

YOUR Inspection Report



Looking Beyond the Surface for a Deeper Peace of Mind

FOR THE PROPERTY AT:

123 Main Street
Louisville, KY 40204

PREPARED FOR:

JOHN SMITH
MARY SMITH

INSPECTION DATE:

Friday, April 5, 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



April 15, 2019

Dear John Smith and Mary Smith,

RE: Report No. 1145
123 Main Street
Louisville, KY
40204

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

The purpose of this home inspection is to help you make an informed buying 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 list these items in the first section which we call "Key Findings". However there may be other issues as well. They are included as a courtesy, but this inspection does not provide an all-inclusive list of building defects.

Please feel free to contact us with 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.

Thank you again for allowing us to work with you.

Sincerely,

Gary Witt
on behalf of
Louisville Home Inspections, LLC

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KEY FINDINGS

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Below are the Key Findings which highlights potentially significant issues we found during the inspection. We feel these items should be a factored when determining the use and value of the property.

Most likely those are not all the recommendations in this report, and these others may be addressed as well. If requesting repairs, you may choose any items in this report. Please read the entire report before making your repair request.

Please note, you will need to hold down the "Ctrl" key if you select any hyper-links in this report to prevent this report from closing.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

Evidence of past leak noted on the high side of the chimney over the garage area. It appeared the roof can trap water during a rain event. The leak has also damaged the garage ceiling (see Interior Recommendations section).

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

Task: Have evaluated by a qualified roofing contractor

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

Recommend routing downspout discharge via drain tile to past the ends of the retaining walls.

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

Location: Both front and rear left corner of house

Task: Have evaluated by qualified contractor

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Evidence of basement water intrusion was noted near the side patio and the basement sliding doors.

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

Location: Left side of house

Task: Improve drainage by creating a small swale to direct water flow to the creek from the house faster

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

A "hot" electrical wire was hanging from the basement ceiling joist. The wire should terminate inside a covered junction box secured to a ceiling joist or the wall.

Implication(s): Electric shock | Fire hazard

Task: Have evaluated by a qualified contractor

KEY FINDINGS

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Heating

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • Creosote build-up

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

Implication(s): Fire hazard

Task: Have chimney and fire place evaluated by a chimney sweep

Interior

WALLS \ Plaster or drywall

Condition: • Bio-growth like substance noted on closet wall

Implication(s): Health hazard

Location: Rear left bedroom closet

Task: Have evaluated by a mold testing specialist

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

The remainder of the report describes each of the home's systems which we divided into Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing, and Interior. Within each of these home systems we detail each into three sections 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.

As you read the report, you are welcome to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

ROOFING

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Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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: • Dimensional (architectural) multi-layer asphalt singles



1. Dimensional (architectural) multi-layer...



2. Dimensional (architectural) multi-layer...



3. Dimensional (architectural) multi-layer...



4. Dimensional (architectural) multi-layer...

Sloped roof flashing material: • Aluminum

Approximate age: • 9 years

Typical life expectancy: • The typical life expectancy of asphalt multi-layer (architectural) asphalt shingles is between 25

ROOFING

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Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

to 30 years.

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 area. It appeared the roof can trap water during a rain event. The leak has also damaged the garage ceiling (see Interior Recommendations section).

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

Task: Have evaluated by a qualified roofing contractor



5. Evidence of trapped water



6. Signs of past leak (view from attic)

EXTERIOR

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Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

System Description

General: • Our exterior inspection is a visual non-destructive examination of the buildings exterior components and its ability to 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: • House has a two car attached garage.

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Findings and Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Missing splash block

Location: Front and rear right side of the house

Task: Furnish and install missing items

EXTERIOR

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7. Missing splash block



8. Missing splash block

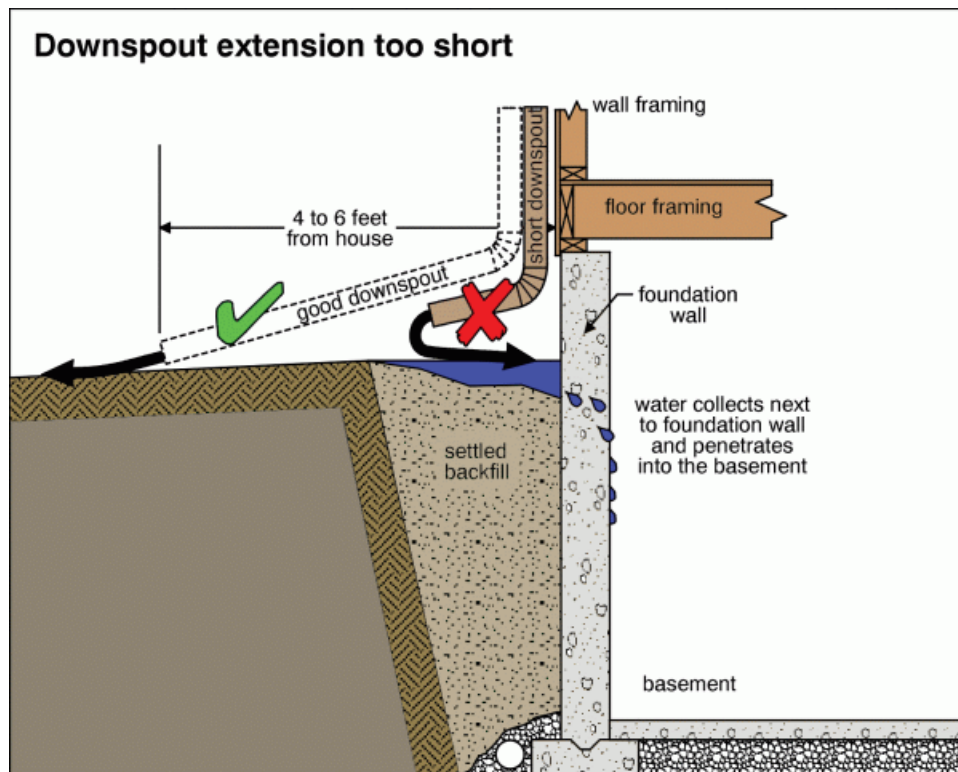
3. Condition: • [Discharge too close to building](#)

Recommend routing downspout discharge via drain tile to past the ends of the retaining walls.

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

Location: Both front and rear left corner of house

Task: Have evaluated by qualified contractor



EXTERIOR

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9. Discharge too close to building



10. Discharge too close to building

LANDSCAPING \ Lot grading

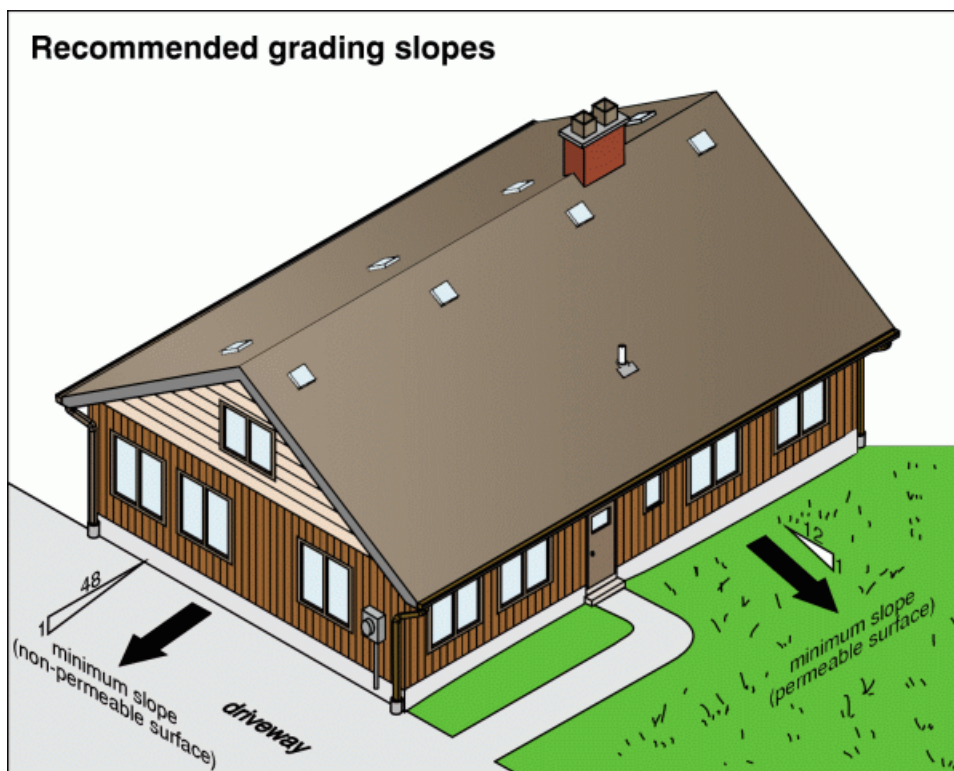
4. Condition: • [Improper slope or drainage](#)

Evidence of basement water intrusion was noted near the side patio and the basement sliding doors.

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

Location: Left side of house

Task: Improve drainage by creating a small swale to direct water flow to the creek from the house faster



EXTERIOR

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

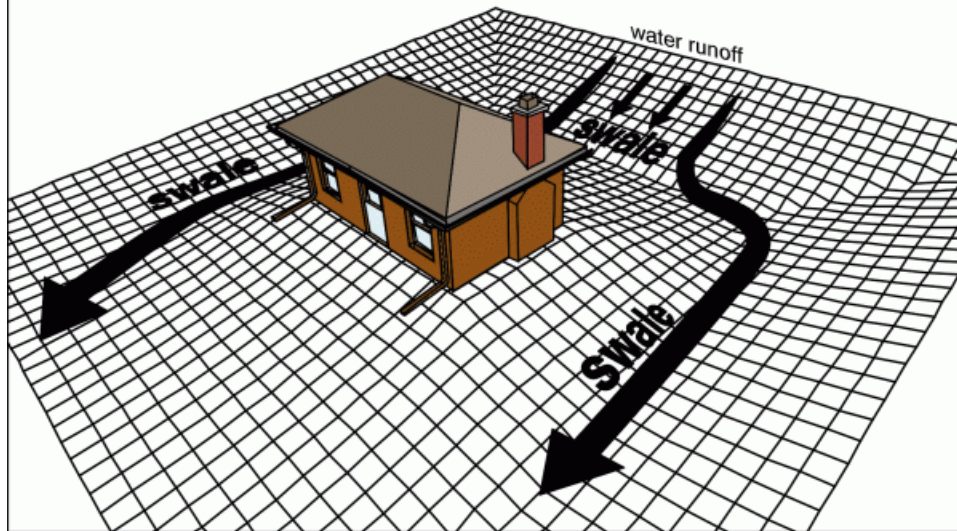
PLUMBING

INTERIOR

REFERENCE

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



11. Improper slope - swale needed

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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 testing. 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

Roof and ceiling framing: • [Trusses](#)

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 %

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](#)

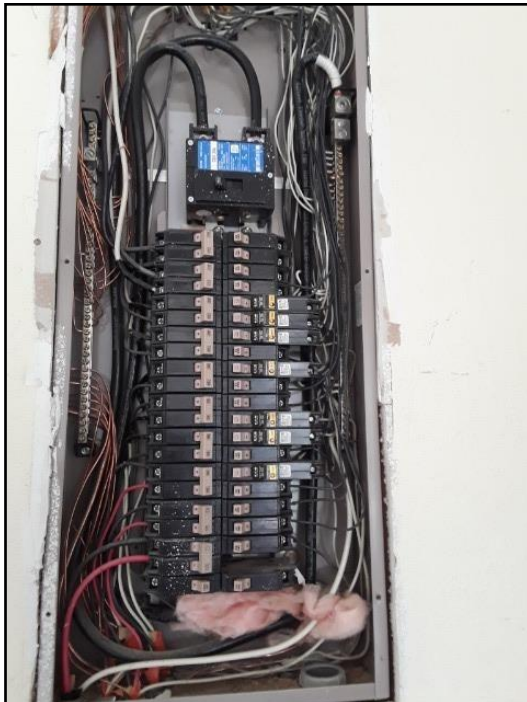
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • Breakers - Garage

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

Electrical panel manufacturers:

• Eaton/Cutler-Hammer



12. Eaton/Cutler-Hammer



13. Breakers - Garage

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - Kitchen, bathrooms, and exterior

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [AFCI - panel](#)

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

5. Condition: • [Open splices](#)

A "hot" electrical wire was hanging from the basement ceiling joist. The wire should terminate inside a covered junction box secured to a ceiling joist or the wall.

Implication(s): Electric shock | Fire hazard

Task: Have evaluated by a qualified contractor



14. Exposed "hot" wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Outlet on the left side of the kitchen sink should be the GFCI type.

Implication(s): Electric shock

Task: Replace outlet with GFCI

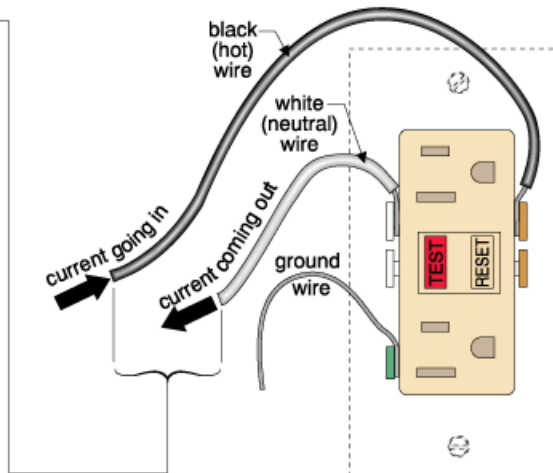
Ground fault circuit interrupter

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



15. GFCI needed

7. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

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

Implication(s): Electric shock

Task: Have evaluated by a qualified electrician

ELECTRICAL

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16. Front porch



17. Rear porch



18. Front porch

DISTRIBUTION SYSTEM \ Cover plates

8. Condition: • [Missing](#)

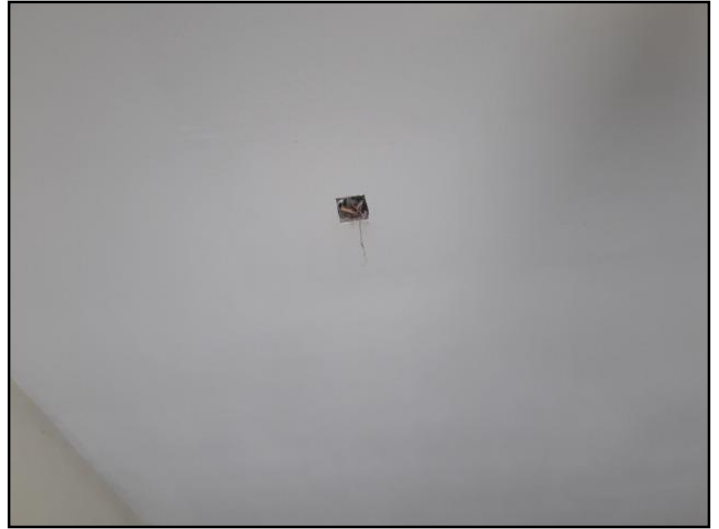
Multiple wall switches, outlets and electrical junction boxes did not have covers on them. (not all missing covers shown)

Implication(s): Electric shock

Task: Furnish and install missing items.



19. Missing cover - attic



20. Missing cover - garage ceiling

DISTRIBUTION SYSTEM \ Lights

9. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Garage - near the water heater

Task: Repair or replace as needed



21. Damage

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

10. Condition: • Missing

Current standards require smoke detector in each bedroom, one in each hallway outside the bedrooms. 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): Fire hazard

Task: Furnish and install missing items

ELECTRICAL

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



22. *Missing - garage*



23. *Missing - bedroom*

HEATING

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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. Our inspection does not include disassembly of the furnace; therefore heat exchangers 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.

General: • Recommend that all boilers/ furnaces be inspected and or serviced by a HVAC technician. Our inspection is a "visual only inspection" of the heating system. No determination has been made as to adequacy or size of the heating unit(s) for the size of the property. Carbon Monoxide & Gas leaks were not tested for unless otherwise noted.

System type: • Forced air furnace

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

Furnace manufacturer:

• Bryant



24. Electric furnace



25. Heater return temp 68 deg

HEATING

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



26. Heater supply temp 96 deg

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

Approximate capacity: • 105,000 BTU/hr

Approximate age: • [8 years](#)

Typical life expectancy: • Electric furnaces last a few years longer than gas furnaces, about 21-29 years.

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

Fireplace/stove:

• [Wood-burning fireplace](#)



27. Wood-burning fireplace

• [Wood stove](#)

The home has a wood burning stove/heater currently being used for supplemental heat.

HEATING

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. Wood stove

Chimney/vent: • [Masonry](#)

Chimney liner:

• [Clay](#)



29. Chimney clay flue liners (2)

Inspection Methods and Limitations

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

Findings and Recommendations

CHIMNEY AND VENT \ Inspect/sweep chimney

11. Condition: • Creosote build-up

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

Implication(s): Fire hazard

Task: Have chimney and fire place evaluated by a chimney sweep



30. *Creosote build-up (front flue)*

COOLING & HEAT PUMP

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

System Description

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

Manufacturer:

• Carrier



31. Air conditioner



32. Cooling supply temp 54 deg



33. Cooling return temp 76 deg

Cooling capacity: • 3 Tons

Compressor approximate age: • 9 years

Typical life expectancy: • 13-16 years

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

INSULATION AND VENTILATION

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

System Description

Attic/roof insulation material:

- [Glass fiber](#)



34. Glass fiber



35. Glass fiber

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

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

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

Foundation wall insulation material: • None

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Inspection Methods and Limitations

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.

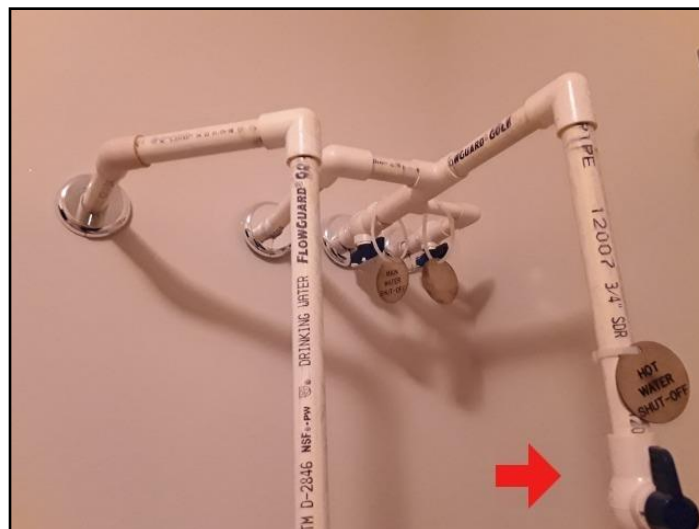
Water supply source: • Public

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

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

Main water shut off valve at the:

- Garage



36. Main water shut-off

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

- A.O. Smith

PLUMBING

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Report No. 1145

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KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



37. Electric water heater

Water heater tank capacity: • 80 Gallons

Water heater approximate age: • 9 years

Water heater location: • Garage

Water heater typical life expectancy: • Estimated life expectancy of an electric water heater is about 10 to 15 years.

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

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

Exterior hose bibb (outdoor faucet): • Present

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. Age and capacity info furnished by seller.

Items excluded from a building inspection: • Septic system • Landscape irrigation system

System Description

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

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

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

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

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation:

• Exhaust fan

All bathrooms had an exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by: • Furniture and personal items

Inspection limited/prevented by: • 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

WALLS \ Plaster or drywall

12. Condition: • Bio-growth like substance noted on closet wall

Implication(s): Health hazard

Location: Rear left bedroom closet

Task: Have evaluated by a mold testing specialist

INTERIOR

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



38. Bio-growth substance

13. Condition: • [Water damage](#)

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

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

Location: Garage ceiling

Task: Have evaluated by a qualified contractor



39. Water damage

STAIRS \ Handrails and guards

14. 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)

INTERIOR

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Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



40. Missing handrails



41. Missing handrails

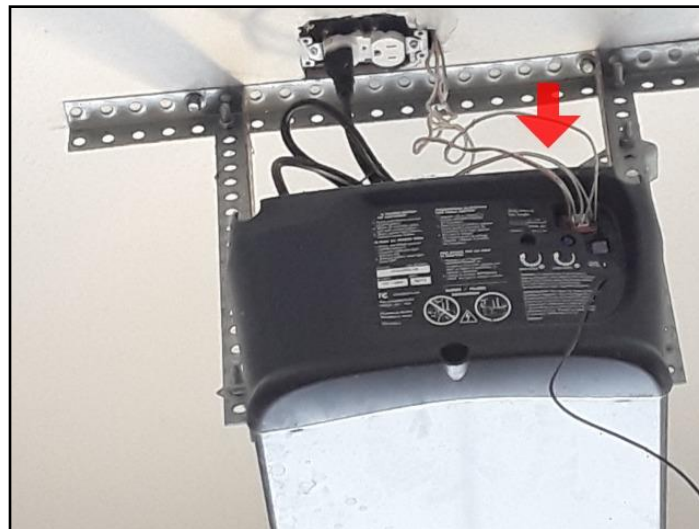
GARAGE \ Vehicle door operators

15. Condition: • [Adjustment needed to open or close limits](#)

Garage door required too much resistance before it would auto-reverse.

Implication(s): Equipment not operating properly

Task: Adjust screws on back of the operator do desired pressure



42. Adjustment needed to open or close limits

APPLIANCES \ Microwave oven

16. Condition: • Inoperative

The microwave did not heat water when tested.

Implication(s): Equipment inoperative

Task: Repair or replace as needed



43. *Inoperative*

APPLIANCES \ Dryer

17. Condition: • Screen on vent termination

No covers on both dryer vents (2). Cold air and vermin may enter.

Task: Install flap door style vent caps



44. *No covers on dryer vents*

END OF REPORT

REFERENCE LIBRARY

123 Main Street, Louisville, KY April 5, 2019

Report No. 1145

www.louisvillehomeinspect.com

KEY FINDING

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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