

Inspection Report

Jane & John Doe

Property Address:
100 Future Drive
Alexandria KY 41001



100 Future Drive

JC Home Inspections, LLC

Joseph Cable KY #240020---OHI.2019005636
3035 Rich Rd
Morning View, Ky. 41063
513-490-0344

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Date: 10/31/2020	Time: 04:30 PM	Report ID: 30260*WEB
Property: 100 Future Drive Alexandria KY 41001	Customer: Jane & John Doe	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.

Callout Item (CO) = These are items that are considered cosmetic or do not require immediate repairs.

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.

In Attendance:

Customer

Type of building:

Tri-level

Approximate age of building:

Over 50 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain/Snow in last 3 days:

Yes

1. Roof System / Chimneys and Attic

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.

		IN	NI	NP	CO	RR	Styles & Materials
1.0	Roof Coverings	•					Roof Covering: Architectural
1.1	Flashings	•					Viewed roof covering from: Walked roof
1.2	Skylights, Chimneys and Roof Penetrations	•					Sky Light(s): None
1.3	Ventilation of Roof/Attic	•					Chimney (exterior): Brick
1.4	Roof Drainage Systems (Gutters/Downspouts)	•			•		Attic Insulation: Fiberglass
1.5	Roof Structure and Attic (report leak signs or condensation)	•			•		Ventilation: Ridge vents Soffit Vents Passive
1.6	Ventilation Fans and Thermostatic Controls in Attic			•			Roof Structure: Stick-built
1.7	Insulation in Attic	•					Roof-Type: Gable
1.8	Visible Electric Wiring in Attic	•					Attic info: Scuttle hole

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Method used to observe
Attic:
Walked
Limited Access

Comments:

1.4 The gutter over the front of the house is full of debris, which can prevent proper water drainage. Debris can also add weight to the gutters, thus causing the gutters to pull away from the house. Recommend cleaning the gutter as needed.



1.4 Item 1(Picture) Debris in gutter

1.5 There is a gap over the passive vent on the right side of the house. Recommend sealing the gap to prevent the harborage of pests into the house.



1.5 Item 1(Picture) Gap over passive vent



1.5 Item 2(Picture) Location of gap

1.7 The insulation in the attic is about eleven inches thick, or just over an R-Value of 40. For this region, an R-Value of 38 or higher is recommended. This is just for your information.



1.7 Item 1(Picture) Attic insulation



1.7 Item 2(Picture) Attic insulation

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

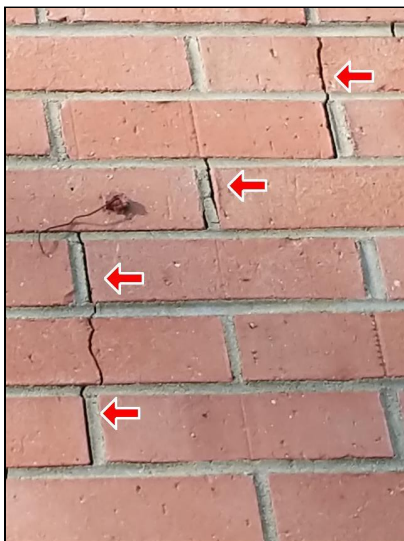
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, 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; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	CO	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				•	Siding Material: Wood Brick
2.1	Doors (Exterior)	•				•	Exterior Entry Doors: Wood Steel
2.2	Windows	•				•	Appurtenance: Deck with steps Porch
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				•	Driveway: Concrete
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•		
2.5	Eaves, Soffits and Fascias	•				•	
2.6	Water faucets (hose bibs)	•					
2.7	Light fixtures and electrical outlets (exterior)	•			•		
2.8	Vent system	•			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace **IN NI NP CO RR**

Comments:

2.0 (1) There is a stair-step crack in the brick and mortar at the front of the house. The crack appears to be the result of settlement over time. Recommend a qualified company evaluate the movement of the wall, and recommend repair options.

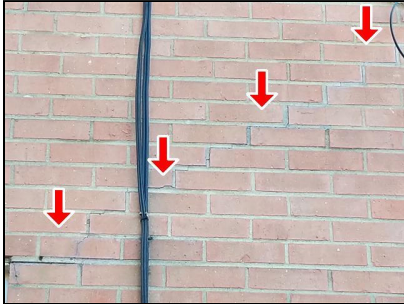


2.0 Item 1(Picture) Stair-step crack in brick and mortar, front of house



2.0 Item 2(Picture) Location of crack

(2) There is a stair-step crack on the right side of the house. The crack has been repaired, however, the repairs appear to be failing. Recommend a qualified company evaluate the area for movement, and repair as needed.

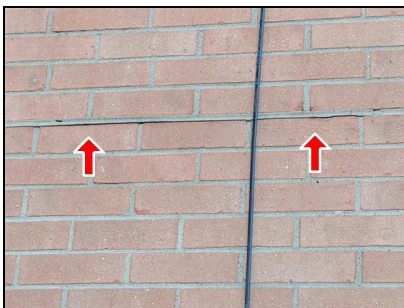


2.0 Item 3(Picture) Stair-step crack, right side



2.0 Item 4(Picture) Location of crack

(3) The mortar is deteriorating at several locations around the house. Recommend a qualified person repair the damaged areas with an approved mortar, as needed.



2.0 Item 5(Picture) Mortar deteriorating on right side



2.0 Item 6(Picture) Mortar deteriorating on right side

2.1 (1) There is a gap around the framing for the front entry door. Recommend sealing the gap with an approved silicone to prevent moisture intrusion.



2.1 Item 1(Picture) Gap at door frame, front of house

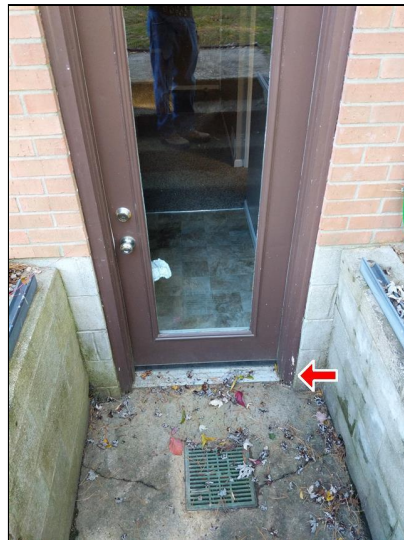


2.1 Item 2(Picture) Location of gap

(2) There are signs of wood rot along the bottom framing for the basement entry door. Recommend a qualified person repair, prime, and paint the area as needed.



2.1 Item 3(Picture) Wood rot on door framing, rear of house



2.1 Item 4(Picture) Location of wood rot

(3) There are signs of wood rot along the bottom framing for the left side entry door. Recommend a qualified person repair, prime, and paint the area as needed.

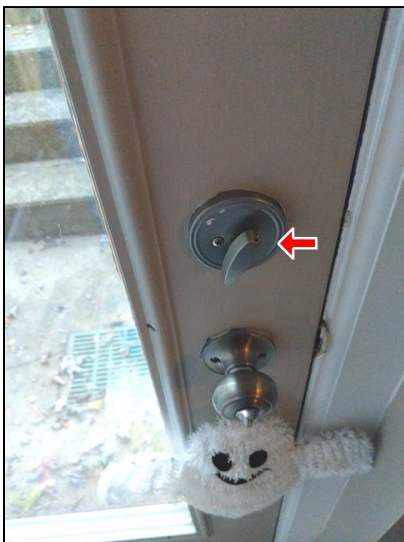


2.1 Item 5(Picture) Wood rot on door framing



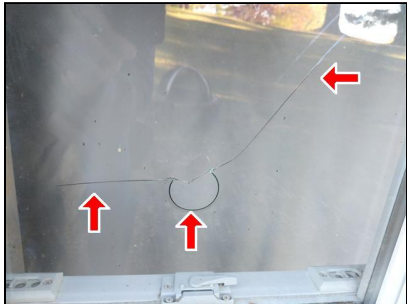
2.1 Item 6(Picture) Location of wood rot

(4) The deadbolt for the basement entry door would not unlock. The knob just spins freely. Recommend a qualified person repair or replace the lock, as needed.



2.1 Item 7(Picture) Deadbolt will not open, rear entry door

2.2 The window at the rear of the house is damaged. Recommend a qualified company replace the damaged glass to prevent injury.

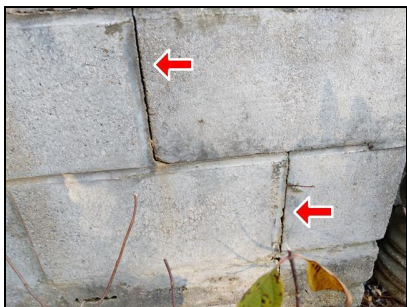


2.2 Item 1(Picture) Window damaged at rear of house



2.2 Item 2(Picture) Location of damaged window

2.3 (1) There are several gaps in the mortar for the foundation under the front porch. Recommend a qualified person repair the damaged areas with an approved mortar sealant, as needed.



2.3 Item 1(Picture) Gaps in mortar at front porch

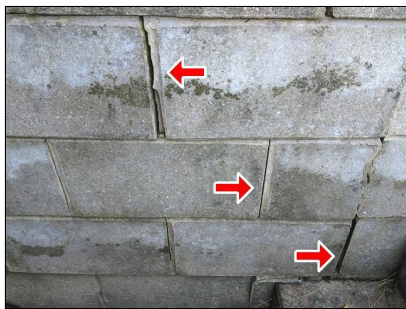


2.3 Item 2(Picture) Gaps in mortar at front porch

(2) The retaining walls for the basement steps are deteriorating. The walls are cracked, and are showing signs of inward movement. Recommend a qualified company evaluate the movement of the walls, and repair or replace as needed.



2.3 Item 3(Picture) Retaining walls damaged



2.3 Item 4(Picture) Gap between blocks



2.3 Item 5(Picture) Crack in wall blocks

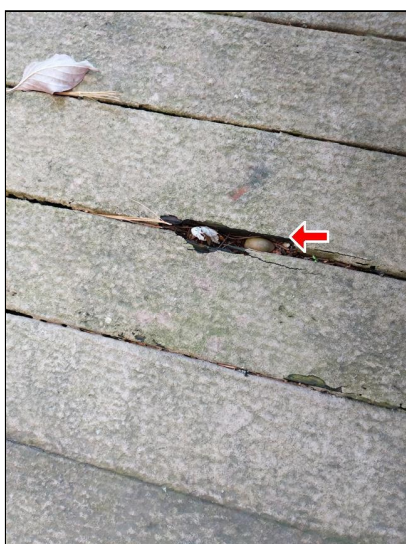


2.3 Item 6(Picture) Measurement of movement

(3) Several of the deck floor boards are deteriorating. Recommend a qualified person replace the damaged floor boards, as needed.



2.3 Item 7(Picture) Deck boards deteriorating



2.3 Item 8(Picture) Deck boards deteriorating

(4) The siding under the deck is showing signs of wood rot damage along the top edge. Several bird nests are present inside the damaged areas. Recommend a qualified person replace the damaged siding, as needed.



2.3 Item 9(Picture) Wood rot on siding under deck



2.3 Item 10(Picture) Wood rot on siding

2.4 (1) The driveway is damaged at the front of the house. A damaged driveway can result in a trip hazard. Recommend a qualified person repair or replace the damaged driveway, as needed.



2.4 Item 1(Picture) Driveway damaged



2.4 Item 2(Picture) Driveway damaged

(2) The trees on both sides of the house are in contact with the walls. Vegetation that's in contact with the house can cause damage to the windows, walls and roof covering, if not corrected. Recommend trimming the vegetation away from the house, as needed, to prevent damage.



2.4 Item 3(Picture) Vegetation in contact with house

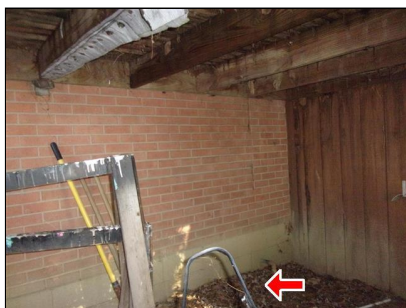


2.4 Item 4(Picture) Vegetation in contact with house

(3) The ground around the house is sloping toward the foundation wall at several locations. Improper grading can result in additional moisture along the foundation wall, thus leading to moisture intrusion into the house. Recommend adding dirt along the foundation wall to change the slope of the ground away from the house.



2.4 Item 5(Picture) Ground slopes toward foundation



2.4 Item 6(Picture) Ground slopes toward foundation

2.5 (1) There is a large hole in the soffit panel at the right, front corner of the house. Recommend sealing the hole to prevent the harborage of pests into the house.



2.5 Item 1(Picture) Hole in soffit panel, right front

(2) There is a gap in the wood trim over the front porch. Recommend sealing the gap with an approved silicone to prevent moisture intrusion.



2.5 Item 2(Picture) Gap in wood trim over front porch

(3) The paint on the wood trim at the front of the house is peeling. Recommend a qualified person scrape, prime, and paint the area to prevent moisture damage to the exposed wood.



2.5 Item 3(Picture) Paint peeling on trim

2.7 The exterior outlets are not GFCI protected. It is recommended that all exterior outlets, as well as any outlet within six feet of a plumbing fixture, be protected by a GFCI outlet. Recommend installing GFCI outlets as desired.



2.7 Item 1(Picture) Outlet not GFCI protected

2.8 The dryer vent is full of lint, which is preventing the cover from closing properly. Recommend cleaning the vent to allow the cover to close as intended.



2.8 Item 1(Picture) Dryer vent needs to be cleaned

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.

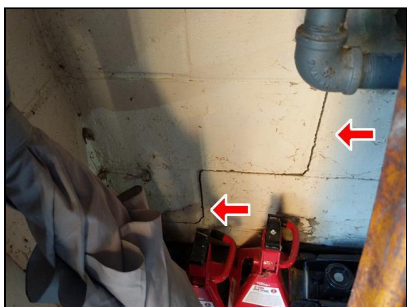
3. Garage/Carport

		IN	NI	NP	CO	RR	Styles & Materials
3.0	Garage ceiling	•					Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•			•		Garage Door Material: Compressed board
3.2	Garage Floor	•					Auto-opener
3.3	Garage Door (s)	•					Manufacturer: GENIE
3.4	Garage window (s)	•			•		
3.5	Occupant Door (from garage to inside of home)	•					
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•		
3.7	Garage electric	•				•	

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Comments:

3.1 There is a stair-step crack in the left side wall of the garage. The crack is the result of settlement over time. Recommend a qualified company evaluate the movement of the wall, and repair as needed.



3.1 Item 1(Picture) Stair-step crack in garage wall, left side

3.4 There are signs of moisture intrusion along the bottom edge of the window in the garage. At the time of the inspection, the area was dry. Recommend monitoring the area for future leaks, and repair as needed.



3.4 Item 1(Picture) Signs of moisture intrusion at garage window

3.6 (1) The garage door will not reverse when met with resistance, which can lead to injury. Recommend a qualified garage door company repair the opener, as needed.

(2) The sensors are in place for the garage door(s) and will reverse the door(s).

3.7 The cover plate is missing from the junction box in the ceiling of the garage. A missing cover allows wires to be exposed, which can cause injury. Recommend a qualified person replace the cover plate, as needed.



3.7 Item 1(Picture) Cover plate missing

4. Kitchen Components and Appliances

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

		IN	NI	NP	CO	RR	Styles & Materials
4.0	Ceiling	•					Dishwasher Brand: MAYTAG
4.1	Walls	•					Disposer Brand: NONE
4.2	Floors	•			•		Exhaust/Range hood: BROAN
4.3	Doors	•			•		Range/Oven: GENERAL ELECTRIC
4.4	Windows	•					Built in Microwave: NONE
4.5	Counters and Cabinets (representative number)	•					Trash Compactors: NONE
4.6	Plumbing Drain, Waste and Vent Systems	•					Cabinetry: Wood
4.7	Plumbing Water Supply, Distribution System and Fixtures	•					Countertop: Laminate
4.8	Outlets, Switches and Fixtures	•			•		Refrigerator: KENMORE
4.9	Dishwasher	•					Dryer Power Source: Gas Connection
4.10	Ranges/Ovens/Cooktops	•					Dryer Vent: Flexible Metal Metal
4.11	Range Hood (s)	•					
4.12	Trash Compactor			•			
4.13	Food Waste Disposer			•			
4.14	Microwave Cooking Equipment			•			
4.15	Refrigerator	•					

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Comments:

4.2 There are several damaged floor tiles in the kitchen. The damage appears to be cosmetic. Recommend replacing the damaged tiles, as needed.



4.2 Item 1(Picture) Floor tiles damaged

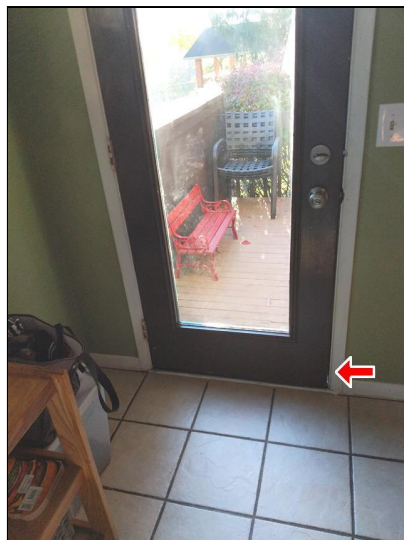


4.2 Item 2(Picture) Floor tiles damaged

4.3 There is a gap along the bottom of the side entry door when closed. Recommend replacing the weather stripping to prevent a loss of energy.

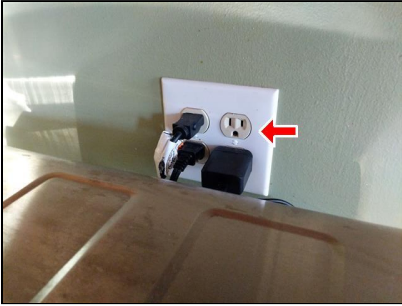


4.3 Item 1(Picture) Gap at bottom of door when closed



4.3 Item 2(Picture) Location of gap

4.8 The outlets on the right side of the kitchen are not grounded. Outlets that are not grounded can cause damage to appliances during an electrical storm. Recommend the use of a surge protector at this location.



4.8 Item 1(Picture) Outlets not grounded

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

5. Rooms

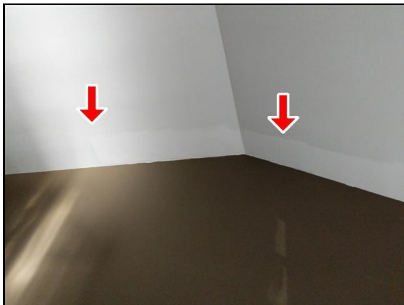
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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.

		IN	NI	NP	CO	RR	Styles & Materials
5.0	Ceilings	•				•	Ceiling Materials: Gypsum Board
5.1	Walls	•			•		Wall Material: Gypsum Board
5.2	Floors	•					Floor Covering(s): Carpet Linoleum Tile Wood
5.3	Steps, Stairways, Balconies and Railings	•					Interior Doors: Wood
5.4	Doors (representative number)	•				•	Window Types: Double-hung
5.5	Windows (representative number)	•			•		Window Manufacturer: UNKNOWN
5.6	Outlets, Switches and Fixtures	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace

Comments:

5.0 (1) There are moisture stains on the ceiling of the living room over the fireplace. A moisture meter was used at this location, and a reading of 55% (Medium) was recorded. Recommend a qualified roofer evaluate the seal around the chimney, and repair as needed.



5.0 Item 1(Picture) Moisture staining on ceiling above fireplace



5.0 Item 2(Picture) Moisture staining on ceiling

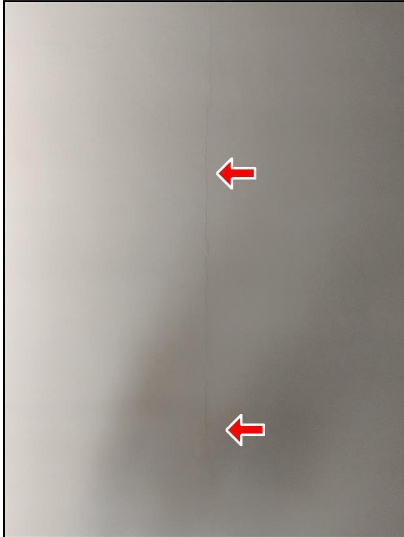


5.0 Item 3(Picture) Moisture meter reading



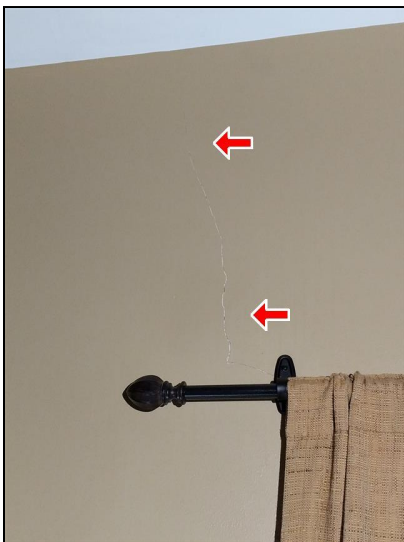
5.0 Item 4(Picture) Seal deteriorating around chimney

(2) There is a settlement crack in the ceiling of the living room. Recommend a qualified person repair, prime, and paint the area as needed.



5.0 Item 5(Picture) Crack in ceiling of living room

5.1 There is a settlement crack in the wall of the living room. Recommend a qualified person repair, prime, and paint the area as needed.



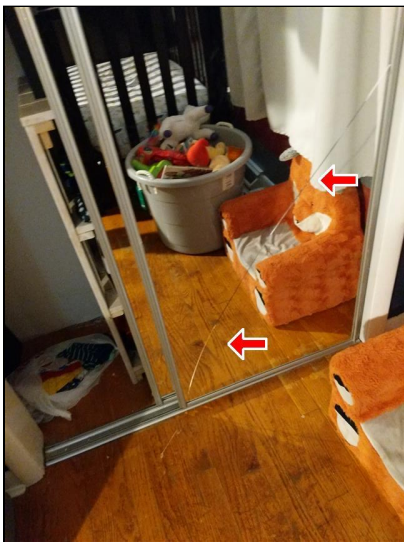
5.1 Item 1(Picture) Crack in wall of living room

5.4 (1) The door handle for the hallway closet is loose. Recommend securing the loose handle, as needed.



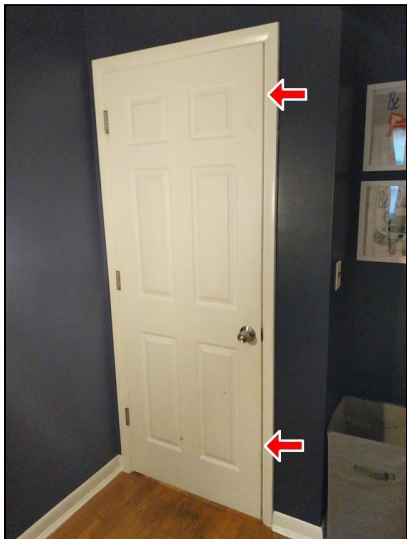
5.4 Item 1(Picture) Door handle loose, hallway closet

(2) The mirrored closet door in the left, rear bedroom is cracked. Recommend a qualified person replace the damaged door, to prevent injury.



5.4 Item 2(Picture) Crack in mirror on door, left rear bedroom

(3) The entry door for the left, rear bedroom sticks when closed. Recommend a qualified person adjust the door, as needed, to allow the door to close freely.



5.4 Item 3(Picture) Door sticks, left rear bedroom

5.5 The left side lock for the window in the master bedroom is not properly aligned. This is preventing the lock from engaging. Recommend a qualified company evaluate the lock, and repair as needed.



5.5 Item 1(Picture) Window in master bedroom will not lock properly

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

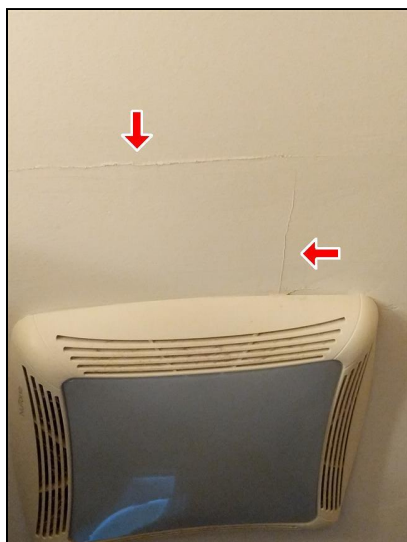
6. Bathroom and Components

		IN	NI	NP	CO	RR	Styles & Materials
6.0	Ceiling	•			•		Exhaust Fans: Fan with light Window
6.1	Walls	•				•	
6.2	Floors	•			•		
6.3	Doors	•			•		
6.4	Windows	•					
6.5	Counters and Cabinets (representative number)	•					
6.6	Plumbing Drain, Waste and Vent Systems	•			•		
6.7	Plumbing Water Supply, Distribution System and Fixtures	•			•		
6.8	Outlets, Switches and Fixtures	•			•		
6.9	Exhaust fan	•			•		

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Comments:

6.0 There is a crack in the ceiling of the first floor bathroom. The crack appears to be cosmetic. Recommend a qualified person repair, prime, and paint the ceiling as needed.



6.0 Item 1(Picture) Crack in ceiling

6.1 (1) There are signs of moisture intrusion on the wall over the shower in the basement. A moisture meter was used at this location, and readings of 99% and 86% (High) were recorded. The moisture appears to be the result of a gap over the electrical outlet on the exterior wall at this location. Recommend a qualified company evaluate the area for moisture intrusion, and repair as needed.



6.1 Item 1(Picture) Moisture damage on wall



6.1 Item 2(Picture) Moisture meter reading



6.1 Item 3(Picture) Moisture meter reading



6.1 Item 4(Picture) Source of moisture intrusion

(2) There is a crack in the wall behind the toilet in the basement bathroom. The crack appears to be cosmetic. Recommend a qualified person repair, prime, and paint the area as needed.



6.1 Item 5(Picture) Crack in wall behind toilet

6.2 There are several floor tiles damaged in the first floor bathroom. The damage appears to be cosmetic. Recommend replacing the damaged tiles, as needed.

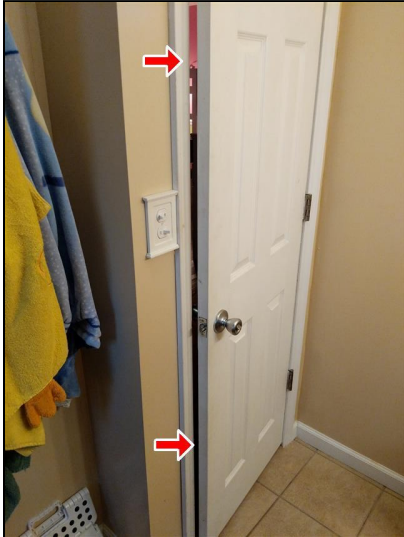


6.2 Item 1(Picture) Floor tiles damaged



6.2 Item 2(Picture) Floor tiles damaged

6.3 The entry door for the first floor bathroom sticks when closed. Recommend a qualified person adjust the door, as needed, to allow the door to close freely.



6.3 Item 1(Picture) Door sticks when closed

6.6 The bathtub on the first floor is slow to drain. Recommend a qualified person clean the drain, as needed, to allow the tub to drain as intended.



6.6 Item 1(Picture) Bathtub slow to drain

6.7 (1) The handle for the bathtub on the first floor is hard to turn. This is just for your information.



6.7 Item 1(Picture) Handle hard to turn

(2) The seal between the floor and bathtub is deteriorating in the first floor bathroom. A deteriorating seal can allow moisture to enter through the opening, thus causing damage to the ceiling below. Recommend a qualified person seal around the bathtub, as needed, to prevent damage.



6.7 Item 2(Picture) Seal deteriorating at floor



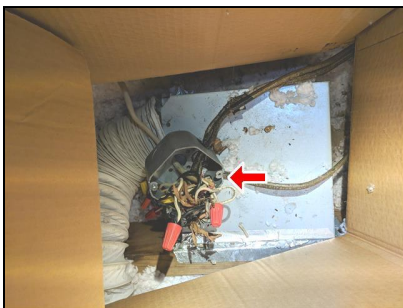
6.7 Item 3(Picture) Seal deteriorating

6.8 The GFCI outlet in the first floor bathroom is a nongrounded outlet. This is currently acceptable, however, the outlet should be labeled as a nongrounded GFCI outlet for safety. Recommend a qualified person label the outlet, as needed.



6.8 Item 1(Picture) GFCI outlet not grounded

6.9 The cover plate is missing for the junction box that is located on top of the bathroom exhaust fan in the attic. Recommend a qualified person secure the wiring inside a closed junction box to prevent injury.



6.9 Item 1(Picture) Wires not properly secured

7. Structural Components

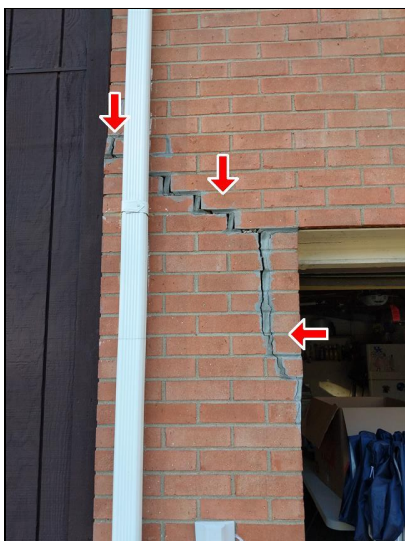
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe 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.

		IN	NI	NP	CO	RR	Styles & Materials
7.0	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.)	•					Foundation: Masonry block Method used to observe
7.1	Walls (Structural)	•				•	Crawlspace: Crawled Obstructed Limited access
7.2	Columns or Piers	•					Floor Structure: Slab
7.3	Floors (Structural)	•					Wall Structure: Wood
7.4	Ceilings (Structural)	•					Columns or Piers: Not visible
7.5	Insulation Under Floor System	•					Ceiling Structure: Wood Joists
7.6	Vapor Retarders (in Crawlspace or basement)			•			
7.7	Ventilation of Foundation Areas	•					
7.8	Additional information	•			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace **IN NI NP CO RR**

Comments:

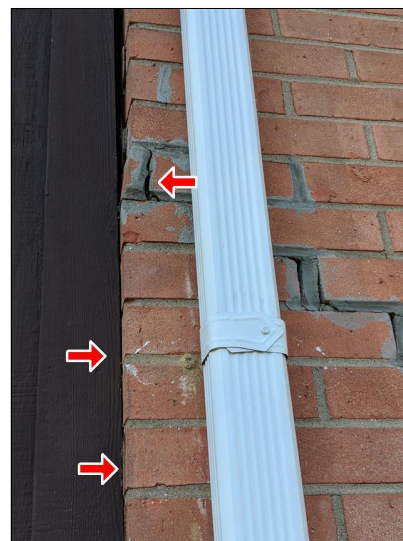
7.1 There is a large crack in the foundation wall on the left, front corner of the house. Several repairs have been attempted, however, the repairs appear to be failing. The lower section appears to have shifted outward approximately 1 inch. I cannot determine when the cracking occurred, or if the wall is still moving. Cracks greater than 1/8 inch indicate structural movement. Therefore, I recommend a qualified structural engineer, or foundation specialist, evaluate the movement of the wall, and recommend repair options.



7.1 Item 1(Picture) Foundation movement, left front



7.1 Item 2(Picture) Measurement of movement



7.1 Item 3(Picture) Wall movement

7.4 Most of the walls and ceilings in the finished basement are covered, and structural members are not visible. At the time of the inspection, there were no obvious problems discovered.

7.8 (1) Some areas of the lower level could not be fully inspected due to personal items being stored along the walls and floor. This is just for your information.



7.8 Item 1(Picture) Personal items stored along walls and floor

(2) Some areas of the crawlspace could not be fully inspected due to personal items being stored along the walls and floor. This is just for your information.



7.8 Item 2(Picture) Personal items stored in crawlspace

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.

8. Plumbing System

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

		IN	NI	NP	CO	RR	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems	•					Water Source: Public
8.1	Plumbing Water Supply, Distribution System and Fixtures	•				•	Water Filters: None
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				•	Plumbing Water Supply (into home): Copper
8.3	Main Water Shut-off Device (Describe location)	•					Plumbing Water Distribution (inside home): Copper
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•			Washer Drain Size: 2" Diameter
8.5	Main Fuel Shut-off (Describe Location)	•					Plumbing Waste: PVC
8.6	Sump Pump			•			Water Heater Power Source: Gas (quick recovery)

IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace

Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location: Closet downstairs
WH Manufacturer: GE
 SN # *** Mfg Date : GELN1109417730***2009

Comments:

8.1 (1) There is a slow leak in the main water shut-off valve. Recommend a qualified plumber repair the leak, as needed.



8.1 Item 1(Picture) Leak at main water shut-off valve

(2) There are signs of a prior leak at the shut-off valve over the water heater. At the time of the inspection, the valve was not leaking. Recommend monitoring the valve for leaks, and repair as needed.



8.1 Item 2(Picture) Prior leak at shut-off valve over water heater

8.2 (1) The T&P (Test and Pressure) valve on the water heater needs a 3/4 inch threaded pipe to extend within 6 inches of the floor for safety. I recommend repair by a qualified person.

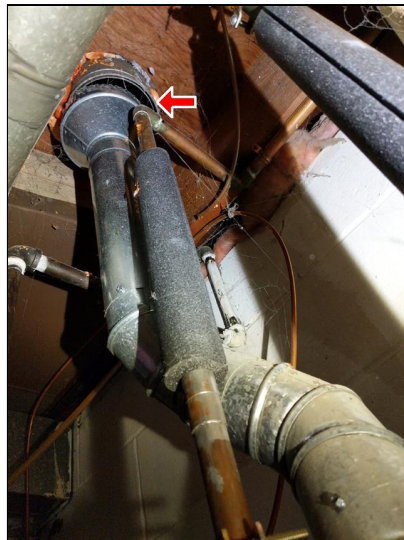


8.2 Item 1(Picture) T&P pipe missing

(2) The exhaust vent pipe for the water heater is disconnected just above the water heater. This can allow dangerous gases to exit the pipe into the house. Recommend a qualified person secure the pipe, as needed, to prevent injury.



8.2 Item 2(Picture) Vent not properly connected



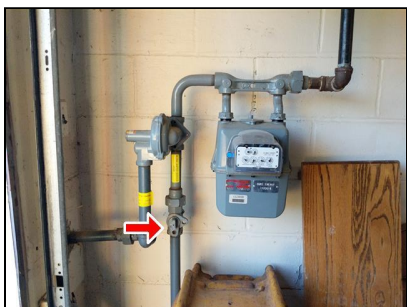
8.2 Item 3(Picture) Location of vent

8.3 The main water shut-off is located on the wall of the garage. This is just for your information.



8.3 Item 1(Picture) Main water shut-off

8.5 The main fuel shut-off is at the gas meter, which is located on the wall of the garage. This is just for your information.



8.5 Item 1(Picture) Main fuel shut-off

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.

9. Electrical System

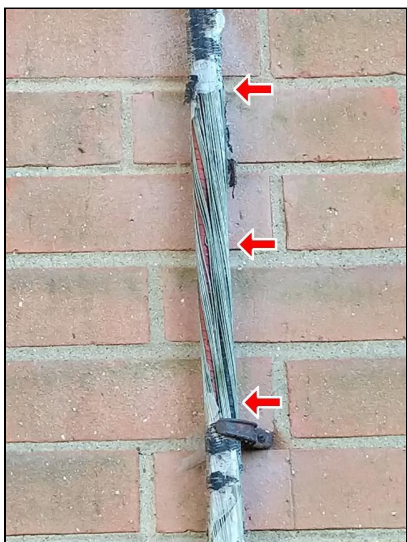
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities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

		IN	NI	NP	CO	RR	Styles & Materials
9.0	Service Entrance Conductors	•					Electrical Service Conductors: Overhead service Panel Capacity: 125 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: WADSWORTH Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex Fabric-covered NMC
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				•	
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•					
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•					
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					
9.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•			
9.7	Location of Main and Distribution Panels	•					
9.8	Smoke Detectors		•				
9.9	Carbon Monoxide Detectors		•				

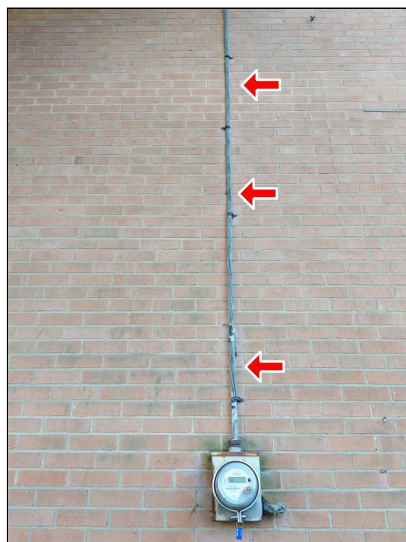
IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace **IN NI NP CO RR**

Comments:

9.1 (1) The sheathing on the main electrical service line is deteriorating. Deteriorating sheathing can allow moisture to enter through the openings, thus causing damage to the electrical panel, or injury. Recommend a qualified electrician replace the damaged service line, as needed.



9.1 Item 1(Picture) Main service line deteriorating



9.1 Item 2(Picture) Main service line deteriorating

(2) The metal wire splice crimps on the main electrical service drop are not insulated. Missing insulators on these wire splices can cause injury. Recommend a qualified electrician install wire insulators over the service crimps, as needed.



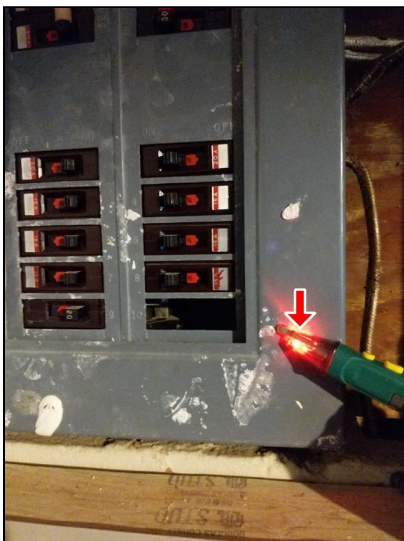
9.1 Item 3(Picture) Insulators missing

(3) There is a missing knockout cover on the right side of the electric panel. Missing knockout covers can allow an opening into the panel, which can allow contact with live wires. Recommend a qualified electrician install the missing knockout cover, as needed, to prevent injury.



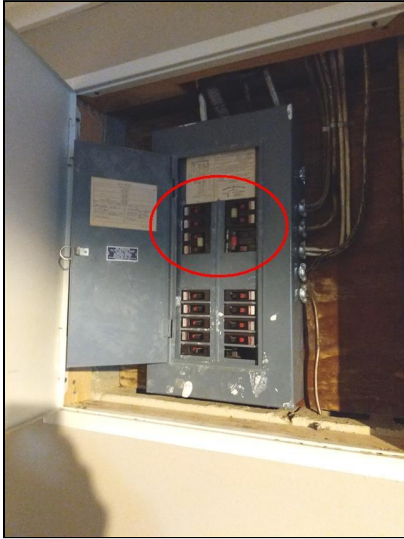
9.1 Item 4(Picture) Knockout cover missing

(4) At the time of the inspection, the electrical panel cover was indicating a live charge throughout. A charged electrical panel occurs when a live wire inside the panel comes in contact with the panel screws or housing. Electrically charged panels can cause injury, if not repaired. For this reason, the electrical panel was not fully inspected. Recommend a qualified electrician evaluate the entire electrical panel, and repair as needed.



9.1 Item 5(Picture) Panel charged

9.7 The main electrical shut-off is located behind the access panel in the lower level family room. This is just for your information.



9.7 Item 1(Picture) Main electrical shut-off

9.8 All smoke detectors should be tested, or replaced, prior to moving into the home.

9.9 All carbon monoxide detectors should be tested, or replaced, prior to moving into the home.

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.

10. 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.

		IN	NI	NP	CO	RR	Styles & Materials
10.0	Heating Equipment	•					Heat Type: Furnace
10.1	Normal Operating Controls	•				•	Energy Source: Gas
10.2	Automatic Safety Controls	•					Number of Heat Systems (excluding wood): One
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•		Heat System Brand: BRYANT SN # *** Mfg Date : 1712A44712***2012
10.4	Presence of Installed Heat Source in Each Room	•			•		Ductwork: Partially insulated
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					Filter Type: Disposable
10.6	Fireplace (Gas/Wood Fireplaces, Woodstove)	•			•		Filter Size: 16x25 4 inch wide
10.7	Cooling and Air Handler Equipment	•			•		Types of Fireplaces: Non-vented gas logs
10.8	Normal Operating Controls		•				Operable Fireplaces: One
10.9	Presence of Installed Cooling Source in Each Room		•				Number of Woodstoves: None
10.10	Thermostat Location	•					Cooling Equipment Type: Air conditioner unit
IN= Inspected, NI= Not Inspected, NP= Not Present, CO= Call Out Item, RR= Repair or Replace							Cooling Equipment Energy Source: Electricity
							Number of AC Only Units: One
							Central Air Brand: BRYANT SN # *** Mfg Date : 2012E20683***2012

Comments:

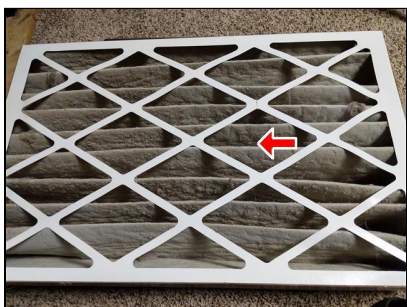
10.0 I recommend a qualified HVAC company perform a routine maintenance on the system, twice a year, to prolong the life of the system.

10.1 The cover plate is missing from the outlet on the left side of the furnace. A missing cover allows wires to be exposed, which can cause injury. Recommend a qualified person replace the cover plate, as needed.



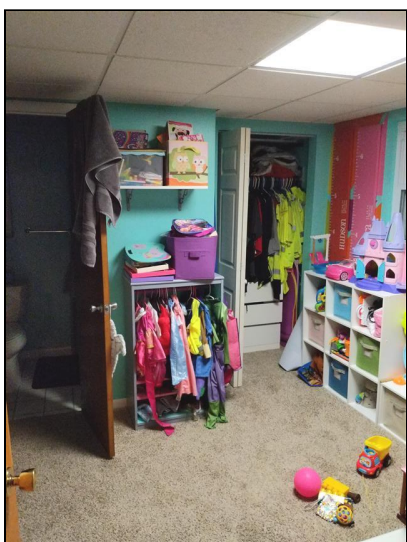
10.1 Item 1(Picture) Cover plate missing

10.3 The disposable air filter is dirty. A dirty filter prevents proper air flow through the air handler, which can lead to costly repairs. Recommend replacing the air filter every 30 to 60 days.



10.3 Item 1(Picture) Disposable air filter dirty

10.4 There was no heat vent found in the playroom on the lower level. This is just for your information.



10.4 Item 1(Picture) No heat vent found in basement play area

10.6 The gas fireplace is not vented. The flue pipes have been sealed off on top of the chimney. Recommend a qualified company evaluate the fireplace vent system, and recommend repair options.

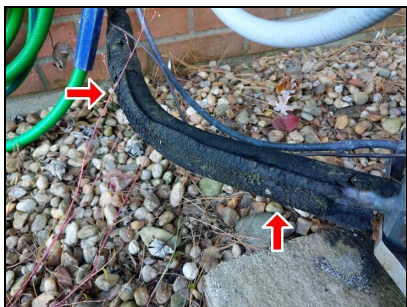


10.6 Item 1(Picture) Gas fireplace



10.6 Item 2(Picture) Flue pipes sealed

10.7 (1) The foam sleeve on the suction line is deteriorating in area(s) at the outside unit. Missing foam on the suction line can cause the line to freeze up during use. I recommend service, or repair, as needed.



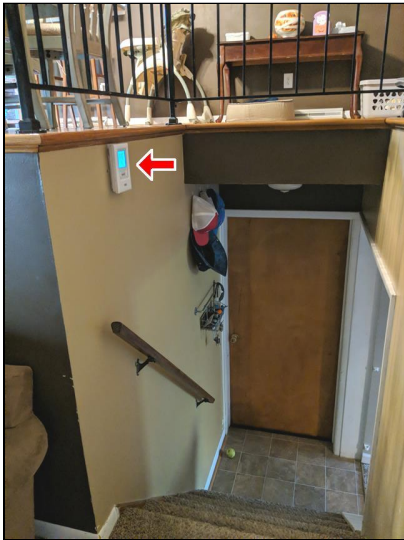
10.7 Item 1(Picture) Foam sleeve deteriorating

(2) The A/C was not tested for proper operation due to the outside air temperature being less than 65 degrees. Operation of an air conditioner when the temperature is below 65 degrees can damage the compressor of the outside unit. We did not inspect this unit(s). Recommend a qualified HVAC company perform a routine maintenance to the unit prior to use.



10.7 Item 2(Picture) External temperature at time of inspection

10.10 The thermostat is located on the wall for the basement steps. This is just for your information.



10.10 Item 1(Picture) Thermostat location

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.

Summary

JC Home Inspections, LLC

3035 Rich Rd
Morning View, Ky. 41063
513-490-0344

Customer
Jane & John Doe

Address
100 Future Drive
Alexandria KY 41001

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

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) There is a stair-step crack in the brick and mortar at the front of the house. The crack appears to be the result of settlement over time. Recommend a qualified company evaluate the movement of the wall, and recommend repair options.

(2) There is a stair-step crack on the right side of the house. The crack has been repaired, however, the repairs appear to be failing. Recommend a qualified company evaluate the area for movement, and repair as needed.

2.1 Doors (Exterior)

Inspected, Repair or Replace

(4) The deadbolt for the basement entry door would not unlock. The knob just spins freely. Recommend a qualified person repair or replace the lock, as needed.

2.2 Windows

Inspected, Repair or Replace

The window at the rear of the house is damaged. Recommend a qualified company replace the damaged glass to prevent injury.

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

Inspected, Repair or Replace

(2) The retaining walls for the basement steps are deteriorating. The walls are cracked, and are showing signs of inward movement. Recommend a qualified company evaluate the movement of the walls, and repair or replace as needed.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

(1) There is a large hole in the soffit panel at the right, front corner of the house. Recommend sealing the hole to prevent the harborage of pests into the house.

3. Garage/Carport

3.7 Garage electric

Inspected, Repair or Replace

The cover plate is missing from the junction box in the ceiling of the garage. A missing cover allows wires to be exposed, which can cause injury. Recommend a qualified person replace the cover plate, as needed.

5. Rooms

5.0 Ceilings

Inspected, Repair or Replace

(1) There are moisture stains on the ceiling of the living room over the fireplace. A moisture meter was used at this location, and a reading of 55% (Medium) was recorded. Recommend a qualified roofer evaluate the seal around the chimney, and repair as needed.

5.4 Doors (representative number)

Inspected, Repair or Replace

(2) The mirrored closet door in the left, rear bedroom is cracked. Recommend a qualified person replace the damaged door, to prevent injury.

6. Bathroom and Components

6.1 Walls

Inspected, Repair or Replace

(1) There are signs of moisture intrusion on the wall over the shower in the basement. A moisture meter was used at this location, and readings of 99% and 86% (High) were recorded. The moisture appears to be the result of a gap over the electrical outlet on the exterior wall at this location. Recommend a qualified company evaluate the area for moisture intrusion, and repair as needed.

7. Structural Components

7.1 Walls (Structural)

Inspected, Repair or Replace

There is a large crack in the foundation wall on the left, front corner of the house. Several repairs have been attempted, however, the repairs appear to be failing. The lower section appears to have shifted outward approximately 1 inch. I cannot determine when the cracking occurred, or if the wall is still moving. Cracks greater than 1/8 inch indicate structural movement. Therefore, I recommend a qualified structural engineer, or foundation specialist, evaluate the movement of the wall, and recommend repair options.

8. Plumbing System

8.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) There is a slow leak in the main water shut-off valve. Recommend a qualified plumber repair the leak, as needed.

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

Inspected, Repair or Replace

- (1) The T&P (Test and Pressure) valve on the water heater needs a 3/4 inch threaded pipe to extend within 6 inches of the floor for safety. I recommend repair by a qualified person.
- (2) The exhaust vent pipe for the water heater is disconnected just above the water heater. This can allow dangerous gases to exit the pipe into the house. Recommend a qualified person secure the pipe, as needed, to prevent injury.

9. Electrical System**9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Inspected, Repair or Replace**

- (1) The sheathing on the main electrical service line is deteriorating. Deteriorating sheathing can allow moisture to enter through the openings, thus causing damage to the electrical panel, or injury. Recommend a qualified electrician replace the damaged service line, as needed.
- (2) The metal wire splice crimps on the main electrical service drop are not insulated. Missing insulators on these wire splices can cause injury. Recommend a qualified electrician install wire insulators over the service crimps, as needed.
- (3) There is a missing knockout cover on the right side of the electric panel. Missing knockout covers can allow an opening into the panel, which can allow contact with live wires. Recommend a qualified electrician install the missing knockout cover, as needed, to prevent injury.
- (4) At the time of the inspection, the electrical panel cover was indicating a live charge throughout. A charged electrical panel occurs when a live wire inside the panel comes in contact with the panel screws or housing. Electrically charged panels can cause injury, if not repaired. For this reason, the electrical panel was not fully inspected. Recommend a qualified electrician evaluate the entire electrical panel, and repair as needed.

10. Heating / Central Air Conditioning**10.1 Normal Operating Controls****Inspected, Repair or Replace**

The cover plate is missing from the outlet on the left side of the furnace. A missing cover allows wires to be exposed, which can cause injury. Recommend a qualified person replace the cover plate, as needed.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joseph Cable

INVOICE

JC Home Inspections, LLC
 3035 Rich Rd
 Morning View, Ky. 41063
 513-490-0344
 Inspected By: Joseph Cable

Inspection Date: 10/31/2020
 Report ID: 30260*WEB

Customer Info:	Inspection Property:
Jane & John Doe 1 Old Dwelling Drive Alexandria KY 41001 Customer's Real Estate Professional:	100 Future Drive Alexandria KY 41001

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection	325.00	1	325.00
Termite Inspection by Select Pest	45.00	1	45.00
			Tax \$0.00
			Total Price \$370.00

Payment Method: Credit Card
Payment Status: Paid
Note: Thank you for your business!