

# YOUR Inspection Report



*Looking Beyond the Surface for a Deeper Peace of Mind*

**FOR THE PROPERTY AT:**

1000 Just Built Rd  
Simpsonville, KY 40069

**PREPARED FOR:**

ISZI KNEW

**INSPECTION DATE:**

Thursday, February 15, 2018

**PREPARED BY:**

Gary Witt



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

(502) 771-2100  
(502) 415-6709

[www.louisvillehomeinspect.com](http://www.louisvillehomeinspect.com)  
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March 5, 2018

Dear Iszi Knew,

RE: Report No. 1031, v.2  
1000 Just Built Rd  
Simpsonville, KY  
40069

Thanks very much for choosing Louisville Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors (ASHI). This document defines the scope of our home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. You may find the ASHI Standards of Practice here:

<http://www.homeinspector.org/Standards-of-Practice>

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Gary Witt  
on behalf of  
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# SUMMARY

1000 Just Built Rd, Simpsonville, KY February 15, 2018

Report No. 1031, v.2

[www.louisvillehomeinspect.com](http://www.louisvillehomeinspect.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### DOORS \ General

**Condition:** • Damaged door latch

Door would not lock properly. The bottoms of the door pair were not straight and had a gap.

**Implication(s):** Security, increase heating/cooling cost

**Location:** Double doors to back porch from basement

**Task:** Repair

### LANDSCAPING \ Walkway

**Condition:** • [Cracked or damaged surfaces](#)

Front sidewalk had cracks and the saw joint (for crack control) was not completed. Also, the steps to front porch was cracked and had began to separate from the house.

**Implication(s):** Trip or fall hazard

**Location:** Front walk and steps

**Task:** Remove damage concrete and replace

## Electrical

### DISTRIBUTION SYSTEM \ Switches

**Condition:** • [Inoperative](#)

Several wall switches did not appear to operated any fixture

**Location:** Multiple

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • Ceiling fan problems

No switch to operate the ceiling fan was found.

**Implication(s):** Reduced comfort

**Location:** Back deck

**Task:** Repair or replace

## Heating

### FIREPLACE \ General

**Condition:** • Electrical fireplace insert was new and appeared to be wrapped with plastic.

**Location:** Fireplace

**Task:** Confirm with builder if plastic is to be removed before using

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## Plumbing

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Shower diverter inoperative or defective](#)

Shower head in master bathroom did not work

**Implication(s):** Equipment failure

**Task:** Repair or replace

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • The hot water was not working in the basement tub

**Task:** Repair or replace

## Interior

### FLOORS \ Wood/laminate floors

**Condition:** • Improper installation

Laminate floor tiles were not installed straight. Producing unattractive seam lines at the wall. Also produced were some gaps.

**Location:** Entry hall and front left bedroom

**Task:** Correct crooked tiles, fill gaps

### EXHAUST FANS \ Kitchen range exhaust system

**Condition:** • Not vented to exterior

No kitchen exhaust was seen to the exterior of the house. Furthermore the buttons for the fan unit worked intermittently.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Kitchen above stove

**Task:** Verify with the building the range exhaust fan discharges to the exterior and the fan is operating properly.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

**Sloped roof flashing material:** • Aluminum

**Approximate age:** • New

## Limitations

**Inspection performed:** • By walking on roof • With binoculars from the ground

**Age determined by:** • Home is a new construction



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## Description

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope:

• [Away from building](#)



3. Away from building

• [Towards building](#)

The front and right side of the house drains towards the building and the left and rear side of the house slopes away from the building. Recommend rechecking the final grade to assure all drainage will be diverted away from or around the house.



4. Towards building

Soffit and fascia: • [Vinyl](#)

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**Wall surfaces - masonry:** • [Brick](#)

**Driveway:** • Concrete

**Walkway:** • Concrete

**Deck:**

• Pressure-treated wood



5. *Pressure-treated wood*

• Composite

Deck stairs treads and riser are constructed out of composite/resin wood.

**Porch:** • Concrete

**Exterior steps:** • Concrete

**Patio:** • Concrete

**Garage:**

• General

Attached two car garage.

## Recommendations

### **ROOF DRAINAGE \ Downspouts**

**1. Condition:** • [Should discharge 6 feet from building](#)

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

**Location:** Back porch

**Task:** Provide discharge

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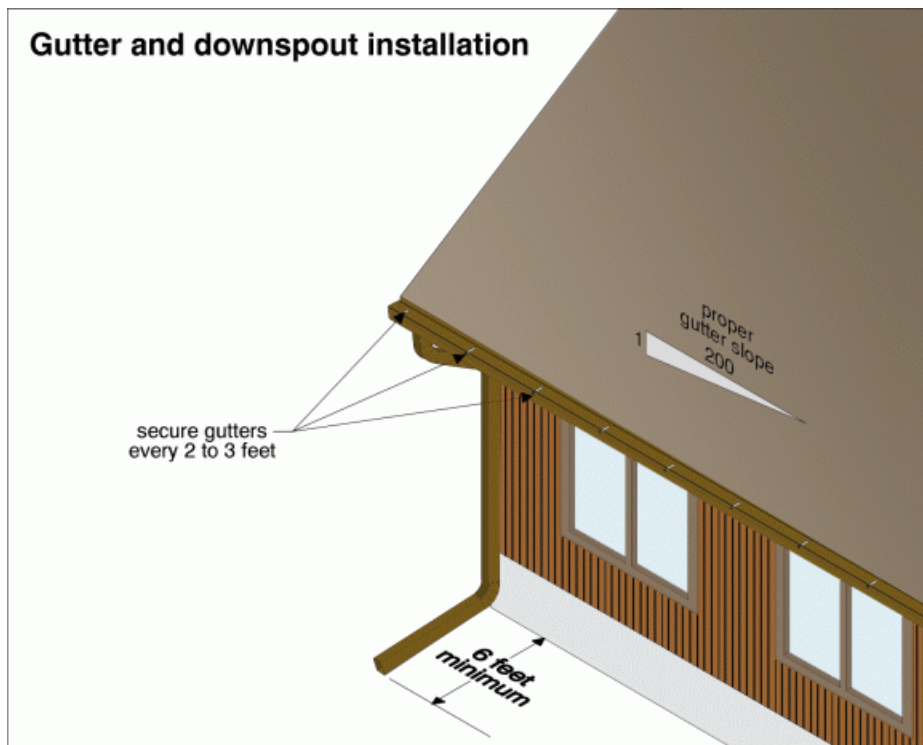
INSULATION

PLUMBING

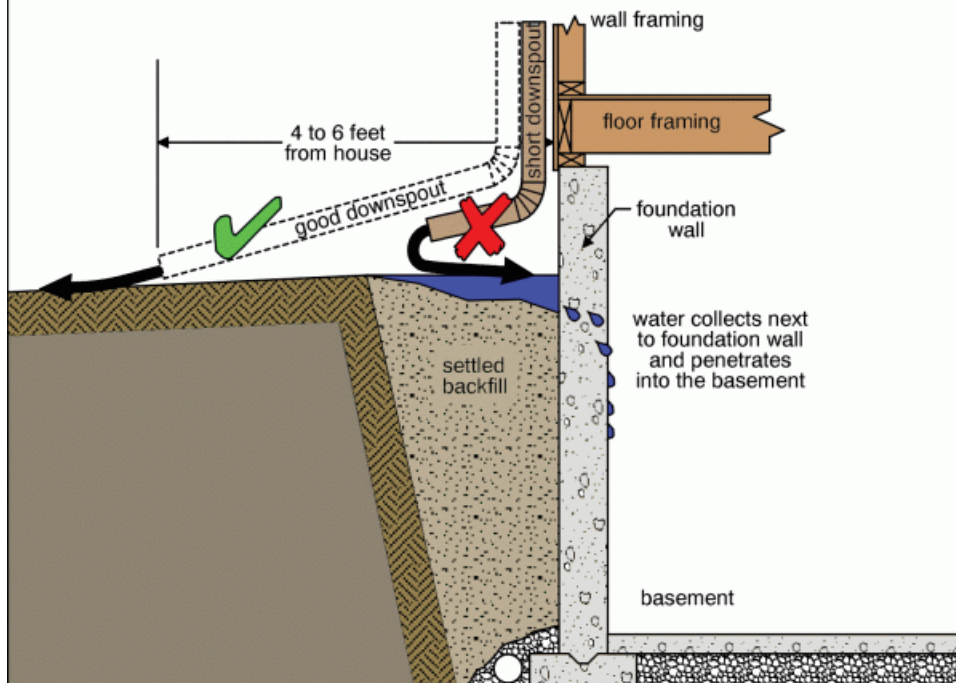
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## Gutter and downspout installation



## Downspout extension too short





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6. Missing elbow and discharge

## DOORS \ General

### 2. Condition: • Damaged door latch

Door would not lock properly. The bottoms of the door pair were not straight and had a gap.

**Implication(s):** Security, increase heating/cooling cost

**Location:** Double doors to back porch from basement

**Task:** Repair



7. Damaged door latch



8. Doors not aligned and with gap

### 3. Condition: • [Air leaks](#)

**Implication(s):** Chance of damage to finishes and structure | Increased heating and cooling costs

## DOORS \ Doors and frames

### 4. Condition: • [Damage](#)

Missing door jam cover plate

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**Location:** Upper level, right side door to deck

**Task:** Provide



9. Missing cover plate

## DOORS \ Exterior trim

5. **Condition:** • [Caulking missing, deteriorated or loose](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Back double doors to deck

**Task:** Provide caulk around all doors and windows where there are none.



10. Caulking missing, deteriorated or loose

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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**6. Condition:** • Several stair treads were cut too long.

**Location:** Back deck stairs

**Task:** Trim stair treads to equal sizes



11. Uneven stair treads

**7. Condition:** • Protruding nails

**Implication(s):** Safety hazard

**Location:** Back deck stairs, multiple locations

**Task:** Remove protruding nails and re-nail



12. Protruding nails



13. Protruding nails

## LANDSCAPING \ Walkway

**8. Condition:** • [Cracked or damaged surfaces](#)

Front sidewalk had cracks and the saw joint (for crack control) was not completed. Also, the steps to front porch was cracked and had begun to separate from the house.



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**Implication(s):** Trip or fall hazard

**Location:** Front walk and steps

**Task:** Remove damage concrete and replace



14. Cracked front steps



15. Cracked or damaged surfaces



16. Saw joint incomplete

## GARAGE \ Vehicle doors

**9. Condition:** • Garage door didn't auto-reverse under resistance pressure. (Garage sensor eyes did work)

**Location:** Garage vehicle door

**Task:** Repair or replace

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • Not visible

**Roof and ceiling framing:** • Knee braces

**Roof and ceiling framing:** • Rafters/ceiling joists

## Limitations

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

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 10 %

## Recommendations

### FOUNDATIONS \ General

**10. Condition:** • [Mechanical damage](#)

Damaged steel deck

**Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement

**Location:** Bottom side under front porch

**Task:** repair damaged metal deck



17. Mechanical damage

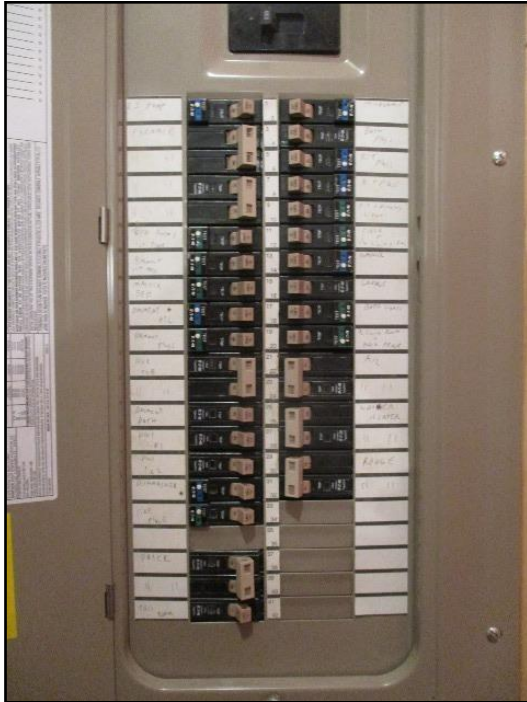


## Description

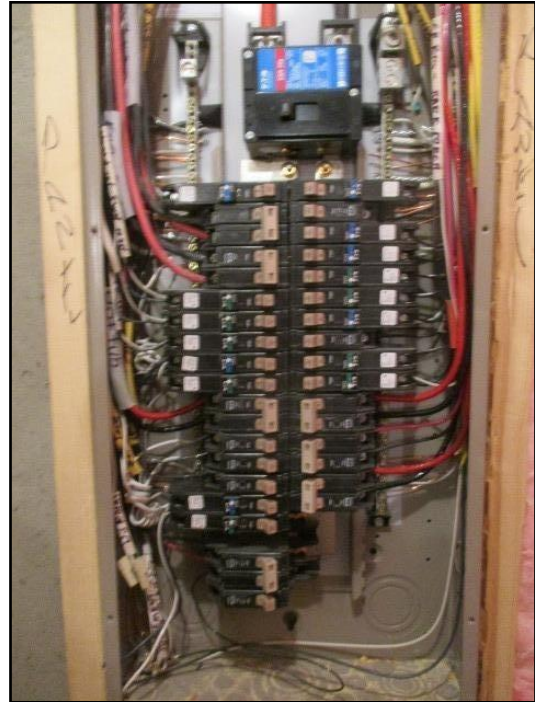
**Service entrance cable and location:** • [Underground aluminum](#)

**Main disconnect/service box rating:**

• [200 Amps](#)



18. Electrical panel box



19. 200 Amp panel box

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - exterior](#) • [GFCI - garage](#) • [GFCI - kitchen](#) • [GFCI - laundry room](#) • [AFCI - bedroom](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present on every floor

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**11. Condition:** • Damage grounding cable conduit

**Location:** right side of house

**Task:** Repair or replace

# ELECTRICAL

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20. Damaged grounding conduit

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • Outlet box was not attached to anything

Location: Service panel in fireplace chase

Task: Attach outlet box to structural



21. Loose outlet box

13. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Interior stair landing, front left bedroom

Task: Repair or replace



22. Loose



23. Loose

## DISTRIBUTION SYSTEM \ Switches

### 14. Condition: • [Inoperative](#)

Several wall switches did not appear to operate any fixture

**Location:** Multiple



24. Inoperative switch in basement



25. Inoperative switch in master bedroom



26. Inoperative switch by dining room

## DISTRIBUTION SYSTEM \ Lights

### 15. Condition: • [Missing](#)

Lamp cover was missing

**Implication(s):** Inadequate lighting

**Location:** Front center bedroom

**Task:** Furnish lamp cover



27. Missing lamp cover

### 16. Condition: • Ceiling fan problems

No switch to operate the ceiling fan was found.

**Implication(s):** Reduced comfort

**Location:** Back deck

**Task:** Repair or replace





**28.** *Ceiling fan problems*



# HEATING

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## Description

**System type:** • [Furnace](#)

**Furnace manufacturer:**

• Goodman

*Model number:* ARUF49C14AC *Serial number:* 1708424476

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

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [New](#)

**Main fuel shut off at:** • Utility room

**Fireplace/stove:** • Electric fireplace

## Recommendations

### ELECTRIC FURNACE \ Ducts, registers and grilles

**17. Condition:** • [Missing](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Front left bedroom

**Task:** Furnish grill



29. Missing grill

### ELECTRIC FURNACE \ Mechanical air filter

**18. Condition:** • [Missing](#)

**Implication(s):** Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Furnace

**Task:** Furnish

# HEATING

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30. Missing

## FIREPLACE \ General

**19. Condition:** • Electrical fireplace insert was new and appeared to be wrapped with plastic.

**Location:** Fireplace

**Task:** Confirm with builder if plastic is to be removed before using



31. Plastic wrap fireplace insert

# COOLING & HEAT PUMP

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## Description

Heat pump type: • [Air source](#)

Manufacturer: • Goodman

Cooling capacity: • [4 Tons](#)

Compressor approximate age: • New

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • 13 inches

Attic/roof air/vapor barrier: • Not determined

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

## Limitations

Attic inspection performed: • From access hatch

## Recommendations

### FOUNDATION \ Interior insulation

20. Condition: • [Missing](#)

Implication(s): Increased heating costs

Location: Basement in utility room

Task: Install wall insulation in voids



32. Missing Insulation

## Description

**Water supply source:** • Public

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

**Supply piping in building:** • PEX (cross-linked Polyethylene)

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

**Water heater manufacturer:** • American Standard

*Model number:* EN-50H-6 *Serial number:* K17-030403

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • New

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

**Exterior hose bibb:** • Frost free

## Recommendations

### FIXTURES AND FAUCETS \ Hose bib or bibb

**21. Condition:** • Hose bibs installed too far from house

**Location:** Front and right side of house

**Task:** Relocate hose bibs closer to house



33. Hose bib-front of house



34. Hose bib-right side of house

### FIXTURES AND FAUCETS \ Faucet

**22. Condition:** • [Shower diverter inoperative or defective](#)

Shower head in master bathroom did not work

**Implication(s):** Equipment failure

**Task:** Repair or replace



# PLUMBING

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35. Shower diverter inoperative or defective

## **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**23. Condition:** • Water supply lines and drain penetrations through the wall were missing escutcheons.

**Location:** Multiple sink locations

**Task:** Provide escutcheons or cover plates



36. Provide cover plates



37. Provide cover plates

# PLUMBING

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38. Provide cover plates

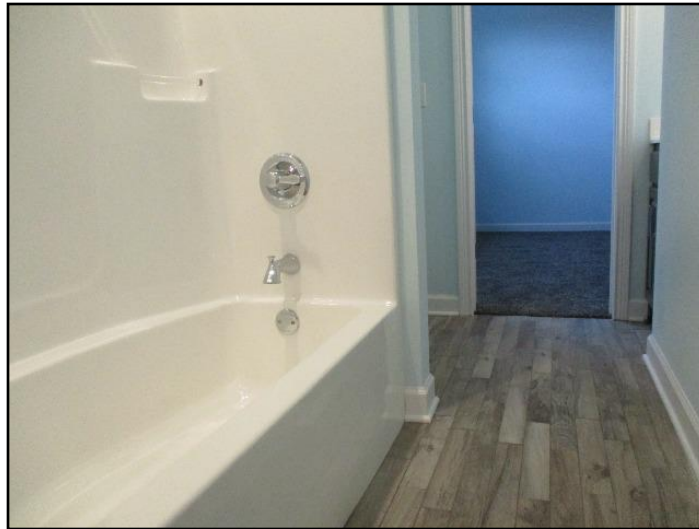


39. Provide cover plates

## FIXTURES AND FAUCETS \ Bathtub

**24. Condition:** • The hot water was not working in the basement tub

**Task:** Repair or replace



40. No hot water

## FIXTURES AND FAUCETS \ Toilet

**25. Condition:** • [Surface defects](#)

Toilet mounting bolts are too long

**Location:** 2nd bath on right side of house

**Task:** Trim bolts

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**41.** *Too long toilet bolts*

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## Description

**Major floor finishes:** • [Carpet](#) • Engineered wood • Vinyl

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

**Windows:** • [Single/double hung](#)

**Exterior doors - type/material:** • Hinged

**Doors:** • Inspected

**Oven type:** • Convection

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Dishwasher • Microwave oven • Door bell

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

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

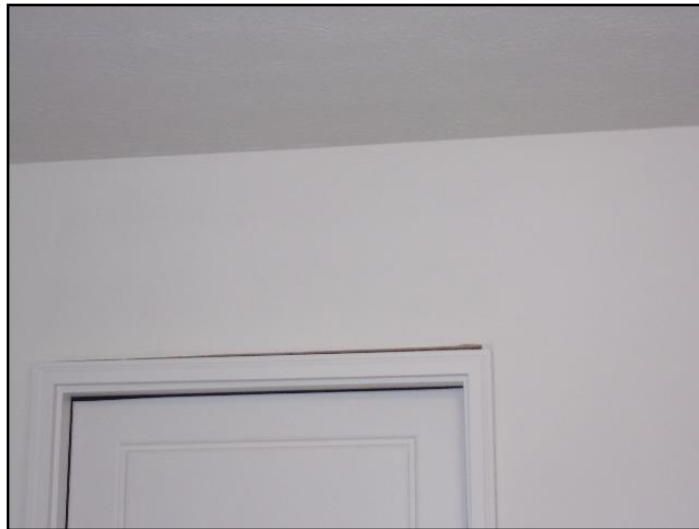
**Stairs and railings:** • Inspected

## Recommendations

### WALLS \ Plaster or drywall

**26. Condition:** • Gap above garage man door.

**Task:** repair drywall gap above door



42. Gap above door

**27. Condition:** • [Loose or missing](#)

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Drywall cut-out for dryer vent is too big.

**Location:** Laundry room

**Task:** secure dryer vent box



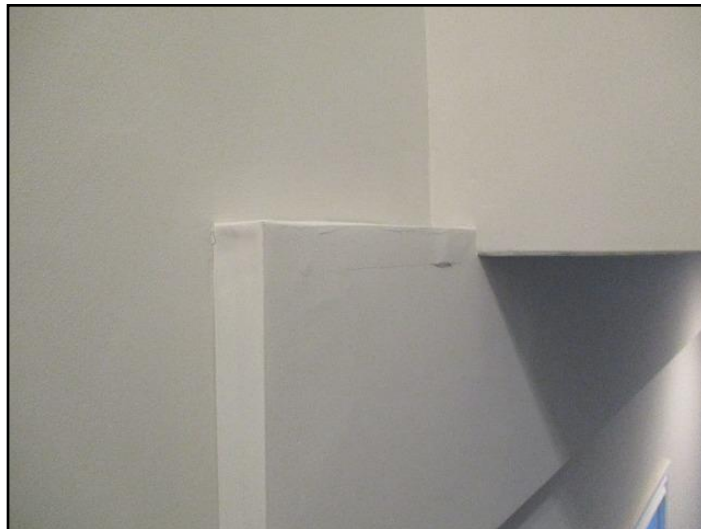
43. Loose vent box

**28. Condition:** • [Typical flaws](#)

Minor drywall damage

**Location:** Stairs to basement

**Task:** Repair and repaint



44. Typical flaws

## FLOORS \ General

**29. Condition:** • Missing tub caulk

**Location:** Basement tub

**Task:** Caulk tub as required



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45. Missing caulk

## FLOORS \ Wood/laminate floors

**30. Condition:** • Improper installation

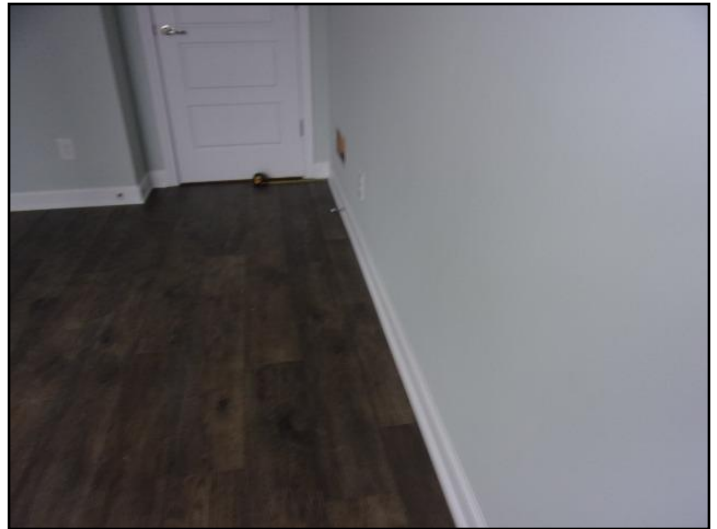
Laminate floor tiles were not installed straight. Producing unattractive seam lines at the wall. Also produced were some gaps.

**Location:** Entry hall and front left bedroom

**Task:** Correct crooked tiles, fill gaps



46. Improper installation



47. Improper installation

## FLOORS \ Resilient flooring

**31. Condition:** • [Damage](#)

Several "bubbles" were noted in vinyl floor in the basement preventing the floor from laying flat.

**Location:** Basement

**Task:** Repair faulty floor spots

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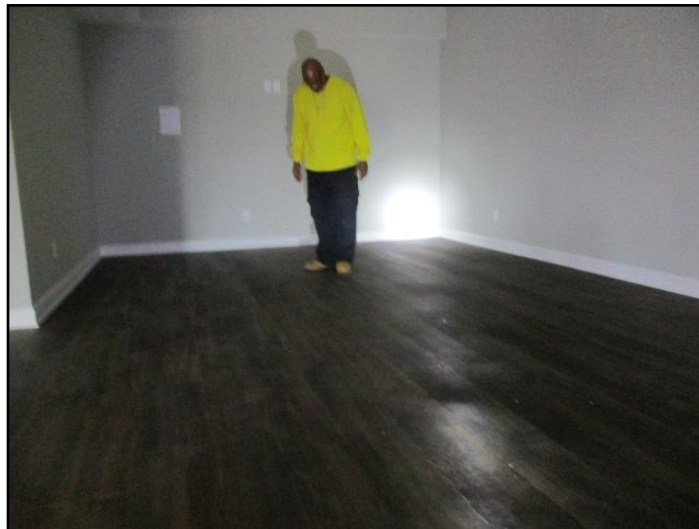
REFERENCE



48. "Bubbles" in floor



49. "Bubbles" in floor



50. "Bubbles" in floor

## 32. Condition: • [Open seams](#)

Gap between different floor surfaces in bath.

**Location:** Basement

**Task:** Repair threshold gap

# INTERIOR

1000 Just Built Rd, Simpsonville, KY February 15, 2018

Report No. 1031, v.2

[www.louisvillehomeinspect.com](http://www.louisvillehomeinspect.com)

SUMMARY

ROOFING

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REFERENCE



51. Threshold gap

## DOORS \ Hardware

### 33. Condition: • [Missing](#)

Several closet doors did not have the latch installed

**Implication(s):** System inoperative or difficult to operate

**Location:** Bedrooms and bathrooms

**Task:** Install door latch



52. Missing



53. Missing

### 34. Condition: • [Ineffective](#)

Door to master bath hits toilet when it is opened.

**Task:** Install door stop

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54. Ineffective door stop

## CARPENTRY \ Trim

**35. Condition:** • Towel ring was installed too close to the bathroom mirror.

**Location:** 2nd bath

**Task:** Relocate towel ring



55. Towel ring

**36. Condition:** • Trim paint appeared to be applied to the ceiling and the two columns needed touch-up paint

**Location:** Basement

**Task:** Touch up paint columns and ceiling





56. Need touch-up paint



57. Need touch-up paint

## EXHAUST FANS \ Kitchen range exhaust system

37. Condition: • Not vented to exterior

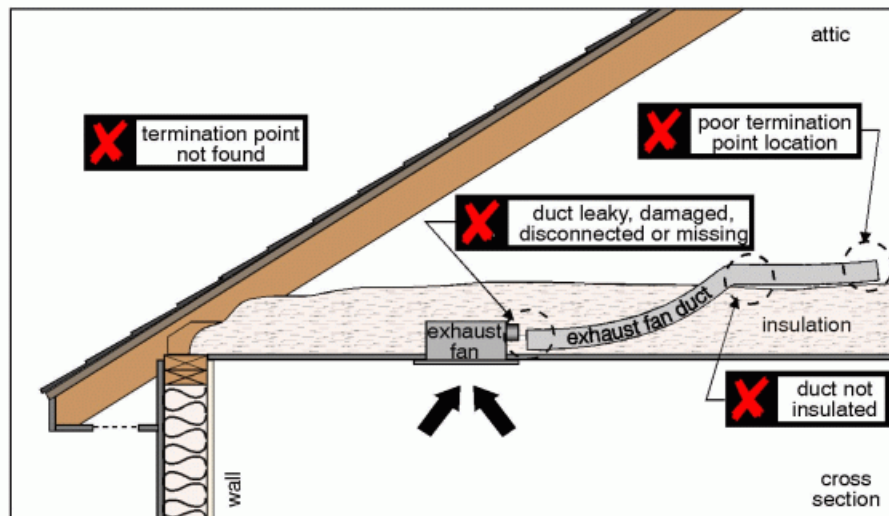
No kitchen exhaust was seen to the exterior of the house. Furthermore the buttons for the fan unit worked intermittently.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Kitchen above stove

**Task:** Verify with the building the range exhaust fan discharges to the exterior and the fan is operating properly.

### Exhaust fan conditions



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58. Not vented to exterior

END OF REPORT

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