

B4U Close Inspections Report



**123 Your Street
Georgetown KY 40324**



**Erby Crofutt, Inspector
KY Lic#: HI-2041**

**Prepared For
Amanda B. ReckundWith**

**B4U Close Home Inspections
& Radon Testing
104 Lawson Drive, Suite 103-40
Georgetown, KY 40324
502-570-4054**

www.b4uclose.com



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INVOICE

B4U Close Home Inspections & Radon Testing

104 Lawson Drive, Suite 103-400

Georgetown, KY 40324

859-797-3873 or 502-570-4054

Inspected By: Erby Crofutt

Inspection Date: 12/20/2008

Report ID: 20081220B New Construction

Sample Report

Customer Info:	Inspection Property:
Amanda B. ReckundWith 103 Your Old Street Georgetown KY 40324 859-678-5432 Customer's Real Estate Professional: For Sale By Owner	123 Your Street Georgetown KY 40324

Inspection Fee:

Service	Price	Amount	Sub-Total
General Home Inspection	1.00	1	1.00
Radon Measurement w/ Radalink Telemonitor	1.00	1	1.00

Tax \$0.00

Total Price \$2.00

Payment Method:Credit Card

Payment Status:Paid At Time Of Inspection

Note:



B4U Close Home Inspections & Radon Testing

**104 Lawson Drive, Suite 103-400
Georgetown, KY 40324
859-797-3873 or 502-570-4054**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Pre-Inspection Agreement](#)

[B4U Close Report Support](#)

Date: 12/20/2008	Time: 01:00 PM	Report ID: 20081220B New Construction Sample Report
Property: 123 Your Street Georgetown KY 40324	Customer: Amanda B. ReckundWith	Real Estate Professional: For Sale By Owner

Introduction & General Comments

Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

The highest compliment my clients can give me is the referral of my Home Inspection and Radon Measurement Services to their Friends, Family & Business Associates!

I appreciate all referrals and reference comments about my inspection services. If you know of anyone buying a home, I would appreciate you giving them my name.

Please be sure to read the Referral Rewards Gift Certificate section.

This inspection was performed in accordance with and under the terms of an Inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement is also available on the B4U Close Home Inspections Web Site at www.b4uclose.com

COMMENT KEY & DEFINITIONS:

The following definitions of comment descriptions apply to 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 seeking a second opinion or a more in depth review by a qualified contractor in the appropriate field. All costs associated with further inspection fees and repair or replacement of items, components or units should be considered before you purchase the property. All directions are given as if the house is being viewed from the front looking at the front.

NOTE: All definitions listed below refer to the property or item listed in this report as inspected at the time of inspection.

Acceptable (A) = 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/Present (NIP) = I did not inspect this item, component or unit and make no representations of whether or not it was functioning as intended and will state a reason for not inspecting, or this item, component or unit is not in this home or building.

Maintenance (Mnt) = Item noted is usually considered a routine maintenance item that must be accomplished occasionally to ensure proper performance of the item.

Marginal (M) = Item is not fully functional and requires repair or servicing by a qualified contractor in the appropriate field.

Defective (D) = Item needs immediate repair or replacement by a qualified contractor in the appropriate field. It is unable to perform its intended function or is an immediate safety hazard.

Please be sure to read and understand the complete report along with all of the other attachments listed on the

third page above. They contain valuable information that pertains to this inspection and the maintenance of your new home. You paid for the report and its attachments. Please read them!

Style of Building:

Two Story

Age Of Building (estimated):

New Construction

Reported Square Footage (Rounded):

1584 Square Feet

Occupancy Status:

Vacant w/ no furnishings

Building Faces:

West

Persons Present at Inspection:

Buyer's Representative

Radon Test:No. Client declined Radon Measurement
Test**Weather:**

Cloudy, Cold

Temperature:

Below 60

Rain in last 3 days:

Yes

1. General Information (continued)

Referral Rewards Gift Certificate

B4U Close Home Inspections & Radon Testing
Not just an Inspection, but an Education!
 Serving Central, Northern & Eastern Kentucky from Georgetown
www.b4uclose.com erby@b4uclose.com 502-570-4054
 KREIA & NACHI Certified Home Inspector -- NEHA Certified Radon Measurement Technician -- KY Lic#: HI-2041

\$20.00 -- GIFT CERTIFICATE -- \$20.00

From: _____
 (Name & Current Address)

To: _____

This Gift Certificate is for \$20.00 off the regular price of your General Home Inspection. Call Erby at 502-570-4054 to schedule your inspection at your convenience. You are welcome (and encouraged) to attend the inspection. I am a past client of B4U Close Home Inspections. I hope you are also happy with the inspection. A sample report and Erby's full inspection qualifications are online at www.b4uclose.com

One Gift Certificate per inspection Not valid for Radon Measurement Test 20060927GFC
 No expiration date.

Inspection Items

1.0 Referral Rewards

Comments:

B4U Close Home Inspections & Radon Testing has a Referral Rewards Deal for YOU!

The best sales force is past satisfied clients. The best kind of advertising is word of mouth.

Here's your chance to earn your complete inspection fee (and more) back with almost no work at all.

People who are happy with my services refer me to their family, friends, business associates, and acquaintances. This "**Referral Rewards**" advertising, I'm pleased to say, accounts for over half of my business. If you think that I did a good job for you and exceeded your expectations, I'd love to be referred to others by you and I want to reward you for your referral efforts. I'd also like to hear your thoughts and questions. Just send me an e-mail at erby@b4uclose.com

Above I have created a gift certificate for \$20.00 off the cost of a home inspection. Simply print as many gift certificates as you want and give them to relatives, friends, business associates, and acquaintances.

Each time one of the gift checks comes back to me through a completed home inspection, **I WILL SEND YOU A CHECK FOR \$20.00** (the reward in the **Referral Rewards**). Make sure you put your name and current address on the Gift Certificate so I can send your **Referral Reward** to you.

There is no expiration date. There is no limit on how many referral rewards you can earn. Print and distribute as many as you want.

And if, for some reason, you are unhappy with the home inspection and report I did for you, please contact me at 859-797-3873 or 502-570-4054 or erby@b4uclose.com. Your unhappiness does neither you nor me any good.

1.1 Pre-Closing Walk Through

Comments:

During the time period between my inspection and closing many things can happen. Systems can fail at any time. Defects can become visible under different viewing conditions (weather, belongings & furniture removed, etc). I urge you to operate all systems during your pre-closing walk through prior to closing. You should also check all areas that may have been hidden from view during the inspection by personal belongings or other obstructions that have now been removed. I have provided a checklist for this walk through in the Report

Support Attachment linked on page three of the report.

Windows and window screens, and doors and door screens, are easily damaged during the escrow period and during the move-out/move-in process. Lights, switches, outlets, etc., can be damaged or fail. Because of the location of water supply and drainage pipes in our sink cabinets, where storage is crammed, plumbing pipes are easily damaged during the escrow period and during the move-out/move-in process, possibly causing loose pipes and leaks. In other words, by the time the buyer is completely moved in, there could be anything that just isn't right or isn't the same as it was on the day of the inspection. That, of course, is the nature of real estate.

I believe the purpose of your final pre closing walk-through is not only to make sure that any requested items have been repaired, but also to make sure that additional damage, deterioration, and destruction beyond normal wear and tear has not occurred. I recommend a careful, slow, and thorough observation with your Real Estate Agent at your final walk-through to ensure your satisfaction.

Second, after you have had your own moving parties, walk around your home and check for damage caused by your guests. You're very likely to find some. In many instances, your guests may not even know that they caused damage.

If you have any questions, please call me.

1.2 Cost Estimates

Comments:

No cost estimates are provided by B4U Close Home Inspections. Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of this inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors. If you ask ten different plumbers or electricians how much it costs to fix something, you'll get 10 different answers.

Quite often I get asked "How much does it cost to repair that?" Quite frankly, I don't know.

I am a full-time, professional home inspector. My Code of Ethics and Standards of Practice prevent me from working on properties that I have inspected, so I have no personal experience concerning how much it costs to repair the many things that I inspect. Each home and circumstance is different, and a licensed expert at something surely will discover some additional problems that a generalist home inspector cannot. I have yet to have any Client or Realtor call me up and say, "Hey, it cost \$248.17 to fix that doohickey." So I'm not being stubborn or anything like that; it's simply that I really don't know.

If you need to get an estimate for repairs, there are two very good ways to get in the ballpark. First, call three repair specialists for the work you need to have done and get an estimate from them (e.g., plumber, electrician, etc.). Most of them charge by the hour, so until they actually do the repairs, it truly will be an estimate. Then, pretend like you are a judge at the Olympics: Throw out the high estimate and the low estimate and take the middle estimate. That tactic typically (but not always) ensures quality materials, quality workmanship, and quality service without being taken to the cleaners by those who would prefer to overcharge you for poor materials, poor workmanship, or poor service.

Second, go to www.homeinspectorlocator.com/resources/costtorepair.htm for a pretty good list of estimates to repair just about anything in your home. Note, however, that they are estimates, and you'll find estimates in some categories that say something like "\$2,500 and up." Well, your "and up" might come in at \$15,000 when all is said and done, so it's still better to call around and get some repair estimates for your specific situation and for the area where you will be living. Many Realtors or their offices maintain lists of professionals who have provided quality service to their agents or Clients at some time in the past.

I also quite often get asked, "Who should repair that?" Since I do not know the qualifications of the seller or the buyer to conduct repairs, I recommend that you hire a qualified and/or licensed professional in the appropriate trade to perform repairs. You need to decide for yourself if you or the seller's qualifications, experience, and knowledge would allow the repair to be made without using a qualified and/or licensed trade professional. Keep in mind that some sellers tend to repair things using the quickest and least expensive method because they just want to sell the house. As quite often happens, that quickest and least expensive

method leads to premature failure of the repair. And you are stuck fixing it, again, at your cost.

If you have any questions, please call me.

1.3 Building Codes

Comments:

The first thing to remember about building codes is that safety hazards DO NOT read the building code book. Safety hazards don't care about the building code book. Safety hazards just sit and wait to cause you and your family personal injury. Also remember that the building code is developed by nationwide experts in particular topic areas. It is then sent to the state where some homebuilders, a few experts, and politicians decide what is going to be enforced in the state. It is then sent to the local level where mostly home builders and politicians decide what's going to be enforced locally. It's then given to the code enforcement inspectors to interpret according to how they read the code. In addition, the local code often lags several years behind the national codes.

The building code is not a lofty standard. It is the bare minimum legal standard that a home builder, electrician, plumber, etc, must comply with. To do anything less would be illegal.

B4U Close Home Inspections services a large area of Kentucky with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. I cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes; therefore B4U Close Home Inspections does not perform code compliance inspections nor guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants and manufacturer specifications. My references and sources for calling out different items as a safety concern or defective or marginal or in need of repair may include the national building codes (International Residential Code / National Electric Code / Uniform Plumbing Code, etc), manufacturer's instructions, the building industry's standards, continuing education, and personal experience.

If the response to an area of concern or a recommendation in my report is, "Well, they didn't have that (or they didn't do that) when the house was built," or that it was "grandfathered", I usually know that. When it comes to home repairs, "**Grandfathered**" is a term often tossed out by people who care more about their wallet than about you and your family's safety: as in "That 8 inch gap in the balcony railing doesn't need to be fixed because it's grandfathered. It was okay to do it that way when this house was built." Is it going to comfort you, when your child falls through that gap and is badly injured, that the size of the gap was "Grandfathered"? All "Grandfathered" really means is that no one can "force" you to change it, repair it, or replace it. Only you can choose what level of risk you want to live with. People with young children who could fall thru that 8 inch gap "should" choose to ensure it is changed to a safer gap but no one is going to force a change except you.

Since whatever issue was "grandfathered", our knowledge has increased considerably concerning safety in the home. I believe that you should be safe in your home and that taking care of your home should be as easy as possible. So I will recommend things that they didn't have or do years ago simply to keep you safe or help you take care of your home. What's most important to me is that you and your family are as safe as possible in your home. Only you can choose what level of risk you want to live with and expose your family to. Just because I recommend it, doesn't mean you can expect the seller to pay for it.

Note that the Kentucky Home Builders Association lobbyists managed to have the Kentucky State Legislature include the following in the Kentucky Home Inspector Licensing Law:

Kentucky Revised Statutes (KRS) Chapter 198B.738

"Home inspectors are prohibited from indicating in writing in the initial home inspection report that any condition is not in compliance with any building code enforced under KRS Chapter 198B."

Therefore, if you think an issue might be a code violation, you need to consult your local building code enforcement department for a determination as it is illegal for me to "indicate in writing in the initial home inspection report that any condition is not in compliance with any building code enforced under KRS Chapter 198B".

If you have any questions, please call me.

1.4 Property History

Comments:

I recommend that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures (not available on new homes), previous inspection or engineering reports, reports prepared by or for: relocation companies; municipal inspection departments; lenders; insurers; and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

You are advised to obtain a copy of the Seller's Disclosure Statement and review it prior to closing. You are also advised to conduct a pre-closing walk through of the residence immediately before finalizing to verify that all items that were to be repaired are repaired and that the property condition has not substantially changed since this inspection. Use the B4U Close Home Inspections pre-closing checklist provided as a guide for this walk through. Client should request verification that agreed upon repairs/replacements were made by qualified licensed tradesmen and contractors where necessary.

If you have any questions, please call me.

1.5 Building Permits

Comments:

Many people don't understand that the permitting process typically is a three-step process: (1) applying for, or "pulling", the permits, (2) having the permitted work inspected (typically by appropriate building officials or code inspectors), and (3) having the permits closed (indicating that the work has been approved and all appropriate fees have been paid).

Pulling the permits is relatively easy and inexpensive, and many jurisdictions allow one to pull simple permits on the Internet. Having the work inspected is where the main cost usually comes in because building officials, code inspectors, and other appropriate inspectors charge for their time, typically by the hour. When homeowners realize the expense that sometimes is involved in having their work approved and the permits closed, they will occasionally skip the final two steps of the permitting process.

And that's where the problems arise when someone else wants to buy the property that has open permits on it.

You should visit the municipal building or planning department to search the permit record of a home you want to buy. Even though this takes time, it should be included in your due diligence investigations of the property.

It's particularly important to check the permit history if you're buying a property that's advertised as having a rental unit that generates income. If you find out later that the rental unit wasn't done with permits and in compliance with building code requirements, you might lose an income stream that you were depending on to help pay the mortgage.

If you're buying a home that has been remodeled over time, there's a good chance that some of the work was done without permits. It's a good idea to ask sellers if all work was done with permits. In some states sellers are required to disclose any work that was done without permits.

However, in some cases, the sellers may not be aware that work was done without permits. Sometimes contractors don't take out permits to save time. So, it's important to check this.

Before you buy a home where work was been done without permits, make sure you understand what the future consequences might be. If you search the permit record during your inspection contingency time period, there's an opportunity to negotiate a satisfactory resolution to permit issues before you close.

Otherwise, you may be stuck with fixing a past problem at your own expense.

If you have any questions, please call me.

1.6 Differing Opinions

Comments:

Don't be surprised when a contractor or real estate agent says something is okay when I said it isn't. Home inspectors are generalists conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, will disagree with my opinions. I've put my opinions in writing. I feel you should have those who disagree put their opinions in writing also. Ask them to include their license number, if applicable, and guarantee that the item is safe or OK to operate as it is. If they refuse to do so, you need to establish what weight to give each opinion.

While I will discuss our differing opinions with contractors and real estate agents, I won't argue with them.

The best reference sources are the Manufacturer's Installation Instructions and the State of Kentucky's

Office of Housing, Buildings, and Construction
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601
(502) 573-0373
<http://www.ohbc.ky.gov/>

Nor should you be surprised when someone says that something needed to be replaced when I said it needed to be repaired or replaced. Keep in mind that replacing something makes more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There are several reasons for these apparent oversights:

✧ Conditions during inspection - It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that there was storage everywhere (especially in the garages here in Kentucky), making things inaccessible, or that the air conditioning could not be turned on because the temperature had been below 60° outside in the last 24 hours. Contractors do not know what the circumstances were when the inspection was performed.

✧ > The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, windy summer day, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. I am only documenting the condition of the home at the time of the inspection.

✧ > A long look - If I spent half an hour under the kitchen sink or an hour disassembling the furnace, I'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more than what you paid for my services.

✧ > I am a generalist - I am not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than I do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, engineering, roofing, appliances, etc. It's virtually impossible to know everything about everything. That's why I'm a generalist. I'm looking at the forest, not the individual trees.

✧ > An invasive look - Problems often become apparent during renovation or remodeling. A home inspection is a visual examination. I don't perform any invasive or destructive tests.

If you have any questions, please call me.

1.7 Taking Care of Your Home

Comments:

The easiest way to take care of your house is to keep unwanted moisture away from the exterior, particularly the foundation, and out of the interior. This means regular monitoring and maintenance of the exterior roof, walls, and foundation, and the structural and mechanical components attached to them. This means regular monitoring and maintenance of the interior, including walls and floors under upper stories. What is regular monitoring and maintenance? Home ownership! It is not easy being a homeowner, and there will be many things that become problems while you own your home and which you will need to spend money to resolve. I recommend proactive preventive maintenance rather than after-the-fact reactive repair. Some items will need to be monitored and maintained daily, monthly (GFCI outlets, etc.), or annually (roof, water heater, fireplace,

gas-using appliances, etc.). You're investing a substantial amount of money in a home. Please take care of it or hire professional service people to take care of it for you.

If you have any questions, please call me.

2. Roofing

ROOF: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. This report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing. Remaining roof life statements are estimates only. There is no guarantee your roof will last the estimated life. B4U Close Home Inspections recommends that a qualified roofing contractor be consulted to determine the best repair methods, estimate costs, and perform any repairs deemed necessary.

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

Styles & Materials

Roof Covering:
3-Tab fiberglass
Composition Shingles
Chimney (exterior):
Not Present

Viewed roof covering from:
From the Ground
Ladder at eaves
Plumbing vents:
PVC with rubber boot

Sky Light(s):
Not Present

Inspection Items

2.0 ROOF COVERINGS

Comments: Marginal

- (1) No roofing paper visible at roof edge in some areas. I don't know if roofing paper is under all of the main field of the shingles or not. Generally accepted building practices and shingle manufacturer's instructions call for roofing paper to be installed from roof edge to roof edge.
- (2) The drip edge is not properly installed along the bottom of the roof. Where the underlayment (roofing paper) extends to the edge of the roof, it's under the drip edge. It should be on top of the drip edge so that water runs off the roof instead of under the drip edge. Where there's no roofing paper at the edge, there should be.



2.0 Picture 1

- (3) Exposed nails, visible at ridge ends and the bottoms of the front right gable, are not covered with asphalt plastic cement. Generally accepted building practices and shingle manufacturer's instructions call for exposed nails (and the ridge end location is inevitably exposed) to be covered with an asphalt plastic cement to prevent water leakage. Repair as necessary.

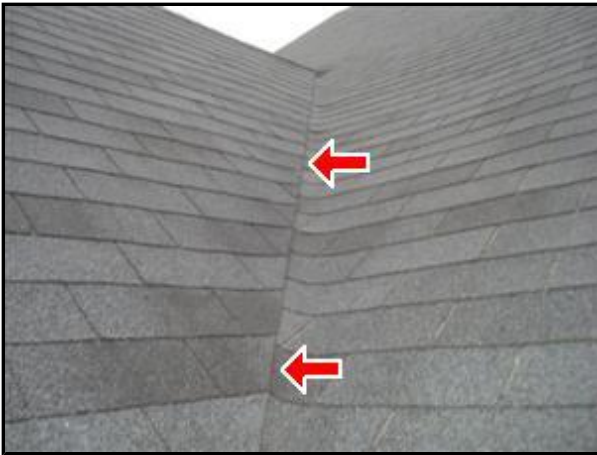


2.0 Picture 2



2.0 Picture 3

(4) The shingles in the valleys are cut on the low side instead of the high side. This can allow water to run under the shingles on the gables. Most manufacturers' require the high side to be cut two inches back from the high side of the valley. I don't know who manufactured the shingles. Find out and repair the valleys in accordance with the manufacturer's instructions.



2.0 Picture 4



2.0 Picture 5

(5) Shingle manufacturer's void their warranties when the shingles are not installed in accordance with the manufacturer's instructions. If conflict over these issues arises, consult the shingle manufacturer directly to ask if they will warranty the roof without the shingles being installed in accordance with their instructions.

2.1 ROOF DRAINAGE SYSTEMS

Comments: Marginal

The splash blocks are not installed yet. Some adjustment to the downspouts will be necessary as the downspouts are beneath the sod level. Fix as necessary to ensure roof water drains away from the home.



2.1 Picture 1



2.1 Picture 2

2.2 PLUMBING VENTS

Comments: Acceptable

The roof of the home was inspected and reported on with the above information. While I make 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 depending on weather conditions. My inspection makes an attempt to find a leak but sometimes cannot. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

3. Exterior

EXTERIOR: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.

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

Styles & Materials

Siding Material:

Brick veneer
Vinyl

Exterior Entry Doors:

Wood & glass
Metal

Appurtenance:

Patio

Driveway:

Concrete

Inspection Items

3.0 WALL CLADDING FLASHING AND TRIM

Comments: Acceptable

3.1 DOORS (Exterior)

Comments: Marginal

The deadbolt holes are not deep enough to allow full locking extension of the deadbolts on the exterior doors. I recommend that these holes be drilled deep enough to allow full locking extension of the deadbolts.

3.2 WINDOWS

Comments: Marginal

The right side of the right living room window is missing the connecting string for the spring balance.

The left side of the left dining room window is missing the connecting string for the spring balance.

The top pane in the left side upper level bedroom window is also missing the connecting string for the spring balance.

Replace/repair as necessary.



3.2 Picture 1 Living Room Window



3.2 Picture 2 Dining Room Window



3.2 Picture 3 Upstairs left bedroom

3.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Acceptable

3.4 EAVES, SOFFITS AND FASCIAS

Comments: Acceptable

The exterior of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

4. Structural Components

STRUCTURAL: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends that a qualified foundation or framing contractor (who utilizes a licensed engineer to design repairs) be consulted to determine the best repair method, estimate costs, and to perform any repairs deemed necessary.

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 affect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete slab

Ceiling Structure:

Engineered wood trusses

Method used to observe attic:

From entry

Floor Structure:

Concrete Slab

Roof Structure:

Engineered wood trusses

Attic info:

Attic Hatches
in upper hallway
in bedroom closet

Wall Structure:

Wood Frame Construction

Roof-Type:

Gable

Inspection Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Acceptable

4.1 WALLS (Structural)

Comments: Acceptable

4.2 FLOORS (Structural)

Comments: Acceptable

4.3 CEILINGS (structural)

Comments: Acceptable

4.4 ROOF STRUCTURE AND ATTIC

Comments: Acceptable

The structure of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

5. Insulation and Ventilation

INSULATION & VENTILATION: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property.. Secondary reader may not and should not rely on the information contained in this report. I recommend that you consult with a qualified insulation and ventilation contractor to determine best repair methods, estimate costs, and to perform any repairs deemed necessary.

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

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Soffit Vents
Passive box vents

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric

Dryer Vents:

Metal
where visible

Inspection Items

5.0 INSULATION IN ATTIC

Comments: Marginal

There's one small area of the rear attic (accessible thru the bedroom closet) that is not properly insulated. As you are looking thru the hatch it's at the bottom of the wall to your left. For energy efficiency have it insulated properly.

Note that one of the attic hatch locks (for the upper level attic hatch) is broken. Replace it.



5.0 Picture 1



5.0 Picture 2

5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Acceptable

5.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Acceptable

Attic ventilation is important in Kentucky to help keep your home cooler in the summer and warm in the winter. Temperatures in an unvented or poorly vented attic can reach over 150 degrees in the summer time. The insulation in the attic is a barrier between extreme heat and cold. The amount of insulation determines the resistance which is necessary to keep the home at a comfortable temperature. Generally 10 to 12 inches of a blown cellulose or fiberglass batt insulation will provide this resistance value. Adding additional insulation is rather inexpensive, and if I recommend you add additional insulation it is just for the purpose of saving you money in energy costs. A home with no insulation will stay cool if the air conditioner runs almost continually. Then again, in a home with twice the amount normally installed, the cooling and heating system will operate even less than normal, saving you money in the long run.

Anatomy of a Dryer Fire

Dryer fires usually start beneath the dryer when the motor overheats. Overheating is caused by a build-up of lint in the duct that increases the drying time and blocks the flow of air, just like cholesterol in your arteries can build up and block the flow of blood to your heart. Naturally, any lint that has collected under the dryer will burn and the draft from the dryer will pull that fire up into the duct. Since the duct is coated or even blocked with lint, many times a house fire results. Other contributing conditions may include failure of the thermostat and limit switches in the dryer, lint inside the dryer, a missing or damaged lint screen, a crushed hose behind the dryer, or a bird's nest or other debris blocking the vent. See the full Dryer Fire Fact sheet at this link: <http://www.sacenergyking.com/webapp/GetPage?pid=113>

The insulation and ventilation of the home was inspected and reported on with the above information. While I make 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 I inspect with 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 activities as it relates to the comments in this inspection report.

6. Garage

Garage: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Others may not and should not rely on the information contained in this report. Remote Garage Door Openers are not part of this inspection.

Styles & Materials

Garage Type:

One Car Attached

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

OVERHEAD DOOR

Inspection Items

6.0 GARAGE WALLS & CEILING**Comments:** Acceptable**6.1 GARAGE FLOOR****Comments:** Acceptable**6.2 GARAGE DOOR (S)****Comments:** Marginal

The manual lock should be disabled or removed. Inadvertent locking of the manual lock can severely damage the door when the automatic opener tries to open the door.



6.2 Picture 1

6.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**Comments:** Acceptable**6.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Defective

(1) Garage door opener auto reverse sensitivity setting not adjusted properly. The door should reverse when it meets resistance in closing. It did not. This is normally a user operable control. A review of the garage door opener instructions may show how to adjust the sensitivity setting properly. If no instructions are available, contact the manufacturer for instructions. If you are not comfortable making this important safety feature adjustment yourself, you should have the adjustment made by a qualified professional.

(2) The optical sensors (Light beam) auto reverse safety on each side of the garage door are mounted too high. The top of the lenses is usually supposed to be at a height between 5" - 6" above the floor. These are too high to have the beam interrupted by a fallen child, or pet and will not reverse the door opener. They need to be lowered to the proper height. See manufacturer's instructions for correct installation height.



6.4 Picture 1



6.4 Picture 2

(3) The garage door spring is not adjusted properly. When properly adjusted, disconnected from the opener at the closed position, and raised to the half open position, the door should balance in the half open position. This is to allow ease of manual operation in case of power or opener failure. DO NOT attempt to make this important adjustment yourself. The spring is coiled tightly and can be very dangerous if not adjusted with the proper cautions and tools. Have this adjustment completed by a qualified garage door specialist.



6.4 Picture 3

The garage was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving storage, shelving, built in cabinets, etc, or inspecting areas obstructed from view. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

Note: On January 1, 1993 federal regulations went into effect requiring manufacturers to include additional safety devices (e.g., optical sensors) on all automatic openers in addition to establishing labeling requirements. Further information on garage door opener safety can be found at:

Consumer Public Safety Commission

<http://www.cpsc.gov/CPSCPUB/PUBS/523.html>

And <http://garagedoorsafety.com/>

And <http://www.doors.org>

7. Interiors

INTERIORS: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.

Smoke detectors, carbon monoxide detectors and fire extinguishers are not currently required in all areas. However, I recommend that all homes be equipped with these important safety devices, installed in accordance with the manufacturer's installation instructions. Remember that, to ensure proper operation when needed, these safety devices must be inspected, tested, and maintained on a periodic basis set by the manufacturer. A large store of information on indoor air quality including carbon monoxide radon, lead, mold, etc, can be found on the internet at <http://www.epa.gov/iaq/>

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

Styles & Materials

Ceiling Materials:

Drywall - taped floated & painted

Wall Material:

Drywall - taped floated & painted

Floor Covering(s):

Carpet
Vinyl Flooring

Interior Doors:

Hollow core wood

Window Types:

Vinyl
Thermal/Insulated
Tilt feature

Cabinetry:

Composite wood

Countertop:

Laminate

Inspection Items

7.0 CEILINGS & WALLS

Comments: Acceptable

The cracked sheetrock joint at the top of the stairs (picture 1) and over the back right side of the door to the right side upper level bedroom do not appear to be structural in nature. They occur because the structural wood shrinks as it dries. They are cosmetic only. Repair as desired. Note that builders warranties typically cover repair of these cracks a couple of times during the warranty period.



7.0 Picture 1



7.0 Picture 2

7.1 FLOORING

Comments: Acceptable

7.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Acceptable

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Marginal

The top cabinetry in the kitchen is fastened to the wall with what appears to be dry wall screws. Dry wall screws do not have sufficient shear (sideways) strength, especially after the cabinets are loaded down with

dishes, etc. The Kitchen Manufacturer's Association www.kcma.org typically requires the use of specific fasteners to hold these cabinets on the wall. The local dealers for these cabinets can better explain the proper fasteners to use for these cabinets. I tried to call them but it seems they're out for Christmas.

Cabinet Supplier of Kentucky

Contact: JIM CUTLIP

Address: 105 FIELDVIEW DRIVE

City: VERSAILLES State: KY

Zip Code: 40383

Phone: 859-873-8898 Fax: 859-873-1177

Kentucky-Indiana Lumber Co.

Website: www.ki-lumber.com

Contact: DAVE KING

Address: 2525 PALUMBO DRIVE

City: LEXINGTON State: KY

Zip Code: 40509

Phone: 859-268-0953 Fax: 859-266-2592



7.3 Picture 1

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Marginal

The door to the upstairs right side bedroom won't close properly. Adjust as necessary.



7.4 Picture 1

7.5 CLOSETS

Comments: Acceptable

The interior of the home was inspected and reported on with the above information. While I make 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 I inspect with 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 activities as it relates to the comments in this inspection report.

8. Plumbing System

PLUMBING: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.

Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead are not part of this inspection. Main water valves are not operated during this inspection. Septic systems and all underground pipes are not part of this inspection.

I recommend that you consult a qualified licensed plumber to determine the best repair methods, estimate costs, and perform any necessary repairs to the plumbing system.

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



Styles & Materials

Water Source:

Public Water Supply

Main Water Supply Line:

CPVC
where visible

Water Pressure:

Adequate

Plumbing Water Distribution (inside home):

CPVC
where visible

Plumbing Waste:

PVC
where visible

Number of Water Heaters:

One

Water Heater Location:

Laundry Room

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon

Water Heater Manufacturer:

A.O. SMITH

Water Heater Age (estimated):

New

Inspection Items

8.0 MAIN WATER SERVICE LINE

Comments: Acceptable

Where visible.

8.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Acceptable

The main shut off is the blue valve located over the water heater on the back wall of the laundry room. This is for your information.



8.1 Picture 1

8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Marginal

Have the plumber's ball removed from the attic vent pipe and the cap installed on the vent pipe.(Picture 1)

Have a cap put on the sewer clean out at the left of the home.(Picture 2)



8.2 Picture 1



8.2 Picture 2

8.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Acceptable

8.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Acceptable

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports)

Comments: Not Present

8.6 SUMP PUMP

Comments: Not Present

The Temperature Pressure Relief Valve (TPRV) and drain pipe on the water heater is an important safety device. TPRV drain tube should be made of materials that will withstand 250 degree temperatures, not be trapped, slope downhill to the termination point and terminate outside the residence or within six inches of the floor pointing at the floor or ground.

The TPRV on the water heater is NOT tested as part of the Home Inspection. This valve should be tested by the home owner upon moving in and on a regular basis thereafter (every 30-60 days.) This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. When testing the valve, locate the outlet end of the drain pipe and advise family members of its location. If water is seen dripping/running from the end of the TPRV drain pipe at any time other than for a short time after you have tested it, the valve is leaking. Under those circumstances, IMMEDIATELY have the TPRV checked (and replaced if needed) by a qualified plumber.

The plumbing in the home was inspected and reported on with the above information. While I make 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 I inspect with 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 activities as it relates to the comments in this inspection report.

9. Electrical System

ELECTRICAL: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. I recommend you consult a qualified licensed electrician to determine all necessary repairs, the best repair methods, estimate costs, and perform any needed repairs to the electrical system

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



Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-Metallic Sheathed Cable

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected

Underground in sealed conduit. Unable to observe wires.

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Acceptable

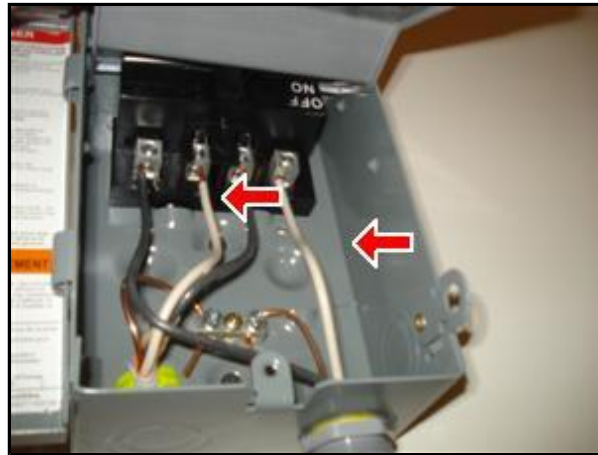
9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Defective

Problem(s) discovered with Branch Circuits (water heater disconnect(s)) such as

- white wires being used as hot wires (connected to breaker) without being marked as hot wires

and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician correct as needed.



9.2 Picture 1

9.3 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)

Comments: Defective

The two switches closest to the front door don't operate anything that I could find. I would expect them to operate the living room light and the living room fan, but they don't. The two switches near the garage door do operate the living room light and fan. I venture a guess that the two switches by the front door are intended to be set up as three way switches but are not wired correctly. Have the electrician determine and repair as necessary.

9.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Acceptable

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

Comments: Acceptable

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Acceptable

The main panel box is located at the garage.

9.7 SMOKE DETECTORS

Comments: Marginal

(1) There's no smoke detector in the garage. For fire safety, I recommend that one be added.

(2) The National Fire Protection Association (<http://www.nfpa.org>) recommends replacing smoke detectors every 10 years and carbon monoxide detectors every 5 years.

I don't test smoke detectors or carbon monoxide detectors. Pushing the built-in test button does not ensure that the smoke sensor is functional. It only establishes that the electrical circuit and audible alarm are functional.

Replacement smoke detectors and carbon monoxide detectors, when necessary, should be installed, in the quantity necessary, to comply with the manufacturer's instructions.

I also recommend that you review the Environmental Protection Agency (EPA) document "Protect Your Family and Yourself from Carbon Monoxide Poisoning" on the EPA website at:

<http://www.epa.gov/iaq/pubs/coftsht.html>

Smoke detectors and carbon monoxide detectors are NOT tested as part of the Home Inspection. The batteries in all smoke detectors should be changed upon moving into the home. All smoke detectors and carbon monoxide detectors should be tested by the home owner upon moving in and on a regular basis thereafter (see manufacturer's instructions for testing intervals). These are important safety devices. If they fail to operate, have them fixed or replaced. Hard wired smoke detectors should be repaired by an alarm qualified licensed electrician.

More than one working smoke alarm is essential in every household. It is necessary to **practice home fire drills and escape plans** to be certain everyone is familiar with the smoke alarm signal, and to determine if there are any obstacles to a quick and safe evacuation (including the inability for some to awaken to the smoke alarm signal).

A short explanation of Ground Fault Circuit Interrupters (GFCI):

There is a little electrician hiding in the GFCI. He watches the electricity come in over one shoulder and go out over the other shoulder. If there's no difference, he just sits there. If a difference is created, (you drop your shaver or hair dryer into the tub or sink), he immediately shuts down the electricity attempting to keep you from being shocked.

The problem with your little electrician is that he likes fishing. One of these days, he is going to get up and go fishing. When he does, he isn't coming back. The only way you're going to know if he is still in there is to test the outlet or breaker every 30 to 45 days.

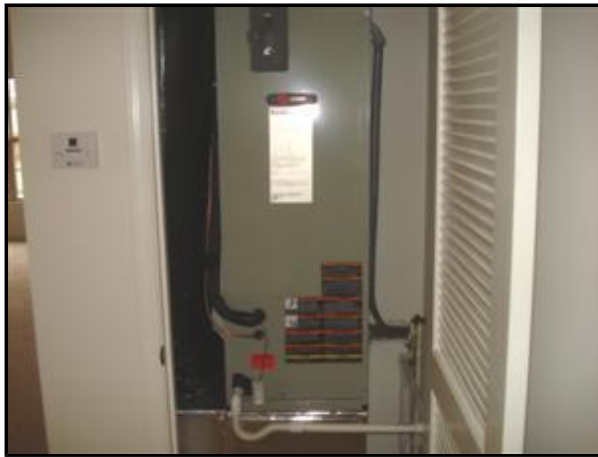
Plug something into the outlet, hit the test button and then the reset button. If it shut down the power and then restored the power, the little electrician is still in there working for you. If it didn't, your little electrician has gone fishing. You need to get a licensed electrician to replace your little electrician.

The electrical system of the home was inspected and reported on with the above information. While I make 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 I inspect with 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 activities as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

HVAC: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary reader may not and should not rely on the information contained in this report. I recommend that you consult with a qualified heating and air conditioning specialist to determine best repair methods, estimate costs, and to perform any repairs deemed necessary.

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:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

TRANE

Filter Type:

Disposable

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Central Air Age (Estimated):

New

Energy Source:

Electric

Heat System Age (Estimated):

New

Types of Fireplaces:

None

Cooling Equipment Energy Source:

Electricity

Number of Heat Systems (excluding wood):

One

Ductwork:

Duct Board
Flexible Duct

Number of Woodstoves:

None

Central Air Manufacturer:

TRANE

Inspection Items

10.0 HEATING & COOLING EQUIPMENT

Comments: Acceptable

I did not operate the air conditioning system due to the outside temperature being below 65 degrees as this may result in damage to the compressor.

10.1 NORMAL OPERATING CONTROLS

Comments: Acceptable

10.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Acceptable

10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Acceptable

10.4 CONDENSATION REMOVAL

Comments: Marginal

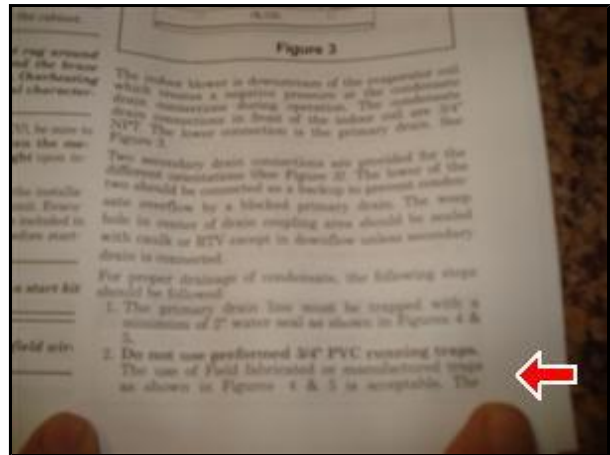
The "Preformed Running Trap" (Picture 1) being used on the condensate drain is specifically prohibited by the manufacturer's instructions (paragraph 2 at the bottom of Picture 2).

The manufacturer's instructions call for a field fabricated or manufactured trap as shown in Pictures 3 & 4.

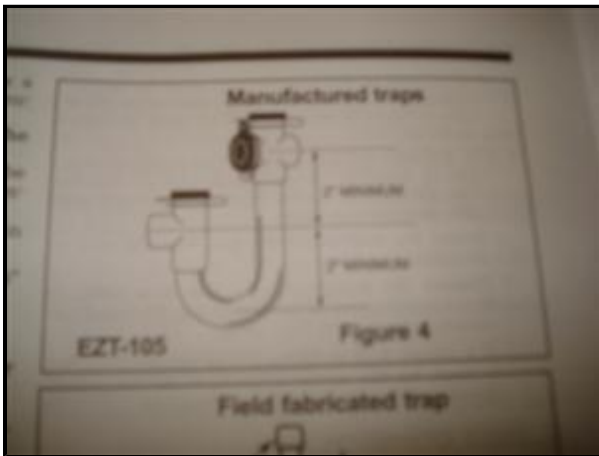
Have running trap replaced to comply with manufacturer's instructions.



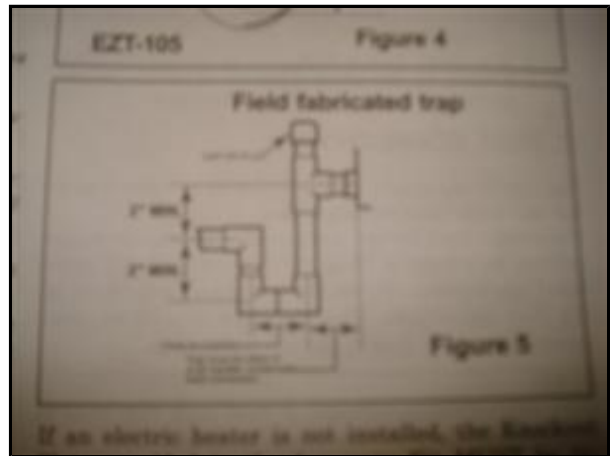
10.4 Picture 1



10.4 Picture 2



10.4 Picture 3



10.4 Picture 4

The heating and cooling system of this home was inspected and reported on with the above information. While I make 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 doors or dismantling that would otherwise reveal something only a licensed heating & air conditioning contractor would discover. Note: Furnace heat exchangers are not readily accessible. Disassembling the furnace, which should only be done by a licensed HVAC contractor, is necessary for proper inspection of the heat exchanger. Disassembling the furnace is beyond the scope of this inspection. If the seller does not provide records to show that the furnace / air conditioning equipment has been serviced and cleaned in the last twelve months, you should have the furnace / air conditioning equipment serviced and cleaned prior to closing. You should also continue to have annual maintenance service performed on the furnace / air conditioning equipment. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

11. Built-In Kitchen Appliances

KITCHEN: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property.. Secondary readers may not and should not rely on the information contained in this report.

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.

Styles & Materials

Dishwasher Brand:

FRIGIDAIRE

Range/Oven:

FRIGIDAIRE

Refrigerator:

Not Present

Disposer Brand:

WHIRLAWAY

Built in Microwave:

FRIGIDAIRE

Exhaust/Range hood:

FRIGIDAIRE

Trash Compactors:

Not Present

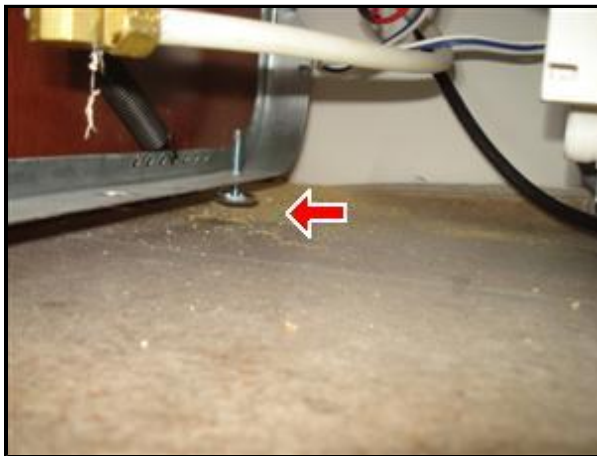
Inspection Items

11.0 DISHWASHER

Comments: Not Inspected, Marginal

The dishwasher was not plugged in, so I didn't operate it as I don't know why it's unplugged.

I do note that the back legs of the dishwasher are NOT in contact with the floor. They should be to properly support the dishwasher.



11.0 Picture 1



11.0 Picture 2

11.1 RANGE/OVEN

Comments: Defective

There is no anti-tip bracket installed to keep the stove from tipping over when children climb on, or weight is placed on, the oven door in the open position. The range tipping over can cause personal injury. I recommend that an anti-tip bracket be installed for safety. See the warning label on the oven door. While this is an important safety issue (see http://www.consumerfed.org/pdfs/Stove_Tip_Press_Release040507.pdf), it is simply fixed by installing the anti-tip bracket. They typically only cost a few dollars at a local hardware or appliance store. The bracket might also still be present with the owner's manual of this stove. You may want to hire an appliance installer to install the anti-tip bracket.



11.1 Picture 1

11.2 RANGE HOOD**Comments:** Acceptable**11.3 FOOD WASTE DISPOSER****Comments:** Acceptable**11.4 MICROWAVE COOKING EQUIPMENT (Built In)****Comments:** Acceptable

The built-in appliances of the home were inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I inspect with 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 activities as it relates to the comments in this inspection report.

12. Radon Measurement

RADON MEASUREMENT: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.

Radon measurement and/or inspection of existing radon mitigation systems (passive or active) is excluded from the home inspection. It is a separate measurement test and/or system inspection with separate fees. The radon measurement equipment must sit in the house for a minimum of 48 hours. If either measurement or system inspection is purchased, the details of that measurement or system inspection are listed below this section.

Most of Central Kentucky has been declared a "High Potential" radon zone. See the Environmental Protection Agency's Map of Kentucky Radon Zones at <http://www.epa.gov/radon> or thru my website at www.b4uclose.com.

Extract from the Radon Gas and Mold Notice of the Office of Housing and Urban Development (HUD 9548-E)

"Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon or mold treatment or its health and safety risks. PURCHASERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TESTS REGARDING RADON AND MOLD PRIOR TO CLOSING. Purchasers are hereby notified and agree that they are solely responsible for any required remediation and/or resulting damages, including, but not limited to, any effects on health, due to radon or mold in, on or around the property."

If you haven't already, I recommend that you have the property tested for radon. There are several options for doing so.

1. I offer radon testing, separate from the home inspection, with a sophisticated electronic monitor that takes additional environmental measurements and has tamper detectors, specifically designed for use in real estate sales transactions with results available within hours of the completion of the 48 hour testing period.
2. Some local hardware stores offer low cost canisters that are mailed off to labs with results usually available 10 - 15 days after completion of the testing period.
3. Some local County Health Departments offer free test kits that sit in the house for one year and are then mailed off to the lab.

Whichever test method you choose, I strongly recommend that you conduct a radon test. More information is available online at www.kentuckyradon.com or <http://www.air.ky.gov/FAQ/Radon.htm> or <http://www.epa.gov/iaq/radon/>,

If you have any questions, please call me.

Inspection Items

12.0 Radon Measurement Report

Comments: Defective

(1) **THIS PROPERTY DOES NEED RADON MITIGATION** in accordance with the EPA standards.

See attached radon measurement report.

The Radon Measurement test showed:

9.0 Average level of picocuries per liter

14.6 High of picocuries per liter

3.9 Low of picocuries per liter.

The Environmental Protection Agency recommends that a mitigation system be installed for any average level of 2.0 or higher.

THIS PROPERTY DOES NEED RADON MITIGATION in accordance with the EPA standards.

Properly mitigated, a high radon level IS NOT a reason to give up your dreams of owning a particular home. Remember how much you like the kitchen, adore the master bathroom, the scenic view, or the convenient

location. Negotiate an easy home improvement - the installation of a radon mitigation system. Radon mitigations systems not only work well in reducing radon concentrations by up to 99%, but also prevent damp soil air and other nasty soil gases from entering the house, which greatly improves indoor air quality as well. Very little maintenance is required. Operating costs are generally less than \$10.00 a month for fan electricity and minor loss of conditioned air.

(2) Note that while I perform the radon measurement test, I do NOT perform any radon mitigation work as I don't want the conflict of interest inherent in being the person who tells you that you need mitigation and profiting from performing the mitigation..

Congratulations for protecting yourself and your family by having a radon test performed.

Click here for the EPA's "[Home Buyers and Sellers Guide to Radon](#)"

You and your family will be the ones living with a radon mitigation system. You should INSIST on having input into the selection of the contractor that puts the system in.

Radon Mitigation contractors in the local area, certified by the National Environmental Health Association, can be found at the below link. There are four of them in the local Lexington , KY area. I do note that not all of the certified contractors are registered to work as specialty contractors in Fayette County . Though they exist, I do not recommend using a non-certified or unregistered contractor to install important life safety systems such as this. You should also ensure that the mitigation contractor carries specialty insurance and has properly registered with Fayette County .

You can call the Lexington-Fayette Urban County Government's Division of Building Inspection to check whether the company is registered with the Contractors Registration program. The Division of Building Inspection's phone number is 859-258-3243.

All contractors performing work in Fayette County must register and keep their registration current on an annual basis. To register, they must provide valid state or local licenses for trades or occupations in which licenses are required and also provide proof of liability insurance and proof of compliance with worker's compensation requirements. They also must agree to supply a written contract for any work amounting to or exceeding \$1,500.

It's your family's life. Choosing the cheapest system should NOT be an option. Review all the bids by line item & contractor qualification/registrations to properly compare the quality of work each contractor does.

Use your own best judgment and desire for safe living. Only you can chose the level of risk to which your family is exposed.

<http://www.radongas.org/mitigation/KY.html>

The professionals at [Radalink, Inc.](#) have reviewed the radon report for the presence of data anomalies, including those that would indicate tampering or other EPA Protocol violations. None are present.

I provide INDEPENDENT Post Mitigation Clearance Testing (to ensure the installed system is working properly) and an inspection of the installed system to ensure it meets the EPA Mitigation Standards and provide you with a completed Checklist Inspection Report for a fee of \$149.00.

[Radalink, Inc.](#) has prepared some guidance for home sellers and home buyers in regards to dealing with radon in real estate negotiations. Click on the "Radon" Link on the menu of the [Radalink, Inc. website](#).

To view the National Safety Council's Award Winning Radon Public Service Announcements click:

<http://www.epa.gov/iaq/tvads.html>

To view the U.S. EPA radon website click: <http://www.epa.gov/iaq/radon/index.html>

To view the U.S. EPA Consumer's Guide to Radon Reduction click:

<http://www.epa.gov/iaq/radon/pubs/consguid.html>

To view my website on Kentucky Radon click: <http://www.kentuckyradon.com>

13. Final Comments

FINAL COMMENTS: Remember to conduct monthly and annual preventative maintenance checks to extend the longevity of the structure and the installed systems and components.

UPON TAKING POSSESSION:

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH :

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING & FALL:

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY:

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Inspection Items

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To B4U Close Home Inspections & Radon Testing

General Summary



B4U Close Home Inspections & Radon Testing

104 Lawson Drive, Suite 103-400
Georgetown, KY 40324
859-797-3873 or 502-570-4054

Customer

Amanda B. ReckundWith

Address

123 Your Street
Georgetown KY 40324

The following items or discoveries indicate that these systems or components do not function as intended, adversely affects the habitability of the dwelling; warrant service or repair by a specialist, or requires subsequent observation. This Summary is not the entire report. Items that I have selected for this summary might be different than items you might have selected. If you don't understand the commentary, please call me at 502-570-4054. DO NOT use this summary without reading the complete report. The complete report contains additional information of concern to you. I strongly recommend that you read the complete report.

Earn back your inspection fee \$\$\$ AND MORE \$\$\$. Read the Referral Rewards Gift Certificate Section #1.1

Remember, when reading the report, that you didn't have me there to tell you how pretty it is, how nice the backyard is, what a great school district it might be in or how well it will fit your family's needs. You had me there to tell you about the problems and that is what the inspection and report do. These problems don't make it a bad house, just a house that needs some fixing.

IF you plan to ask for repairs, you should provide the seller or contractor (at a minimum) a copy of the pictures and commentary regarding that item in this summary of the report. The pictures and commentary will help them better understand the need for repairs and what exactly is being asked of them. It can also eliminate unnecessary phone calls and explanations.

2. Roofing

2.0 ROOF COVERINGS

Marginal

(1) No roofing paper visible at roof edge in some areas. I don't know if roofing paper is under all of the main field of the shingles or not. Generally accepted building practices and shingle manufacturer's instructions call for roofing paper to be installed from roof edge to roof edge.

(2) The drip edge is not properly installed along the bottom of the roof. Where the underlayment (roofing paper) extends to the edge of the roof, it's under the drip edge. It should be on top of the drip edge so

2. Roofing

that water runs off the roof instead of under the drip edge. Where there's no roofing paper at the edge, there should be.



2.0 Picture 1

(3) Exposed nails, visible at ridge ends and the bottoms of the front right gable, are not covered with asphalt plastic cement. Generally accepted building practices and shingle manufacturer's instructions call for exposed nails (and the ridge end location is inevitably exposed) to be covered with an asphalt plastic cement to prevent water leakage. Repair as necessary.



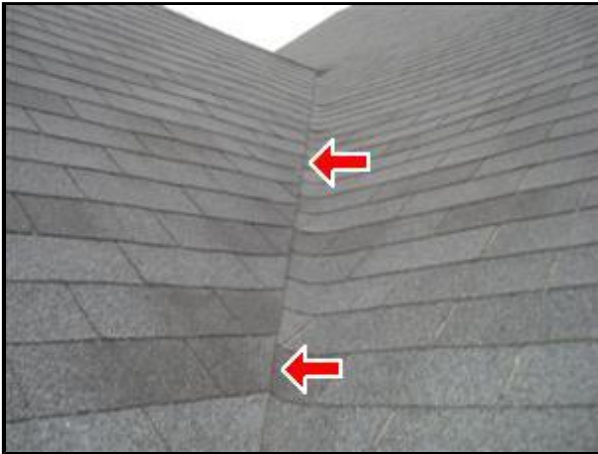
2.0 Picture 2



2.0 Picture 3

(4) The shingles in the valleys are cut on the low side instead of the high side. This can allow water to run under the shingles on the gables. Most manufacturers' require the high side to be cut two inches back from the high side of the valley. I don't know who manufactured the shingles. Find out and repair the valleys in accordance with the manufacturer's instructions.

2. Roofing



2.0 Picture 4



2.0 Picture 5

(5) Shingle manufacturer's void their warranties when the shingles are not installed in accordance with the manufacturer's instructions. If conflict over these issues arises, consult the shingle manufacturer directly to ask if they will warranty the roof without the shingles being installed in accordance with their instructions.

2.1 ROOF DRAINAGE SYSTEMS

Marginal

The splash blocks are not installed yet. Some adjustment to the downspouts will be necessary as the downspouts are beneath the sod level. Fix as necessary to ensure roof water drains away from the home.



2.1 Picture 1



2.1 Picture 2

3. Exterior

3.1 DOORS (Exterior)

Marginal

The deadbolt holes are not deep enough to allow full locking extension of the deadbolts on the exterior doors. I recommend that these holes be drilled deep enough to allow full locking extension of the deadbolts.

3.2 WINDOWS

Marginal

The right side of the right living room window is missing the connecting string for the spring balance.

3. Exterior

The left side of the left dining room window is missing the connecting string for the spring balance.

The top pane in the left side upper level bedroom window is also missing the connecting string for the spring balance.

Replace/repair as necessary.



3.2 Picture 1 Living Room Window



3.2 Picture 2 Dining Room Window



3.2 Picture 3 Upstairs left bedroom

5. Insulation and Ventilation

5.0 INSULATION IN ATTIC

Marginal

There's one small area of the rear attic (accessible thru the bedroom closet) that is not properly insulated. As you are looking thru the hatch it's at the bottom of the wall to your left. For energy efficiency have it insulated properly.

Note that one of the attic hatch locks (for the upper level attic hatch) is broken. Replace it.

5. Insulation and Ventilation



5.0 Picture 1



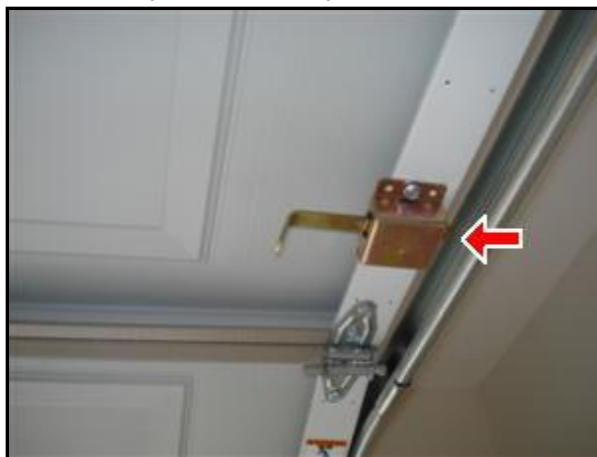
5.0 Picture 2

6. Garage

6.2 GARAGE DOOR (S)

Marginal

The manual lock should be disabled or removed. Inadvertent locking of the manual lock can severely damage the door when the automatic opener tries to open the door.



6.2 Picture 1

6.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Defective

(1) Garage door opener auto reverse sensitivity setting not adjusted properly. The door should reverse when it meets resistance in closing. It did not. This is normally a user operable control. A review of the garage door opener instructions may show how to adjust the sensitivity setting properly. If no instructions are available, contact the manufacturer for instructions. If you are not comfortable making this important safety feature adjustment yourself, you should have the adjustment made by a qualified professional.

(2) The optical sensors (Light beam) auto reverse safety on each side of the garage door are mounted too high. The top of the lenses is usually supposed to be at a height between 5" - 6" above the floor. These are too high to have the beam interrupted by a fallen child, or pet and will not reverse the door opener. They need to be lowered to the proper height. See manufacturer's instructions for correct installation height.

6. Garage



6.4 Picture 1



6.4 Picture 2

(3) The garage door spring is not adjusted properly. When properly adjusted, disconnected from the opener at the closed position, and raised to the half open position, the door should balance in the half open position. This is to allow ease of manual operation in case of power or opener failure. DO NOT attempt to make this important adjustment yourself. The spring is coiled tightly and can be very dangerous if not adjusted with the proper cautions and tools. Have this adjustment completed by a qualified garage door specialist.



6.4 Picture 3

7. Interiors

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Marginal

The top cabinetry in the kitchen is fastened to the wall with what appears to be dry wall screws. Dry wall screws do not have sufficient shear (sideways) strength, especially after the cabinets are loaded down with dishes, etc. The Kitchen Manufacturer's Association www.kcma.org typically requires the use of specific fasteners to hold these cabinets on the wall. The local dealers for these cabinets can better explain the proper fasteners to use for these cabinets. I tried to call them but it seems they're out for Christmas.

Cabinet Supplier of Kentucky
Contact: JIM CUTLIP
Address: 105 FIELDVIEW DRIVE
City: VERSAILLES State: KY
Zip Code: 40383

7. Interiors

Phone: 859-873-8898 Fax: 859-873-1177

Kentucky-Indiana Lumber Co.

Website: www.ki-lumber.com

Contact: DAVE KING

Address: 2525 PALUMBO DRIVE

City: LEXINGTON State: KY

Zip Code: 40509

Phone: 859-268-0953 Fax: 859-266-2592



7.3 Picture 1

7.4 DOORS (REPRESENTATIVE NUMBER)

Marginal

The door to the upstairs right side bedroom won't close properly. Adjust as necessary.



7.4 Picture 1

8. Plumbing System

8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Marginal

Have the plumber's ball removed from the attic vent pipe and the cap installed on the vent pipe.(Picture 1)

8. Plumbing System

Have a cap put on the sewer clean out at the left of the home.(Picture 2)



8.2 Picture 1



8.2 Picture 2

9. Electrical System

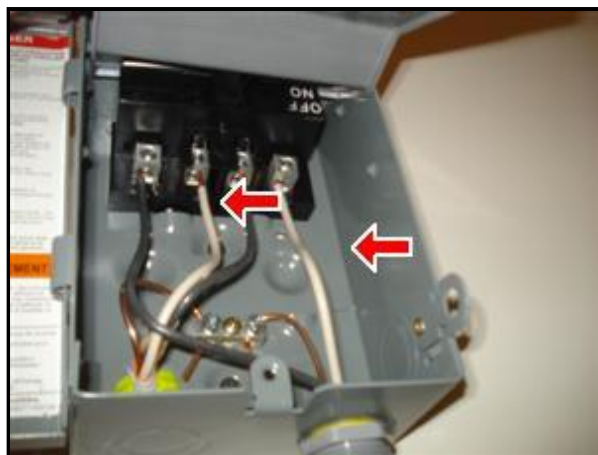
9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Defective

Problem(s) discovered with Branch Circuits (water heater disconnect(s)) such as

- white wires being used as hot wires (connected to breaker) without being marked as hot wires

and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician correct as needed.



9.2 Picture 1

9.3 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)

Defective

9. Electrical System

The two switches closest to the front door don't operate anything that I could find. I would expect them to operate the living room light and the living room fan, but they don't. The two switches near the garage door do operate the living room light and fan. I venture a guess that the two switches by the front door are intended to be set up as three way switches but are not wired correctly. Have the electrician determine and repair as necessary.

9.7 SMOKE DETECTORS

Marginal

(1) There's no smoke detector in the garage. For fire safety, I recommend that one be added.

10. Heating / Central Air Conditioning

10.4 CONDENSATION REMOVAL

Marginal

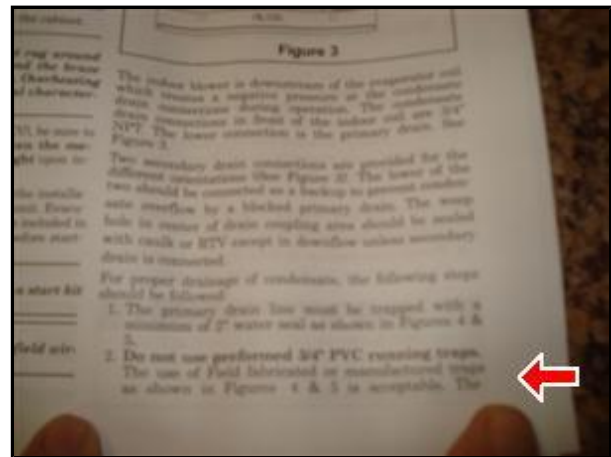
The "Preformed Running Trap" (Picture 1) being used on the condensate drain is specifically prohibited by the manufacturer's instructions (paragraph 2 at the bottom of Picture 2).

The manufacturer's instructions call for a field fabricated or manufactured trap as shown in Pictures 3 & 4.

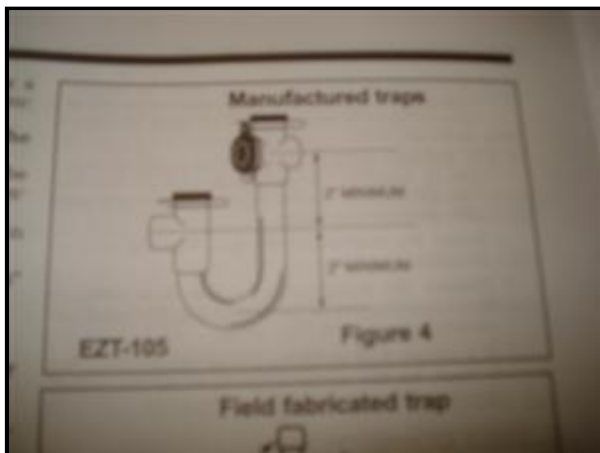
Have running trap replaced to comply with manufacturer's instructions.



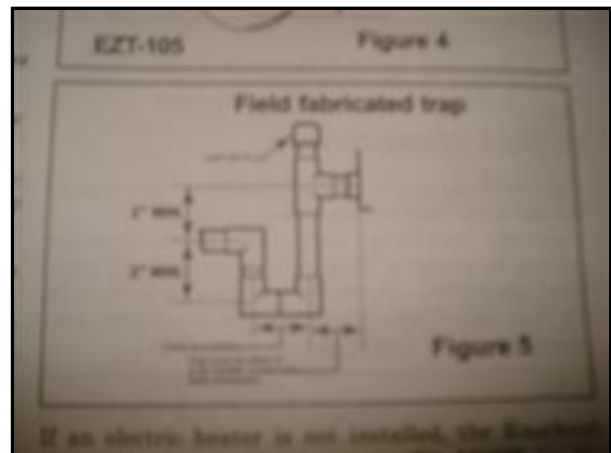
10.4 Picture 1



10.4 Picture 2



10.4 Picture 3



10.4 Picture 4

11. Built-In Kitchen Appliances

11.0 DISHWASHER

Not Inspected, Marginal

The dishwasher was not plugged in, so I didn't operate it as I don't know why it's unplugged.

I do note that the back legs of the dishwasher are NOT in contact with the floor. They should be to properly support the dishwasher.



11.0 Picture 1



11.0 Picture 2

11.1 RANGE/OVEN

Defective

There is no anti-tip bracket installed to keep the stove from tipping over when children climb on, or weight is placed on, the oven door in the open position. The range tipping over can cause personal injury. I recommend that an anti-tip bracket be installed for safety. See the warning label on the oven door. While this is an important safety issue (see http://www.consumerfed.org/pdfs/Stove_Tip_Press_Release040507.pdf), it is simply fixed by installing the anti-tip bracket. They typically only cost a few dollars at a local hardware or appliance store. The bracket might also still be present with the owner's manual of this stove. You may want to hire an appliance installer to install the anti-tip bracket.



11.1 Picture 1

12. Radon Measurement

12.0 Radon Measurement Report

Defective

(1) **THIS PROPERTY DOES NEED RADON MITIGATION** in accordance with the EPA standards.

See attached radon measurement report.

The Radon Measurement test showed:

9.0 Average level of picocuries per liter

14.6 High of picocuries per liter

3.9 Low of picocuries per liter.

The Environmental Protection Agency recommends that a mitigation system be installed for any average level of 2.0 or higher.

THIS PROPERTY DOES NEED RADON MITIGATION in accordance with the EPA standards.

Properly mitigated, a high radon level IS NOT a reason to give up your dreams of owning a particular home. Remember how much you like the kitchen, adore the master bathroom, the scenic view, or the convenient location. Negotiate an easy home improvement - the installation of a radon mitigation system. Radon mitigations systems not only work well in reducing radon concentrations by up to 99%, but also prevent damp soil air and other nasty soil gases from entering the house, which greatly improves indoor air quality as well. Very little maintenance is required. Operating costs are generally less than \$10.00 a month for fan electricity and minor loss of conditioned air.

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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