTTON(S)

BACK DECK



The GFCI-equipped receptacle has a stuck or missing test/reset button. (Sometimes the buttons pop out onto the ground during testing.) This prevents proper functionality testing and emergency shutdown capability of the ground fault circuit interrupter protection. Recommend replacement by licensed electrician asap to restore GFCI protection to this circuit.

NOTE: In some cases, such malfunctions can result in the loss of power to a protected circuit if the GFCI-receptacle gets stuck in the "off" position. In this case, repair by a licensed electrician is necessary to restore power to the GFCI-protected circuit serviced by the broken receptacle.

3: ROOF

Information

Roof Type/Style
Gable

Inspection Method
Roof

Gutter & Downspout Maintenance

- Keep gutters clear — Remove leaves and debris at least twice a year to maintain proper drainage and prevent overflow at the roof edge.
- Ensure downspouts are unobstructed — Confirm water flows freely through each downspout to reduce the risk of backups and fascia damage.
- Extend discharge away from the foundation — Use extensions or splash blocks to direct runoff several feet from the home to help limit soil erosion and moisture intrusion. This is one of the most important pieces of advice I give to clients, especially those with crawlspace moisture issues (which is most).
- Check for loose or damaged sections — Re-secure sagging gutters, loose brackets, or disconnected downspouts to maintain proper slope and drainage.
- Monitor for leaks at seams — Seal small leaks or separations to prevent water from running behind the gutter system. (This is one way that fascia boards--the board your gutters connect to--get water logged and rot.)
- Confirm proper slope — Gutters should slope slightly toward downspouts to avoid standing water and the resulting premature deterioration.
- Trim nearby vegetation — Keep branches away from the roofline to reduce debris accumulation and gutter wear.

One of the best times to evaluate exterior performance is during a heavy rainstorm (as long as there is no lightning of course!). Your neighbors will probably think you are strange, but it is worth it. Grab an umbrella and walk the perimeter of the home. Observe how the roof, gutters, downspouts, and grading are handling the water. A storm makes drainage patterns easy to see—both on your property and neighboring lots which may drain into yours.

The ground around the home should slope away on all sides, and downspouts, splash blocks, and drains should be directing water well away from the foundation. Look for areas where water is pooling, flowing toward the structure, or spilling over gutters, as these conditions can lead to moisture intrusion and foundation issues if not corrected.

Rooftop view

Approx pitch 5:12

Walking a roof safely depends heavily on its pitch—measured as the vertical rise in inches over a 12-inch horizontal run—and while flat to low slopes (1:12 to 3:12) feel similar to ground-level walking, moderate pitches (4:12 to 6:12) require deliberate footing, clean soft-rubber shoes, and keeping your center of gravity strictly over your feet. As the slope steepens to moderate-high levels (7:12 to 9:12), gravity really begins to make itself known. These slopes are typically unsafe to navigate without a personal fall arrest system and appropriate training. Severe pitches (10:12 to 12:12 and beyond) are entirely unwalkable without specialized roof jacks or staging. (You're basically rappelling at this point.)

Before ascending any slope, always ensure your ladder extends at least 3 feet above the roofline and is tied off, check that conditions are completely dry to avoid slick surfaces, and strictly avoid stepping onto steep or severe roofs, opting instead to hire a professional or inspect from a ladder edge.

































Coverings: Material/Type

Asphalt Shingles

Coverings: Age/Longevity

10+ years

Roof life longevity depends on the materials used, the quality of construction, and proper maintenance. This roof's expected lifespan may be shorter if deficiencies listed below are not adequately addressed. The expected lifespan of this roof may be longer if these issues are adequately addressed, and continued maintenance occurs.

This estimate applies only to the roof covering and is based on conditions observed at the time of inspection, compared against industry-standard guidelines. It is not a guarantee of remaining lifespan.

Coverings: Shingle Layers

1 Layer(s)

Roof coverings are allowed a maximum two layers of shingles.

If a roof only has one layer of shingles and requires new shingles, you are allowed to install another layer on the existing layer of shingles.

If two layers are present, the next time shingles needs to be replaced; all of the existing shingles will need to be removed and replaced, which increases the labor and cost involved in the re-roofing process.

Coverings: Architectural Asphalt Shingle Maintenance

- Architectural asphalt shingles are a higher-grade roofing material designed for improved durability, wind resistance, and overall longevity compared to standard three-tab shingles. Their thicker construction and layered profile provide better protection against weathering, but like all roofing materials, they rely on periodic maintenance to perform well over time. Consistent maintenance helps architectural shingles reach their full service life, reduces the risk of leaks, and preserves the roof's protective performance.
- Maintenance checklist:
- Remove debris regularly (leaves, branches, granule buildup) to prevent moisture retention and premature wear.
- Inspect for algae, moss, or organic growth, especially in shaded or north-facing areas, and clean as needed to prevent shingle deterioration.
- Check for damaged, loose, or missing shingles and repair promptly to avoid water infiltration.
- Monitor flashing, valleys, and roof penetrations for signs of wear or improper sealing.
- Keep gutters and downspouts clear to ensure proper drainage and reduce the risk of water backing up under the shingles.
- Evaluate attic ventilation to help reduce heat buildup and extend shingle lifespan.

Roof Drainage Systems: Flashing

Aluminum

Flashing is a thin, waterproof material that directs water away from openings to prevent leaks.

Roof Drainage Systems: Gutters & Downspouts

Aluminum

Roof Penetrations: All Visible/Accessible Roof Penetrations Inspected

Chimney(s): Chimney Chase

Covered, Vinyl cladding

Chimney(s): Flashing

Chimney(s): Rain Cap Present At The Time Of Inspection



Other: Satellite Dish

These amenities fall outside of the scope of our inspection, but fastener penetrations made through the roof at the time of installation is of concern. Recommend sealing any penetration made through he roof during the installation of these features to ensure no water/moisture penetration into roofing components.

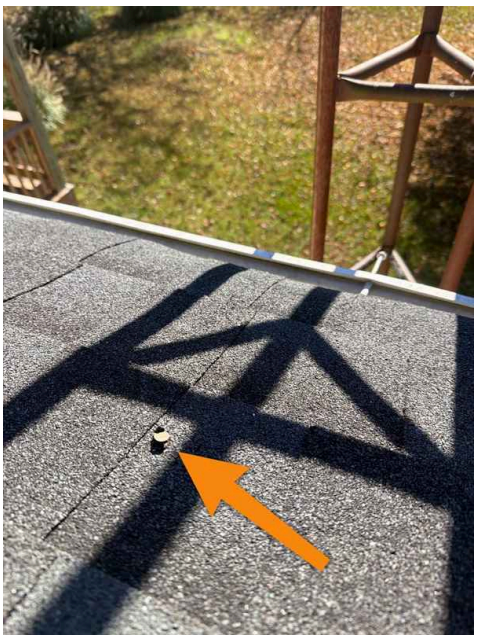
Deficiencies

3.1.1 Coverings

Maintenance/DIY/Info Item

EXPOSED NAIL HEADS

Exposed nail heads are a point of entry for water/moisture intrusion. Recommend sealing with the proper sealant.

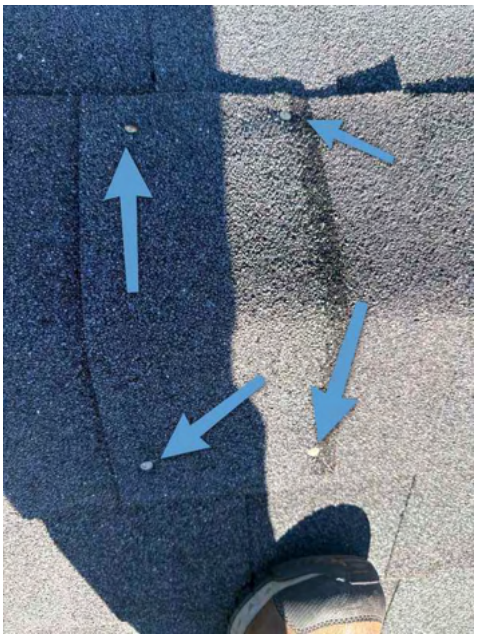
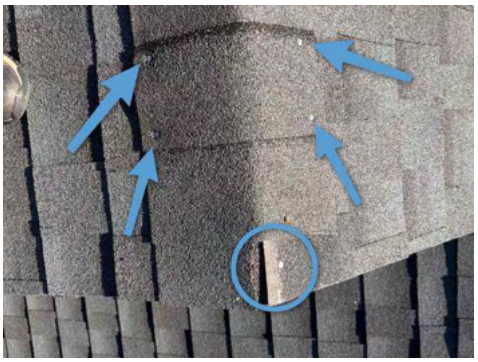










3.1.2 Coverings

Recommended Repairs

MISSING RIDGE SHINGLE

A shingle is missing from the roof ridge, exposing the underlying roof structure. Missing ridge shingles allow water infiltration and wind damage at a vulnerable point on the roof. A roofing professional should replace the missing shingle and inspect the area for any water damage or deterioration.

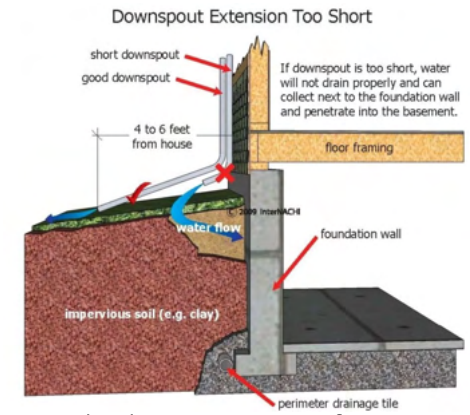


3.2.1 Roof Drainage Systems

Maintenance/DIY/Info Item

DOWNSPOUT EXTENSIONS RECOMMENDED

Downspout extensions are recommended anywhere they are not present to carry roof runoff several feet away from the foundation. Discharging water too close to the home can contribute to soil erosion, foundation moisture, and crawlspace or basement issues. Installing flexible or rigid extensions at all downspouts will improve drainage and help protect the structure.



It's vital to keep water away from your foundation.





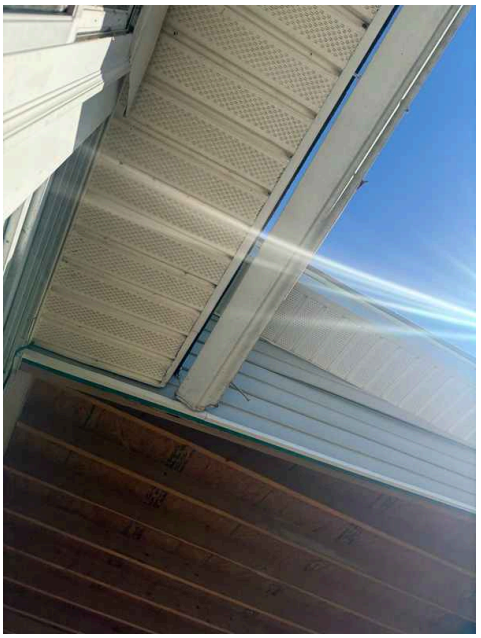
3.2.2 Roof Drainage Systems

Recommended Repairs

GUTTER - LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.





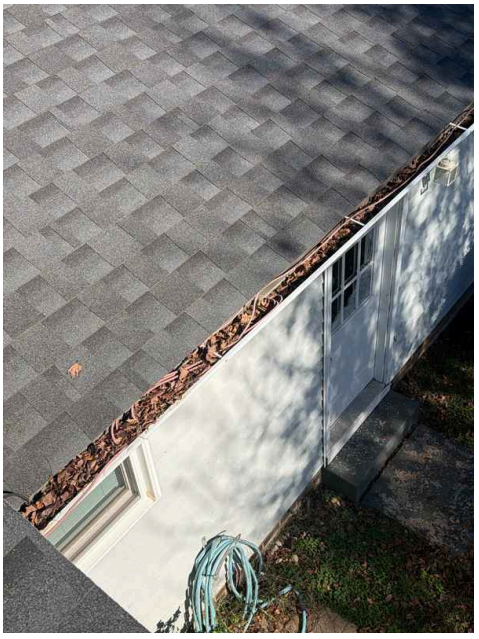
3.2.3 Roof Drainage Systems

Maintenance/DIY/Info Item

GUTTERS - DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate proper water flow and prevent overflow near the foundation. **Prolonged gutter blockage can lead to pooling around the base of the home, increasing the risk of foundation cracks, moisture intrusion, and costly structural damage.**

Here is a DIY resource for cleaning your gutters.



3.2.4 Roof Drainage Systems

Recommended Repairs

PERFORATED IRRIGATION TUBING USED AS DOWNSPOUT EXTENSION(S)

Because the tubing is perforated, water exits through the holes rather than being directed away from the foundation, defeating the purpose of the drainage system. A qualified professional should replace this with proper solid downspout extension piping to ensure water is directed at least 4-6 feet away from the home's foundation. (Note: The current set up is better than nothing.)



3.5.1 Other

UNSEALED ROOF FASTENERS

Maintenance/DIY/Info Item

These fasteners are equipped with neoprene washers to prevent moisture intrusion, but those have begun to deteriorate. Unsealed fasteners create penetration points where water can infiltrate under the roofing material, potentially leading to leaks, wood rot, and structural damage over time. All roof fasteners should be sealed with roofing cement or sealant to prevent water intrusion.



4: ATTIC

Information

Inspection Method
Attic

Access panel
Garage



Pull-down ladder installed



Features
partial flooring, limited storage space, light(s)

Attic view

For client reference.





Structure: Type

Trusses

Structure: Important note about modifying trusses

Attic

Roof trusses are engineered structural components designed to support the weight of the roof and transfer loads safely to the walls and foundation. Any modifications to trusses—such as cutting, notching, or removing members—can compromise their structural integrity and the overall stability of the roof system. Modifications should only be made by qualified professionals who understand the engineering implications and can ensure the structure remains safe and code-compliant.

Attic Insulation: Insulation Type

Cellulose, Fiberglass, Loose-fill

Attic Insulation: Average Depth Of Insulation

6-10 Inches

NOTE: For new construction, attic insulation depth is based on the **required R-value**, not a fixed number of inches.

Most new homes in Climate Zone 4 (including south-central Kentucky) are built to meet **R-49** in the attic.

New construction attics should typically have around 14–20 inches of insulation, depending on the material, to achieve the required R-49. Depth markers should be visible, and coverage should be uniform with no low spots.

Insulation Type	R-Value per Inch	Depth Needed for R-49
Blown fiberglass	~R-2.5 to R-3.2	**15–20 inches**
Blown cellulose	~R-3.2 to R-3.8	**13–16 inches**
Fiberglass batts	R-3.1 to R-3.4	**15–16 inches** (but rarely used in open attics)



Moisture/Ventilation: Ventilation Type

Gable Vents, Box vents, Soffit vents and baffles

Moisture/Ventilation: Ventilation Quality

Acceptable (Little To No Moisture Related Concerns)

Moisture/Ventilation: Attic Ventilation Importance

Attic ventilation regulates temperature and moisture levels, which protect the roof and the home's structure. Proper ventilation prevents heat buildup in summer, reducing cooling costs, and helps avoid condensation in winter, which can lead to mold, wood rot, and insulation damage. It also extends the lifespan of roofing materials and improves overall energy efficiency.

Deficiencies

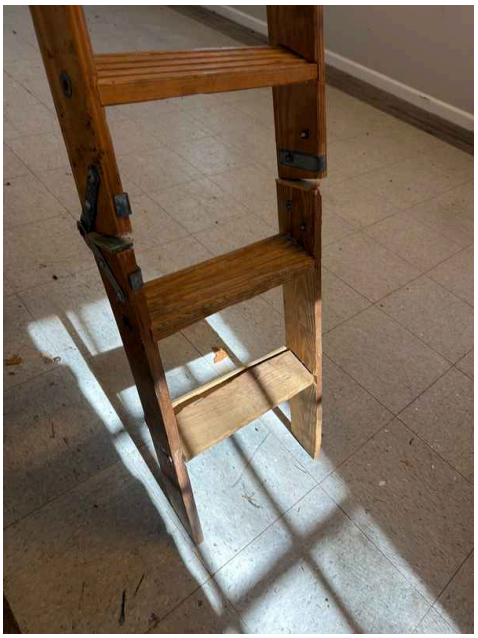
4.1.1 Structure

Recommended Repairs

DAMAGED PULL-DOWN LADDER

ATTIC

This compromises safe access to the attic space and may present a fall or entrapment hazard. A qualified professional or handyman should inspect the ladder mechanism and either repair or replace it to restore safe functionality.



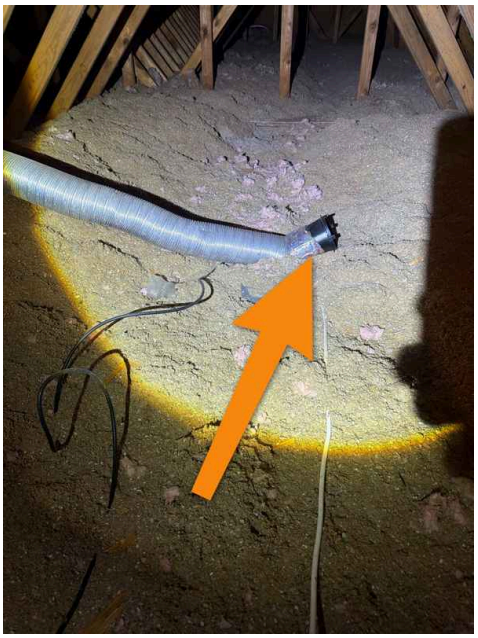


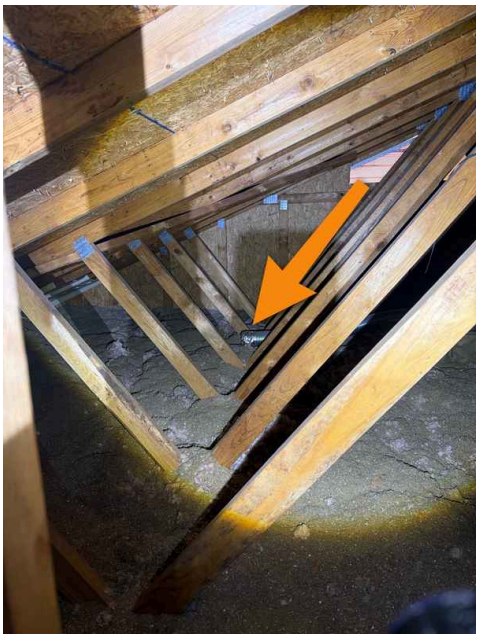

4.3.1 Moisture/Ventilation

BATHROOM VENTS INTO ATTIC

Recommended Repairs

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.





5: CRAWLSPACE/FOUNDATION

Information

Foundation: Foundation Type & Material
Poured concrete beneath CMUs

Foundation: Overall Condition
Acceptable - Usual Foundation Wear

Crawlspace: Access Location
Rear exterior



Crawlspace: Inspection Method
Entered & Inspected

Crawlspace: Crawlspace Floor
Dirt, Vapor Barrier

Crawlspace: Moisture
Moderate

Crawlspace: Vented Crawlspace
Vented

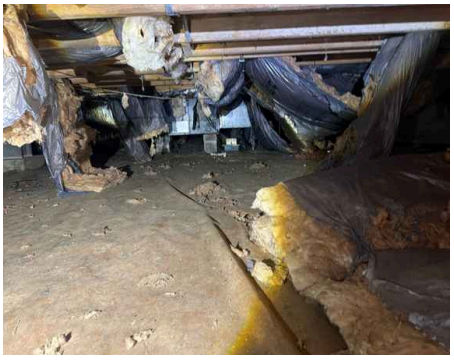
Crawlspace ventilation is a topic with varying professional opinions. Some standards recommend venting crawlspaces to the exterior to manage moisture, while others advocate for sealed, conditioned crawlspaces with vapor barriers. The appropriate approach depends on climate, soil conditions, and local building practices. Your crawlspace is vented in accordance to regional/local practices.

Crawlspace: Insulation Inspected

Crawlspace: Crawlspace view

For client reference.









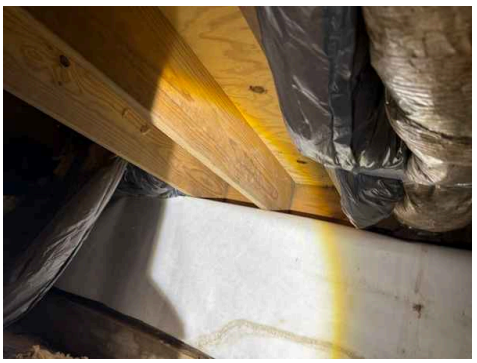




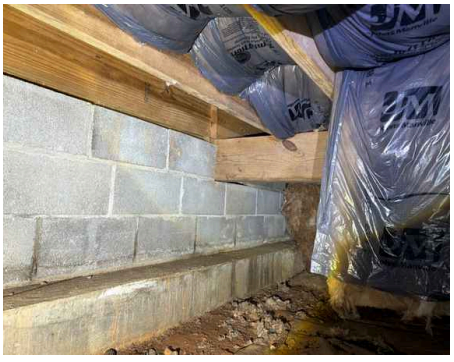


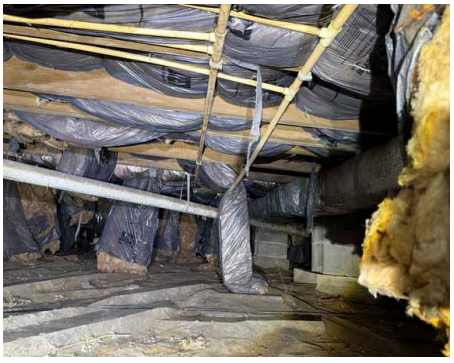














Overhead Floor Structure: Floor Support Material
Wood Beams, wood joists

Overhead Floor Structure: Sub-floor
Plywood, Not all visible, Concealed by insulation, Concealed by ducts

Overhead Floor Structure: Column/Pier Material
concrete block/CMU, precast concrete

Piers and columns both serve the same core function: **they transfer structural loads safely down to the ground** and help support beams, floors, and framing.

Limitations

Foundation

VEGETATION AND/OR GRADE LIMITING VIEW OF FOUNDATION

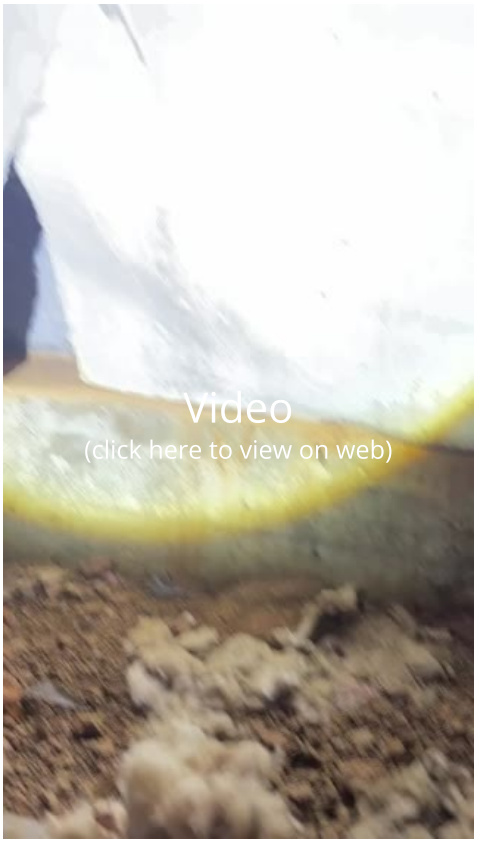
Vegetation and landscape grade interfered with foundation inspection view, preventing comprehensive assessment of potential issues.

Foundation

FOUNDATION AREAS CONCEALED AND INACCESSIBLE

CRAWLSPACE

Portions of the foundation are covered and concealed in the crawlspace, limiting direct visual inspection of those areas. This restricts the ability to fully assess the condition of the foundation in these locations and identify potential issues such as cracks, water damage, or structural concerns.



Crawlspace

FALLING INSULATION LIMITING INSPECTION

CRAWLSPACE

Insulation material is falling or deteriorating in the crawlspace, obstructing visual access to structural components, mechanical systems, and other conditions. This limitation prevents a thorough assessment of the crawlspace area and any potential issues that may be present.

Overhead Floor Structure

ASPECTS OF THE FLOOR STRUCTURE NOT VISIBLE DUE TO INSULATION

Insulation around the crawlspace inhibits visual inspection of certain floor structure components.

Overhead Floor Structure

FLOOR STRUCTURE VISIBILITY LIMITED BY UTILITIES

The overhead floor structure inspection was limited by the presence of ductwork, plumbing, and wiring that obscured portions of the framing and structural elements. These systems, while necessary for home operation, prevented a complete visual assessment of all floor joists, connections, and structural integrity in certain areas. A qualified professional may be able to provide more detailed evaluation if utilities are temporarily repositioned or if access can be improved.

Deficiencies

5.1.1 Foundation

Recommended Repairs

FOUNDATION MOISTURE INTRUSION

BASEMENT

Signs of moisture penetration were observed in the foundation during inspection. This indicates water is entering the foundation structure, which can lead to structural damage, mold growth, and compromised foundation integrity over time. A foundation contractor should evaluate the extent of moisture intrusion and recommend appropriate waterproofing or drainage solutions.







5.2.1 Crawlspace

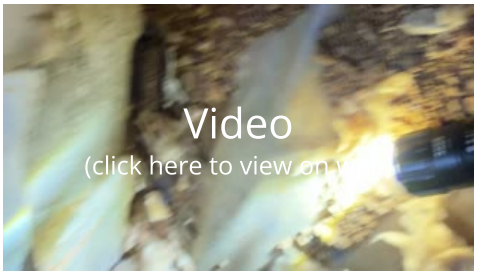
DAMAGED RIM JOIST

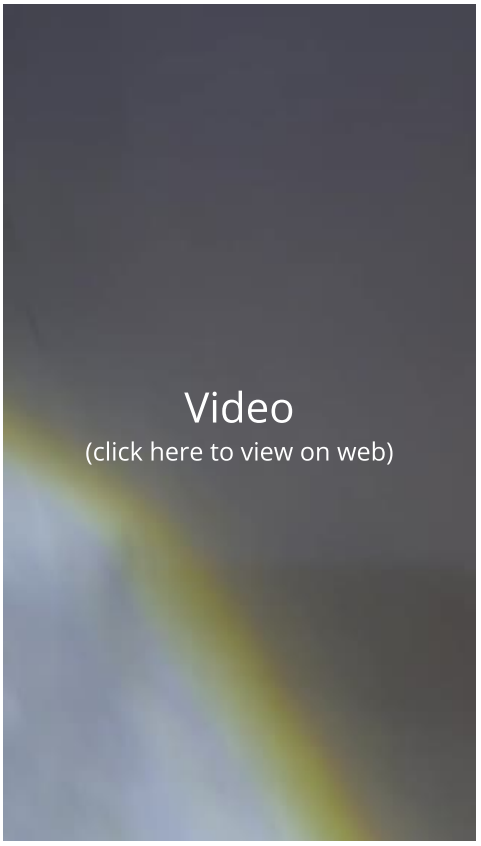
Major Concern/Potential Safety Issue

WATER INTRUSION & TERMITES

Structural joists are horizontal framing members that support floors and ceilings, transferring loads between walls and providing critical structural integrity. Damaged joists can compromise the building's structural stability, potentially leading to sagging floors, uneven surfaces, and risk of collapse if left unaddressed.

Evidence points to water intrusion and termite. Professional evaluation is crucial to assess the extent of damage and determine appropriate repair strategies.





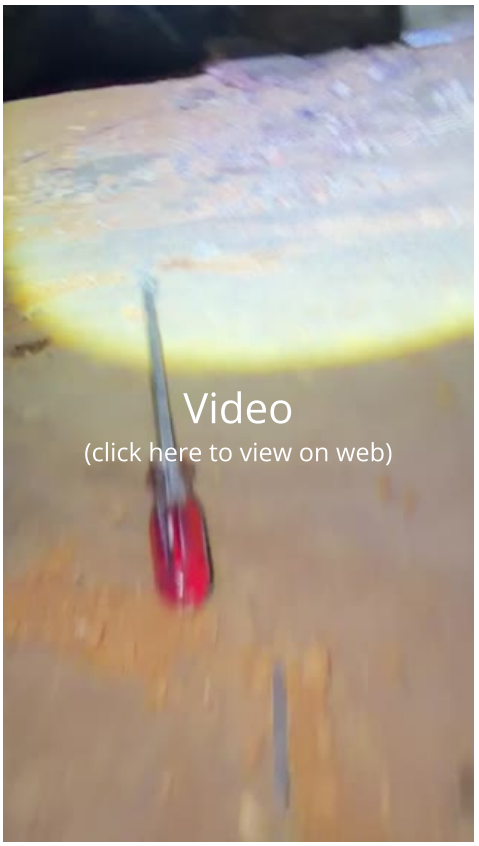
5.2.2 Crawlspace

SIGNS OF RODENTS/WILDLIFE

Recommended Repairs

Rodent or wildlife signs detected in basement or crawlspace area, including fresh feces. Potential entry points and nesting could indicate an active infestation with health and structural risks. **(Always don appropriate PPE in a crawlspace.)**

Professional pest assessment recommended.



5.2.3 Crawlspace

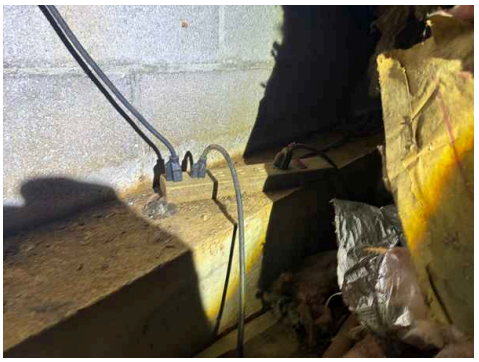
POWER STRIP IN CRAWLSPACE

Recommended Repairs

CRAWLSPACE

Electrical outlets and extension cords in crawlspaces create potential fire and shock hazards due to moisture exposure, dust accumulation, and lack of proper ventilation. All electrical equipment should be removed from the crawlspace and any necessary power needs should be addressed through proper installation by a qualified electrician.

(Also, it doesn't work.)



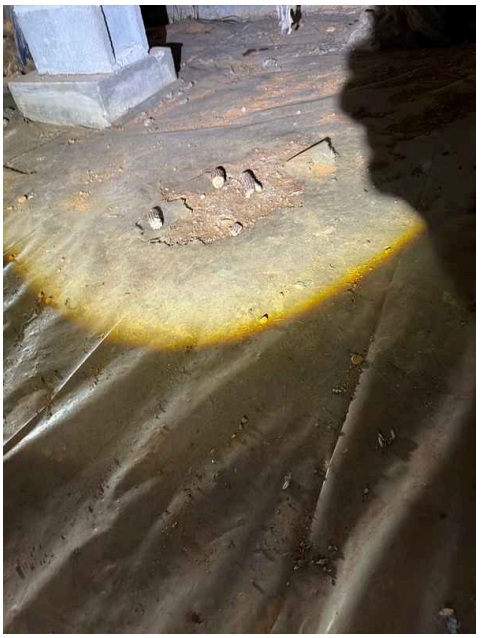
5.2.4 Crawlspace

DAMAGED MOISTURE BARRIER

Recommended Repairs

CRAWLSPACE

A compromised moisture barrier reduces its effectiveness at controlling ground moisture and humidity levels. A waterproofing contractor should evaluate the extent of damage and recommend repairs or replacement to restore proper moisture protection.

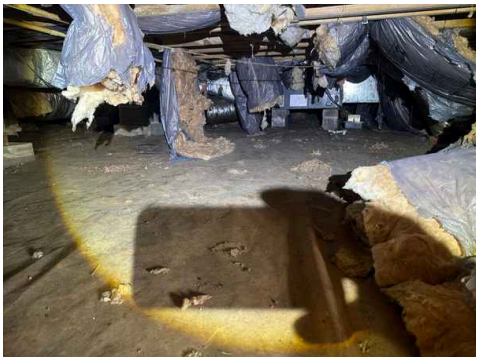



5.3.1 Overhead Floor Structure

FALLING INSULATION

Recommended Repairs

Falling insulation reduces the thermal performance of the floor system and may indicate moisture damage, age-related deterioration, or inadequate fastening. Have an insulation contractor evaluate the extent of the problem and recommend appropriate repair or replacement.

5.3.2 Overhead Floor Structure

CONDENSATION STAINS ON FLOOR JOISTS

Recommended Repairs

BASEMENT

Condensation stains were observed on the floor joists located below the ductwork during inspection. This indicates moisture accumulation on the wood framing, which can result from temperature differences between cold ductwork and warmer basement air. Prolonged exposure to moisture may lead to wood rot, mold growth, or structural deterioration. Have an HVAC professional evaluate the ductwork insulation and seal any air leaks to reduce condensation formation.



6: HEATING & COOLING

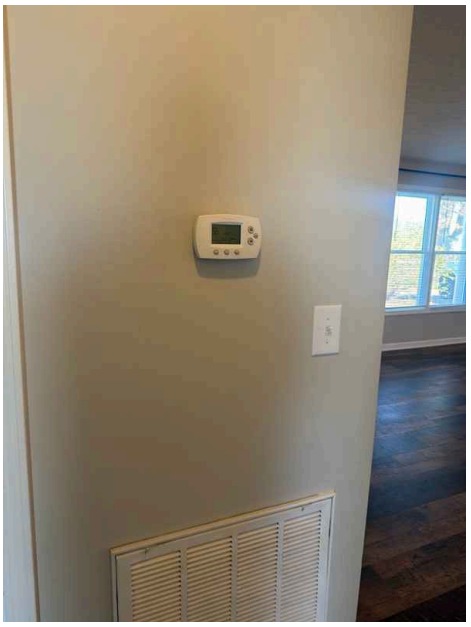
Information

Cooling Type
Forced Air, Heat Pump

Heating Energy Source
Electric

Cooling Energy Source
Electric

Thermostat Type & Location
Hallway
Digital Thermostat – Displays temperature digitally for precise adjustments



Heating Type
Forced Air, Heat Pump

Air filter location(s)

below thermostat

Regular filter inspection and replacement according to manufacturer recommendations helps maintain system efficiency and indoor air quality. Change every 3 months, or whenever it looks dirty. If you have indoor pets, replace every 1-2 months.







Extra filters in hall closet

Condensing unit/heat pump maintenance

A heat pump or AC condensing unit works best when it's kept clean and unobstructed, so homeowners should plan on simple seasonal upkeep to keep the system running efficiently. Keep vegetation trimmed back at least 12–18 inches around the unit to ensure proper airflow, and gently rinse the coils with a garden hose once or twice a year to remove dirt and debris. Make sure the refrigerant lines are insulated, the unit sits level, and the disconnect box is accessible. Indoors, replace or clean air filters regularly to reduce strain on the system. Professional servicing is recommended annually to check refrigerant levels, electrical components, and overall performance. These simple steps help extend the life of the system, improve efficiency, and reduce the likelihood of unexpected breakdowns.



Heat Pump: Brand

Goodman

Manufacturer & Model: Goodman, Model GSH130301AC (2.5 Ton / 30,000 BTU Split-System Heat Pump)

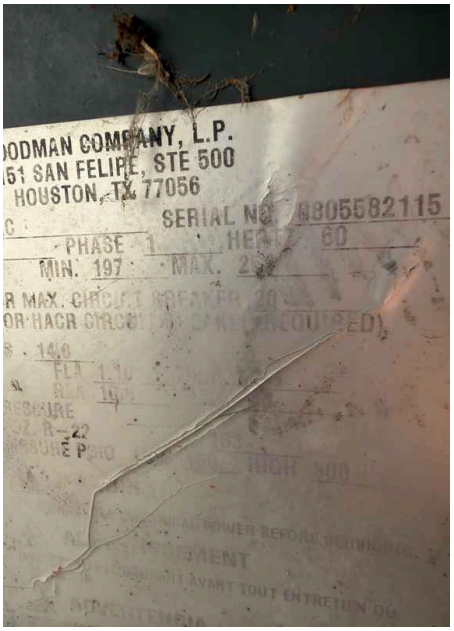
Heat Pump: Condenser Location

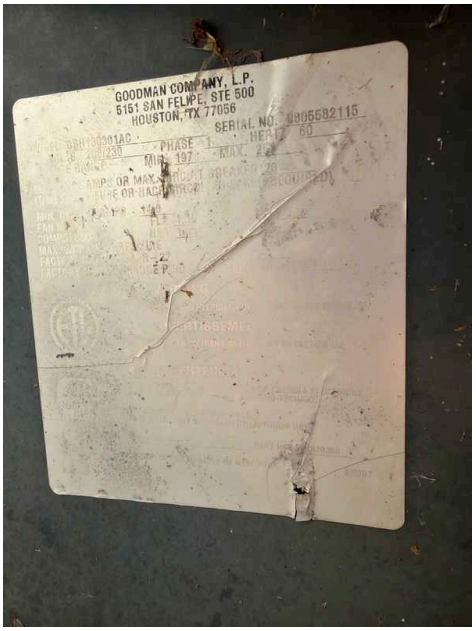
exterior rear

The condensing unit removes heat from the refrigerant and releases it outside. As the outdoor fan pulls air across the coil, the refrigerant inside condenses from a vapor back into a liquid, allowing the system to carry heat away from the home and keep indoor spaces cool.



Heat Pump: Condenser Data Tag





Heat Pump: Max Condenser Breaker Size

Per the Manufacturer

20-amp

This rating is determined by the equipment manufacturer and must match the system's specifications to ensure proper protection against electrical overload and fire hazards. Never use an oversized breaker or fuse!

Heat Pump: Refrigerant Type

R-22

Residential HVAC refrigerants have evolved over the years. Older units often contain **R-22**, which is now obsolete and expensive to service.

Most systems installed from **2010–2024 use R-410A**, which is currently being phased down due to environmental regulations.

Newer systems (2025+) use **modern low-GWP refrigerants such as R-32 or R-454B**. These newer refrigerants improve efficiency and reduce environmental impact but require equipment specifically designed for them.

*Refrigerants are not interchangeable, so the type present in a system directly affects repair options, long-term serviceability, and replacement planning.

Heat Pump: Evaporator Coil & Heater Location

Crawlspace

The heat pump system includes an evaporator coil that facilitates heat exchange and a heat strip (electric resistance heating) that provides supplemental warmth (aka, "emergency heat") during cold weather operation. The evaporator coil removes heat from indoor air during cooling mode, while the heat strip activates when outdoor temperatures drop below the heat pump's efficient operating range.



Heat Pump: Evaporator Coil/Heat Strip Data Tag



Heat Pump: Heater Maximum Fuse/Breaker Size

Per the Manufacturer

60-amp

This rating is determined by the equipment manufacturer and must match the system's specifications to ensure proper protection against electrical overload and fire hazards. Never use an oversized breaker or fuse!

Heat Pump: Age/Longevity

MFD 2008

<5Years

The average lifespan of a residential split-system heat pump or air conditioner like this Goodman unit is typically 12 to 15 years (or up to 15–20 years in mild climates with diligent annual maintenance).

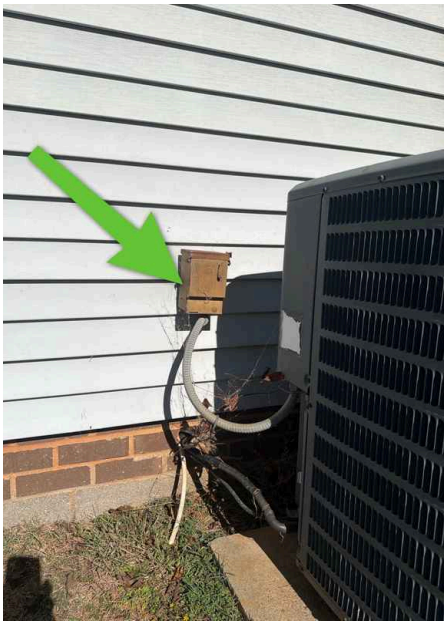
Heat Pump: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Heat Pump: Shut off switch



Heat Pump: Temperature differential

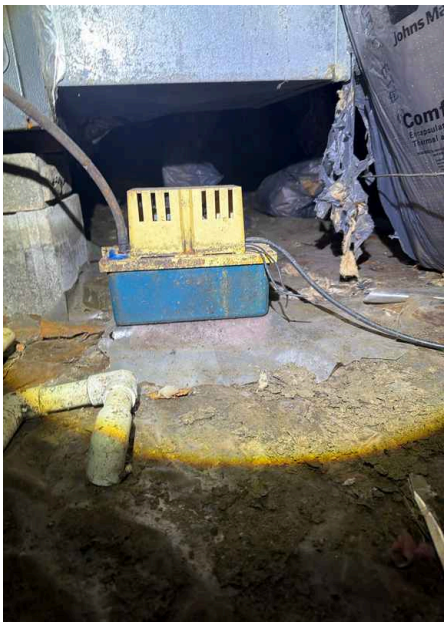
You will find thermal images of the registers throughout your home. These record the temperature of the register air as compared to the air around it.

For AC, a 15–20°F difference is considered normal for most systems unless the manufacturer specifies otherwise.

In **heating mode**, ΔT is typically **15–30°F.**

Heat Pump: Condensation Pump Installed

Not tested, no power.



Distribution Systems: Type

Ductwork

Limitations

Heat Pump

EVAPORATOR-COIL INACCESSIBLE

A heat pump system has two main components: the outdoor “condenser/heat pump” unit and the indoor “evaporator” coil. In cooling mode, the system works just like a standard AC— the outdoor unit releases heat, and the indoor evaporator coil absorbs heat from the home. In heating mode, the process reverses, and the outdoor unit pulls heat from the outside air and delivers it indoors. (Which I think is pretty neat!)

The evaporator coil is typically enclosed inside the plenum or air handler, making it inaccessible during a standard home inspection. Because this component cannot be viewed without disassembly, its condition could not be confirmed. Routine HVAC servicing is recommended so a licensed technician can inspect and clean the evaporator coil and verify proper heat-pump operation as part of regular maintenance.

Heat Pump

UNABLE TO TEST AIR CONDITIONING SYSTEM

The air conditioning system could not be tested during the inspection because the indoor temperature was lower than the lowest thermostat setting of 65 degrees. A full AC evaluation requires warmer ambient conditions to properly assess cooling performance and system operation.

(Air flow performance was inspected during heat test.)

Deficiencies

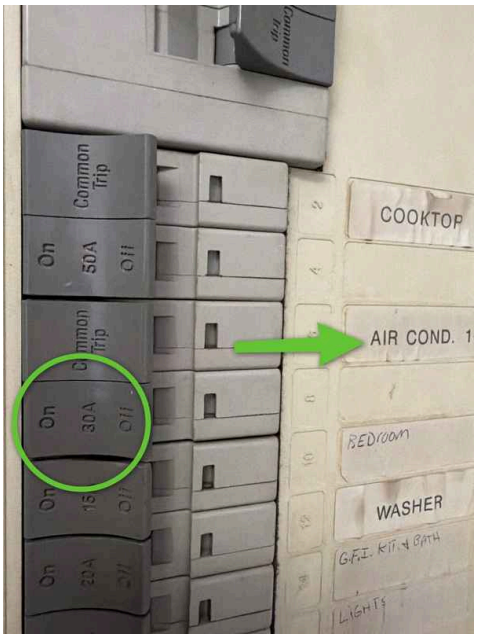
6.1.1 Heat Pump

Recommended Repairs

OVERSIZED CONDENSER BREAKER

MFR: 20 AMP/INSTALLED: 30 AMP

An oversized breaker fails to provide proper overcurrent protection, creating a fire hazard and risking damage to the condenser unit. A qualified electrician should evaluate the breaker size against the condenser's nameplate specifications and install the correct amperage breaker to ensure safe operation.



6.1.2 Heat Pump

Recommended Repairs

SHUT OFF SWITCH BOX NOT FASTENED SECURELY

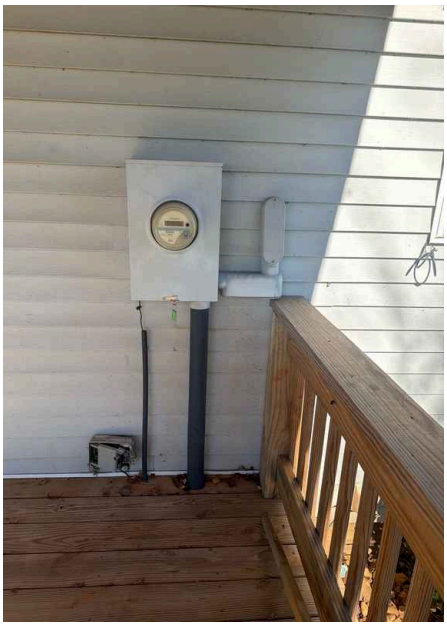
An unsecured electrical disconnect creates a potential safety hazard and may allow the box to shift or fall, exposing electrical components. Have a qualified HVAC or electrical professional secure the mounting hardware and verify the box is stable and properly positioned.



7: ELECTRICAL SYSTEM

Information

Meter View/Location
back deck



Grounding view





GFCI-Protected Circuits

GFCI (Ground Fault Circuit Interrupter) protection is a specialized electrical safety feature designed to protect occupants from electrical shock hazards in wet or damp environments.

GFCI devices monitor electrical current flow and instantly shut off power if they detect an imbalance, which typically indicates current is flowing through an unintended path such as through a person's body.

These protective devices are commonly installed in kitchens, bathrooms, laundry areas, garages, and other moisture-prone locations where the risk of electrical hazards is elevated. Rules about when and where these should be installed have been through several changes over the years.

Here is when GFCI protection became mandatory for key areas of the home:

- 1971: Outdoor receptacles & swimming pools
- 1975: Bathrooms
- 1978: Garages
- 1987: Kitchen countertops (within 6 feet of the sink)
- 1990: Crawl spaces & unfinished basements
- 1996: All kitchen countertop receptacles & all outdoor receptacles
- 2005: Laundry & utility sinks (within 6 feet)
- 2014: Dishwashers & laundry areas
- 2020: All outdoor residential outlets (including hard-wired AC units)

Note: Older homes are generally "grandfathered" under the codes active at the time of construction. However, upgrading to current GFCI standards is highly recommended--though not required--for safety.

Service Entrance Conductors: Service Entrance Conductors
Below Ground, 120/240 Volts

Main Panel, Overload Protection, & Branch Wiring: Panel Manufacturer
Square D

Main Panel, Overload Protection, & Branch Wiring: Location
Laundry room



Main Panel, Overload Protection, & Branch Wiring: Overload Protection

Circuit Breaker



Main Panel, Overload Protection, & Branch Wiring: Max Amperage Rating

200 AMP

The maximum amperage rating is determined by observing the ratings of the incoming service conductors, the main panel-box rating, the main disconnect rating, and reporting the lowest figure of the 3.

This is the most amperage that the home will ever draw, safely.

Main Panel, Overload Protection, & Branch Wiring: Main Disconnect

200 Amps

The number above is the amperage rating for the main disconnect's overload protection. This is the main shut-off for the whole house.



Main Panel, Overload Protection, & Branch Wiring: Service Conductor Material

undetermined

Main Panel, Overload Protection, & Branch Wiring: Branch Wiring Material

Copper, not all visible

Main Panel, Overload Protection, & Branch Wiring: Observed Wiring Distribution Method(s)

Non-Metallic Sheathed (Romex), not all visible

These are all the wiring methods visually observed throughout the different parts of the home, used as branch wiring from the electrical box to fixtures & receptacles.

GFCI resetting note: Resetting GFCI-Protected Receptacles

Ground-Fault Circuit-Interrupter (GFCI) protection is a safety feature designed to reduce the risk of electrical shock. A circuit can be GFCI-protected in several different ways, and the reset point is not always located where the trip occurs.

How GFCI protection may be installed

- GFCI receptacle — A wall outlet with “TEST” and “RESET” buttons. Any outlets wired “downstream” from it will also be protected.
- Downstream protection — A normal-looking outlet may trip because it is connected to a GFCI receptacle located elsewhere (garage, bathroom, exterior, basement, etc.). This can be confusing if the reset point is not obvious. (Just ask any home inspector! :D)
- GFCI breaker — Protection may also be provided at the electrical panel using a GFCI-type breaker with built-in test/reset buttons.

Why this matters

A tripped GFCI can shut off power to multiple outlets, sometimes in different rooms or even different floors. Locating the correct reset point is essential for restoring power and maintaining proper safety protection.

Limitations

Service Entrance Conductors

UNDERGROUND SERVICE ENTRY

The electrical service entrance is underground and cannot be visually inspected during a standard home inspection. This limitation prevents verification of conductor condition, connections, and potential damage or deterioration that may exist below ground level. This is not unexpected or uncommon, but is important to note for your information.

Main Panel, Overload Protection, & Branch Wiring

MAIN BREAKERS/FUSES NOT TESTED

Per Standard Of Practice, the electrical inspection does not include turning off the main disconnect or testing breakers/fuses.

An interruption in power flow to the house can cause all sorts of problems.

Circuit breakers may not reset or may malfunction.

Appliances or equipment in the house can be affected by momentary loss of power (clocks have to be reset, burglar alarms may be triggered, and computer data can be lost).

Main Panel, Overload Protection, & Branch Wiring

NOT ALL BRANCH WIRING CAN BE OBSERVED AT THE TIME OF INSPECTION

Please keep in mind that most branch wiring runs through the walls and any previous upgrades, repairs, or lack-there-of, in those areas have been covered up and are not visible at the time of inspection.

Deficiencies

7.2.1 Main Panel, Overload Protection, & Branch Wiring

Major Concern/Potential Safety Issue

DISCONTINUED ELECTRICAL PANEL

This is a legacy Square D Trilliant electrical panel, **an obsolete product line manufactured in the late 1980s and early 1990s** that is notable for its distinct plastic enclosure and interior construction.

Safety and Practical Risks

• **Not inherently a critical fire trap:** Unlike notorious hazards like Federal Pacific Stab-Lok or Zinsco panels, the Trilliant line is not widely categorized as an immediate fire threat.

• **Obsolete and discontinued:** Square D completely abandoned this product line decades ago, meaning any mechanical degradation from age cannot be serviced with brand-new parts.

• **Hard-to-find components:** Replacement breakers are no longer manufactured and can generally only be sourced used or as new-old-stock via online marketplaces.

• **Physical condition**: The panel cover and interior are made of a proprietary plastic blend rather than metal, which can become brittle, crack, or warp over decades of heat exposure.

I recommend all discontinued panels undergo comprehensive evaluation by licensed electrician to determine overall safety and effectiveness.

8: PLUMBING

Information

Water Source
Public

Water Meter Location
Not found - consult seller for location

Water Pressure Reading
60-70 PSI

We want to see our water pressure between 50 & 80 PSI.

Anything beyond those numbers would be worth contacting the city or a plumber to assess the situation.

Wastewater Disposal
septic tank

Septic Tank General Maintenance

Septic tanks require regular maintenance to function properly and prevent system failures. Routine care typically includes pumping every 3-5 years, depending on household size and usage, along with inspections to monitor tank condition and identify potential issues before they become costly problems.

Water Heater: Brand
State

Recommend flushing & servicing your water heater tank annually for optimal performance. Replacing the anode rod every few years will extend tank life. (See below.)

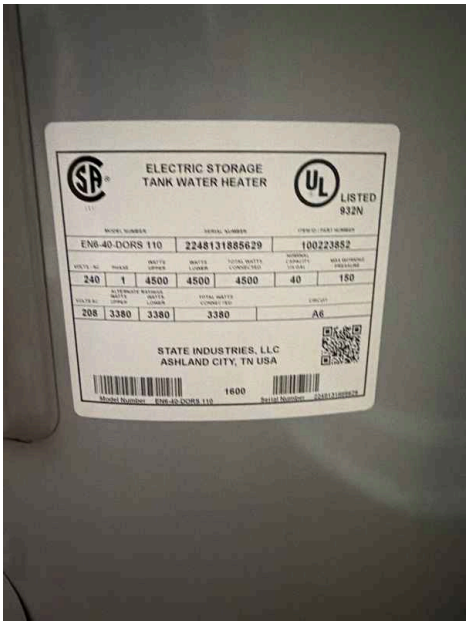
Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Water Heater: Location
Laundry room



Water Heater: Data Tag
For client reference.



Water Heater: Age
4 Years Old

Age of unit is based on product label information.

Water Heater: Longevity

Mfd 12/2022

7-10

Longevity assessments are based on the age/condition of the unit at the time of inspection in conjunction with projected lifespans via industry estimates. About 15 years, in general.

This estimate is not a guarantee of remaining lifespan.

Water Heater: Power Source/Type

Electric

Water Heater: Capacity

40 gallons

Water Heater: Service disconnect installed

Use electric panel.

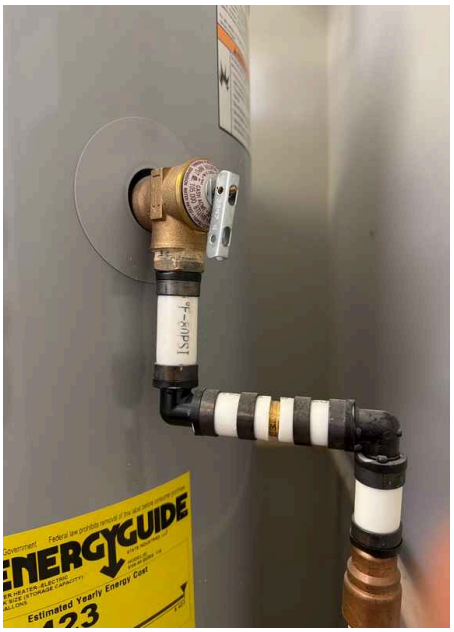
Water Heater: Expansion tank installed

A water heater expansion tank absorbs the extra pressure created when heated water expands in a closed plumbing system. It protects the water heater and piping from stress, leaks, and premature failure by giving that expanding water a safe place to go.



Water Heater: T & P valve installed

A TPRV (Temperature and Pressure Relief Valve) is a safety device on water heaters that automatically releases water if the temperature or pressure inside the tank gets too high, preventing explosions or damage. **The TPRV discharge pipe should terminate at a conspicuous location where any discharge would be readily visible.** This helps ensure leaks or safety-related discharge events are noticed promptly, because that only happens when something needs attention.



Water Heater: Anode rod location & maintenance

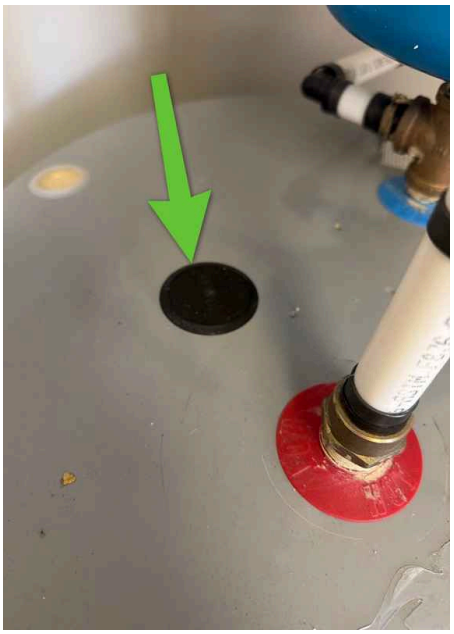
Below plastic cap on top of water heater.

An anode rod is a sacrificial metal rod inside a water heater that attracts corrosion, protecting the tank from rusting. Over time, the rod slowly deteriorates as it does its job. Replacing it periodically helps extend the life of the water heater by preventing the tank itself from corroding.

I had never heard of an anode rod when we bought our first home. This two-minute video explains them. How they work is quite interesting!

If you decide you want to change your own anode rod (it's DIY-friendly), watch this video for tips:

How to Replace an Anode Rod on a Water Heater | Ask This Old House



Water Supply & Distribution Systems: Water Supply (From The Source) Material

Undetermined, not visible

Water Supply & Distribution Systems: Distribution (To House Fixtures) Material

CPVC, Not all visible

Drain, Waste, & Vent Systems: Material

PVC, not all visible

Drain, Waste, & Vent Systems:
Waste Drain Size

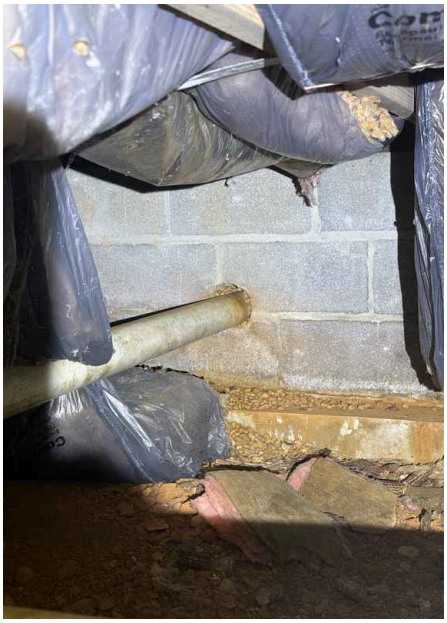
1 1/2", 3”, varies, not all visible

Drain, Waste, & Vent Systems: Drain System Testing Completed

Water was run through all available drain fixtures to assess system function and identify potential leaks. This testing method allows for direct observation of drain performance and detection of any active leakage points throughout the waste and vent system. (This is why home inspectors typically inspect the crawlspace or basement last--to find any evidence of leaking from the water we ran above.) No leaks or other issues were found unless otherwise noted below.

Drain, Waste, & Vent Systems:
Main Drain Exit

front of house



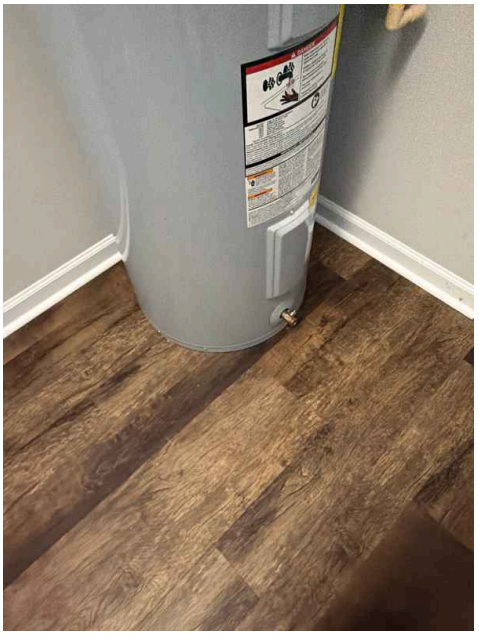
Deficiencies

8.2.1 Water Heater

Maintenance/DIY/Info Item

NO DRIP PAN

No drip pan present, recommend installation. If the tank leaks without a drip pan, water will spill on the floor.



8.4.1 Drain, Waste, & Vent Systems

Recommended Repairs

MOISTURE STAINING AT MAIN DRAIN EXIT

Dry moisture staining was observed around where the main drain exits through the foundation. This indicates past or intermittent water seepage at the drain penetration point. A plumbing contractor should evaluate the drain seal and foundation penetration to determine if repairs are needed to prevent future water intrusion.



9: GARAGE

Information

Room View





Features

1-car, shelving, automatic garage door, Cabinets

General Wear and Tear (moderate)

Noticeable cosmetic wear was observed on interior floors, walls, and ceilings. Examples include heavier scuffing, multiple scratches, worn finishes, small areas of chipped paint or drywall, and minor staining.

These conditions are consistent with extended household use, especially in a garage, and do not appear to affect structural integrity. While not urgent, you may wish to plan for routine maintenance such as repainting, refinishing, or minor patching to restore appearance and prevent further deterioration.

Ceiling: Type

Finished, Attic Above, Drywall, Textured ceiling

Flooring: Type

Synthetic Tile

All visible/accessible flooring has been inspected.

Walls & Firewalls: Type

Finished, Drywall, paint

Lighting Fixtures, Switches & Receptacles: All Accessible Light Switches Inspected

Lighting Fixtures, Switches & Receptacles: All Accessible Receptacles Inspected

Lighting Fixtures, Switches & Receptacles: All GFCI Outlets Tested/Inspected

The GFCI, or ground-fault circuit interrupter, is a monitoring device that compares the amperage of the current flowing to and from the receptacle.

A leak (electricity escaping the intended circuit) at the appliance or receptacle is detected and the GFCI will trip about 1/10th second after a ground fault of only 0.005 amps, interrupting the flow of electricity at the circuit.

Garage Door: Type

Sliding, Up-and-Over, Automatic

Garage Door: Material

Metal, Insulated

Garage Door: Manual Release Present

Doors & Windows: Door stopper(s) present

Doors & Windows: Entry Door to Interior

metal

Doors & Windows: Windows

Double-Hung Window Noted, vinyl frame

Every accessible window has been inspected.

Doors & Windows: Fire Door Designation Unconfirmed

Garage

The door appears to be constructed with fire-rated materials and design features consistent with a fire door, but lacks the required manufacturer's data tag or label that would definitively confirm its fire-rating classification. Without this documentation, the door's actual fire-resistance rating cannot be verified.

Life Safety Detectors: Garage Life-Safety Detectors

Life-Safety Detectors in a Garage

Both smoke and CO alarms are generally not recommended. Smoke alarms shouldn't be installed inside a garage because normal exhaust fumes can trigger false alarms, temperature swings can damage the sensor, and most units aren't rated for unconditioned spaces. CO alarms also aren't recommended in garages since vehicle exhaust produces short, high bursts of CO that can damage the sensor, nuisance-tripping is common, and most alarms aren't designed for unconditioned environments.

Limitations

Lighting Fixtures, Switches & Receptacles

RECEPTACLE GROUNDING NOTICE

All accessible grounded receptacles have been tested, but cannot be guaranteed to be properly grounded (even if tested to have ground).

In some cases, receptacles may have been wired in such a way to show up as grounded to a testing device, when not properly grounded to the electrical system.

This happens when someone connects a jumper wire from a neutral screw to the ground screw on the receptacle, giving the appearance (to testing equipment) of an alternate path back to the panel, commonly known as a bootleg ground.

Garage Door

UNABLE TO TEST AUTOMATED GARAGE DOOR

Automatic door opener inoperable. (See deficiencies section below.) Unable to test automatic garage door or associated safety features.

Deficiencies

9.2.1 Flooring

Recommended Repairs

DAMAGED/MISSING FLOOR COVERING

GARAGE

The garage floor covering is damaged or missing in areas. This exposes the underlying surface to moisture infiltration, chemical spills, and accelerated deterioration. The floor should be repaired or replaced with appropriate garage flooring material.





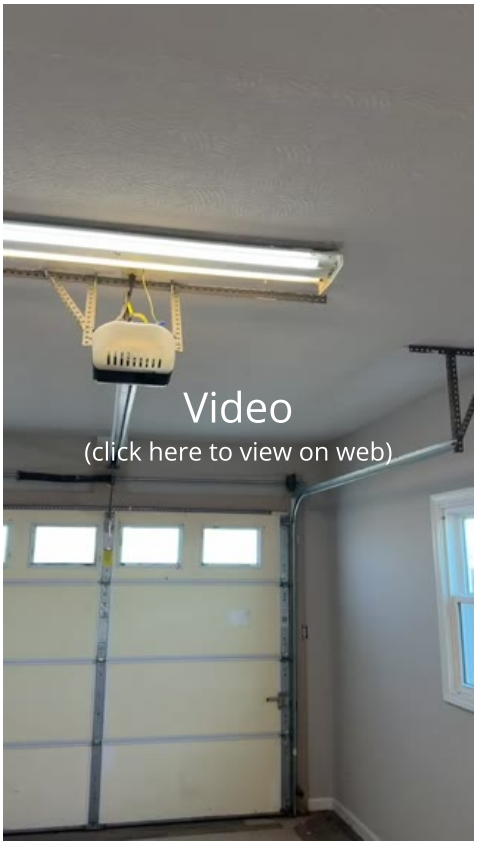

9.5.1 Garage Door

Recommended Repairs

INOPERABLE GARAGE DOOR OPENER

GARAGE

A qualified garage door contractor should diagnose the cause, which could range from a simple reset or battery replacement to motor or mechanical failure. I also observed a wasps in and around the ceiling-mounted electric motor. Use caution.



9.6.1 Doors & Windows

Maintenance/DIY/Info Item

FIRE DOOR NOT SELF-CLOSING

I strongly recommend that the fire door leading from the garage to the living space be self-closing. Installing self-closing hinges will help prevent spread of a fire to living space.

Self-closing fire doors are required in commercial buildings, but for some reason not in residential ones. Many builders install them anyway. A fire door only works if it is closed, after all.

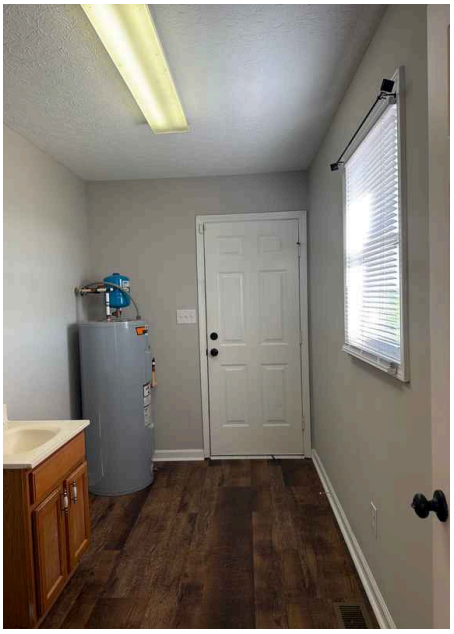
Recommend contractor install self-closing hinges. Or DIY:

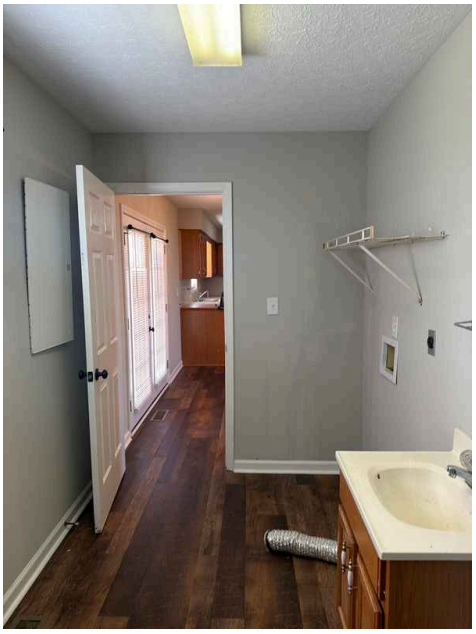
DIY Resource Link.

10: LAUNDRY/UTILITY ROOM

Information

General Features: Room View





General Features: General Features

shelving, water heater, electric panel, cabinets, Sink

Flooring, Walls, & Ceiling: Flooring

Vinyl, Synthetic

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Synthetic Designation

A designation of "synthetic" refers to vinyl, laminate, or hybrid flooring systems that are often difficult to tell apart during a visual, non-invasive inspection.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, Drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Washer/Dryer: Washer

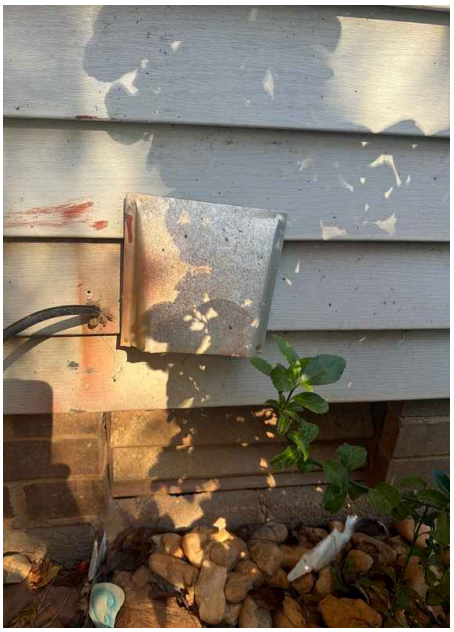
na

Washer/Dryer: Dryer

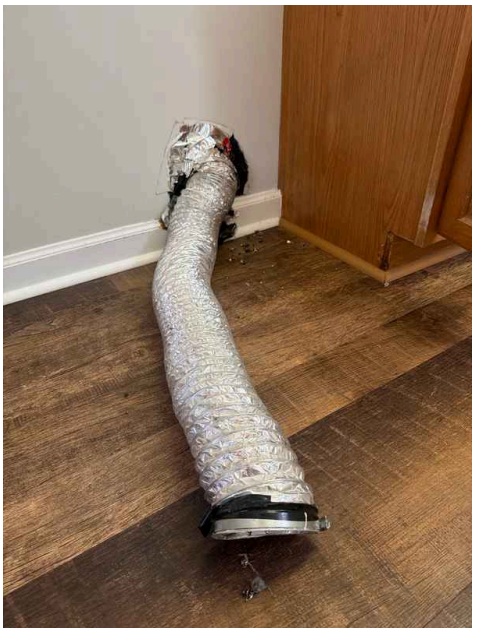
na

Washer/Dryer: Dryer Vent

Recommend regular cleaning to remove lint build up, which is a fire hazard. Dirty dryer vents are the number one cause of dryer-related fires!







Washer/Dryer: Water Shut Off & Discharge



Doors & Windows: Doors

All Doors Operable, door stopper present

Laundry tub/sink: Water pressure tested successfully

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Climate Control: Thermal Imaging- heat

63-97 degrees



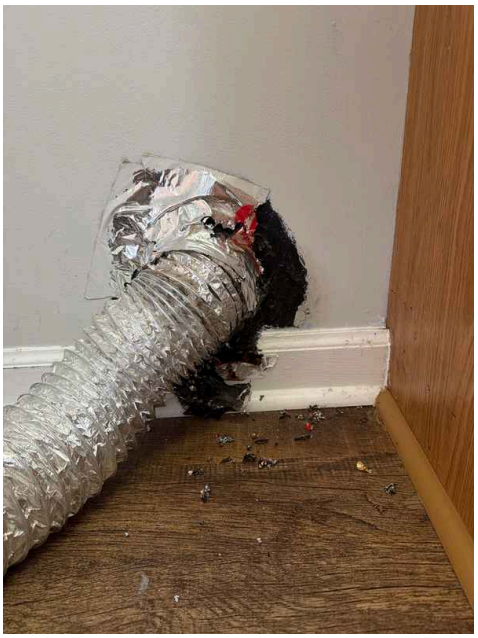
Deficiencies

10.2.1 Flooring, Walls, & Ceiling

DAMAGE AROUND DRYER VENT

Recommended Repairs

Damage in this area may allow moisture to penetrate surrounding materials, potentially leading to mold growth, structural deterioration, or pest entry. Have a qualified professional inspect and repair the damaged area, and ensure the vent is properly sealed and supported.



10.3.1 Washer/Dryer

Maintenance/DIY/Info Item

POSSIBLE WATER LEAK AT WATER SHUTOFF

Upon inspection, active dripping was observed accumulating in the catch tray due to a loose faucet assembly. The faucet was properly tightened and secured, resolving the leak. Continued routine monitoring is advised to confirm long-term integrity.



10.4.1 Lighting Fixtures, Switches, & Receptacles

Recommended Repairs

LAUNDRY RECEPTACLE NOT GFCI PROTECTED

I recommend qualified person install GFCI protection to this circuit for safety. Use with caution.

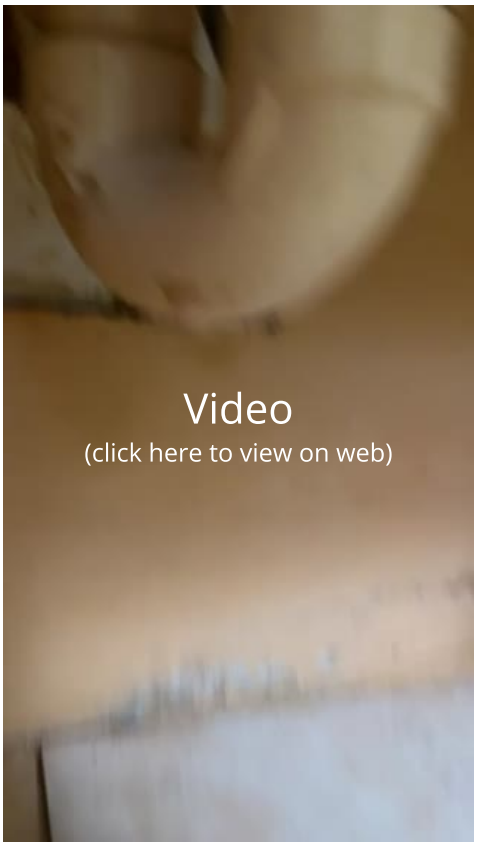


10.7.1 Laundry tub/sink

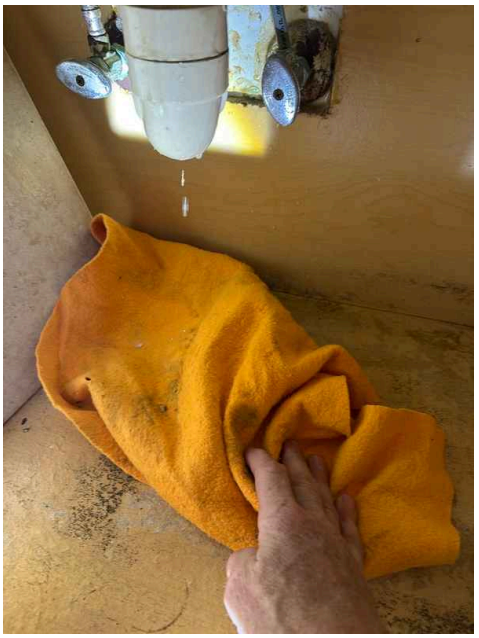
LEAKING LAUNDRY SINK

Recommended Repairs

Water leakage observed beneath the laundry sink during inspection. This is a drain problem. Water damage to surrounding cabinetry and flooring may occur if not addressed promptly. A plumbing contractor should inspect the sink connections, supply lines, and drain to identify and repair the source of the leak.







10.7.2 Laundry tub/sink

Recommended Repairs

WATER DAMAGE TO CABINETRY BELOW SINK

LAUNDRY/UTILITY ROOM

Water-damaged cabinetry can lead to structural deterioration, mold growth, and further material breakdown if not addressed. A plumber should inspect the sink connections and supply lines to identify and repair the source of the leak, and damaged cabinetry may require replacement or professional restoration.



10.7.3 Laundry tub/sink

Maintenance/DIY/Info Item

PB INSTALLED

Due to high failure rates from chemical reactions with chlorine, polybutylene pipes are notorious for causing leaks and are often required to be replaced, as they are no longer permitted by building codes. Monitor and replace as needed.



11: KITCHEN & DINING AREA

Information

Room View




Kitchen Appliances — Beyond SOP (Basic Operation Only)

InterNACHI's Standards of Practice do not require inspectors to test or evaluate kitchen appliances. As a courtesy, I perform basic operational checks only—such as running a short dishwasher cycle, verifying oven and burner heating, and testing the microwave with a glass of water—to confirm the appliance powers on and responds. These checks are limited and do not constitute a full diagnostic evaluation. Any concerns about performance, reliability, or future failure should be reviewed by a qualified appliance technician.

Flooring, Walls, & Ceiling: Flooring

Vinyl

Visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Drywall, Paint, Textured ceiling, Wall tiles

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This may include light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Lighting Fixtures, Switches & Receptacles: GFCI Outlets Tested/Inspected

The GFCI, or ground-fault circuit interrupter, is a monitoring device that compares the amperage of the current flowing to and from the receptacle.

A leak (electricity escaping the intended circuit) at the appliance or receptacle is detected and the GFCI will trip about 1/10th second after a ground fault of only 0.005 amps, interrupting the flow of electricity at the circuit.

Doors & Windows: Doors

All Doors Operable

Cabinets & Countertops: Countertops

Tile

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Sink: Plumbing

PVC, metal braid

Sink: Drains Properly

Cabinets & Countertops: Cabinets

Wood

Sink: Water Pressure & Flow

Good

Sink: Hot Water Supply

Kitchen

Hot water was tested and confirmed to be available at this sink. This indicates the water heater is functioning and delivering heated water to fixtures throughout the home's plumbing system.

Refrigerator: Brand
Samsung

Refrigerator: Features
Ice maker

Range/Oven/Cooktop: Brand
GE

Range/Oven/Cooktop: Type
Conventional Oven – Standard Oven Without A Fan

Range/Oven/Cooktop: Energy Source
Electric

Range/Oven/Cooktop: Ventilation Type
Vented, Microwave



Dishwasher: Brand
Whirlpool

Dishwasher: Tested and working

Microwave: Brand
GE

Microwave: Microwave Tested/Working

Climate Control & Ventilation: Thermal imaging – heat
65-102 degrees



Life Safety Detectors: Kitchen Life-Safety Detectors

Life-Safety Detectors Appropriate for a Kitchen

1. Smoke Alarms — You generally should NOT install a smoke alarm inside the kitchen because normal cooking often triggers nuisance alarms. Instead, the recommended placement is: At least 10 feet away from cooking appliances Often just outside the kitchen, in an adjacent hallway or open area This reduces false alarms while still providing early warning.

2. Carbon Monoxide (CO) Alarms (if gas appliances present) — nearby, not over the stove CO alarms should not be installed directly in the kitchen, because: Gas stoves can produce small, normal bursts of CO Heat and humidity can shorten sensor life If the kitchen contains a gas range, the nearest CO alarm is typically placed in the adjacent room or hallway.

Deficiencies

11.2.1 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

AMATEUR WIRING

KITCHEN

Amateur wiring installations may not meet safety standards (this one clearly doesn't), creating potential fire hazards and electrical shock risks. A licensed electrician should evaluate all amateur work, test for proper grounding and connections, and correct any deficiencies to ensure safe operation.

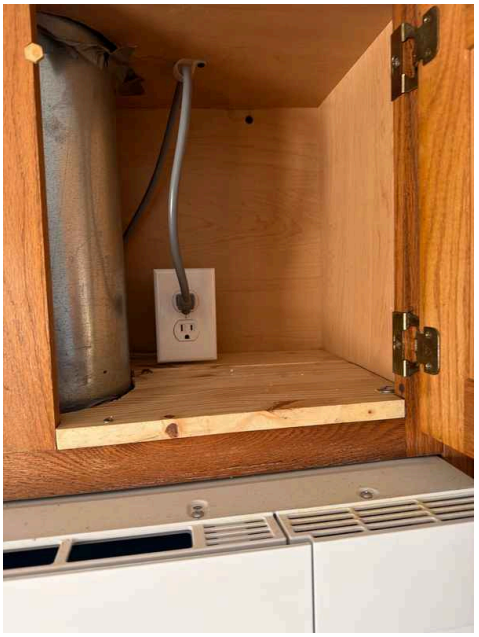


11.2.2 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

INTERMITTENT POWER AT RECEPTACLE

Intermittent power was observed at the receptacle during inspection, indicating an inconsistent electrical connection. This condition can result in equipment malfunction, data loss, or potential fire hazard if the loose connection generates heat. An electrical contractor should inspect the receptacle, test the circuit, and repair or replace the outlet as needed.



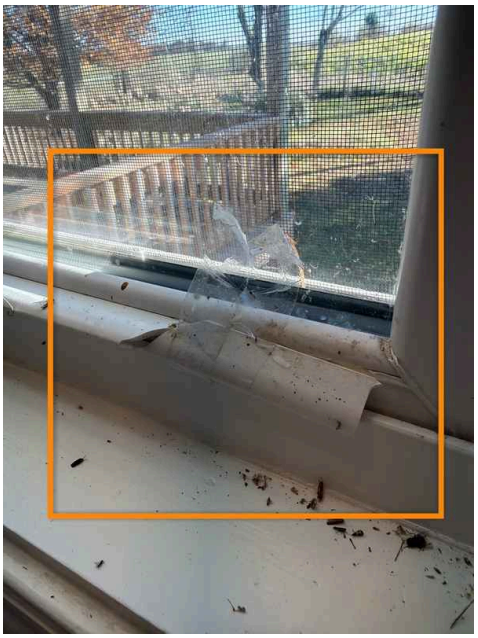
11.3.1 Doors & Windows

Recommended Repairs

COSMETIC WINDOW DAMAGE

KITCHEN

While cosmetic damage typically does not impact performance, it may affect the window's appearance and could potentially worsen over time if left unaddressed.



11.4.1 Cabinets & Countertops

CRACKED COUNTERTOP TILES AND MORTAR

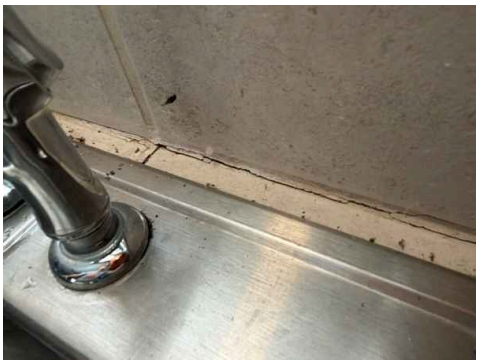
Recommended Repairs

KITCHEN

Cracked tiles and deteriorating mortar can allow moisture to penetrate beneath the surface, potentially leading to water damage, mold growth, or structural degradation of the substrate. The affected tiles and mortar should be evaluated and repaired or replaced by a qualified professional to prevent further moisture intrusion and maintain the countertop's integrity.





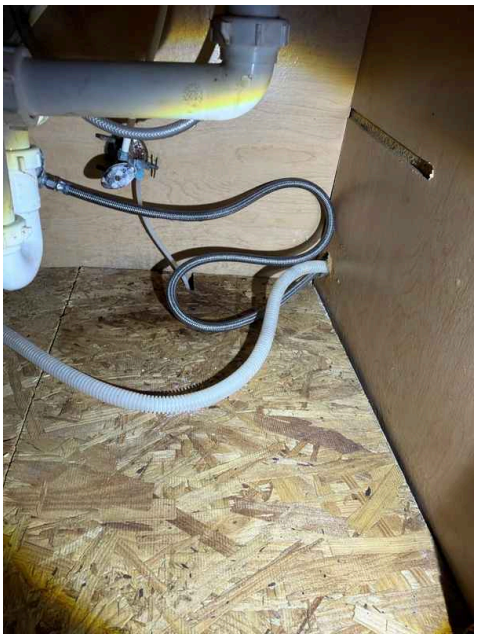


11.5.1 Sink

PAST WATER DAMAGE UNDER SINK

Recommended Repairs

Repair as needed.

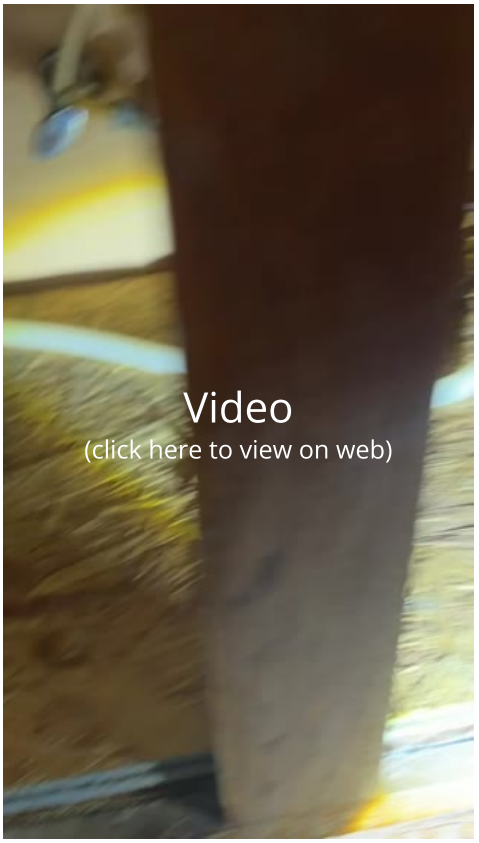


11.5.2 Sink

Recommended Repairs

LEAK(S) NOTED IN PLUMBING UNDER SINK

Recommend qualified professional to evaluate, repair, & replace as needed.



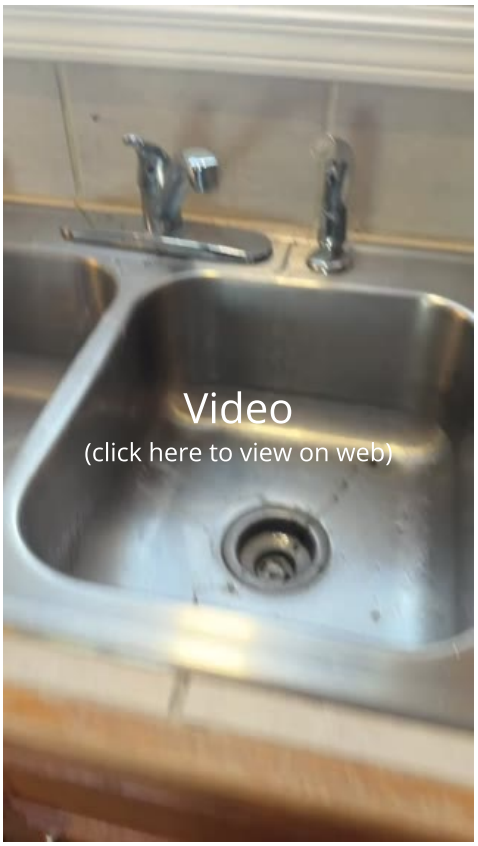
11.5.3 Sink

Recommended Repairs

FAULTY DIVERTER VALVE

KITCHEN

A faulty diverter can result in water flowing to unintended outlets, reduced water pressure, or inability to direct water where needed. Have a plumbing contractor inspect and repair or replace the diverter valve to restore proper function.



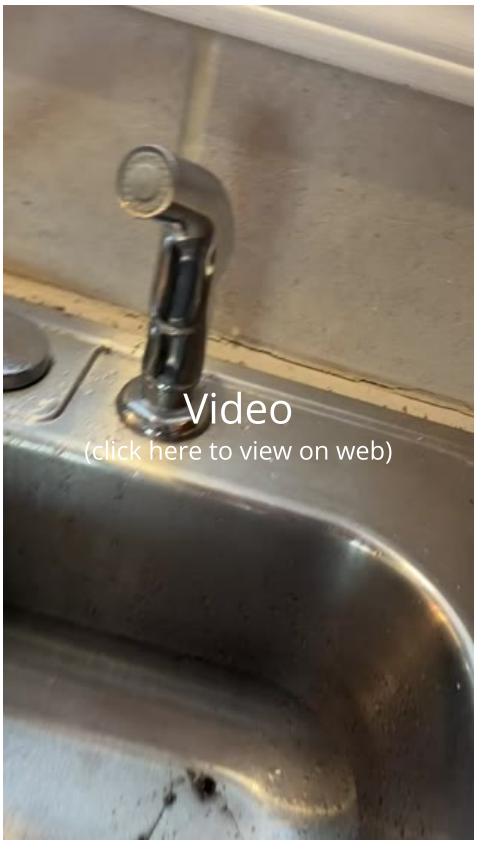
11.5.4 Sink

LEAKY SINK SPRAYER

Recommended Repairs

KITCHEN

This indicates a worn seal, faulty valve, or loose connection within the sprayer mechanism. Water damage to cabinets and countertops may occur if the leak persists. Have a plumbing contractor inspect and repair or replace the sprayer assembly as needed.



11.8.1 Dishwasher

NO HIGH-LOOP OR AIR-GAP DEVICE DETECTED

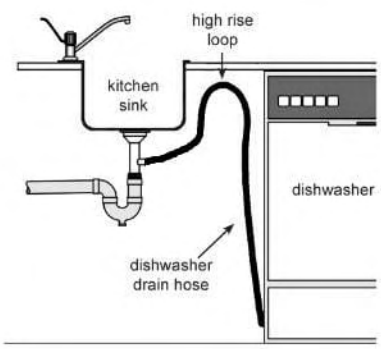
Recommended Repairs

High-loops and air-gaps are devices used to prevent dirty water from back-flowing into a clean water supply, especially in dishwashers. Some newer models have a "check-valve" that do not allow dirty water back into the dishwasher and do not require high loops or air gaps.

Recommend checking manufacture specifications to see if this model dishwasher has a check valve.
If not, recommend ensuring proper installation of high loop or air gap on dishwasher drainage tube.



Air gaps usually require a more extensive installation so here is a diagram of what a high-loop would look like:



11.10.1 Climate Control & Ventilation

Recommended Repairs

LOW/NO AIRFLOW

KITCHEN - BELOW SINK

This indicates the system is not functioning properly to circulate conditioned air. A qualified HVAC professional should evaluate the system to identify the cause, which may include blocked ducts, a failed blower motor, or other mechanical issues requiring repair.





12: BATHROOM - MAIN

Information

General Features: Room View



General Features: Type

Full

General Features: Bathroom ventilation fan present and operating

General Features: Functional Flow Test

Acceptable

A Functional Flow Test is when you turn on all the plumbing fixtures in the bathroom and flush the toilet at the same time.

It helps assess water pressure and flow consistency in the plumbing system.

General Features: Functional Drainage

Drainage appears adequate at the time of inspection.

Flooring, Walls, & Ceiling: Flooring

Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, Drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This includes light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Doors & Windows: Doors

All Doors Operable, door stopper(s) present

Doors & Windows: Window(s)

no windows

Sink: Plumbing

PVC, PB installed*

Sink: Water Pressure & Flow

Good

Sink: Drains Properly

Sink: Stopper works

Toilet: Toilet Functions Properly

Shower/Tub: Type
Shower + Tub

Shower/Tub: Water Pressure & Flow
Good

Shower/Tub: Drains Properly

Shower/Tub: Stopper Inspected To Work

Climate Control & Ventilation: Thermal imaging- heat
61-107 deg



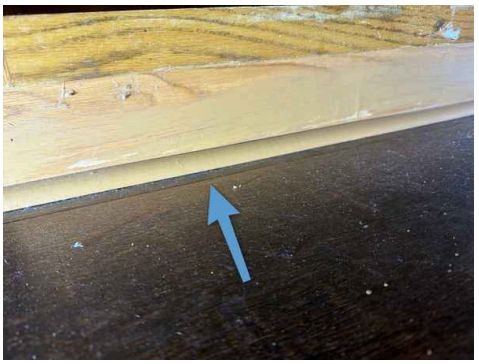
Deficiencies

12.5.1 Sink

Maintenance/DIY/Info Item

CABINETRY NOT SEALED TO FLOOR

Recommend sealing with appropriate bath and shower caulk to prevent water intrusion into crevasses where it could potentially cause stains, growth, or damage.

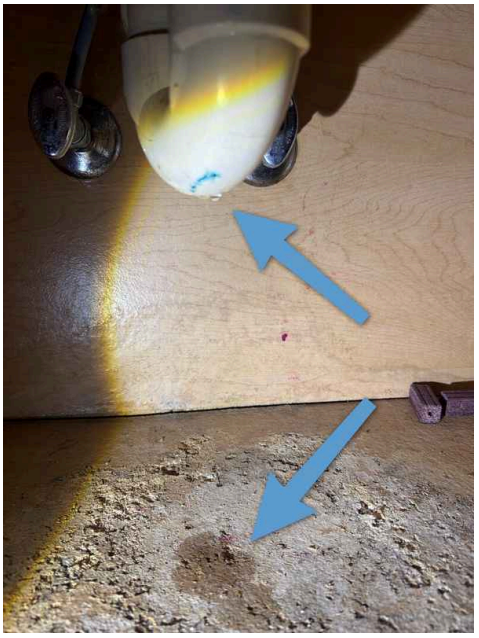


12.5.2 Sink

Maintenance/DIY/Info Item

LEAK(S) NOTED IN PLUMBING UNDER SINK

Recommend licensed plumber assess and repair.



12.5.3 Sink

NO OVERFLOW HOLE

Maintenance/DIY/Info Item

Bathroom sink has no overflow hole. This may lead to slower drainage & increased risk of overflow (if the drain becomes clogged).

Recommend monitoring and caution when filling the sink.

12.5.4 Sink

PB INSTALLED

Maintenance/DIY/Info Item

Due to high failure rates from chemical reactions with chlorine, polybutylene pipes are notorious for causing leaks and are often required to be replaced, as they are no longer permitted by building codes. Monitor and replace as needed.



12.5.5 Sink

WATER DAMAGE UNDER SINK

Recommended Repairs

The damage should be inspected and repaired by a licensed professional as needed.



12.6.1 Toilet

TOILET MOVES/ROCKS FREELY

Recommended Repairs

Could be a danger to the plumbing beneath, causing leaks and future problems... Also very uncomfortable.

Recommend qualified professional to assess, repair, & replace as needed.



12.7.1 Shower/Tub

Maintenance/DIY/Info Item

TUB/SHOWER NOT SEALED TO FLOOR

BATHROOM

The tub/shower is not sealed where it meets the floor. This allows water to penetrate behind it during bathing or cleaning, potentially leading to water damage. This should be sealed with appropriate caulk or sealant.

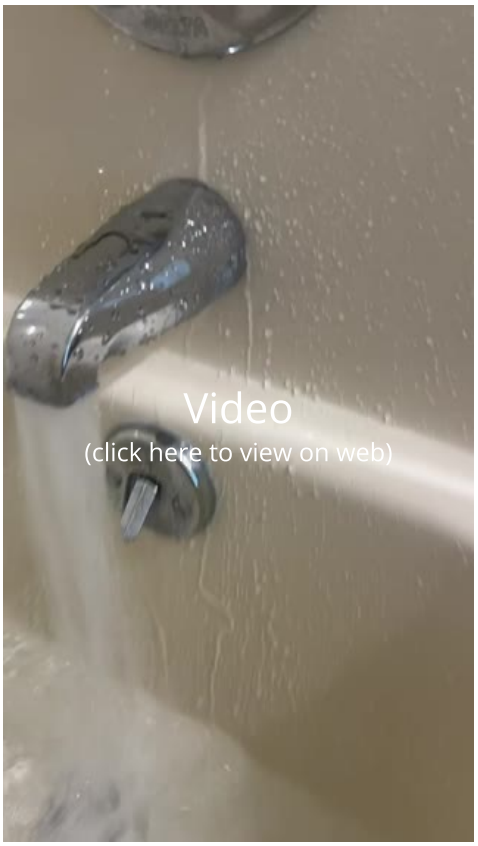


12.7.2 Shower/Tub

Recommended Repairs

LEAKY FAUCET

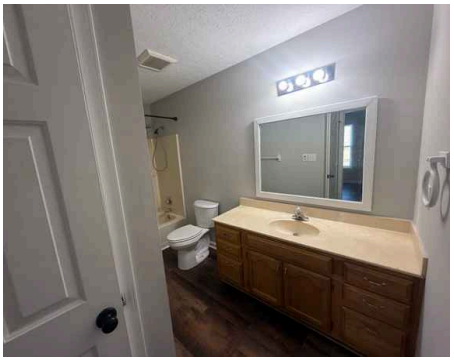
A plumbing contractor should inspect and repair or replace the faulty valve to stop the leak.


Video
(click here to view on web)

13: BATHROOM - MASTER

Information

General Features: Room View





General Features: Type
Full

General Features: Bathroom ventilation fan present and operating

General Features: Functional Flow Test
Acceptable

A Functional Flow Test is when you turn on all the plumbing fixtures in the bathroom and flush the toilet at the same time.

It helps assess water pressure and flow consistency in the plumbing system.

General Features: Functional Drainage

Drainage appears adequate at the time of inspection.

Flooring, Walls, & Ceiling: Flooring
Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings
Finished, Textured Ceiling, Drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This includes light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Doors & Windows: Doors
All Doors Operable, door stopper present

Doors & Windows: Window(s)
no windows

Sink: Plumbing
PVC, PB installed*

Sink: Water Pressure & Flow
Good

Sink: Drains Properly

Toilet: Toilet Functions Properly

Toilet: Properly Secured to Floor

Shower/Tub: Type
Shower + Tub

Shower/Tub: Water Pressure & Flow
Good

Shower/Tub: Drains Properly

Climate Control & Ventilation:
Thermal imaging- heat
61-95 deg



Deficiencies

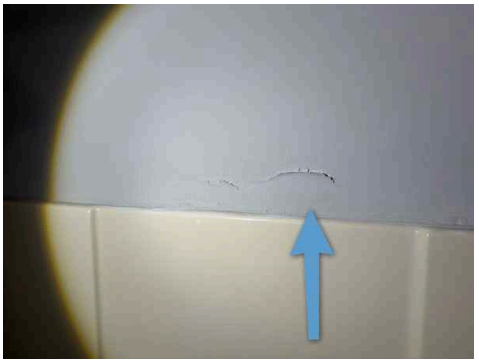
13.2.1 Flooring, Walls, & Ceiling

Maintenance/DIY/Info Item

PEELING PAINT ON WALLS

MASTER BATHROOM

Paint is peeling from the bathroom wall above shower wall. This indicates moisture exposure or poor paint adhesion, which is common in high-humidity bathroom environments. The peeling should be addressed by scraping, repainting, and identifying any underlying moisture sources to prevent recurrence.



13.3.1 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

GFCI RECEPTACLE WON'T RESET

MASTER;BATHROOM

The GFCI receptacle in the master bathroom will not reset when the test button is pressed. This indicates the device is not functioning properly and cannot provide ground fault protection. A qualified electrician should evaluate the receptacle and determine whether it needs replacement or if there is an underlying wiring issue preventing proper operation.

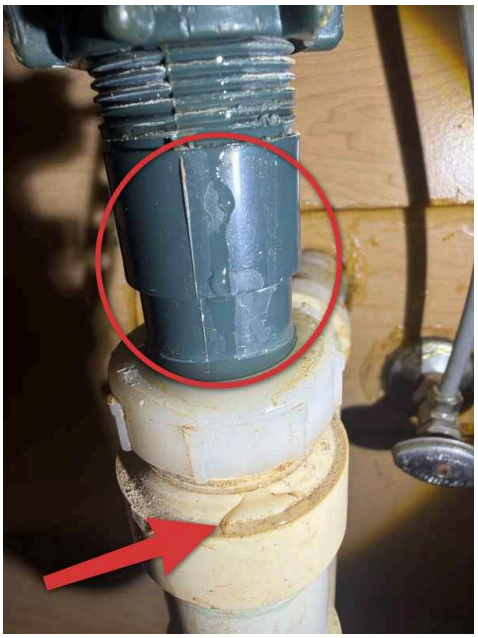


13.5.1 Sink

Recommended Repairs

LEAK(S) NOTED IN PLUMBING UNDER SINK

Recommend licensed plumber assess and repair.



13.5.2 Sink

NO OVERFLOW HOLE

Maintenance/DIY/Info Item

Bathroom sink has no overflow hole. This may lead to slower drainage & increased risk of overflow (if the drain becomes clogged).

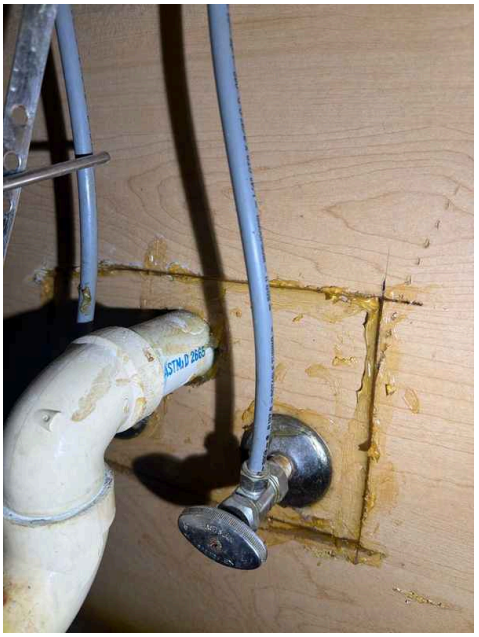
Recommend monitoring and caution when filling the sink.

13.5.3 Sink

PB INSTALLED

Maintenance/DIY/Info Item

I only found this stuff under the sinks. It is not used for distribution anywhere I could see. Monitor and replace as needed.



13.5.4 Sink

STOPPER NOT WORKING

Maintenance/DIY/Info Item

Sink stopper (drain plug) is not functional. They don't close smoothly and then they stick shut.

Recommend replacement or repair.

13.5.5 Sink

WATER DAMAGE UNDER SINK

Recommended Repairs



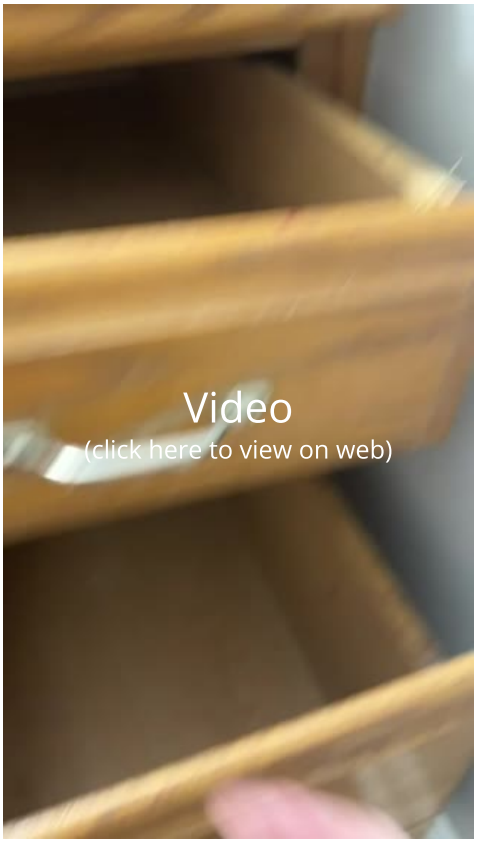
13.5.6 Sink

BROKEN SINK DRAWER

Recommended Repairs

MASTER BATHROOM

The sink drawer is broken and not functioning properly. A handyman or carpenter can assess the extent of the damage and recommend the most cost-effective solution.



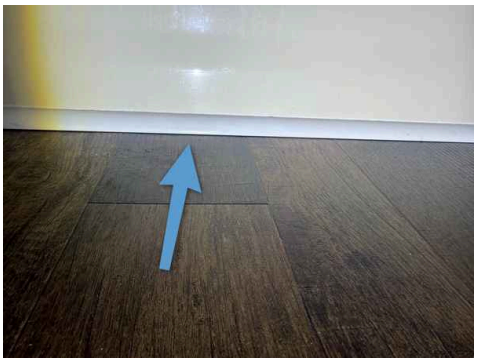
13.7.1 Shower/Tub

TUB/SHOWER NOT SEALED TO FLOOR

Maintenance/DIY/Info Item

BATHROOM

The tub/shower is not sealed where it meets the floor. This allows water to penetrate behind it during bathing or cleaning, potentially leading to water damage. This should be sealed with appropriate caulk or sealant.



13.7.2 Shower/Tub

Maintenance/DIY/Info Item

STOPPER MISSING OR NOT WORKING

Recommend qualified person to evaluate, repair, & replace as needed.

14: BEDROOM - MASTER

Information

General Features: Room View





General Features: General Features

walk-in closet, connected bathroom, Ceiling fan

Flooring, Walls, & Ceiling: Flooring

Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This includes light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Lighting Fixtures, Switches, & Receptacles: Ceiling Fan Fixture(s) Inspected

Doors & Windows: Doors

All Doors Operable, door stopper(s) present

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Climate Control: Thermal imaging - heat

60-100 deg



Deficiencies

14.2.1 Flooring, Walls, & Ceiling

Maintenance/DIY/Info Item

WALLS - CRACKS AROUND DOOR/WINDOW FRAME

This is usually a sign of soil movement/house settlement. Not unusual but needs to be monitored.



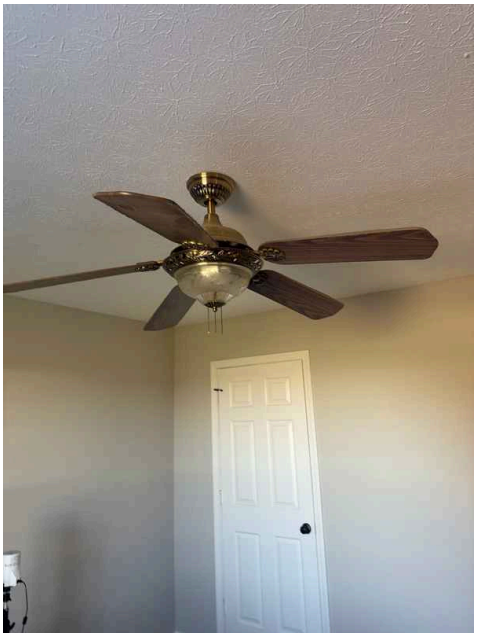
14.3.1 Lighting Fixtures, Switches, & Receptacles

Recommended Repairs

CEILING FAN INOPERABLE

MASTER

The ceiling fan is not functioning. A non-functioning fan may indicate electrical connection issues, motor failure, or control problems that should be evaluated and repaired by appropriate personnel to restore proper operation.



14.6.1 Life Safety Detectors

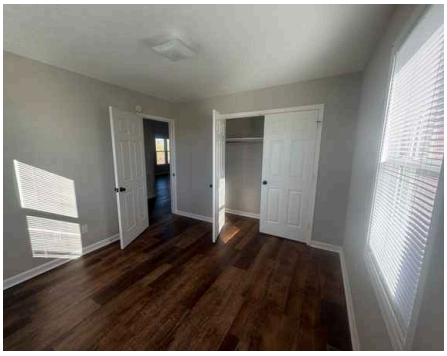
Maintenance/DIY/Info Item

NOT PRESENT

15: BEDROOM 2

Information

General Features: Room View



General Features: General Features

closet

Flooring, Walls, & Ceiling: Flooring

Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This includes light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Doors & Windows: Doors

All Doors Operable, door stopper(s) present

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Climate Control: Thermal imaging - heat

63-104 deg



Life Safety Detectors: Smoke Detector Present

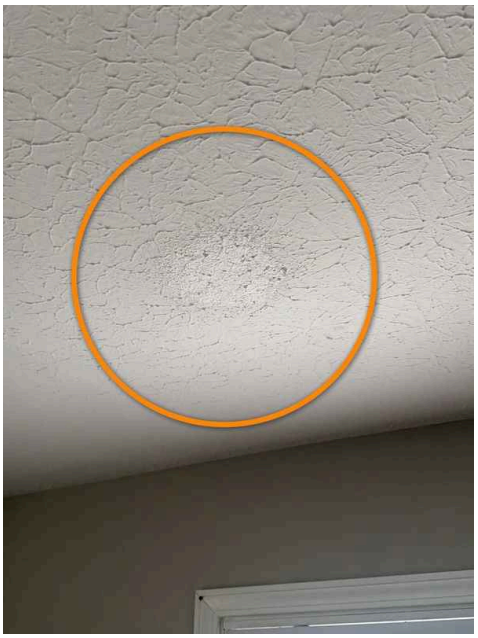
Deficiencies

15.2.1 Flooring, Walls, & Ceiling

Recommended Repairs

DRYWALL CEILING DAMAGE

This damage may indicate previous water intrusion. No moisture detected on inspection day. Monitor.



15.4.1 Doors & Windows

Maintenance/DIY/Info Item

CAULKING MAINTENANCE NEEDED AROUND WINDOW FRAME

BEDROOM

Deteriorated or missing caulk allows water infiltration around the frame, which can lead to water damage, rot, and mold growth. It can also allow in outside air. A qualified professional or handyman should inspect the caulking condition and reapply as needed to maintain a proper seal.





15.4.2 Doors & Windows

Maintenance/DIY/Info Item

MOISTURE STAINS BELOW WINDOW

Dry moisture staining observed below the window during inspection. The stain suggests previous water intrusion, though no active moisture is currently present. Monitor the area during and after rainfall to determine if the issue is ongoing or has resolved.



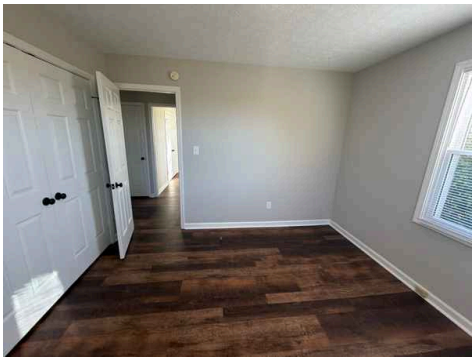


16: BEDROOM 3

Information

General Features: Room View





General Features: General Features

closet

Flooring, Walls, & Ceiling: Flooring

Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This includes light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Doors & Windows: Doors

All Doors Operable, door stopper(s) present

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Climate Control: Thermal imaging - heat

59-101 deg



Life Safety Detectors: Smoke Detector Present

Needs battery, was chirping.

Deficiencies

16.4.1 Doors & Windows

Maintenance/DIY/Info Item

MOISTURE STAINS BELOW WINDOW

Dry moisture staining observed below the window during inspection. The stain suggests previous water intrusion, though no active moisture is currently present. Monitor the area during and after rainfall to determine if the issue is ongoing or has resolved.



16.4.2 Doors & Windows

Maintenance/DIY/Info Item

CAULKING MAINTENANCE RECOMMENDED

BEDROOM

Over time, caulk deteriorates, cracks, and separates, allowing water infiltration around frames. Reapplying caulk helps prevent moisture damage, drafts, and potential structural issues. A handyman or qualified DIYer can remove old caulk and apply fresh sealant to maintain a proper weather seal.









17: LIVING ROOM

Information

General Features: Room View



General Features: Basic Features

exterior exit door, mantel, open design, Ceiling fan, fireplace

Flooring, Walls, & Ceiling: Flooring

Vinyl, Synthetic

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This may include light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Lighting Fixtures, Switches, & Receptacles: Ceiling Fan Fixture(s) Inspected

Doors & Windows: Doors

All Doors Operable

Doors & Windows: Window(s)

Double-Hung, vinyl frame

Climate Control: Thermal imaging – heat

62-105 degrees





Fireplace: Fireplace type:

Former wood burning fireplace, No longer in use

Fireplace: Lintel Inspected

Fireplace lintels are structural components that span the opening above the firebox, supporting the weight of the chimney and surrounding masonry. These are typically made of steel or cast iron and are critical to the fireplace's structural integrity. Proper inspection of lintels helps identify potential sagging, corrosion, or deterioration that could compromise the fireplace's safety and function.

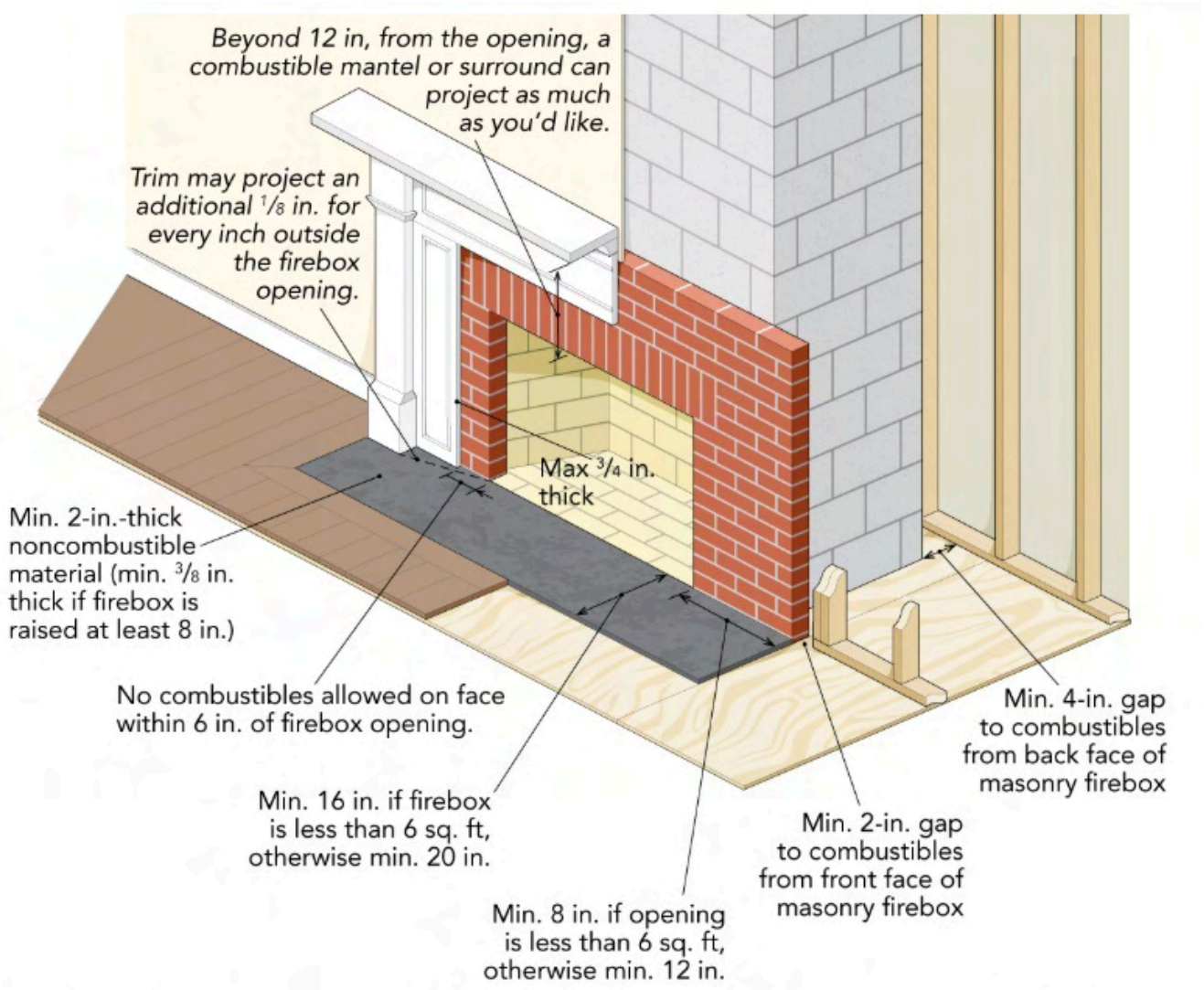
Fireplace: Firebox and Refractory Panels Inspected

Living Room

The firebox and refractory panels were examined during the inspection. These components are critical to fireplace function and safety, as they contain and reflect heat from the fire while protecting the surrounding structure from excessive temperatures.

Fireplace: Hearth and Combustible Clearances Inspected

Proper clearances from combustible materials are essential for safe fireplace operation, as they help prevent heat transfer to nearby structures and reduce fire risk. Adequate spacing ensures the fireplace functions safely and meets standard safety practices. Any deficiencies will be noted below.



https://www.finehomebuilding.com/2023/01/11/code-requirements-for-fireplace-clearances

Fireplace: Decommissioned Wood Burning Fireplace

Living Room

A wood burning fireplace that is no longer in use has been decommissioned. This typically means the fireplace has been sealed, capped, or otherwise taken out of service to prevent drafts, energy loss, or safety concerns. A fireplace professional should assess and make any necessary repairs before use or modification.

Deficiencies

17.3.1 Lighting Fixtures, Switches, & Receptacles

Recommended Repairs

NON-FUNCTIONAL RECEPTACLE HALF

LIVING ROOM

The top half of the receptacle is not providing power when tested during inspection. This indicates a potential internal wiring issue, tripped breaker, or failed outlet component. An electrical contractor should evaluate and repair or replace the receptacle to restore full functionality.



17.4.1 Doors & Windows

Maintenance/DIY/Info Item

DOOR STOPPER MISSING

Recommend installing a proper door stop to protect the wall surface and hardware.

17.4.2 Doors & Windows

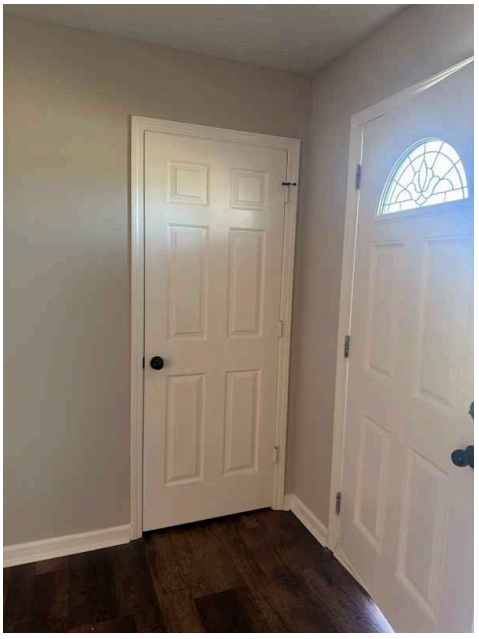
Maintenance/DIY/Info Item

DOOR DOES NOT LATCH

CLOSET DOOR

Door does not latch properly. Recommend qualified handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.



17.4.3 Doors & Windows

Maintenance/DIY/Info Item

MOISTURE STAINING BELOW WINDOW

Dry moisture staining observed below the window during inspection. The stain suggests previous water intrusion, though no active moisture is currently present. Monitor the area during and after rainfall to determine if the issue is ongoing or has resolved.





17.6.1 Life Safety Detectors

Maintenance/DIY/Info Item

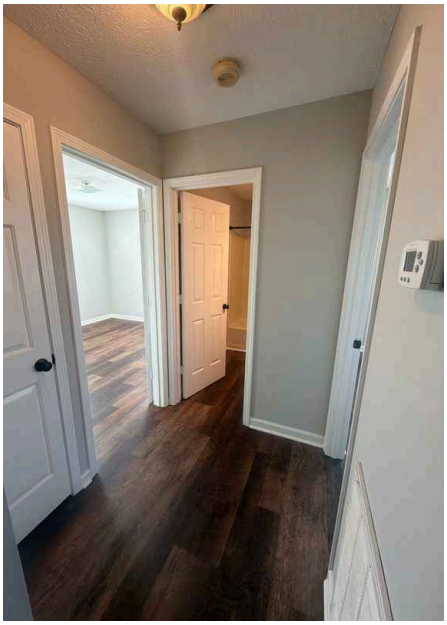
NO CO OR SMOKE ALARMS INSTALLED

Recommend installing a smoke alarm in all living areas. (No CO detector needed without gas heat or gas appliances.)

18: HALLWAY

Information

General Features: Room View



General Features: Basic Features

closet, Thermostat, HVAC filter

Flooring, Walls, & Ceiling: Flooring

Vinyl

All visible/accessible flooring has been inspected.

Flooring, Walls, & Ceiling: Walls & Ceilings

Finished, Textured Ceiling, Drywall, Paint

All visible/accessible walls and ceilings have been inspected.

Flooring, Walls, & Ceiling: General Wear and Tear (minor)

Normal cosmetic wear was observed on interior floors, walls, and ceilings. This may include light scuffs, minor scratches, small nail holes, and typical blemishes consistent with regular household use. These conditions are not unusual and do not affect the structural performance of the home. No significant damage or safety concerns were noted. Routine maintenance such as cleaning, touch-up painting, or minor repairs may be performed at the homeowner's discretion to improve appearance.

Doors & Windows: Doors

All Doors Operable

Doors & Windows: Window(s)

no windows

Life Safety Detectors: Smoke Detector Present

Deficiencies

18.5.1 Climate Control

Maintenance/DIY/Info Item

NO REGISTER LOCATED IN THIS ROOM

For client reference.

19: WOOD DESTROYING ORGANISMS

Information

Observations: Wood-Destroying Organism (WDO) Inspection Overview

This section summarizes the scope of the WDO (wood-destroying organisms) portion of the inspection, the common evidence we look for, and the inherent limitations of a visual inspection in a finished home.

What we inspect

- Structure and accessible wood elements: exposed framing, sills, rim joists, floor systems, attic framing, roof decking, porches, decks, stair stringers, and site-built outbuildings when accessible.
- Interior areas: basements, crawlspaces, closets, garage walls, and interior finishes where evidence is visible.
- Exterior areas: siding, trim, foundation walls, weep holes, eaves, door and window frames, and any wood-to-soil contacts.
- Moisture sources and conducive conditions: roof leaks, plumbing leaks, poor drainage, gutter issues, improper grading, and vegetation touching the structure.
- Common signs of infestation or damage: termite mud tubes; frass (sawdust-like material); hollowed or honeycombed wood; blistering or peeling paint over wood damage; visible exit holes or tunneling from beetles; fungal fruiting bodies or visible rot.

Typical organisms looked for

- Subterranean and drywood termites
- Carpenter ants and carpenter bees
- Powderpost and other wood-boring beetles
- Wood-rotting fungi and decay organisms

Findings and recommendations

- Observations recorded: location, type of evidence, extent of visible damage, and likely source or conducive condition.
- Recommended next steps: further evaluation by a licensed pest control or structural professional when evidence suggests active infestation or significant damage; mitigation of moisture sources; and targeted treatment or repairs as appropriate.

Inherent limitations of a visual WDO inspection in a finished home

- Non-invasive visual scope: The inspection is limited to visible and accessible areas only. We do not perform destructive or invasive probing, disassembly, or removal of finishes.
- Concealed infestations: Organisms, damage, or active infestations within wall cavities, behind finished surfaces, under insulation, inside sealed voids, or beneath permanently installed finishes may not be visible and can be missed.
- Access restrictions: Furnishings, storage, built-in cabinetry, finished ceilings, finished floors, locked or restricted areas, and unsafe access prevent examination of underlying components.
- Intermittent or seasonal activity: Some pests are seasonal or active only under certain conditions; absence of visible evidence at the time of inspection does not guarantee absence at other times.
- Moisture and early decay: Early stages of rot or moisture intrusion can be hidden behind cladding or finishes and may not be apparent until invasive investigation or removal.
- *Not a warranty or guarantee: A visual WDO inspection provides professional observations and reasonable assessment at the time of inspection, but is not a guarantee that wood-destroying organisms do not exist, will not develop later, or that all damage has been identified.*

Bottom line

This WDO inspection provides a competent, visual evaluation of accessible areas and identifies observable evidence of wood-destroying organisms and conditions that promote them. For concealed, suspected, or extensive problems, follow-up invasive evaluation, focused probing, or a full assessment by a licensed pest control or structural specialist is recommended to determine the full extent of damage and appropriate treatment or repair.

Observations: Homeowner's Responsibility

Your job as the homeowner is to monitor the observable areas where insect damage has occurred or could potentially occur in the future. Look for obvious signs of insect infestation around known problem areas.

Quick homeowner checklist — what to look for:

- Mud tubes on foundation walls or piers.
- Sawdust-like frass piles near wood members or openings.
- Hollow-sounding or honeycombed wood when tapped.
- Small exit holes in trim, joists, or furniture (beetles).
- Swarms of winged insects, discarded wings, or live colonies.
- Soft, crumbling wood, fungal fruiting bodies, or obvious rot.
- Wood-to-soil contact, poor drainage, or vegetation touching the structure.

For more information, visit this website: Top 5 Signs of a Termite Infestation in Your Home.

Observations: I observed indications of live insects (description and location):
No

Observations: I observed indications of dead insects, insect parts, mud tubes, holes, or staining (description and location):
No

Observations: I observed indications of live wood-destroying insects (description and location):
No

Observations: I observed indications of possible moisture, wood decay, mold, or fungi (description and location):
No

Here's some useful information on wood rot fungus:
https://crawlspaceninja.com/essential-guides/essential-guide-to-wood-rot-fungus/

Observations: I observed indications of possible previous correction (description and location):
No

Observations: I observed indications of structural damage at wooden components (description and location):
Yes

Rim joist. See crawlspace section for details.

Observations: Based upon my observations during my home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible wood-destroying organism (WDO) infestation and provide control if deemed necessary.
Yes

Limitations

Observations

UNABLE TO SEE EVERYTHING

This inspection is limited to a visual assessment of the readily accessible areas of the structure. Numerous components, including those concealed behind walls or otherwise inaccessible, are excluded from evaluation.

20: SEPTIC SYSTEM DYE TEST

Information

General: About Septic Systems

A septic system receives, treats and disposes of unwanted wastewater and solids from a home's plumbing system. Solids are partially broken down into sludge within a septic tank and are separated from effluent (water) and scum (fat, oil and grease). Effluent regularly exits the tank into a drainfield where it is naturally filtered by bacteria and reentered into the groundwater. Scum and sludge must be pumped periodically and should never enter the drainfield.

General: Visual Drain Field Inspection

The drain field was walked during the inspection. The drain field is the area where treated wastewater from the septic tank is dispersed into the soil for final filtration and absorption. Regular observation of this area helps identify potential issues such as wet spots, settling, or vegetation changes that may indicate system problems.



Layout of a conventional drain field.

General: Septic Tank Location

Front of home

Dye & Load Test: Description

A dye and load test is a basic, **non-invasive evaluation** of how a home's septic system handles normal wastewater flow. During this test, a non-toxic tracing dye is flushed down a toilet before running 100–150 gallons of water through the system. This simulates short-term daily usage without overwhelming or stressing a marginal system. (A typical bathtub left running will produce 100 gallons of water in roughly 15–25 minutes.)

The purpose of this test is to observe whether the system accepts and disperses water properly. The appearance of dye at the surface indicates a problem with the system. It is a useful and most basic screening tool for identifying common septic issues.

However, a dye and load test has important limitations. It does not evaluate the internal condition of the septic tank, baffles, distribution box, or drainfield components below ground. It also cannot determine the remaining lifespan of the system or detect problems that do not appear during short-term flow.

Homeowners who want a complete septic system inspection should hire a licensed septic contractor to perform a full evaluation. This typically includes opening the tank, measuring sludge and scum levels, inspecting internal components, and assessing the drainfield — the only way to obtain a comprehensive understanding of the system's condition.





Product - Main bathroom

Dye & Load Test: Drain Field view




Dye & Load Test: Dye Test Results: No Dye Surfaced

PASSED

The absence of visible dye at the surface typically indicates that the septic system is functioning properly and that effluent is being absorbed into the drain field as designed. This test helps identify potential failures such as system overflow, improper drain field installation, or soil saturation that would allow untreated effluent to surface or contaminate groundwater.

21: WATER SAMPLE

Information

What's Next?

Someone from Second Mile Service Group will reach out with your results as soon as they are ready!

SECOND MILE™
HVAC | WATER FILTRATION

22: RADON

Information

What's next?

My good friend and colleague, Adnan Smajlagic, will run his radon testing machine in the lowest living space in the home for a minimum of 48 hours. Once that phase is complete and he's crunched the data, he'll reach out to you with his findings! I've included his phone number below should you need to contact him.

270-320-7560

https://www.tiapropertyinspections.com/



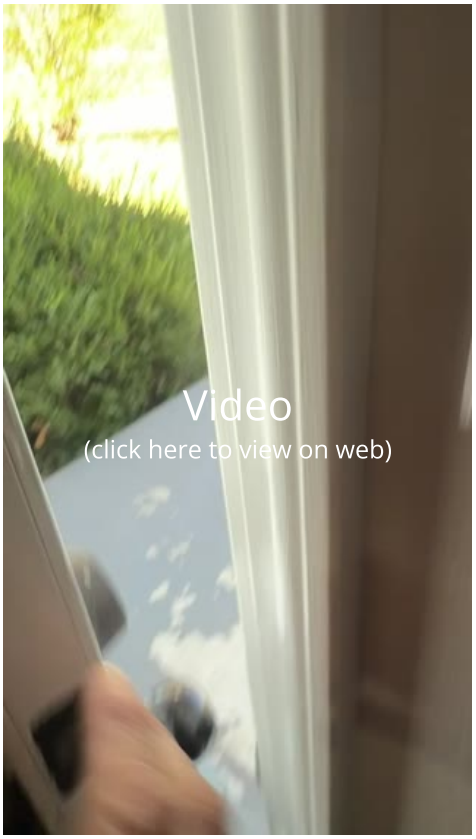
23: NEXT STEPS & FURTHER INFORMATION

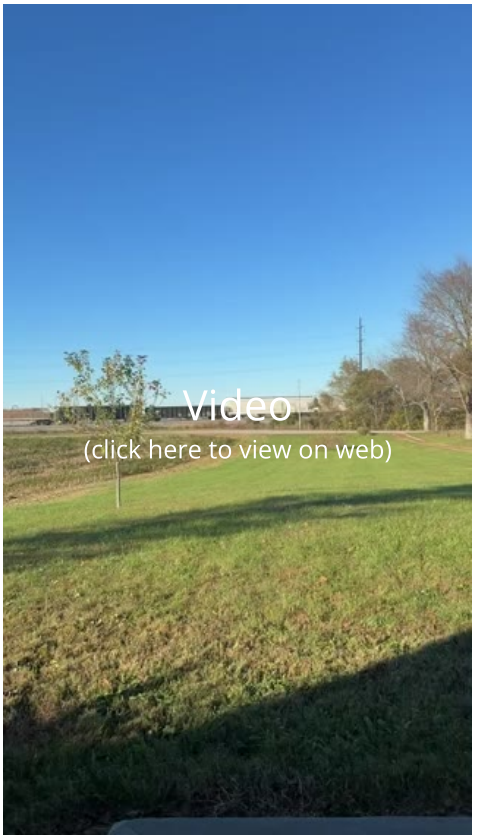
Information

Near RR Tracks

Probably a couple hundred yards away.







Sinkhole in Field Next to Property

I'm not a sinkhole expert, and this entire region is karst topography. Regardless, something a homeowner should be aware of.

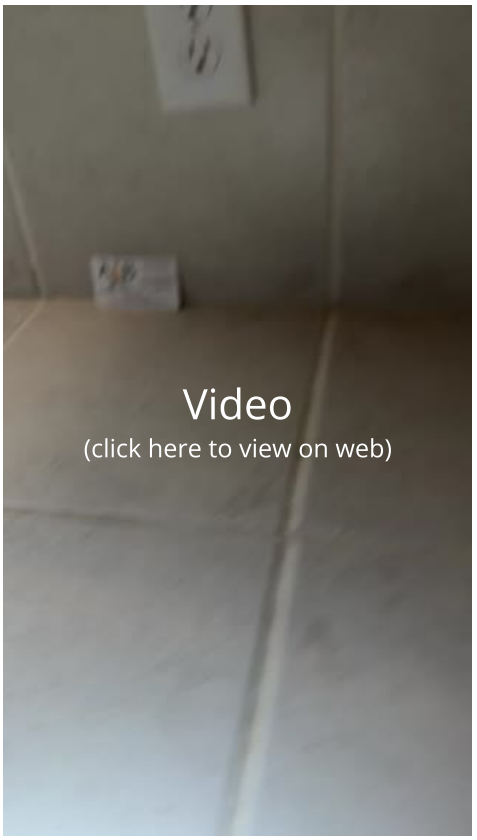


Numerous Brown Recluse Spiders

Numerous brown recluse spiders, dead and alive, were observed during the inspection. Brown recluse spiders are venomous and their bites can cause serious medical complications including tissue damage and systemic reactions. A pest control professional should conduct a comprehensive evaluation and implement appropriate treatment measures to eliminate the infestation and prevent future occurrences.













Seasonal Maintenance Checklist:

Click here for an awesome Seasonal Maintenance Checklist from my friends at American Home Inspector Training (AHIT)

AHIT are the folks who trained me. They know their stuff, and are good at helping you know it, too.

If you ever have any questions or need assistance with these tasks, don't hesitate to reach out!

Now Offering Home Maintenance Inspections

Home maintenance inspections are essentially a routine health checkup for your house, where a licensed inspector (like me!) reviews major systems such as the roof, foundation, HVAC, electrical, plumbing, and structural elements to spot small issues before they turn into expensive repairs. It’s no different from a regular home inspection, just with a slightly different focus.

Modern homes are complex layers of systems, materials, and components all aging at different rates and often hiding early warning signs. The result of this kind of inspection is a clear, unbiased picture of your home’s condition and a practical plan for what to address and when. BK Inspections recommends homeowners conduct regular maintenance inspections every 3-5 years. Click here to learn more!

Thank you!:

Annjanette,

Once again, thank you for choosing BK Inspections. It's been a pleasure helping you take this important step with confidence. I approach every home as if it were my own—because I know how much this decision means to you and your family.

If you have any questions about the report or need help understanding next steps, I'm always here to walk you through it. My goal is to make sure you feel informed, supported, and ready to move forward with peace of mind.

Wishing you all the best in your home journey,

Barry Kaufkins

BK Inspections | Serving South Central Kentucky

STANDARDS OF PRACTICE

Overview

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Crawlspace/Foundation
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating & Cooling
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical System
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation,

energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Wood Destroying Organisms
This report was not produced by a licensed pest control professional (e.g., Orkin). It reflects only the inspector's observations at the time of the inspection. It is not a guarantee or warranty regarding the absence of wood-destroying organisms, nor does it ensure that all existing organisms or related damage were identified. Wood-destroying organisms may be present in concealed or inaccessible areas.

This is not a structural-integrity report, and no warranties—express or implied—are provided. This report does not offer any assurances about work performed by other companies or about any service agreements or warranties they may provide.

Property owners should address conditions that promote wood-destroying organisms, including: wood-to-soil contact; poor grading or drainage; firewood or debris stored near or inside the structure; inadequate ventilation; and sources of moisture such as condensation, plumbing leaks, foundation leaks, roof leaks, or standing water.