

# Inspection Report

## Happy Homebuyer

**Property Address:**  
1234 Home Sweet Home  
Taylor Mill, KY. 41015



**JC Home Inspections, LLC**

**Joseph Cable 240020  
3035 Rich Rd  
Morning View, Ky. 41063  
513-490-0344**

# Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[1 Roof System / Chimneys and Attic .....4](#)

[2 Exterior.....9](#)

[3 Garage.....10](#)

[4 Kitchen Components and Appliances.....11](#)

[5 Rooms.....13](#)

[6 Bathroom and Components.....16](#)

[7 Structural Components .....17](#)

[8 Plumbing System.....20](#)

[9 Electrical System .....22](#)

[10 Heating / Central Air Conditioning.....28](#)

[Summary.....32](#)

[Invoice.....35](#)

<b>Date:</b> 2/24/2018	<b>Time:</b> 02:30 PM	<b>Report ID:</b> 99999
<b>Property:</b> 1234 Home Sweet Home Taylor Mill, KY. 41015	<b>Customer:</b> Happy Homebuyer	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**(Repair or Replace)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

Yes

**1. Roof System / Chimneys and Attic**

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

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				<b>Roof Covering:</b> Architectural
1.1	Flashings	•			•	<b>Viewed roof covering from:</b>
1.2	Skylights, Chimneys and Roof Penetrations	•			•	Walked roof Extra Info : Could not get to top section of roof, raining too hard
1.3	Ventilation of Roof/Attic	•				<b>Sky Light(s):</b> None
1.4	Roof Drainage Systems (Gutters/Downspouts)	•				<b>Chimney (exterior):</b> Brick
1.5	Roof Structure and Attic (report leak signs or condensation)	•			•	<b>Attic Insulation:</b> Cellulose
1.6	Ventilation Fans and Thermostatic Controls in Attic			•		<b>Ventilation:</b> Ridge vents Soffit Vents
1.7	Insulation in Attic	•				<b>Roof Structure:</b> Engineered wood trusses
1.8	Visible Electric Wiring in Attic	•				<b>Roof-Type:</b> Gable

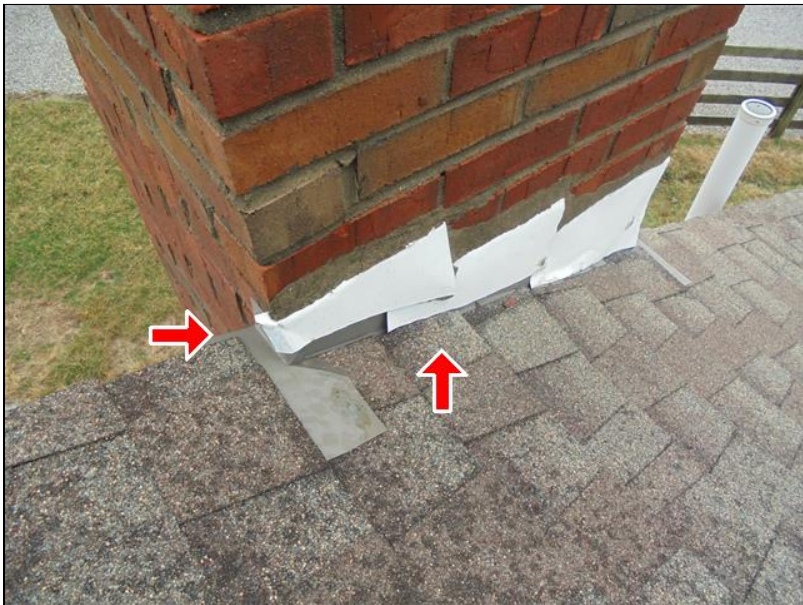
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Attic info:**  
Attic access  
Scuttle hole

**Method used to observe attic:**  
Walked

**Comments:**

1.1 The chimney is not flashed properly. The chimney has step flashing and looks as if the cap flashing was added later and is not installed correctly. This is possibly the water intrusion point for the damage being done inside the attic. This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.



1.1 Item 1(Picture) Chimney flashing incorrectly installed

1.2 The cement crown on chimney is failing and cracked. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

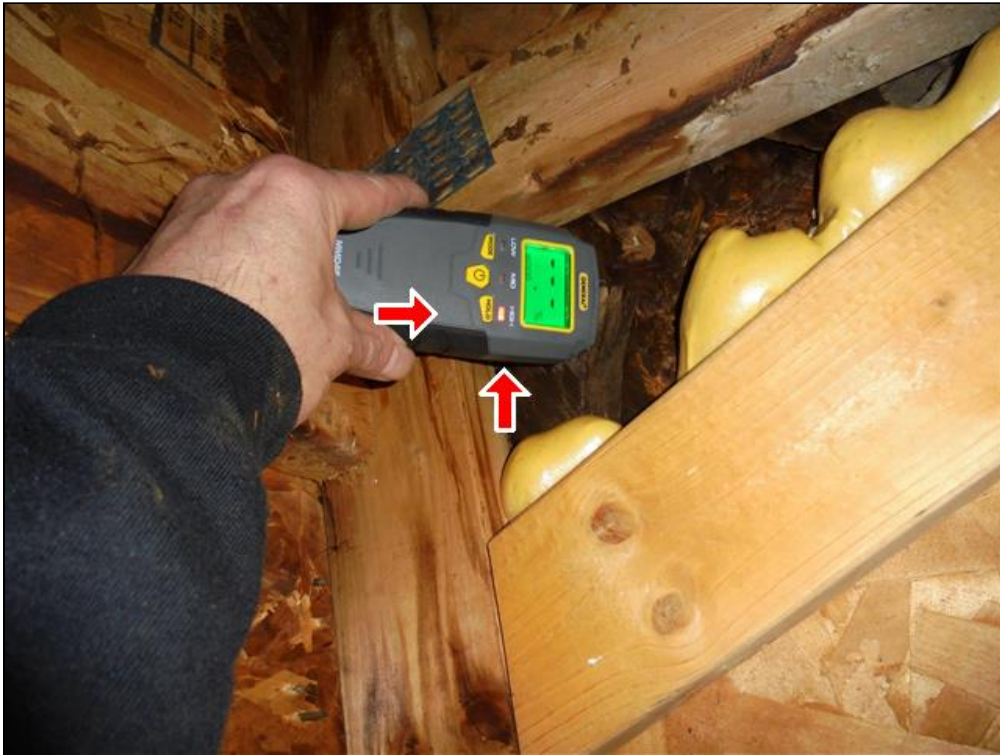


1.2 Item 1(Picture) Chimney crown

1.5 (1) Water signs are on plywood and manufactured joists in attic above garage resulting from a roof leak found around the chimney. A moisture meter was used and readings were around 31% or "wet" indicating leak still exists. A qualified roofing contractor should inspect further and correct as needed.



1.5 Item 1(Picture) Water damage in attic above family room



1.5 Item 2(Picture) Moisture meter went to high mark and beyond



1.5 Item 3(Picture) Moisture traveling down joist

(2) When the attic is dark above garage you can see daylight on chimney side of house at ridge. Recommend sealing to prevent water intrusion.



1.5 Item 4(Picture) Daylight showing in attic

1.7



1.7 Item 1(Picture)

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**2. Exterior**

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

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

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**2.6** Faucet on rear of house did not work. Water may have been turned off for winter. Recommend checking with owner to see if there is an issue.

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

**3. Garage**

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				<b>Garage Door Type:</b> Two manual
3.1	Garage Walls (including Firewall Separation)	•				<b>Garage Door Material:</b> Light inserts
3.2	Garage Floor	•				<b>Auto-opener</b>
3.3	Garage Door (s)	•				<b>Manufacturer:</b> LIFT-MASTER
3.4	Garage window (s)			•		Extra Info : Not functional at time of inspection
3.5	Occupant Door (from garage to inside of home)	•				
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**3.6** One garage door has an opener but it is not operational.

**4. Kitchen Components and Appliances**

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

		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling	•				<b>Dishwasher Brand:</b> WHIRLPOOL
4.1	Walls	•				<b>Range/Oven:</b> WHIRLPOOL
4.2	Floors	•				<b>Built in Microwave:</b> WHIRLPOOL
4.3	Doors	•				<b>Cabinetry:</b> Wood
4.4	Windows	•				<b>Refrigerator:</b> WHIRLPOOL
4.5	Counters and Cabinets (representative number)	•				<b>Dryer Power Source:</b> 220 Electric
4.6	Plumbing Drain, Waste and Vent Systems	•				<b>Dryer Vent:</b> Metal
4.7	Plumbing Water Supply, Distribution System and Fixtures	•				
4.8	Outlets, Switches and Fixtures	•			•	
4.9	Dishwasher	•				
4.10	Ranges/Ovens/Cooktops	•				
4.11	Microwave Cooking Equipment	•				
4.12	Clothes Dryer Vent Piping	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**4.5** The base cabinetry sags or is warped under kitchen sink at bottom (from a previous leak). This is a cosmetic issue for your information. Was not leaking at the time of inspection.



4.5 Item 1(Picture) Prior water damage under sink

4.8 The GFCI (Ground Fault Circuit Interrupter) outlet did not trip when tested (defective) on the right side of the kitchen sink. Further inspection is needed by a qualified licensed electrical contractor. I recommend repair as needed.



4.8 Item 1(Picture) GFCI not working Kitchen

---

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

**5. Rooms**

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

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

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**5.3 (1)** The stairs to the basement are not mounted to the wall and sway back and forth slightly. A more proper repair is needed to ensure stability or an injury might occur. A qualified person should repair or replace as needed.



5.3 Item 1(Picture) Basement steps loose, not secured to wall

(2) The handrail for the stairs to lower level starts too far down the steps to be safe. A longer handrail should be installed for safety. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed .



5.3 Item 2(Picture) Improper handrail



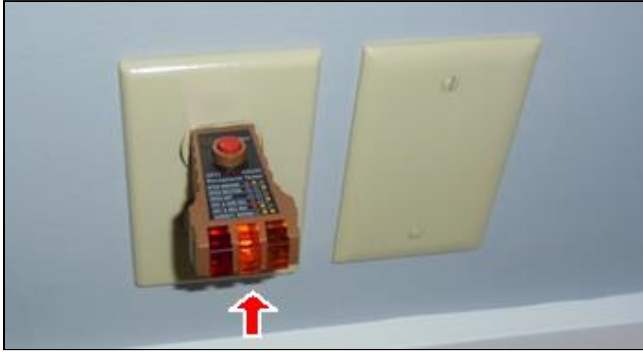
5.3 Item 3(Picture) Stairs to basement

5.6 (1) The ceiling fan light in the living room to the right of the front door flashed off and on twice when I arrived. It worked fine after that, possibly a short in the wiring or a bad bulb. Electrical issues are considered a hazard until repaired. I recommend monitoring and repair as needed.



5.6 Item 1(Picture) Ceiling fan in living room possible short

(2) The outlet to the left of the door as you go into the bedroom at the top of stairs has an outlet that is showing open ground. Recommend a licensed electrician repair as necessary.



5.6 Item 2(Picture) Bedroom top of stairs

---

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

**6. Bathroom and Components**

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

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**6.5** The shower door in the master bath is not in a track at the bottom allowing the door to swing inwards and possibly drop off upper track. This is just for your information. I recommend repair or replace as necessary.



6.5 Item 1(Picture) Bottom of shower door not on track



6.5 Item 2(Picture) Shower door in the closed position



**7. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•		•		<b>Foundation:</b> Poured concrete <b>Method used to observe</b> <b>Crawlspace:</b> From entry <b>Floor Structure:</b> Not visible <b>Wall Structure:</b> Wood <b>Columns or Piers:</b> Supporting walls <b>Ceiling Structure:</b> Not visible
7.1	Walls (Structural)	•				
7.2	Floors (Structural)	•				
7.3	Ceilings (Structural)	•				
7.4	Insulation Under Floor System			•		
7.5	Vapor Retarders (in Crawlspace or basement)	•				
7.6	Ventilation of Foundation Areas	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**7.0 (1)** Visible signs of water intrusion in the basement are present from water stains on the wall under the incoming gas line. Though it does appear minor, it does still indicate water intrusion. It is recommend to monitor and repair as needed.



7.0 Item 1(Picture) Water staining wall



7.0 Item 2(Picture) Moisture meter showing medium moisture in the area

(2) Visible signs of water intrusion in the crawlspace are present from standing water under the plastic vapor barrier at the back right corner and from water stains on wood sheathing under fireplace. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



7.0 Item 3(Picture) Area of vapor barrier where water is pooling under barrier



7.0 Item 4(Picture) Moisture intrusion under chimney in crawlspace.



7.0 Item 5(Picture) 16.2 High level of moisture at chimney base

---

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

**8. Plumbing System**

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

		IN	NI	NP	RR	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems	•				<b>Water Source:</b> Public
8.1	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Water Filters:</b> (We do not inspect filtration systems)
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water Supply</b>
8.3	Main Water Shut-off Device (Describe location)	•				<b>(into home):</b> Copper
8.4	Main Fuel Shut-off (Describe Location)	•				<b>Plumbing Water</b>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Distribution (inside home):**  
Copper

**Washer Drain Size:**  
Not visible

**Plumbing Waste:**  
PVC

**Water Heater Power**

**Source:**  
Electric

**Water Heater Capacity:**  
80 Gallon (plenty)

**Water Heater Location:**  
Basement

**WH Manufacturer:**  
A.O. SMITH

**Comments:**

**8.3** The main shut off is the knob located in the basement at the front right corner. This is for your information.



8.3 Item 1(Picture) Main water shut off

**8.4** The main fuel shut off is at gas meter outside

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Electrical System**

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

		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors	•			•	<b>Electrical Service</b> <b>Conductors:</b> Overhead service <b>Panel Capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> GENERAL SWITCH <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•	
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
9.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•		
9.7	Location of Main and Distribution Panels	•				
9.8	Smoke Detectors		•			
9.9	Carbon Monoxide Detectors		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

9.0 The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.



9.0 Item 1(Picture) Wire sheathing split going down side of house



9.0 Item 2(Picture) Split wire sheathing



9.1 The problem(s) discovered in the panel such as knock-out missing on panel, random hot wire hanging down, rust in bottom, 4 of the 6 mounting screws missing and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



9.1 Item 1(Picture) Only 2 screws securing box cover



9.1 Item 2(Picture) Missing knockout cover



9.1 Item 3(Picture) Hot wire hanging free in box and rust

**9.7** The main panel box is located in the garage.

**9.8** The smoke detector should be tested at common hallway to bedrooms upon moving into home.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0	Heating Equipment	•				<b>Heat Type:</b> Furnace
10.1	Normal Operating Controls	•				<b>Energy Source:</b> Gas
10.2	Automatic Safety Controls	•				<b>Number of Heat Systems (excluding wood):</b> One
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Heat System Brand:</b> CARRIER
10.4	Presence of Installed Heat Source in Each Room	•				<b>Ductwork:</b> Partially insulated
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•	<b>Filter Type:</b> Disposable
10.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Filter Size:</b> 16x25
10.7	Gas/LP Firelogs and Fireplaces	•			•	<b>Types of Fireplaces:</b> Solid Fuel Extra Info : wood
10.8	Cooling and Air Handler Equipment		•		•	<b>Operable Fireplaces:</b> One
10.9	Normal Operating Controls		•			<b>Number of Woodstoves:</b> None
10.10	Presence of Installed Cooling Source in Each Room	•				<b>Cooling Equipment Type:</b> Air conditioner unit
						<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Number of AC Only Units:</b> One
						<b>Central Air Brand:</b> CARRIER

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

10.5 The mortar is missing in between some of the fire brick inside the fireplace. Recommend a qualified repair person fill the cracks and have the fireplace inspected before using.



10.5 Item 1(Picture) Missing mortar



10.5 Item 2(Picture) Close-up of missing mortar

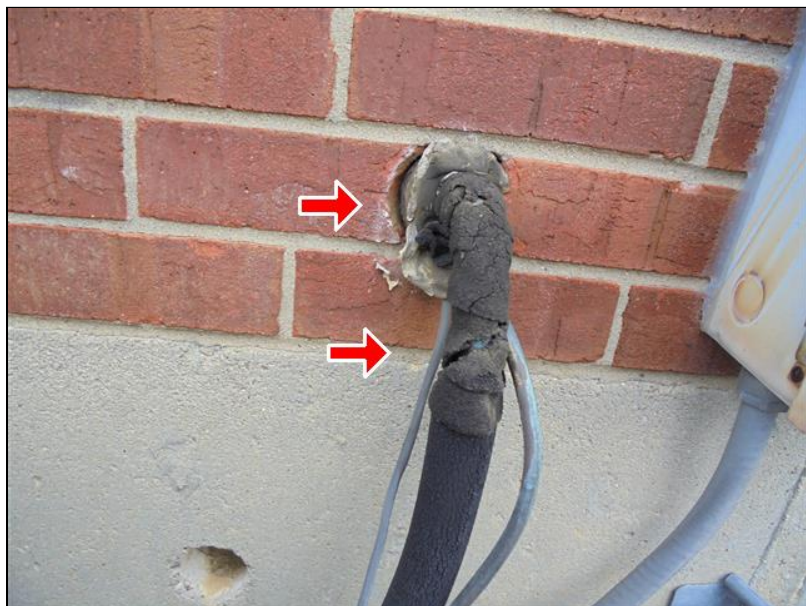
10.7 The damper arm and linkage for fireplace at the living room is missing. Repairs should be made so unit works properly. A qualified person should repair or replace as needed.



10.7 Item 1(Picture) Missing damper arm

10.8 (1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(2) The foam sleeve on suction line is damaged area(s) at outside unit. Missing or damaged foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



10.8 Item 1(Picture) Damaged foam sleeve



10.8 Item 2(Picture) Damaged foam sleeve

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary

### JC Home Inspections, LLC

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

**Customer**  
Happy Homebuyer

**Address**  
1234 Home Sweet Home  
Taylor Mill, KY. 41015

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

## 1. Roof System / Chimneys and Attic

### 1.1 Flashings

#### **Inspected, Repair or Replace**

The chimney is not flashed properly. The chimney has step flashing and looks as if the cap flashing was added later and is not installed correctly. This is possibly the water intrusion point for the damage being done inside the attic. This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.

### 1.2 Skylights, Chimneys and Roof Penetrations

#### **Inspected, Repair or Replace**

The cement crown on chimney is failing and cracked. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

### 1.5 Roof Structure and Attic (report leak signs or condensation)

#### **Inspected, Repair or Replace**

(1) Water signs are on plywood and manufactured joists in attic above garage resulting from a roof leak found around the chimney. A moisture meter was used and readings were around 31% or "wet" indicating leak still exists. A qualified roofing contractor should inspect further and correct as needed.

(2) When the attic is dark above garage you can see daylight on chimney side of house at ridge. Recommend sealing to prevent water intrusion.

## 3. Garage

### 3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected



One garage door has an opener but it is not operational.

## 4. Kitchen Components and Appliances

### 4.8 Outlets, Switches and Fixtures

#### Inspected, Repair or Replace

The GFCI (Ground Fault Circuit Interrupter) outlet did not trip when tested (defective) on the right side of the kitchen sink. Further inspection is needed by a qualified licensed electrical contractor. I recommend repair as needed.

## 5. Rooms

### 5.3 Steps, Stairways, Balconies and Railings

#### Inspected, Repair or Replace

(1) The stairs to the basement are not mounted to the wall and sway back and forth slightly. A more proper repair is needed to ensure stability or an injury might occur. A qualified person should repair or replace as needed.

(2) The handrail for the stairs to lower level starts too far down the steps to be safe. A longer handrail should be installed for safety. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed .

### 5.6 Outlets, Switches and Fixtures

#### Inspected, Repair or Replace

(1) The ceiling fan light in the living room to the right of the front door flashed off and on twice when I arrived. It worked fine after that, possibly a short in the wiring or a bad bulb. Electrical issues are considered a hazard until repaired. I recommend monitoring and repair as needed.

(2) The outlet to the left of the door as you go into the bedroom at the top of stairs has an outlet that is showing open ground. Recommend a licensed electrician repair as necessary.

## 6. Bathroom and Components

### 6.5 Counters and Cabinets (representative number)

#### Inspected, Repair or Replace

The shower door in the master bath is not in a track at the bottom allowing the door to swing inwards and possibly drop off upper track. This is just for your information. I recommend repair or replace as necessary.

## 7. Structural Components

### 7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected, Not Present

(1) Visible signs of water intrusion in the basement are present from water stains on the wall under the incoming gas line. Though it does appear minor, it does still indicate water intrusion. It is recommend to monitor and repair as needed.

(2) Visible signs of water intrusion in the crawlspace are present from standing water under the plastic vapor barrier at the back right corner and from water stains on wood sheathing under fireplace. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

## 9. Electrical System

### 9.0 Service Entrance Conductors

**Inspected, Repair or Replace**

The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.

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

The problem(s) discovered in the panel such as knock-out missing on panel, random hot wire hanging down, rust in bottom, 4 of the 6 mounting screws missing and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

**10. Heating / Central Air Conditioning****10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)****Inspected, Repair or Replace**

The mortar is missing in between some of the fire brick inside the fireplace. Recommend a qualified repair person fill the cracks and have the fireplace inspected before using.

**10.7 Gas/LP Firelogs and Fireplaces****Inspected, Repair or Replace**

The damper arm and linkage for fireplace at the living room is missing. Repairs should be made so unit works properly. A qualified person should repair or replace as needed.

**10.8 Cooling and Air Handler Equipment****Not Inspected, Repair or Replace**

(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(2) The foam sleeve on suction line is damaged area(s) at outside unit. Missing or damaged foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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

# INVOICE

JC Home Inspections, LLC

3035 Rich Rd

Morning View, Ky. 41063

513-490-0344

Inspected By: Joseph Cable

Inspection Date: 2/24/2018

Report ID: 99999

Customer Info:	Inspection Property:
Happy Homebuyer	1234 Home Sweet Home Taylor Mill, KY. 41015
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Inspection Discount	-25.00	1	-25.00
Inspection	325.00	1	325.00
Termite Inspection	50.00	1	50.00

**Tax \$0.00**

**Total Price \$350.00**

**Payment Method:** Cash

**Payment Status:** Paid

**Note:** Thank you for your business!