



Inspection Report

Mr. James Sample

Property Address:

345 George St
Winchester ky 40391



Davis Home Inspections LLC

**James T. Davis #HI-3144
1098 Walnut Grove Circle
Richmond, Ky. 40475
859-358-4486**

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General Summary

Date: 4/3/2014	Time:	Report ID: 4489
Property: 345 George St Winchester ky 40391	Customer: Mr. James Sample	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

NAHI National Association of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

1. Roofing

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

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

N/A

Gutters:

metal

Items

1.0 Roof Coverings

Repair or Replace

The roof shingles are damaged at the rear of home. It should be replaced as soon as possible. This area is a possible roof leak. A qualified person should repair or replace as needed.

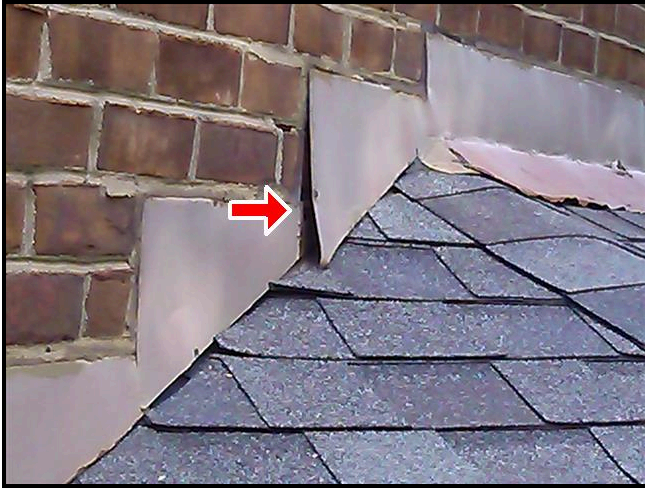


1.0 Item 1(Picture)

1.1 Flashings

Repair or Replace

The chimney flashing is loose and needs repair.



1.1 Item 1(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Drainage Systems

Repair or Replace

The gutter is loose at the front (left of main entry). Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. I recommend repair.

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

2. Exterior

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



Styles & Materials

Siding Style:

Brick

Siding Material:

Brick veneer

Exterior Entry Doors:

Steel

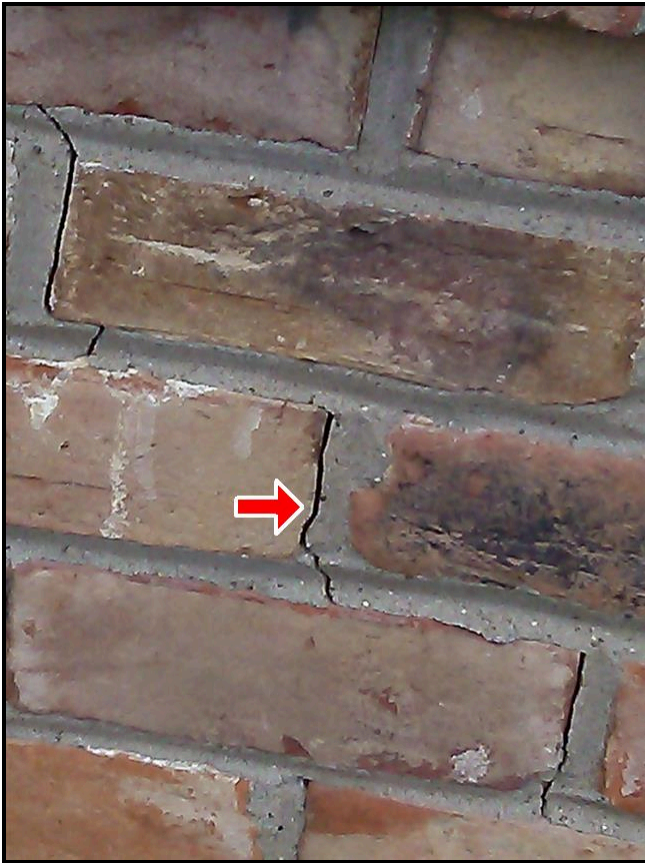
Appurtenance:Covered porch
Sidewalk**Driveway:**

Asphalt

Items

2.0 Wall Cladding Flashing and Trim**Repair or Replace**

(1) The brick siding at the rear of home has hairline cracks. Deterioration can eventually occur if not corrected. I recommend sealing up the cracks. A qualified person should repair.



2.0 Item 1(Picture)

(2) Siding in contact with ground at rear addition. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind the siding. Recommend a ground clearance of six to eight inches where possible.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

(3) The vinyl siding at the rear of home is damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 4(Picture)

2.1 Doors (Exterior)

Repair or Replace

- (1) The access door to the crawlspace is deteriorated,. I recommend repair as needed.
- (2) The side entry door has deteriorated at brick-mold or trim (exterior). A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



2.1 Item 1(Picture)

2.2 Windows

Repair or Replace

The wood trim is peeling paint at most windows. This window has some wood rot, further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.2 Item 1(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Repair or Replace

The guard rail at steps on the deck at the rear of home is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



2.3 Item 1(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

- (1) The ground drain located at the rear of home will need periodical cleaning and maintenance.
- (2) The concrete drive at the front of home has settlement cracks. This is typical. I recommend repair if needed.. .



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Inspected

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

3. Garage

Inspector will not verify or certify safe operation of any auto reverse or related safety functions.

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

AUTOMATIC DOORMAN
LIFT-MASTER

Items

3.0 Garage Ceilings

Inspected

3.1 Garage Walls (including Firewall Separation)

Inspected

3.2 Garage Floor

Inspected

3.3 Garage Door (s)

Inspected

3.4 Occupant Door (from garage to inside of home)

Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

4. Interiors

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

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board
Wallpaper

Floor Covering(s):

Carpet
Linoleum

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated
Double-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Items

4.0 Ceilings

Repair or Replace

The Sheetrock on the ceiling has multiple cracks at the hallway. This damage is considered cosmetic. A qualified person should repair or replace as needed.

4.1 Walls

Repair or Replace

The sheetrock on the wall has several hairline cracks at the Living Room Guest Bedroom Small bedroom.. This damage is considered cosmetic. A qualified person should repair or replace as needed.

4.2 Floors

Inspected

4.3 Counters and Cabinets (representative number)

Inspected

4.4 Doors (representative number)

Inspected

4.5 Windows (representative number)

Inspected

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

5. Structural Components

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

Styles & Materials

Foundation:

Masonry block

Method used to observe**Crawlspace:**

Crawled

Floor Structure:

2 X 8

Wall Structure:

2 X 4 Wood

Columns or Piers:

Brick piers

Ceiling Structure:

2X4

Roof Structure:

Engineered wood
trusses

Roof-Type:

Gable

**Method used to observe
attic:**

From entry

Attic info:

Attic access

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Visible signs of water intrusion in the crawlspace are present from standing water. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0 Item 1(Picture)

(2) Visible signs of water intrusion in the crawlspace are present from water along the block wall. Water intrusion if not corrected can lead to other problems including mold and cause excessive

moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.1 Walls (Structural)

Inspected

5.2 Columns or Piers

Inspected

5.3 Floors (Structural)

Repair or Replace

(1) Floor joist(s) cut or damaged by tradesman under the washer/dryer room. A proper support is needed where joist(s) are cut. A qualified licensed general contractor should inspect further and repair as needed.



5.3 Item 1(Picture)

(2) Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. I recommend a qualified engineer inspect and repair or replace as needed.



5.3 Item 2(Picture)

(3) Seal plate is deteriorated from wood eating insects under the dining room in the crawl space. I recommend a licensed pest control company inspect and advise.



5.3 Item 3(Picture)

5.4 Ceilings (Structural)

Inspected

5.5 Roof Structure and Attic

Inspected

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

6. Plumbing System

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

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Galvanized (old)

Plumbing Water Distribution (inside home):

Galvanized

Washer Drain Size:

2" Diameter

Plumbing Waste:

Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

30 Gallon (small)

Manufacturer:

BRADFORD-WHITE

Water Heater Location:

closet

Items

6.0 Plumbing Drain, Waste and Vent Systems

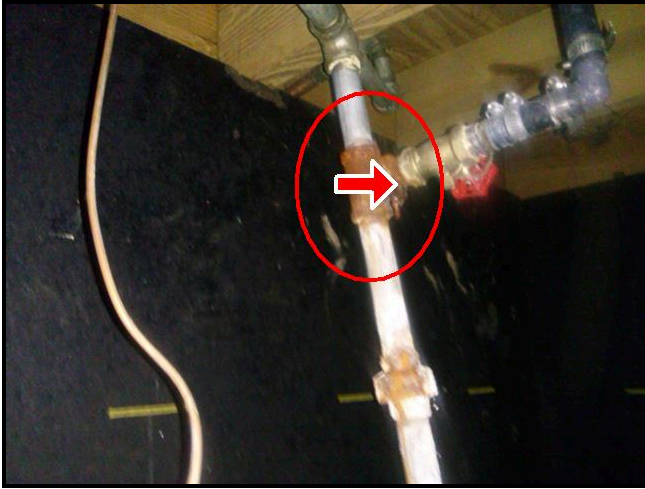
Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) The faucet leaks at the kitchen sink. Repairs are needed. A qualified person should repair as necessary.

(2) The old galvanized supply line is leaking in the crawlspace. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.



6.1 Item 1(Picture)

(3) The outside water faucet at the rear of home has a broken water line inside the crawl space. Water leaking under home can cause problems such as mold, erosion or deterioration. There is wood rot on the floor joist, band, and seal plate. A qualified licensed plumber should repair or correct as needed.



6.1 Item 2(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

6.3 Main Water Shut-off Device (Describe location)

Inspected

6.4 Sump Pump

Inspected

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

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

smoke detector:

yes

Items

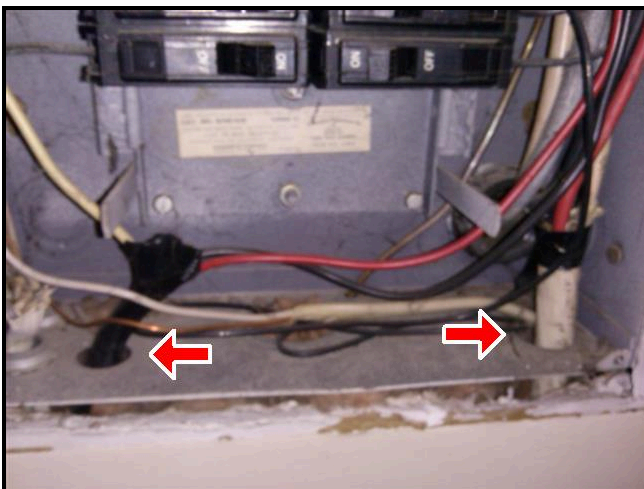
7.0 Service Entrance Conductors

Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

The problem(s) discovered in the panel such as romex connectors missing, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.1 Item 1(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

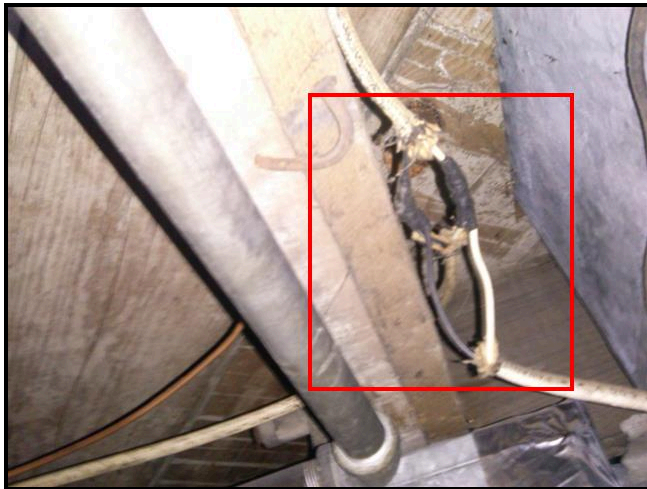
Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

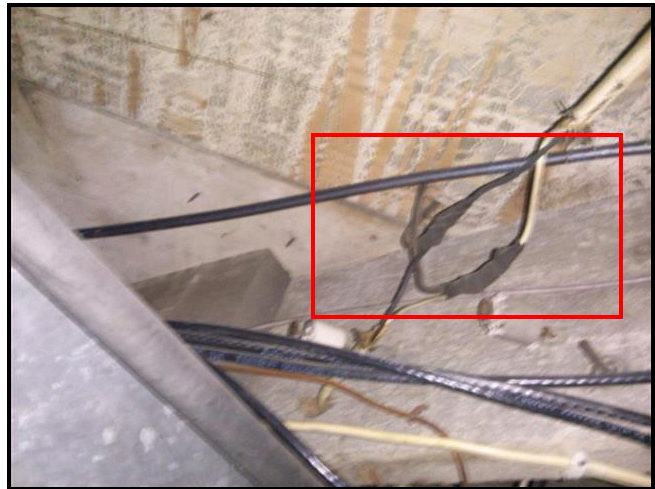
Repair or Replace

(1) The light fixture flickers (left of hall bath). This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.

(2) Two or more open splices need placing in boxes with cover-plates in the crawlspace. A qualified licensed electrical contractor should perform repairs that involve wiring.

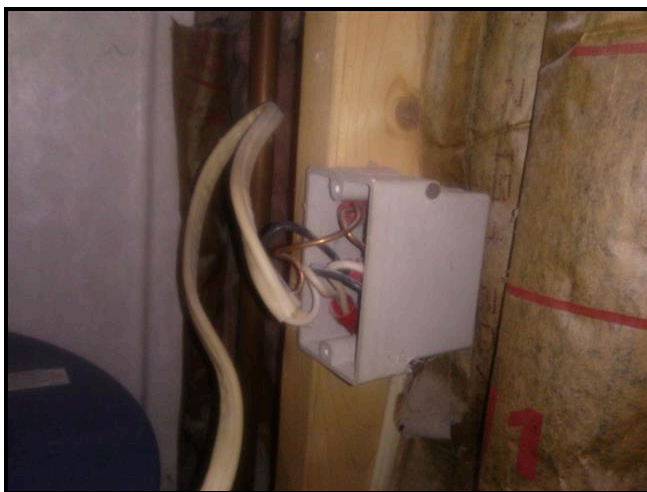


7.3 Item 1(Picture)



7.3 Item 2(Picture)

(3) The wiring for the water heater has an open splice. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



7.3 Item 3(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

7.6 Location of Main and Distribution Panels

Inspected

The main panel box is located at the washer and dryer room.

7.7 Carbon Monoxide Detectors

Not Present

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

8. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

LUXAIRE

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

16x20

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LUXAIRE

Number of AC Only Units:

None

Items

8.0 Heating Equipment

Repair or Replace

The foam sleeve on suction line at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend repair.

Condensate line draining into the crawl space. Water in the crawl space can cause mold and wood deterioration. I recommend the condensate line be run to the outside of the home by a licensed contractor.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Normal Operating Controls

Inspected

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

Repair or Replace

- (1) The condensation line needs an extension to carry water away from home. A qualified person should repair or replace as needed.
- (2) The supply duct pipe is not insulated and condensation may occur in the attic. Energy loss is occurring in attic and immediate correction is needed. A qualified HVAC person should inspect further and repair or replace as needed.



8.2 Item 1(Picture)

- (3) The supply duct pipes plastic covering is deteriorated in the attic. Energy loss is occurring where plastic covering has deteriorated . A qualified HVAC person should inspect further and repair or replace as needed.



8.2 Item 2(Picture)

8.3 Presence of Installed Heat Source in Each Room

Inspected

8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

8.5 Cooling and Air Handler Equipment

Inspected

8.6 Normal Operating Controls

Inspected

8.7 Presence of Installed Cooling Source in Each Room

Inspected

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

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Ridge vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Floor System Insulation:

NONE
Unfaced

approx. insulation thickness:

thickness 6"

Items

9.0 Insulation in Attic

Inspected

9.1 Insulation Under Floor System

Repair or Replace

The insulation is loose/fallen in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.



9.1 Item 1(Picture)

9.2 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

9.3 Ventilation of Attic and Foundation Areas

Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

(1) The exhaust fan did not work at the hall bath. This is for informational purpose to you. A qualified licensed electrical contractor should inspect further and repair as needed.

(2) .

(3) The dryer vent piping is loose in crawlspace. Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or basements. The moisture can cause damage to the wooden structure in the crawlspace. I recommend repair..



9.4 Item 1(Picture)

9.5 Ventilation Fans and Thermostatic Controls in Attic

Repair or Replace

Thermostatically controlled vent fan in the attic is using wiring that has an "open-splice" or unsafe. Exposed wiring is considered unsafe until repaired. A qualified licensed electrical contractor should inspect further and repair as needed.



9.5 Item 1(Picture)

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

General Summary



Davis Home Inspections LLC

**1098 Walnut Grove Circle
Richmond, Ky. 40475
859-358-4486**

Customer

Mr. James Sample

Address

345 George St
Winchester ky 40391

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

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

This report was done in accordance with the NAHI standards.

This is a written report that includes any system or component inspected that in the inspectors opinion is significantly deficient. Includes recommendations to repair or monitor any deficiencies as necessary. List any system or component that were designated for inspection in the standards of practice used by the inspector that were not inspected.

This report is a visual analysis and a professional opinion of the condition of a residential dwelling and attached garages and carports any reasonable accessible installed component and the operation of the dwelling systems, operating any controls normally operated by the owner.

Notice of home inspector's right to cure before commencement of litigation REF: KRS 411.278 Chapter 411 of the Kentucky Revised Statutes contains important requirements you must follow before you may file a Lawsuit for defective construction against the home inspector of your residence. You must deliver to your home inspector a written notice of any conditions you allege that your home inspector failed to include in the home inspection report and provide your home inspector the opportunity to make an offer to repair or pay for the defects you are not obligated to accept any offer made by the home inspector. There are strict deadlines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit

REF: KRS 198B.T38 This report does not address the presence or absence of any environmental conditions or hazardous substance, including but not limited to mold, toxins, carcinogens, asbestos, lead, etc.

REF: KAR 198B This report does not address compliance or noncompliance with codes, ordinances statutes or other regulatory requirements or conditions.

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

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1. Roofing

1.0 Roof Coverings Repair or Replace

The roof shingles are damaged at the rear of home. It should be replaced as soon as possible.This area is a possible roof leak. A qualified person should repair or replace as needed.

1. Roofing

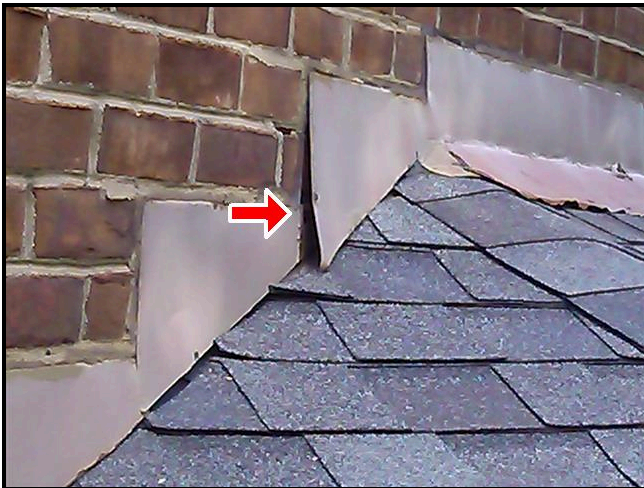


1.0

1.1 Flashings

Repair or Replace

The chimney flashing is loose and needs repair.



1.1

1.3 Roof Drainage Systems

Repair or Replace

The gutter is loose at the front (left of main entry). Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. I recommend repair.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) The brick siding at the rear of home has hairline cracks. Deterioration can eventually occur if not corrected. I recommend sealing up the cracks. A qualified person should repair.

2. Exterior



2.0

(2) Siding in contact with ground at rear addition. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind the siding. Recommend a ground clearance of six to eight inches where possible.



2.0



2.0

(3) The vinyl siding at the rear of home is damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

2. Exterior



2.0

2.1 Doors (Exterior)

Repair or Replace

(1) The access door to the crawlspace is deteriorated,. I recommend repair as needed.

(2) The side entry door has deteriorated at brick-mold or trim (exterior). A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



2.1

2.2 Windows

Repair or Replace

The wood trim is peeling paint at most windows. This window has some wood rot, further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

2. Exterior



2.2

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

The guard rail at steps on the deck at the rear of home is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



2.3

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

2. Exterior

Repair or Replace

- (1) The ground drain located at the rear of home will need periodical cleaning and maintenance.
- (2) The concrete drive at the front of home has settlement cracks. This is typical. I recommend repair if needed.. .



2.4



2.4

4. Interiors

4.0 Ceilings

Repair or Replace

The Sheetrock on the ceiling has multiple cracks at the hallway. This damage is considered cosmetic. A qualified person should repair or replace as needed.

4.1 Walls

Repair or Replace

The sheetrock on the wall has several hairline cracks at the Living Room Guest Bedroom Small bedroom.. This damage is considered cosmetic. A qualified person should repair or replace as needed.

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Visible signs of water intrusion in the crawlspace are present from standing water. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0

(2) Visible signs of water intrusion in the crawlspace are present from water along the block wall. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0



5.0

5.3 Floors (Structural)

Repair or Replace

(1) Floor joist(s) cut or damaged by tradesman under the washer/dryer room. A proper support is needed where joist(s) are cut. A qualified licensed general contractor should inspect further and repair as needed.

5. Structural Components



5.3

(2) Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. I recommend a qualified engineer inspect and repair or replace as needed.



5.3

(3) Seal plate is deteriorated from wood eating insects under the dining room in the crawl space. I recommend a licensed pest control company inspect and advise.

5. Structural Components



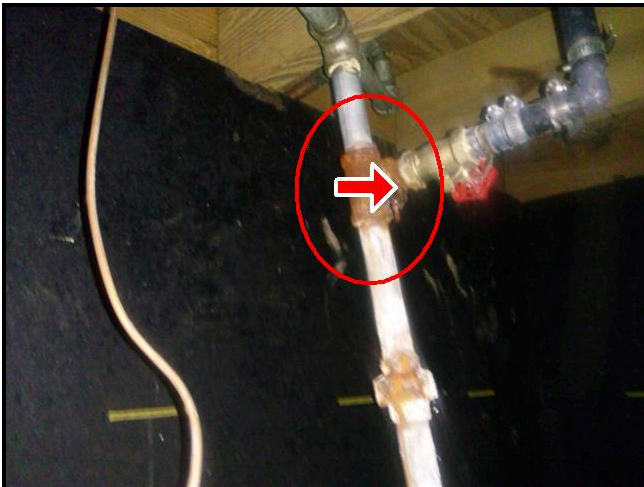
5.3

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- (1) The faucet leaks at the kitchen sink. Repairs are needed. A qualified person should repair as necessary.
- (2) The old galvanized supply line is leaking in the crawlspace. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.



6.1

- (3) The outside water faucet at the rear of home has a broken water line inside the crawl space. Water leaking under home can cause problems such as mold, erosion or deterioration. There is wood rot on the floor joist, band, and seal plate. A qualified licensed plumber should repair or correct as needed.

6. Plumbing System



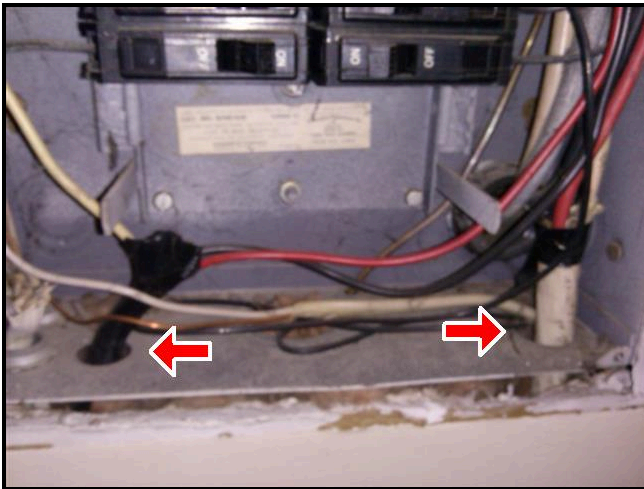
6.1

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

The problem(s) discovered in the panel such as romex connectors missing, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.1

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

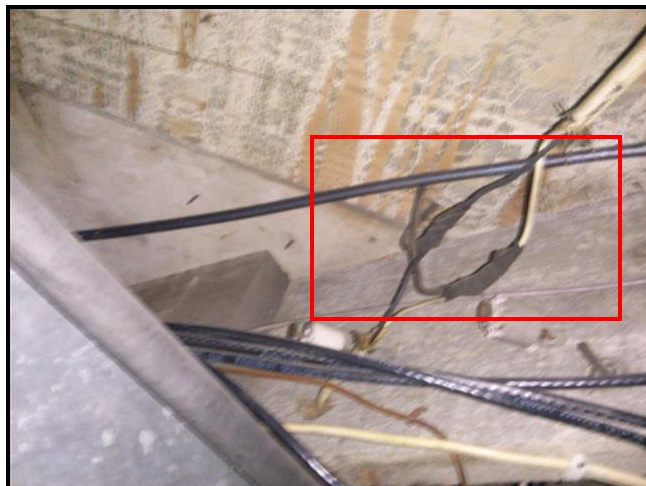
(1) The light fixture flickers (left of hall bath). This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.

(2) Two or more open splices need placing in boxes with cover-plates in the crawlspace. A qualified licensed electrical contractor should perform repairs that involve wiring.

7. Electrical System

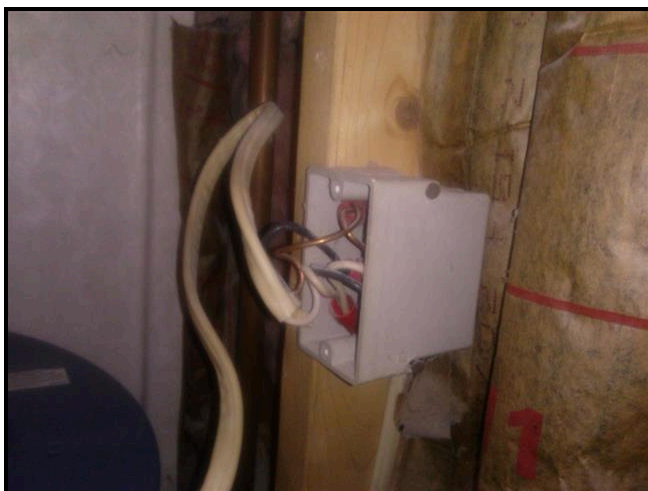


7.3



7.3

(3) The wiring for the water heater has an open splice. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



7.3

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

The foam sleeve on suction line at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend repair.

Condensate line draining into the crawl space. Water in the crawl space can cause mold and wood deterioration. I recommend the condensate line be run to the outside of the home by a licensed contractor.

8. Heating / Central Air Conditioning



8.0



8.0

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

Repair or Replace

(1) The condensation line needs an extension to carry water away from home. A qualified person should repair or replace as needed.

(2) The supply duct pipe is not insulated and condensation may occur in the attic. Energy loss is occurring in attic and immediate correction is needed. A qualified HVAC person should inspect further and repair or replace as needed.



8.2

(3) The supply duct pipes plastic covering is deteriorated in the attic. Energy loss is occurring where plastic covering has deteriorated. A qualified HVAC person should inspect further and repair or replace as needed.

8. Heating / Central Air Conditioning



8.2

9. Insulation and Ventilation

9.1 Insulation Under Floor System

Repair or Replace

The insulation is loose/fallen in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.



9.1

9.2 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

9. Insulation and Ventilation

(1) The exhaust fan did not work at the hall bath. This is for informational purpose to you. A qualified licensed electrical contractor should inspect further and repair as needed.

(2) .

(3) The dryer vent piping is loose in crawlspace. Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or basements. The moisture can cause damage to the wooden structure in the crawlspace. I recommend repair..



9.4

9.5 Ventilation Fans and Thermostatic Controls in Attic

Repair or Replace

Thermostatically controlled vent fan in the attic is using wiring that has an "open-splice" or unsafe. Exposed wiring is considered unsafe until repaired. A qualified licensed electrical contractor should inspect further and repair as needed.



9.5

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

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