

YOUR Inspection Report



Looking Beyond the Surface for a Deeper Peace of Mind

FOR THE PROPERTY AT:

123 West Main St
Louisville, KY 40204

PREPARED FOR:

MARY SMITH

INSPECTION DATE:

Friday, April 19, 2019

PREPARED BY:

Gary Witt



Louisville Home Inspections, LLC
241 Cr-1580D-10
Shepherdsville, KY 40165

(502) 771-2100

(502) 415-6709

www.louisvillehomeinspect.com
gwitt@louisvillehomeinspect.com



February 19, 2020

Dear Mary Smith,

RE: Report No. 1249
123 West Main St
Louisville, KY
40204

Thank you for choosing Louisville Home Inspections to perform your Home Inspection. We hope you find this report helpful and informative.

The purpose of a home inspection is to help you make an informed decision and to prepare you for what might lie ahead. Our primary focus is to identify items that may significantly affect the use, safety, and value of the property. We also look for other items in need of repair or attention, they are included as a courtesy, but this inspection does not provide an all-inclusive list of building defects. You will come across additional items once you move into the home.

Feel free to contact us with any questions about the report or the home itself. Our telephone consulting service is available at no cost to you for as long as you own the home. Again, thank you for allowing us to work with you.

Sincerely,

Gary Witt
on behalf of
Louisville Home Inspections, LLC

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KEY FINDINGS

123 West Main St, Louisville, KY April 19, 2019

Report No. 1249

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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INTERIOR

REFERENCE

Below is the first section we call "Key Finding". Here we summarize major issues we found during our inspection. They may not be all the recommendations in this report, and these others should be addressed as well. If requesting repairs, you may choose any or all items in this report. Please read the entire report before making your repair request.

After the Key Findings, the following 9 sections are the body of the report. Here we inspect each of the home's systems which we have divided into Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing, and Interior. Within each of these home systems we detail each into three categories called "System Description", "Inspection Methods and Limitations", and "Findings and Recommendations". The most important part of the report is the "Findings and Recommendations" section. It is here that we present defects and suggest a corrective course of action. Note: not all systems for your house may have "Limitations" or "Recommendations" if none were encountered.

After the 9 home sections is your Recalls section. Here we document the data plates for your major appliances and sent them to an outside service for a recall check. You will receive more information about this service in the days to come.

Included at the end of your report is Reference Library. This section contains useful information that you may use.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

Evidence of past leak noted on the high side of the chimney over the garage space. It appears the roof may trap water during a rain event. The leak has also damaged the garage ceiling.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof over garage near chimney

Task: Further evaluation by a qualified roofer recommended, perform recommended repairs

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

Recommend downspout discharge be direct via drain pipe to a point past the end of the retaining walls. Swales may also be created to direct drainage away from foundation and towards creek on side of house.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front and rear left side of house

Task: Further evaluated by a qualified contractor recommended

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Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

All electrical splices should be protected inside a secured electrical junction box

Implication(s): Electric shock | Fire hazard

Task: Have evaluated by a qualified contractor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI Outlet recommended \(Ground Fault Circuit Interrupter\)](#)

Outlet on the left side of the kitchen sink was not the GFCI type.

Implication(s): Electric shock

Task: Furnish and install GFCI type outlets in the location recommended

Condition: • [Inoperative](#)

Three GFCI outlets on the front (2) and rear (1) porches did not work.

Implication(s): Equipment inoperative

Task: Have evaluated by a electrical contractor

DISTRIBUTION SYSTEM \ Lights

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Garage ceiling above the water heater

Task: Repair or replace as needed

Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Creosote build-up](#)

Heavy creosote build-up noted on the chimney flue connected to the basement wood stove (front flue in chimney)

Implication(s): Increased fire hazard

Task: Further evaluation by a qualified chimney sweep recommended

Cooling & Heat Pump

AIR CONDITIONING \ General notes

Condition: • Air flow around A/C was restricted

Task: Trim back shrubs & remove wood lath to a point 2 feet around A/C unit

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Interior

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Missing or sub-standard handrails on steps leading to the basement

Implication(s): Fall hazard

Task: Recommend installing handrails on stairs (both sides)

APPLIANCES \ Microwave oven

Condition: • Inoperative

The microwave did not heat water when tested.

Implication(s): Equipment inoperative

Task: Repair or replace as needed

THIS CONCLUDES THE KEY FINDINGS SECTION

Please note: life expectancy listed, if any, are general guidelines - depending on the model and brand of appliances and how well they are serviced and maintained, your appliances may last of longer or might need replacing even sooner.

When clicking on hyperlinks in the report, please remember to hold down the Shift key to prevent your report from closing.

[Home Improvement - ballpark costs](#)

ROOFING

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System Description

General: • The home orientation used in this report, Left, Right, Front, Rear, is referenced as viewing the house from the street.

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Sloped roofing material:

- Asphalt composition shingles



Asphalt composition shingles



Asphalt composition shingles



Asphalt composition shingles



Asphalt composition shingles

Sloped roof flashing material: • Aluminum • Metal

Approximate age: • 9 years

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Typical life expectancy: • The typical life expectancy of asphalt multi-layer (architectural) asphalt shingles is between 25 to 30 years. • Note: Sun exposure, color, slope (steeper roofs last longer than flatter roofs of the same material), snow, ice and trees can effect the life expectancy of a roof. How well the attic is ventilated will make a big difference as well. The quality of roofing material will also be a major factor.

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Findings and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

Evidence of past leak noted on the high side of the chimney over the garage space. It appears the roof may trap water during a rain event. The leak has also damaged the garage ceiling.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof over garage near chimney

Task: Further evaluation by a qualified roofer recommended, preform recommended repairs



Signs of past leak (viewed from attic)



Evidence of trapped water

EXTERIOR

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System Description

General: • Our exterior inspection is a visual non-destructive examination of the buildings exterior components and its ability to do its designed purpose, which is to protect the occupants and property inside while keeping the elements and natures forces at bay. The Inspector cannot always determine if water is penetrating, or is trapped in or behind the exterior surface. Door or window glass type is not determined. Lighting with sensors are not checked except for apparent damage. The inspector cannot inspect inside wall for leaks.

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Hillside](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • Vinyl soffit and aluminum fascia

Wall surfaces and trim: • [Brick](#)

Driveway: • Gravel

Walkway: • Concrete

Porch: • Concrete

Exterior steps: • Concrete

Garage: • 2 car attached garage

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Findings and Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Discharge too close to building

Recommend downspout discharge be direct via drain pipe to a point past the end of the retaining walls. Swales may also be created to direct drainage away from foundation and towards creek on side of house.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front and rear left side of house

Task: Further evaluated by a qualified contractor recommended

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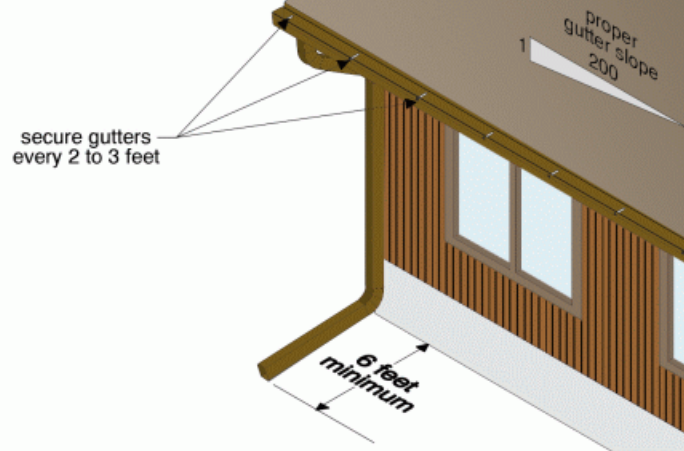
INSULATION

PLUMBING

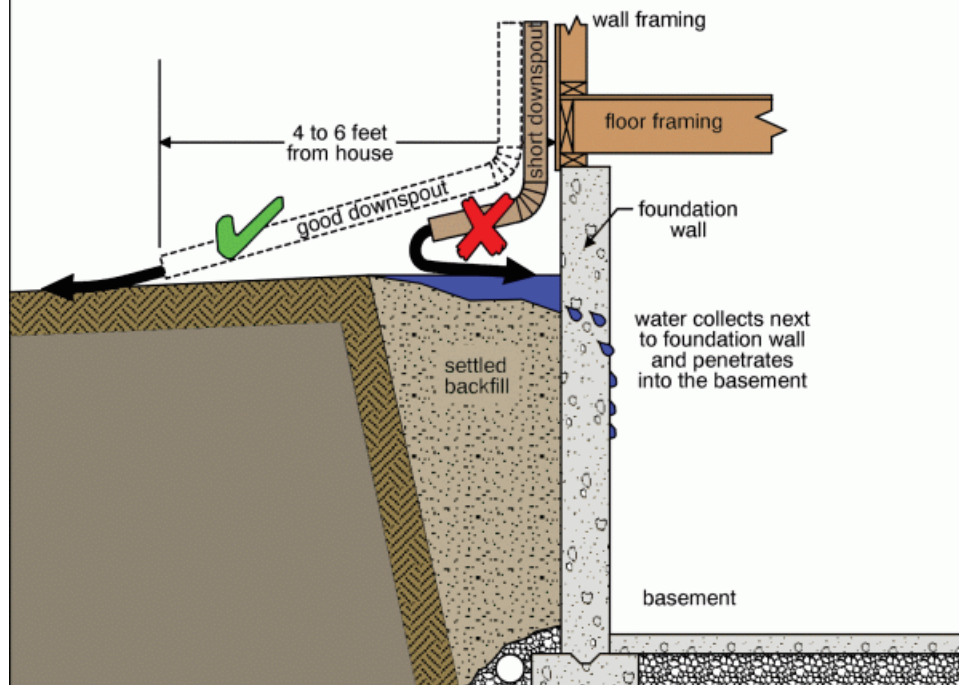
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Gutter and downspout installation



Downspout extension too short



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Discharge too close to building



Discharge too close to building

3. Condition: • Missing splash block

Location: Front and rear right side of the house

Task: Furnish and install splash blocks



Missing splash block



Missing splash block

System Description

General: • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of this system. These items were examined for visible defects, excessive wear, and general condition. Many structural components were inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification was not possible without destructive examination. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if the foundation might leak in the future.

Configuration: • Walkout

Foundation material: • Concrete

Floor construction: • [Wood I-joists](#)

Exterior wall construction: • Not visible

Location of access to under-floor area: • Garage

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Entered but access was limited

Crawlspace: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Environmental issues are outside the scope of a home inspection: • Environmental issues including but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination are not determined. We are not trained or licensed to recognize or discuss any of these materials. We may refer to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study seems prudent, the advice and services of the appropriate specialists is advised.

System Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and over-current protection. Performing voltage test, load calculations, or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Service entrance cable and location: • [Underground copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

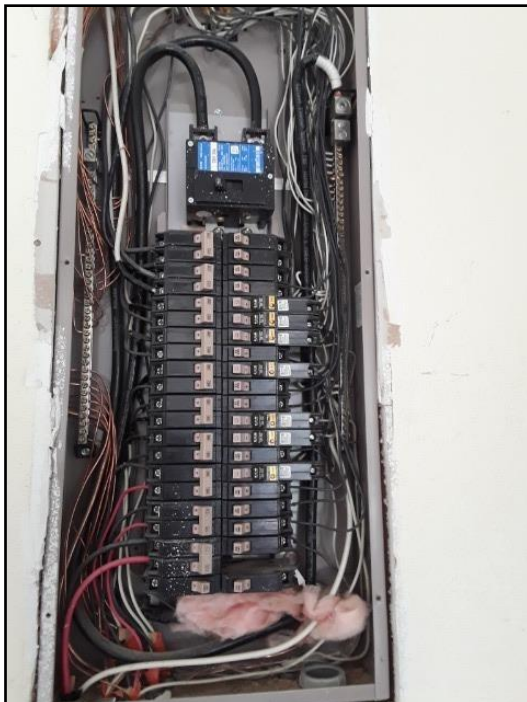
Main disconnect/type and location: • Main breaker-in panel box

System grounding material and type: • [Not visible](#)

Distribution panel type and location: • Breakers box (panel) • garage

Electrical panel manufacturers:

• Eaton/Cutler-Hammer



Electrical panel box



Electrical panel box

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • GFCI - Kitchen, bathrooms, garage, and exterior

Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods and Limitations

System ground: • Quality of ground not determined

Findings and Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

4. Condition: • [Open splices](#)

All electrical splices should be protected inside a secured electrical junction box

Implication(s): Electric shock | Fire hazard

Task: Have evaluated by a qualified contractor



Exposed "Hot" wires

DISTRIBUTION SYSTEM \ Outlets (receptacles)

5. Condition: • [GFCI Outlet recommended \(Ground Fault Circuit Interrupter\)](#)

Outlet on the left side of the kitchen sink was not the GFCI type.

Implication(s): Electric shock

Task: Furnish and install GFCI type outlets in the location recommended

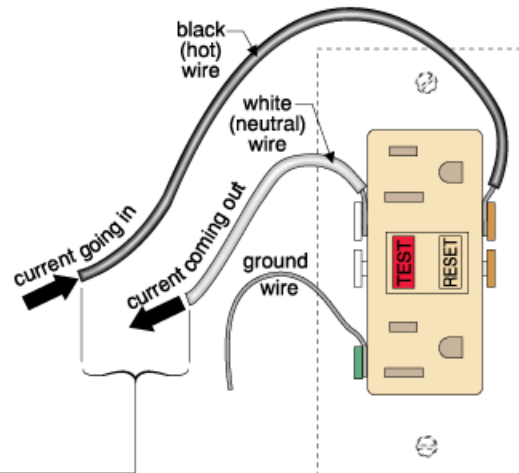
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



GFCI Outlet recommended

6. Condition: • [Inoperative](#)

Three GFCI outlets on the front (2) and rear (1) porches did not work.

Implication(s): Equipment inoperative

Task: Have evaluated by an electrical contractor

ELECTRICAL

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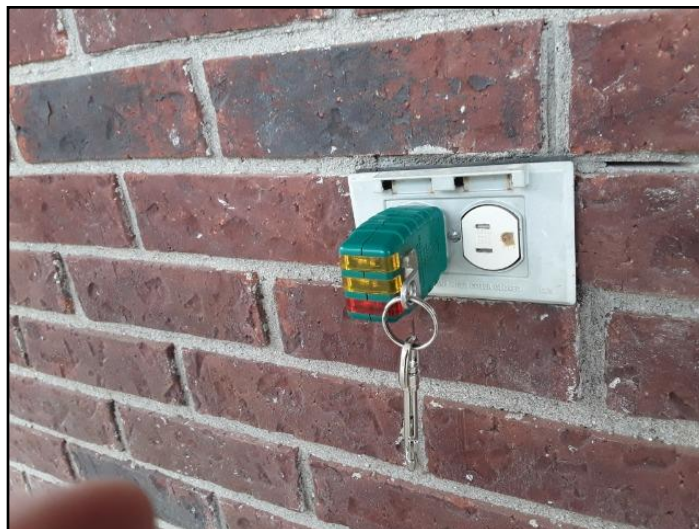
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Inoperative - Front porch



Inoperative - Front porch



Inoperative - Rear porch

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • [Missing](#)

Multiple wall switch, outlets and electrical junction boxes did not have covers on them. (not all missing covers shown)

Implication(s): Electric shock

Location: Multiple locations

Task: Furnish and install missing items

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Missing cover - Microwave



Missing cover - Refrigerator



Missing cover - Attic



Missing cover - Garage ceiling

DISTRIBUTION SYSTEM \ Lights

8. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Garage ceiling above the water heater

Task: Repair or replace as needed



Damage light fixture

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

9. Condition: • Missing

Damaged or removed smoke detectors noted. Current standards require smoke detector in each bedroom, one in each hallway outside the bedrooms, and in the garage. A minimum of one is required on each level including basements and habitable attics. Smoke detectors are not required in kitchens. This house did not appear to have all the recommended smoke detectors.

Implication(s): Safety issue

Task: Furnish and install smoke detectors as needed



Damaged smoke detectors - Garage



Damaged smoke detectors - Bedroom

HEATING

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System Description

General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling systems includes activating it via the thermostat and checking for appropriate temperature response. We try to inspect the inside of a gas furnace by opening the front cover and visual observe inside. The furnace may be operated for a short period time and the flame color is viewed which can indicate if there is proper combustion. We also try to take and compare temperature readings from the supply and return vents. Our inspection does not include disassembly of the furnace; therefore heat exchanges are not included in the scope of this inspection. Fireplaces, whether wood or gas, are not lite or extinguished during home inspections. Pilot lights are also not lite.

System type: • Forced air furnace

Fuel/energy source: • [Electricity](#)

Furnace manufacturer:

• Bryant

Model number: RGRA-09E2AJS Serial number: EJ5D7073004118



Electric furnace



Heater supply temp 96 deg

HEATING

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Heater return temp 68 deg

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 105,000 BTU/hr

Approximate age: • [8 years](#)

Main fuel shut off at: • Electric shut off on furnace cabinet

Air filter:

• 16" x 25"



Location of filter

HEATING

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Fireplace/stove:

- [Wood-burning fireplace](#)



Wood-burning fireplace

- [Wood stove](#)



Wood stove

Chimney/vent: • [Masonry](#)

Chimney liner:

- [Clay](#)

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Clay flue liners (2)

Inspection Methods and Limitations

Fireplace/wood stove: • Fireplace/wood stoves are not lite or extinguished during home inspections

Findings and Recommendations

CHIMNEY AND VENT \ Masonry chimney

10. Condition: • [Creosote build-up](#)

Heavy creosote build-up noted on the chimney flue connected to the basement wood stove (front flue in chimney)

Implication(s): Increased fire hazard

Task: Further evaluation by a qualified chimney sweep recommended

HEATING

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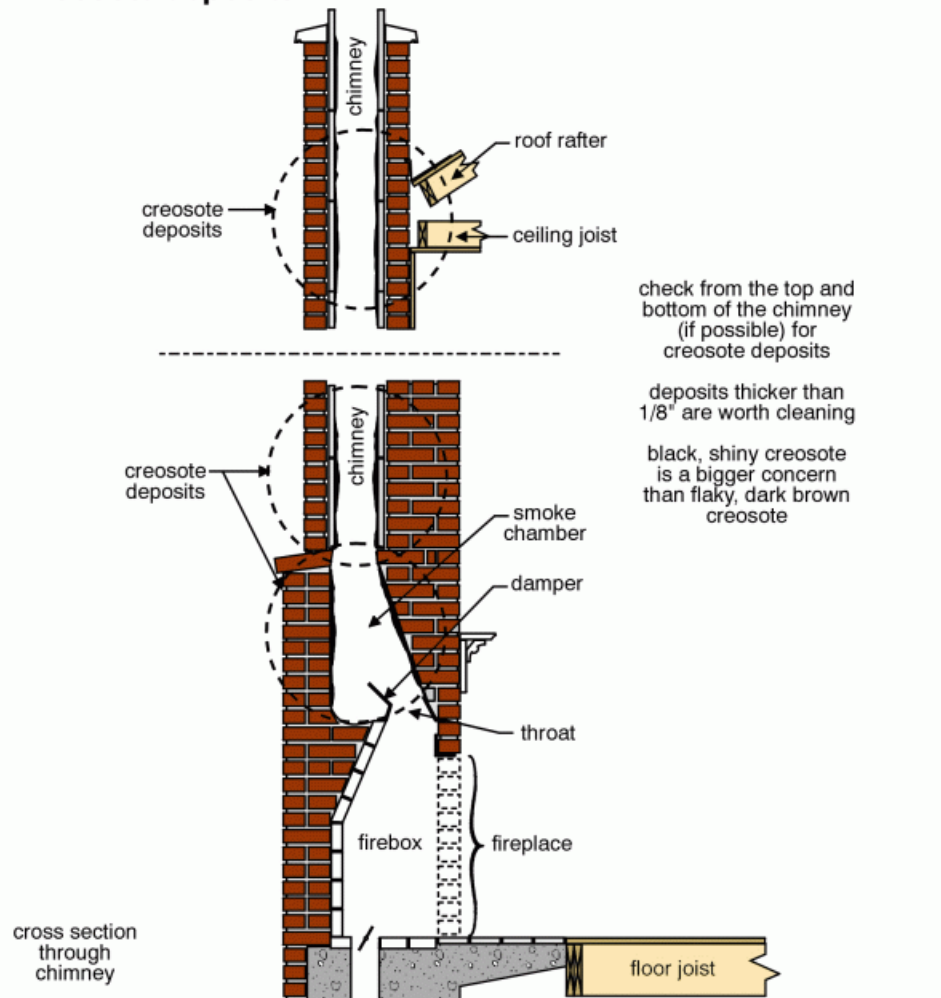
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Creosote deposits



Creosote build-up (front flue)

COOLING & HEAT PUMP

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System Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Amana

Model number: ASH130481AC **Serial number:** 06126563-00



Air conditioner



Cooling return temp 76 deg



Cooling supply temp 54 deg

Cooling capacity: • [4 Tons](#)

Compressor approximate age: • 9 years

Temperature difference: • 22° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

COOLING & HEAT PUMP

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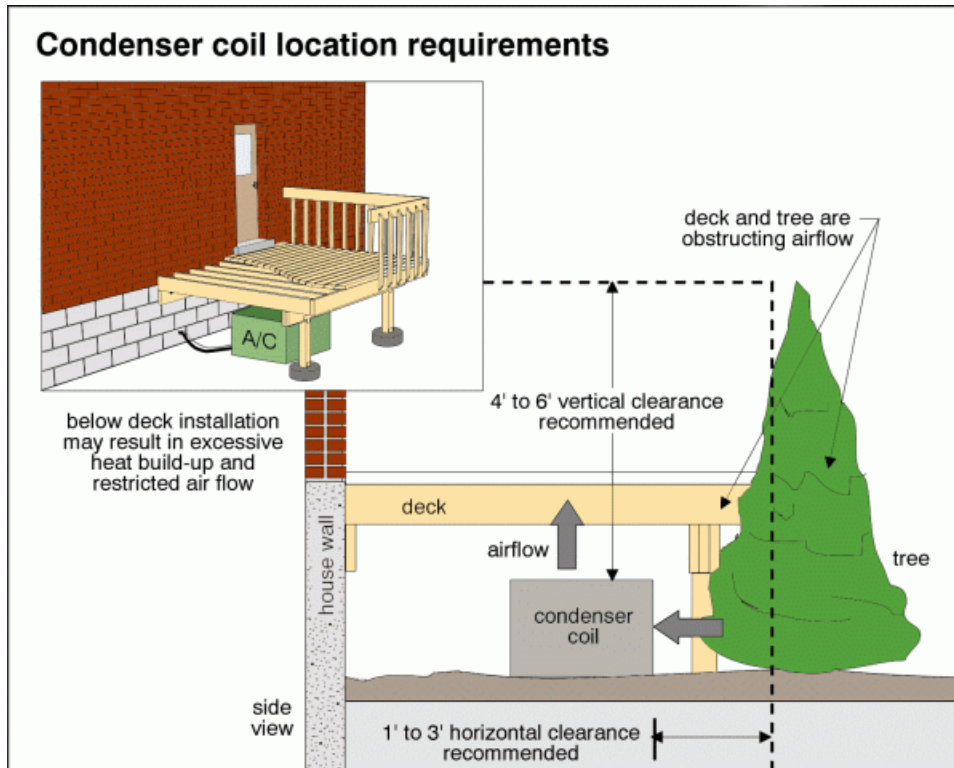
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Findings and Recommendations

AIR CONDITIONING \ General notes

11. Condition: • Air flow around A/C was restricted

Task: Trim back shrubs & remove wood lath to a point 2 feet around A/C unit



Air flow around A/C was restricted

INSULATION AND VENTILATION

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System Description

Attic/roof insulation material:

- [Glass fiber](#)



Glass fiber



Glass fiber

Attic/roof insulation amount/value: • R-30 • 9 inches

Attic/roof air/vapor barrier: • [Kraft paper](#)

Attic/roof ventilation: • [Ridge vent](#)

Foundation wall insulation material: • None

Floor above basement/crawlspace insulation material: • None found

Inspection Methods and Limitations

General: • Insulation thickness and R-value are approximations only

Attic inspection performed: • By entering attic, but access was limited

System Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage and general state of repair. Plumbing leaks can be present but not evident in the course of the normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride) • [Copper](#)

Main water shut off valve at the:

- Garage



Main water shut-off valve

Water heater type: • [Conventional](#)

Water heater location: • Garage

Water heater fuel/energy source:

- [Electric](#)



Electric water heater

Water heater manufacturer: • A.O. Smith

Water heater tank capacity: • 80 gallons

Water heater approximate age: • 9 years

Waste disposal system: • [Septic system](#)

Waste and vent piping in building: • [PVC plastic](#)

Exterior hose bibb (outdoor faucet): • Freeze resistant

Inspection Methods and Limitations

Inspection limited/prevented by: • Hot water heater had a insulating cover on it and the data plate could not be read to determine model and serial number

Note: Water heater age and capacity info furnished by seller

Items excluded from a building inspection: • Concealed plumbing • Isolating/relief valves & main shut-off valve • Septic system

System Description

Major floor finishes: • [Carpet](#) • [Ceramic](#) • [Laminate](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Garage door - metal

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • All listed appliances were tested and were in working condition

Appliances: • Cooktop • Dishwasher • Door bell • Range/Oven • Refrigerator • Waste disposal

Laundry facilities: • Hook ups for washer/dryer, including water supply, power supply, drainage and venting, were present

Kitchen ventilation: • Recirculating type - on the microwave

Bathroom ventilation: • Exhaust fan

Laundry room ventilation:

• Clothes dryer vented to exterior

Home had two (2) dryer vents and washer/dryer hook-ups

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings/personal items • Storage in closets and cabinets / cupboards

Restricted access to: • Washer/dryer units blocked the inspection of supply lines, drains, and vents behind them.

Restricted access to: • Crawlspace

Findings and Recommendations

CEILINGS \ General notes

12. Condition: • Damage

Roof leak (see Roofing Recommendations section) has caused ceiling drywall damage. Once the roof is fixed, recommend fixing the drywall.

Location: Garage ceiling

Task: Further evaluated by a qualified contractor recommended

INTERIOR

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Ceiling drywall damage

STAIRS \ Handrails and guards

13. Condition: • [Missing](#)

Missing or sub-standard handrails on steps leading to the basement

Implication(s): Fall hazard

Task: Recommend installing handrails on stairs (both sides)



Missing handrails



Sub-standard handrails

APPLIANCES \ Microwave oven

14. Condition: • Inoperative

The microwave did not heat water when tested.

Implication(s): Equipment inoperative

Task: Repair or replace as needed

INTERIOR

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Inoperative

APPLIANCES \ Dryer

15. Condition: • No vent cap

Implication(s): Weather and vermin may enter house

Task: Furnish and install missing items



Missing vent caps (2)

END OF REPORT

REFERENCE LIBRARY

123 West Main St, Louisville, KY April 19, 2019

Report No. 1249

www.louisvillehomeinspect.com

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS