

# Home Inspection Report

*Report # 1000*



*This report has been prepared for:*

*The All-American Family*

*12345 Memory Lane*

*Your Town, KY 41000*

*The inspection was completed on: Wednesday, January 1, 2020*

Trenton W. Thomas

KY License#: 102094

Phone: (859) 444-1975

Email: [trenton@thehipro.com](mailto:trenton@thehipro.com)

website: [www.thehipro.com](http://www.thehipro.com)

### **General Information**

The Home Inspection Pro is working to provide you with a comprehensive evaluation of your potential future home. Our goal is to provide you with as much information as we can to help you better understand the current condition of this home so you can make the best choices when it comes to repairs and maintenance. Our inspection is a comprehensive visual evaluation of the home structure and its primary components. Our report will outline all of the findings and observations we made during the inspection, but we cannot guarantee the life expectancy of any item or its continued performance. We strive to ensure you understand all aspects of your home inspection and we encourage you to utilize the information in this report.

Terms you will see in the report:

- a. Satisfactory – Meets expected condition or functionality
- b. Marginal – Nearing its end of useful life, will likely need to be replaced in the next 5 years
- c. Poor – Condition has exceeded its useful life or it is no longer functioning
- d. Needs Further Evaluation – The level of expertise required is beyond the scope of the home inspection and a subject matter expert should be consulted
- e. Recommend Repair/ Replace – The item that is inspected is recommended to be repaired or replaced due to improper functioning or safety reasons
- f. Safety Concern – Item that may be functioning, but may pose a safety issue if not corrected.
- g. Not Inspected – Item was not inspected, reason will be detailed in the report
- h. Not Applicable (N/A) – Item is not present to be inspected

### **Property Information**

This home inspection is of the property located at 12345 Memory Lane, Your Town, KY 41000. The property is a 2-story, single family home that is currently occupied. The home was built in 1979. It has 6 bedroom(s), 5 bathroom(s), and a total of 8 additional rooms. The home also features a 2-car attached garage located on the main level of the home.

Inspection conditions: **Sunny**

Outside Temperature: **20 °F**

Grounds Conditions: **Damp**

Recent Rain/ Snow: **Yes**

For the purpose of this report, the front of the home faces: **South**

Inspections Performed:

- Whole House Inspection: **Yes**
- WDI (Termite): **No**
- Radon Measurement: **No**
- Pool/ Spa Inspection: **No**

## Key Observations/ Findings

### **Items needing repaired or replaced**

During the whole house inspection the following lists the key items that will likely need to be repaired or replaced:

- Exterior
  - o Moisture damage/ wood rot on window sills of bay window (North) and on corner of soffit (South); recommend repairs.
  - o Downspout above porch roof has come loose and should be repaired.
  - o Recommend use in place cover for outlet near deck for "permanent" plugged in items.
- Windows/ Doors
  - o Several windows throughout the house have moisture stains in corners; recommend further evaluation for leaking and repair as needed.
  - o Multiple doors rub jam or do not latch properly and should be adjusted.
- Roof valleys
  - o Recommend sealing roof valleys to prevent further rusting and potential leaks.
- Attic
  - o Excessive frost on underside of sheathing from high moisture levels in attic; recommend contractor evaluate and recommend repairs to remediate moisture and damage.
  - o Bath vent exhausts into attic - should be vented to the exterior.
- Fireplace
  - o Recommend having flue cleaned and re-evaluated due to soot and creosote build-up.
  - o Open joint in firebox should be repaired.
- Plumbing
  - o Slow drainage in sink in Bath #4.
  - o Toilet bowl is loose in Bath #4 and should be resealed and secured to the flange.
  - o Bar faucet in rec room is loose and should be properly secured to the sink.
  - o Corroded pipes under the sink in Bath #5.

### **Items needing to be monitored**

The following lists the items which should continue to be monitored by the new homeowner:

- Moisture stains and visible repairs
  - o Areas with visible moisture staining or evidence of repairs from leaks should be monitored for evidence of continued leaking; repair as needed.

### **Safety Concerns**

The following observations made during the home inspection are being identified as potential safety issues and should be addressed to minimize any potential damage or injury.

- Trip hazard
  - o Settled patio has created a trip hazard at the control joint.
- Railings/ baluster spacing
  - o Baluster spacing on deck and main stairwell is too wide; recommend less than 4" spacing.
  - o Recommend handrail on North deck steps.
- Smoke detectors
  - o Recommend smoke detectors in every bedroom.
- Electrical
  - o Improper extension cord wiring in garage.
  - o Recommend GFCI outlets in all "wet" locations, including bathrooms, laundry, garage, bar area, and exterior.
  - o Federal Pacific Stab-Lok main panel has known safety risks; recommend electrician evaluate for repair/ replacement.
  - o Sub panel does not have neutrals and grounds properly separated.

### **Areas where inspection was limited**

The following inspected areas were limited during the inspection, due to conditions outside of the control of the inspector as defined below:

- Roof
  - o Roof was inspected from the ground with binoculars due to frost accumulation on roof surface.
- Air conditioning system
  - o The A/C system was unable to be tested due to exterior temperatures below 65°F.
- Foundation/ interior structure
  - o Majority of foundation was not able to be inspected due to below grade and behind covered finishes.

### Key Maintenance Items

### *Furnace*

Condition:	<i>Satisfactory</i>
Type:	<i>Electric</i>
Brand:	<i>Bryant</i>
Model:	<i>FB4CNP048</i>
S/N:	<i>5117F18335</i>
Filter Size:	<i>20 x 25 x 4</i>
Age:	<i>3 years</i>

Based on the age and condition of the furnace, it has an estimated 22 years of useful life remaining.

*Details of identified issues:*

- No issues identified.



*Furnace*

### Air Conditioning Unit

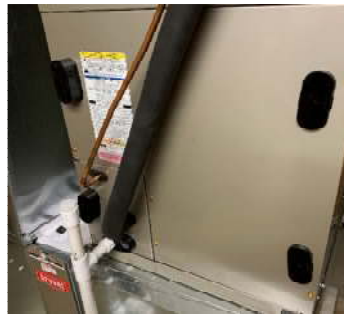
Interior unit

Condition: *Satisfactory*  
Type: *Electric*  
Brand: *Bryant*  
Model: *FB4CNP048*  
S/N: *5117F18335*  
Age: *3* years

Based on the age and condition of the internal A/C unit, it has an estimated 17 years of useful life remaining.

*Details of identified issues:*

- No issues identified.



*Interior A/C*



*Interior A/C Coil*

Exterior unit

Condition: *Satisfactory*  
 Brand: *Bryant*  
 Model: *225BNA048-A*  
 S/N: *1017E16684*  
 Age: *3 years*

Based on the age and condition of the external A/C unit, it has an estimated 12 years of useful life remaining.

*Details of identified issues:*

- No issues identified.



Exterior A/C



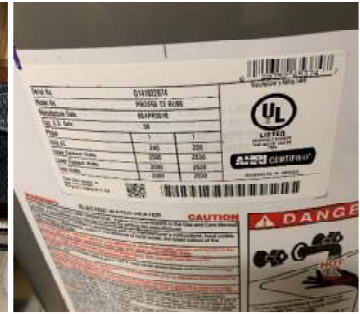
Exterior A/C Tag

### Water Heater

Condition: **Satisfactory**  
Type: **Electric**  
Capacity: **50** gallons  
Brand: **Ruud**  
Model: **PROE50 T2 RU95**  
S/N: **Q141822874**  
Age: **2** years



Water Heater



Water Heater Tag

Based on the age and condition of the water heater, it has an estimated 10 years of useful life remaining.

### Details of identified issues:

- Relief valve extension is too short; recommend terminate within 6" of floor.

### Roof

Condition: **Marginal**  
Style: **Gable**  
Materials: **Asphalt Shingles**  
Layers: **1**  
Est. Age: **15** years



Roof



Roof

Based on the age and condition of the roof and roofing materials, it has an estimated 3-5 years of useful life remaining.

### Details of identified issues:

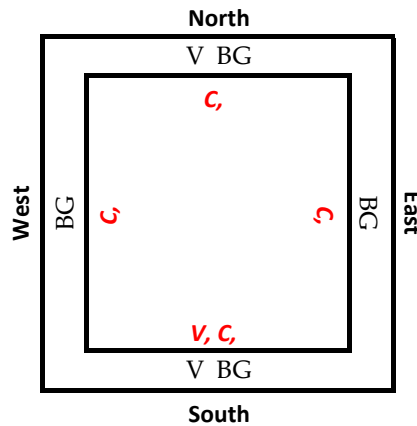
- Nail pops, curled edges, and a loose shingle
- Recommend roofer evaluate and repair as needed.

### Foundation

Condition: **Not Visible**  
Materials: **Poured Concrete**

### Details of identified issues:

- No issues identified.



H = Horiz. Cracks  
V = Vert. Cracks  
S = Step Cracks  
C = Covered Walls  
M = Movement  
W = Moisture  
BG = Below Grade



## Home Inspection Report

12345 Memory Lane

Your Town, KY 41000

### Exterior Inspection

#### Driveway:

Exist: Yes  
Visible: Clear  
Material: Concrete  
Condition: Satisfactory  
Comments:

#### Driveway Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Typical Cracks  | <input type="checkbox"/> Trip Hazard          |
| <input type="checkbox"/> Spalling        | <input type="checkbox"/> Pitched towards home |
| <input type="checkbox"/> Settling Cracks | <input type="checkbox"/> Inadequate drainage  |

#### Service Walks:

Exist: Yes  
Visible: Clear  
Material: Concrete  
Condition: Satisfactory  
Comments:

#### Sidewalk Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Typical Cracks  | <input type="checkbox"/> Trip Hazard          |
| <input type="checkbox"/> Spalling        | <input type="checkbox"/> Pitched towards home |
| <input type="checkbox"/> Settling Cracks |   |

#### Steps/ Stoop:

Exist: Yes  
Visible: Clear  
Material: Concrete  
Condition: Satisfactory  
Comments:

#### Steps/ Stoop Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Settled         | <input type="checkbox"/> Uneven/ Sloped Risers            |
| <input type="checkbox"/> Cracked         | <input type="checkbox"/> Railing or balusters recommended |
| <input type="checkbox"/> Rotted/ Damaged |   |

#### Porch:

Exist: Yes  
Foundation: \_\_\_\_\_  
Flooring Material: Concrete  
Railing Material: Stone  
Support Columns: Wood  
Roof Structure: Wood  
Roof Covering: Asphalt Shingles

Visible: Clear  
Condition: Not Visible  
Condition: Satisfactory  
Condition: Satisfactory  
Condition: Satisfactory  
Condition: Satisfactory

#### Porch Issues:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Piers Damaged         | <input type="checkbox"/> Floor sloped towards house | <input type="checkbox"/> Moisture/ insect damage        |
| <input type="checkbox"/> Earth to Wood Contact | <input type="checkbox"/> Separating from house      | <input type="checkbox"/> Improper attachment to house   |
| <input type="checkbox"/> Rotted Posts          | <input type="checkbox"/> Floor Cracked              | <input type="checkbox"/> Railing/ balusters recommended |

Comments:





Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Exterior Inspection**

**Front Door:**

Weather-stripping: Satisfactory  
Door Condition: Satisfactory  
Storm Door: N/A

Front Door Issues

- |   |  |
|---|--|
| <input type="checkbox"/> Latch/ knob broken | <input type="checkbox"/> Weather-stripping damaged |
| <input type="checkbox"/> Damaged            | <input type="checkbox"/> Missing screens/ windows  |
| <input type="checkbox"/> Doesn't close      | <input type="checkbox"/> Warped/ out of square     |

Comments:

**Windows:**

Material: Aluminum/ Vinyl Clad

Type: Double Hung

Condition: Satisfactory

Screens: Yes

Condition: Satisfactory

Storms: N/A

Condition: \_\_\_\_\_

Window Issues

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>Wood rot</b> | <input checked="" type="checkbox"/> <b>Failed/ fogged insulated glass</b> |
| <input type="checkbox"/> Broken glass               | <input type="checkbox"/> Rusted lintel                                    |
| <input type="checkbox"/> Recommend repair           | <input type="checkbox"/> Caulking needed                                  |
| <input type="checkbox"/> Recommend painting         | <input type="checkbox"/> Window out of square                             |

Screen/ Storm Issues

- |  |   |
|--|---|
| <input type="checkbox"/> Screens torn          | <input type="checkbox"/> Storms broken/ cracked |
| <input type="checkbox"/> Screens bent          | <input type="checkbox"/> Wood rot               |
| <input type="checkbox"/> Screens not installed | <input type="checkbox"/> Putty needed           |

Comments:

Fogged glass in 2nd floor window (South). Moisture damage and peeling paint on sills of bay window (North).



Moisture damage and peeling paint

**Patio:**

Exist: Yes

Material: Concrete

Roof Structure: None

Roof Covering: N/A

Visible: Yes

Condition: Satisfactory

Condition: \_\_\_\_\_

Condition: \_\_\_\_\_

Patio Issues

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Typical Cracks                    | <input checked="" type="checkbox"/> <b>Trip hazard</b> | <input type="checkbox"/> Moisture/ insect damage                |
| <input checked="" type="checkbox"/> <b>Settling Cracks</b> | <input type="checkbox"/> Pitched towards home          | <input type="checkbox"/> Improper attachment to house           |
| <input type="checkbox"/> Spalling                          | <input type="checkbox"/> Separating from house         | <input type="checkbox"/> Missing straps/ bolts/ nails/ flashing |

Comments:

Settling of patio slab creating a trip hazard at the control joint



Trip hazard from settling

**Deck/ Balcony:**

Exist: Yes

Material: Wood

Finish: Painted/ Stained

Roof Structure: None

Roof Covering: N/A

Visible: Yes

Condition: Satisfactory

Condition: Satisfactory

Condition: \_\_\_\_\_

Condition: \_\_\_\_\_

Deck/ Balcony Issues

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Railing Loose                           | <input checked="" type="checkbox"/> <b>Railing/ balusters recommended</b> | <input checked="" type="checkbox"/> <b>Moisture/ insect damage</b> |
| <input checked="" type="checkbox"/> <b>Earth to wood contact</b> | <input type="checkbox"/> Inconsistent risers on steps                     | <input type="checkbox"/> Improper attachment to house              |
|  |   | <input type="checkbox"/> Missing straps/ bolts/ nails/ flashing    |

Comments:

Main support posts and lattice and trim around deck are in direct contact with the ground; potential moisture/ insect issues. Recommend handrail on steps on North side of deck. Minor moisture damage on deck and railing surfaces.



Main posts in direct contact with soil





## Home Inspection Report

12345 Memory Lane

Your Town, KY 41000

### Exterior Inspection

#### Exterior Doors:

Weather-stripping: Satisfactory

Door Condition: Satisfactory

Storm Door: Satisfactory

Comments:

#### Exterior Door Issues

- |   |  |
|---|--|
| <input type="checkbox"/> Latch/ knob broken | <input type="checkbox"/> Weather-stripping damaged |
| <input type="checkbox"/> Damaged            | <input type="checkbox"/> Missing screens/ windows  |
| <input type="checkbox"/> Doesn't close      | <input type="checkbox"/> Warped/ out of square     |

#### Landscaping Affecting Foundation:

Visible: Yes

Grading: Marginal

Comments:

Grade slopes towards house in NE corner.

#### Landscaping Issues

- |  |  |
|--|--|
| <input type="checkbox"/> Recommend additional backfill |  |
| <input type="checkbox"/> Trim trees/ shrubs            | <input type="checkbox"/> Recom. window wells/ covers |
| <input type="checkbox"/> Soil/ mulch too high          | <input type="checkbox"/> Wood in contact with soil   |



Grade slopes towards house

#### Retaining Wall:

Exist: No

Material: \_\_\_\_\_

Condition: \_\_\_\_\_

Comments:

#### Retaining wall issues

- |                                  |   |
|----------------------------------|---|
| <input type="checkbox"/> Leaning | <input type="checkbox"/> Bowed                    |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> Recommend drainage holes |

#### Fence/ Wall (non-load bearing):

Exist: Yes

Type: Chain link

Condition: Satisfactory

Gate: Yes

Comments:

#### Fence/ wall issues

- |   |  |
|---|--|
| <input type="checkbox"/> Typical cracks | <input type="checkbox"/> Loose blocks/ caps        |
| <input type="checkbox"/> Rusted         | <input type="checkbox"/> Planks missing/ damaged   |
| <input type="checkbox"/> Rotted Wood    | <input type="checkbox"/> Gate does not open/ close |

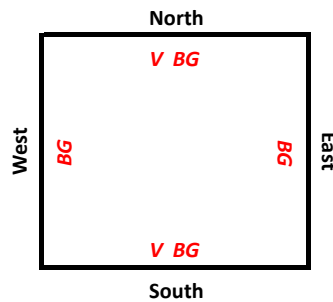


Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Exterior Inspection**

**Foundation/ Slab on-grade:**

Foundation Material: Poured Concrete

Horizontal Cracks: ☐ North ☐ East ☐ South ☐ West  
Vertical Cracks: ☒ **North** ☐ East ☒ **South** ☐ West  
Step Cracks: ☐ North ☐ East ☐ South ☐ West  
Movement: ☐ North ☐ East ☐ South ☐ West  
Moisture Stain(s): ☐ North ☐ East ☐ South ☐ West  
Below Grade: ☒ **North** ☒ **East** ☒ **South** ☒ **West**



Typical crack (South)



Typical crack (North)

Condition: Satisfactory

☐ Recommend having a foundation expert evaluate

**Comments:**

Typical stress cracks on North and South walls.

**Siding/ Trim/ Fascia/ Soffit/ Vents:**

Siding Material: Brick/ wood

Condition: Satisfactory

Trim/ Fascia Mat'l: Wood

Condition: Satisfactory

Soffit Material: Wood

Condition: Marginal

**Exterior Vents:**

☒ **Dryer/ Bath** ☒ **Gas Exhaust** ☒ Gable Condition: Satisfactory

**Siding/ Trim/ Fascia/ Soffit Issues**

☐ Typical cracks ☒ **Wood rot** ☐ Recommend repair/ painting ☐ Vents damaged  
☐ Peeling paint ☐ Loose/ missing/ holes ☐ Recommend screens/ louvers

**Comments:**

Damaged soffit on South wall adjacent to front porch.



Damaged soffit (South)

**Gutters/ Downspouts:**

Exist: Yes

Material: Galv/ Aluminum

Condition: Satisfactory

**Gutters/ Downspout Issues**

☐ Leaking corners ☐ Rusting ☐ Extensions needed  
☐ Leaking joints ☐ Loose ☐ Needs cleaning  
☐ Improper slope ☐ Downspouts needed  
☐ Missing spikes ☐ Hole in main run

**Comments:**

Missing downspout above porch roof.



Missing downspout



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Exterior Inspection**

**Exterior A/C - Heat Pump:**

Exist: Yes Location: East  
Brand: Bryant  
Model #: 225BNA048-A Age: 3 years  
Serial #: 1017E16684  
Ext. Disconnect: Yes Max. breaker/ fuse rating: 40 Amp  
Unit Level: Yes Fuses/ breakers installed: 40 Amp  
Condition: Satisfactory



Exterior A/C

**Exterior A/C Issues**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Cabinet/ housing rusted          | <input type="checkbox"/> Damaged based/ pad          | <input type="checkbox"/> Damaged refrigerant line |
| <input type="checkbox"/> Improper clearance/ air flow     | <input type="checkbox"/> Damaged condenser fins      | <input type="checkbox"/> Damaged or no insulation |
| <input type="checkbox"/> Improperly sized breakers/ fuses | <input type="checkbox"/> Condenser fins need cleaned |   |

**Comments:**



Exterior A/C tag

**Exterior Utilities:**

Elec. Svc. Entry Underground Condition: Satisfactory Location: Southeast  
Gas Svc. Entry No Condition: N/A Location: \_\_\_\_\_

**Siding/ Trim/ Fascia/ Soffit Issues**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Weather head/ mast needed | <input type="checkbox"/> Improper clearance to wires | <input type="checkbox"/> Gas lines rusted  |
| <input type="checkbox"/> Overhead wires too low    | <input type="checkbox"/> Electric meter damaged      | <input type="checkbox"/> Gas meter damaged |

**Comments:**



Electrical Service Main

**Receptacles/ Hose Bibs:**

Receptacles: Yes Operable: Yes  
GFCI Present: Yes/ No Operable: Yes  
Use in place: No  
Hose bibs: Yes Operable: Not Tested  
Water pressure reading: \_\_\_\_\_ psi

**Receptacles/ Hose Bibs Issues**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Reverse Polarity | <input checked="" type="checkbox"/> <b>Recommend GFCI</b> | <input type="checkbox"/> Spigot Leaks   |
| <input type="checkbox"/> Open Ground      | <input type="checkbox"/> Not anti-siphon                  | <input type="checkbox"/> Not frost free |

**Comments:**

Recommend use in place cover for outlet with "permanent" items plugged in. Outlet on front porch was not GFCI protected.



Recommend use in place cover



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Exterior Inspection**

Additional Exterior Pictures:



Possible fogged glass in window  
(South)



Moisture damage on window sill  
(North - bay)



Recommend handrail on deck  
steps



Deck railing balusters are too  
wide (recommend less than 4")



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Roof**

**Roofing Materials:**

Visibility: Yes Limited by: Frost

Inspected from: Ground with binoculars

Style: Gable

Pitch: Medium Approx. R/R: 5/12

Roof #1: Main Roof

Covering: Asphalt Shingles # of layers: 1

Condition: Marginal Approx. Age: 15 years

Roof #2: Garage Roof

Covering: Asphalt Shingles # of layers: 1

Condition: Marginal Approx. Age: 15 years

Roof #3: \_\_\_\_\_

Covering: \_\_\_\_\_ # of layers: \_\_\_\_\_

Condition: \_\_\_\_\_ Approx. Age: \_\_\_\_\_ years



Main roof (South)



Main roof (South)

**Roof Issues**

<input checked="" type="checkbox"/> <b>Curling</b>	<input type="checkbox"/> Moss build-up	<input checked="" type="checkbox"/> <b>Nail popping</b>	<input checked="" type="checkbox"/> <b>Broken or loose shingles/ tiles</b>
<input type="checkbox"/> Cupping	<input type="checkbox"/> Granules missing	<input type="checkbox"/> Alligating	<input type="checkbox"/> Missing tabs, shingles, or tiles
<input type="checkbox"/> Cracking	<input type="checkbox"/> Exposed felt	<input type="checkbox"/> Blistering	<input type="checkbox"/> Incomplete/ improper nailing
<input type="checkbox"/> Ponding	<input type="checkbox"/> Burn spots	<input type="checkbox"/> Evidence of leaking	<input checked="" type="checkbox"/> <b>Recommend roofer evaluate</b>

**Comments:**

Loose shingle on North side of main roof. Curling on edges of shingles primarily on North roof. Nail pops on all sides of roof. Recommend roofer evaluate and repair as needed.

**Valleys/ Flashings:**

Valley material: Galv/ Alum Condition: Marginal

Flashing material: Galv/ Alum Condition: Satisfactory

**Valley/ Flashing Issues**

<input checked="" type="checkbox"/> <b>Rusted</b>	<input type="checkbox"/> Holes	<input type="checkbox"/> Separated from chimney/ roof
<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> <b>Recommend Sealing</b>	

**Comments:**

Valleys are rusted and should be sealed.



Rusted valleys

**Roof ventilation/ penetrations:**

Ventilation: Yes Type: Roof vents

Plumbing Vents: Yes Condition: Satisfactory

Skylights: N/A Condition: \_\_\_\_\_

**Roof ventilation/ penetration issues:**

<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken	<input type="checkbox"/> Improper/ missing flashing
----------------------------------	---------------------------------	---

**Comments:**



## Home Inspection Report

12345 Memory Lane

Your Town, KY 41000

### Roof

#### Chimney(s):

Exist: Yes

Number: 1

Viewed from: Ground with binoculars

Rain cap: Yes

Spark arrestor: Yes

Chase material: Brick

Flue material: Not Visible

Condition: Satisfactory

Comments:

#### Chimney Issues

- |  |   |
|--|---|
| <input type="checkbox"/> Loose bricks        | <input type="checkbox"/> Scaling            |
| <input type="checkbox"/> Rust                | <input type="checkbox"/> Cracks             |
| <input type="checkbox"/> Flaking             | <input type="checkbox"/> Creosote           |
| <input type="checkbox"/> Cracked chimn. cap  | <input type="checkbox"/> Flue needs cleaned |
| <input type="checkbox"/> Loose mortar joints | <input type="checkbox"/> Recommend cricket  |
| <input type="checkbox"/> Holes in metal      | <input type="checkbox"/> Repair flashing    |



Chimney

#### Additional Roofing Pictures:



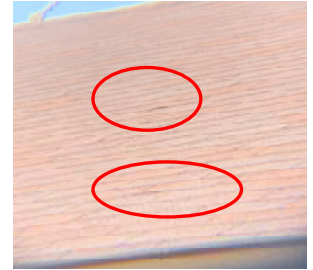
Garage roof (South)



Nail pops (South)



Main roof (SE)



Nail pops on roof (South)



Garage roof (North)



Curled edges (North)



Main roof (North)



Main roof (North)





Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Garage/ Carport**

**Type of Garage**

Exist: Yes Number of bays: 2  
Type: attached

**Exterior Garage Structure**

Same as House: Yes

**Roofing**

Roof Material: Asphalt Shingles # of layers: 1  
Condition: Marginal Approx. Age: 15 years

**Siding/ Trim/ Fascia/ Soffits**

Siding Material: N/A Condition: \_\_\_\_\_  
Trim/ Fascia Mat'l: N/A Condition: \_\_\_\_\_  
Soffit Material: N/A Condition: \_\_\_\_\_

**Gutters/ Downspouts**

Material: N/A Condition: \_\_\_\_\_

Comments:

**Interior Garage Structure**

Sill Plates Visible: No  
Height: ☐ Floor Level ☒ Elevated

**Sill plate issues:**

☐ Moisture damage  
☐ Rotted/ insect damage

Floor Material: Concrete Floor issues:  
Condition: Satisfactory ☒ Typical Cracks ☐ Large settling cracks

**Fire Separation (between garage and living area)**

Needed: Yes  
Fire rated materials on walls and ceilings: Yes Condition: Satisfactory  
Moisture stains present: Yes  
Fire door: Satisfactory Auto-closure: Poor  
Burners less than 18" above garage floor: N/A

Comments:

Auto-closure device has been removed from door. Moisture stains on ceiling in stairwell to basement and visible repairs on main ceiling.

**Electrical**

Exist: Yes  
Reverse Polarity: ☐ Yes ☒ No Open ground: ☐ Yes ☒ No  
GFCI Present: ☐ Yes ☒ No Operates: ☐ Yes ☐ No

Comments:

Improper extension cord wiring through ceiling.



Moisture stains on ceiling



Extension cord wiring





Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Garage/ Carport**

**Exterior Service Door**

Exist: Yes  
Weather-stripping: Satisfactory  
Door Condition: Satisfactory  
Storm Door: N/A

Exterior Service Door Issues

<input type="checkbox"/> Latch/ knob broken	<input type="checkbox"/> Weather-stripping damaged
<input type="checkbox"/> Damaged	<input type="checkbox"/> Missing screens/ windows
<input type="checkbox"/> Doesn't close	<input type="checkbox"/> Warped/ out of square

Comments:

**Overhead Door(s)**

Exist: Yes  
No. of Doors: 2  
Material: Metal  
Condition: Satisfactory

Overhead Door Issues

<input type="checkbox"/> Door hardware loose	<input type="checkbox"/> Weatherstripping missing/ damaged
<input type="checkbox"/> Safety cable recommended	
<input type="checkbox"/> Painting needed	<input type="checkbox"/> Recommend repair

Comments:

**Automatic Opener(s)**

Exist: Yes  
Number: 2  
Opener Type: ☒ Automatic ☐ Manual  
Operates: Yes

Light beam sensor operates: Yes  
Safety Reverse Operates: Yes

Automatic Opener Issues

<input type="checkbox"/> Excessively noisy	<input type="checkbox"/> Opener components are damaged
--	--

Comments:

**Additional Garage/ Carport Pictures:**



Visible repairs to ceiling in garage



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

### Attic/ Structure/ Framing/ Insulation

#### Attic

Access: Pull down  
Inspected from: In the Attic  
Flooring: None  
Insulation Style: Loose/ Blown-in  
Insulation Depth: 6 "  
Condition: Satisfactory  
Installed in: Between Ceiling Joists  
Ventilation Adequate: ☒ **Yes** ☐ No  
Fan exhausted to attic: ☒ **Yes** ☐ No  
HVAC Ductwork: Not Visible  
Chimney Chase: Not Visible

Limited by: \_\_\_\_\_  
Access Location: Bedroom/ Garage  
Insulation Material: Fiberglass  
Approx. R-Value: 19  
**Recommend Additional Insulation (R-38 min.)**  
Vapor Barriers: Not Visible

Insulation Issues:  
☐ Missing ☐ Compressed  
☐ Damaged ☐ Displaced  
☐ Recommend baffles at eaves



Bath exhaust vents into attic

#### Comments:

Exhaust fan vents into attic and should be exhausted to exterior.

#### Structure

Roof Structure: Rafters  
Material: Wood  
Ceiling Joists: Wood  
Sheathing: Plywood  
Condition: Satisfactory  
Evidence of condensation/ moisture: ☒ **Yes** ☐ No

Structural issues:  
☐ Rotted ☐ Delaminated  
☒ **Stained** ☐ Cut/ damaged  
☐ Recommend structural engineer  
Firewall between units: N/A

#### Misc. issues:

☐ Open junction box ☐ Handyman wiring ☐ Visible knob and tube wiring



Frost and staining on sheathing in attic

#### Comments:

Excessive frost on underside of sheathing. Frost is due to excessive moisture in attic and can cause damage to sheathing. Recommend contractor evaluate remediation of moisture. Moisture staining along sill edges in main attic and in multiple locations in garage attic. Monitor for active leaking.

#### Additional Pictures:



Frost accumulation on sheathing



Moisture damage at sill in attic



Moisture staining on sheathing



Moisture staining on sheathing



Stains from old leaks in garage attic



Moisture stains



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

### Interior Components

#### Stairs/ Balconies

Exist: Yes  
Condition: Satisfactory  
Handrail: Satisfactory  
Headway over stairs: Satisfactory  
Risers/ Treads: Satisfactory

Steps issues:

- |   |   |
|---|---|
| <input type="checkbox"/> Loose railing                            | <input type="checkbox"/> Risers/ treads uneven              |
| <input type="checkbox"/> Low clearance                            | <input checked="" type="checkbox"/> <b>Baluster spacing</b> |
| <input type="checkbox"/> Handrail/ railing/ balusters recommended |   |



Baluster spacing is too wide

Comments:

Baluster spacing on 2nd floor railing is too wide; recommend less than 4" spacing.

#### Smoke Detectors/ CO Detectors

Smoke detector(s): ☒ **Yes** ☐ No Operable: ☒ **Yes** ☐ No ☐ Not Tested  
CO Detector(s): ☐ Yes ☒ **No** Operable: ☐ Yes ☐ No ☒ **Not Tested**

Comments:

Recommend smoke detectors in every bedroom.

#### Foyer/ Hallway(s)

##### Walls/ Ceilings/ Floors

Walls: Satisfactory  
Ceiling: Satisfactory  
Floors: Satisfactory

Walls/ Ceiling/ Floors issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Typical cracks  | <input type="checkbox"/> Sloped floor  |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> Floor squeaks |

##### Windows/ Doors

Windows: Satisfactory  
Doors: Satisfactory  
Egress Restricted: ☐ Yes ☒ **No**  
Security bars present: ☐ Yes ☒ **No**

Windows/ Doors issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Won't close/ latch                  | <input type="checkbox"/> Cracked/ Broken |
| <input type="checkbox"/> Missing                             | <input type="checkbox"/> Floor squeaks   |
| <input type="checkbox"/> Missing/ broken hardware            |  |
| <input type="checkbox"/> Evidence of leaking insulated glass |  |

##### Electrical

Switches: ☒ **Yes** ☐ No Operates: ☒ **Yes** ☐ No  
Reverse Polarity: ☐ Yes ☐ No Open Ground: ☐ Yes ☐ No

Comments:



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

### Interior Components

#### Fireplace(s)

Exist:	<u>Yes</u>	Number:	<u>2</u>
Type:	<u>Wood</u>	Material:	<u>Masonry</u>
Built-in blower:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Damper missing:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>	Operable:	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Damper modified for gas operation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>	<input checked="" type="checkbox"/> <b>Recommend having flue cleaned and re-evaluated</b>	
Open joints or cracks visible:	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No		
Fireplace doors need repair:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>		
Hearth extension adequate:	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No	Mantle secure:	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Overall condition:	<u>Satisfactory</u>		



Open joints in firebox

#### Comments:

Open joints in firebox of main level fireplace. Soot and creosote build-up in flue; recommend cleaning and having flue inspected.

#### Additional Pictures:



Soot/ creosote build-up in flue



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Bathroom #1**

Level: 2nd Floor Location: East Bathroom #: 1

**Countertops/ Cabinets**

Exist: Yes  
Countertops: Satisfactory  
Cabinets: Satisfactory

**Cabinet/ Countertop issues:**

☐ Poor caulking ☐ Broken/ missing doors  
☐ Damaged ☐ Drawers don't open/ slide  
☐ Cracked/ chipped surface

Comments

**Walls/ Ceiling/ Floors**

Walls: Satisfactory  
Ceiling: Satisfactory  
Floors: Satisfactory

**Walls/ Ceiling/ Floors issues:**

☐ Typical cracks ☐ Sloped floor  
☐ Moisture stains ☐ Floor squeaks

Exhaust fan present: ☒ Yes ☐ No

Operable: ☒ Yes ☐ No ☐ Noisy

Heating/ Cooling Source: ☒ Yes ☐ No

Comments

**Windows/ Doors**

Windows: Satisfactory  
Doors: Satisfactory

Windows/ Doors issues:

☐ Won't close/ latch ☐ Cracked/ Broken  
☐ Missing ☐ Floor squeaks  
☐ Missing/ broken hardware  
☐ Evidence of leaking insulated glass

Comments

Shower door handle is loose and should be secured.

**Plumbing/ Electrical**

Sink(s): Faucet Leaks: ☐ Yes ☒ No

Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Tub: ☐ N/A Faucet Leaks: ☐ Yes ☒ No

Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Shower: ☐ N/A Faucet Leaks: ☐ Yes ☒ No

Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet: Bowl loose: ☐ Yes ☒ No

Operable: ☒ Yes ☐ No

Whirlpool: N/A

**Plumbing issues:**

Functional Drainage: Satisfactory

☐ Faucet leaks ☐ Sink chipped/ cracked

Functional Flow: Satisfactory

☐ Pipes leak ☐ Sink corroded

Leaks Identified: No

☐ Slow drainage ☐ Slow flow

Proper p-trap used: Yes

☐ Pipes corroded ☐ Cracked bowl

Receptacles present: Yes

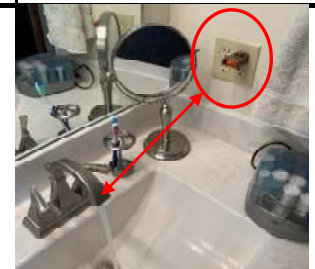
GFCI Present: ☐ Yes ☒ No

Operates: ☐ Yes ☐ No

Reverse Polarity: ☐ Yes ☒ No

Open Ground: ☐ Yes ☒ No

Comments



Outlets aren't GFCI protected

**Additional Pictures:**



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Bathroom #2**

Level: 2nd Floor Location: North Bathroom #: 2

**Countertops/ Cabinets**

Exist: Yes  
Countertops: Satisfactory  
Cabinets: Satisfactory

Cabinet/ Countertop issues:

- ☐ Poor caulking ☐ Broken/ missing doors  
☐ Damaged ☐ Drawers don't open/ slide  
☐ Cracked/ chipped surface

Comments

**Walls/ Ceiling/ Floors**

Walls: Satisfactory  
Ceiling: Satisfactory  
Floors: Satisfactory

Walls/ Ceiling/ Floors issues:

- ☐ Typical cracks ☐ Sloped floor  
☐ Moisture stains ☐ Floor squeaks

Exhaust fan present: ☒ **Yes** ☐ No  
Heating/ Cooling Source: ☒ **Yes** ☐ No

Operable: ☒ **Yes** ☐ No ☐ Noisy

Comments

**Windows/ Doors**

Windows: Satisfactory  
Doors: Poor

Windows/ Doors issues:

- ☒ **Won't close/ latch** ☐ Cracked/ Broken  
☐ Missing ☐ Floor squeaks  
☐ Missing/ broken hardware  
☐ Evidence of leaking insulated glass

Comments

Entry door does not latch closed.

**Plumbing/ Electrical**

Sink(s): Faucet Leaks: ☐ Yes ☒ **No**

Pipes leak: ☐ Yes ☒ **No** ☐ Not Visible

Tub: ☐ N/A Faucet Leaks: ☐ Yes ☒ **No**

Pipes leak: ☐ Yes ☐ No ☒ **Not Visible**

Shower: ☐ N/A Faucet Leaks: ☐ Yes ☒ **No**

Pipes leak: ☐ Yes ☐ No ☒ **Not Visible**

Toilet: Bowl loose: ☐ Yes ☒ **No**

Operable: ☒ **Yes** ☐ No

Whirlpool: N/A

Plumbing issues:

Functional Drainage: Satisfactory

- ☐ Faucet leaks ☐ Sink chipped/ cracked

Functional Flow: Satisfactory

- ☐ Pipes leak ☐ Sink corroded

Leaks Identified: No

- ☐ Slow drainage ☐ Slow flow

Proper p-trap used: Yes

- ☐ Pipes corroded ☐ Cracked bowl

Receptacles present: Yes

GFCI Present: ☒ **Yes** ☐ No

Operates: ☒ **Yes** ☐ No

Reverse Polarity: ☐ Yes ☒ **No**

Open Ground: ☐ Yes ☒ **No**

Comments

**Additional Pictures:**



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Room #2**

Level: 2nd Floor

Location: Northeast

Description: Bedroom #2

**Walls/ Ceiling/ Floors**

Walls: **Marginal**  
Ceiling: **Satisfactory**  
Floors: **Satisfactory**

Walls/ Ceiling/ Floors issues:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Typical cracks</b>  | <input type="checkbox"/> Sloped floor  |
| <input checked="" type="checkbox"/> <b>Moisture stains</b> | <input type="checkbox"/> Floor squeaks |

Heating/ Cooling Source: ☒ **Yes** ☐ No

Comments: Moisture staining at base of East window. Typical seam cracking in SE corner.



Moisture at corner of window

**Windows/ Doors**

Windows: **Satisfactory**  
Doors: **Satisfactory**  
Egress Restricted: ☐ Yes ☒ **No**  
Security bars present: ☐ Yes ☒ **No**

Windows/ Doors issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Won't close/ latch                  | <input type="checkbox"/> Cracked/ Broken |
| <input type="checkbox"/> Missing                             | <input type="checkbox"/> Floor squeaks   |
| <input type="checkbox"/> Missing/ broken hardware            |  |
| <input type="checkbox"/> Evidence of leaking insulated glass |  |

Comments:

**Electrical**

Ceiling fan: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Switches: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Reverse Polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>	Open Ground: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>

Comments:

**Additional Pictures:**





Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Room #3**

Level: 2nd Floor

Location: North

Description: Bedroom #3

**Walls/ Ceiling/ Floors**

Walls: Satisfactory

Ceiling: Satisfactory

Floors: Satisfactory

Heating/ Cooling Source: ☒ Yes ☐ No

Walls/ Ceiling/ Floors issues:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Typical cracks</b>  | <input type="checkbox"/> Sloped floor  |
| <input checked="" type="checkbox"/> <b>Moisture stains</b> | <input type="checkbox"/> Floor squeaks |



Damage at top of window

Comments: Moisture damage at top left corner of window. Cracking above West doorway.

**Windows/ Doors**

Windows: Satisfactory

Doors: Satisfactory

Egress Restricted: ☐ Yes ☒ **No**

Security bars present: ☐ Yes ☒ **No**

Windows/ Doors issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Won't close/ latch                  | <input type="checkbox"/> Cracked/ Broken |
| <input type="checkbox"/> Missing                             | <input type="checkbox"/> Floor squeaks   |
| <input type="checkbox"/> Missing/ broken hardware            |  |
| <input type="checkbox"/> Evidence of leaking insulated glass |  |

Comments:

**Electrical**

Ceiling fan: ☒ **Yes** ☐ No

Switches: ☒ **Yes** ☐ No

Reverse Polarity: ☐ Yes ☒ **No**

Operates: ☒ **Yes** ☐ No

Operates: ☒ **Yes** ☐ No

Open Ground: ☐ Yes ☒ **No**

Comments: Light fixture on fan is not secured.

**Additional Pictures:**



Cracking off corner of doorway



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Room #5**

Level: 2nd Floor      Location: Southwest      Description: Bedroom #5

**Walls/ Ceiling/ Floors**

Walls: Marginal  
Ceiling: Satisfactory  
Floors: Satisfactory

Walls/ Ceiling/ Floors issues:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Typical cracks</b>  | <input type="checkbox"/> Sloped floor  |
| <input checked="" type="checkbox"/> <b>Moisture stains</b> | <input type="checkbox"/> Floor squeaks |

Heating/ Cooling Source: ☒ **Yes**    ☐ No

Comments: Drywall seam cracks at corners of dormers and possible moisture damage around South window.



Damage around window

**Windows/ Doors**

Windows: Satisfactory  
Doors: Satisfactory  
Egress Restricted: ☐ Yes    ☒ **No**  
Security bars present: ☐ Yes    ☒ **No**

Windows/ Doors issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Won't close/ latch                         | <input type="checkbox"/> Cracked/ Broken |
| <input type="checkbox"/> Missing                                    | <input type="checkbox"/> Floor squeaks   |
| <input checked="" type="checkbox"/> <b>Missing/ broken hardware</b> |  |
| <input type="checkbox"/> Evidence of leaking insulated glass        |  |

Comments: Missing finger cups in closet doors.



Missing finger cups

**Electrical**

Ceiling fan: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Switches: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No
Reverse Polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>	Open Ground: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>

Comments:

**Additional Pictures:**



Damage around window



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

### Kitchen

#### Countertops/ Cabinets

Countertops: Satisfactory

Cabinets: Satisfactory

#### Cabinet/ Countertop issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Poor caulking            | <input type="checkbox"/> Broken/ missing doors     |
| <input type="checkbox"/> Damaged                  | <input type="checkbox"/> Drawers don't open/ slide |
| <input type="checkbox"/> Cracked/ chipped surface |  |

#### Walls/ Ceiling/ Floors

Walls: Satisfactory

Ceiling: Satisfactory

Floors: Satisfactory

#### Walls/ Ceiling/ Floors issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Typical cracks  | <input type="checkbox"/> Sloped floor  |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> Floor squeaks |

Heating/ Cooling Source: ☒ Yes ☐ No

Comments:

#### Plumbing/ Electrical

Sink: Satisfactory

Functional Drainage: Satisfactory

Functional Flow: Satisfactory

Leaks Identified: No

Proper p-trap used: Yes

Receptacles present: Yes

GFCI Present: ☒ Yes ☐ No

Reverse Polarity: ☐ Yes ☒ No

#### Plumbing issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Faucet leaks   | <input type="checkbox"/> Sink chipped/ cracked |
| <input type="checkbox"/> Pipes leak     | <input type="checkbox"/> Sink corroded         |
| <input type="checkbox"/> Slow drainage  | <input type="checkbox"/> Slow flow             |
| <input type="checkbox"/> Pipes corroded |  |

Operates: ☒ Yes ☐ No

Open Ground: ☐ Yes ☒ No

Comments:

#### Appliances

<u>Present</u>	<u>Operates</u>
<input checked="" type="checkbox"/> Oven	<u>Yes</u>
<input checked="" type="checkbox"/> Range	<u>Yes</u>
<input checked="" type="checkbox"/> Disposal	<u>Yes</u>
<input checked="" type="checkbox"/> Dishwasher	<u>Yes</u>

<u>Present</u>	<u>Operates</u>
<input checked="" type="checkbox"/> Microwave	<u>Yes</u>
<input checked="" type="checkbox"/> Exhaust Fan	<u>Yes</u>
<input checked="" type="checkbox"/> Refrigerator	<u>Yes</u>
<input type="checkbox"/> Trash Compactor	<u></u>

Dishwasher airgap: ☐ Yes ☒ No  
and/ or dishwasher drain line loop ☒ Yes ☐ No

Comments:

Additional Pictures:



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

**Laundry**

**Countertops/ Cabinets**

Exist: No  
Countertops: \_\_\_\_\_  
Cabinets: \_\_\_\_\_  
Comments: \_\_\_\_\_

Cabinet/ Countertop issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Poor caulking            | <input type="checkbox"/> Broken/ missing doors     |
| <input type="checkbox"/> Damaged                  | <input type="checkbox"/> Drawers don't open/ slide |
| <input type="checkbox"/> Cracked/ chipped surface |  |

**Walls/ Ceiling/ Floors**

Walls: Satisfactory  
Ceiling: Satisfactory  
Floors: Satisfactory  
Heating/ Cooling Source: ☒ Yes ☐ No  
Room vented: ☒ Yes ☐ No  
Dryer vented: ☒ Yes ☐ No

Walls/ Ceiling/ Floors issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Typical cracks  | <input checked="" type="checkbox"/> <b>Sloped floor</b> |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> Floor squeaks                  |

Comments:

Floor slopes towards deep freezer.

**Plumbing/ Electrical**

Sink: Satisfactory  
Functional Drainage: Satisfactory  
Functional Flow: Satisfactory  
Leaks Identified: No  
Proper p-trap used: Yes  
Washer hook-up lines: Satisfactory  
Gas shut-off valve: N/A  
Cross-connections: No  
Receptacles present: Yes  
GFCI Present: ☐ Yes ☒ **No**  
Reverse Polarity: ☐ Yes ☒ **No**

Plumbing issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Faucet leaks   | <input type="checkbox"/> Sink chipped/ cracked |
| <input type="checkbox"/> Pipes leak     | <input type="checkbox"/> Sink corroded         |
| <input type="checkbox"/> Slow drainage  | <input type="checkbox"/> Slow flow             |
| <input type="checkbox"/> Pipes corroded |  |

Cap needed: \_\_\_\_\_

Operates: ☐ Yes ☐ No  
Open Ground: ☐ Yes ☒ **No**

Comments:

Outlet adjacent to sink is not GFCI protected.



Outlet is not GFCI protected

**Additional Pictures**



**Basement**

**General**

Type of space: Full basement

**Foundation/ Floor**

Foundation Material: Poured Concrete

Floor Material: Concrete

Horizontal Cracks: ☐ North ☐ East ☐ South ☐ West

Vertical Cracks: ☐ North ☐ East ☒ **South** ☐ West

Step Cracks: ☐ North ☐ East ☐ South ☐ West

Covered Walls: ☒ **North** ☒ **East** ☒ **South** ☒ **West**

Movement: ☐ North ☐ East ☐ South ☐ West

Moisture Stain(s): ☐ North ☐ East ☐ South ☐ West

Moisture: ☐ Fresh ☐ Old Stains

Floor: ☒ **Typical** ☐ Settling ☐ Moisture ☐ Improper slope to drain

**Condition reported above reflects visible portion only**

Overall Condition: Not Visible

Floor Drain(s): ☒ **Yes** ☐ Not Visible ☒ **Not Tested**

**Comments:**

Stress crack in foundation (South).

**Structure**

Beams/ Girders: Steel Condition: Satisfactory

Columns: Steel Condition: Satisfactory

Joists: Wood Condition: Satisfactory

Size: 2 x 10"

Subfloor: Plywood Condition: Satisfactory

**Structure issues:**

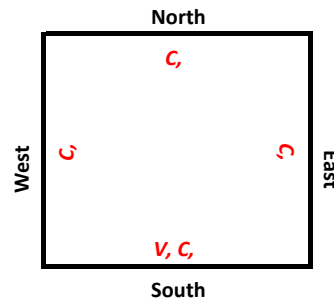
☐ Stained/ Rusted metal ☐ Damaged/ bent ☐ Moisture/ stains  
☐ Cut/ altered ☐ Sagging/ cracking ☐ Rotting/ delaminated

**Comments:**

**Additional Pictures**



Typical floor cracks





**Plumbing**

**Water Service/ Distribution**

Main Location: Basement Northeast  
Entry piping: Copper Condition: Satisfactory  
Lead other than solder: ☐ Yes ☒ **No** ☐ Service entry only  
Water distribution piping: Copper Condition: Satisfactory  
Drain, waste, vent piping: PVC Condition: Satisfactory  
Water service/ distribution issues:

☐ Corroded ☐ Dissimilar metals ☐ Visible cross connections  
☐ Leaking ☐ Valves broken/ missing

Comments:



Water Main

**Water Heater**

Exist: Yes  
Brand: Ruud Type: ☐ Gas ☒ **Electric** ☐ Oil  
Model #: PROE50 T2 RU95 Capacity: 50 gallons  
Serial #: Q141822874 Age: 2 years  
Combustion air venting present: ☒ **N/A** ☐ Yes ☐ No  
Relief valve: ☒ **Yes** ☐ No Proper pitch in vent pipe:  
Proper relief valve extension: ☐ Yes ☒ **No** ☐ Yes ☐ No  
Vent pipe: N/A  
Overall condition: Satisfactory

Comments:

Relief valve extension should terminate within 6" of floor.



Water Heater

**Main fuel/ Distribution**

Main Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Exist: No Main fuel/ distribution issues:  
Interior fuel storage: ☐ Yes ☒ **No** ☐ Corroded ☐ Valves broken/ missing  
Gas line: \_\_\_\_\_ ☐ Leaking  
Condition: \_\_\_\_\_  
Comments:



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000  
**Plumbing**

**Ancillary equipment**

Sump pump:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>	Operable: _____
Water softener:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>	Operable: _____
Loop installed:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Hooked up:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Well pump:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>	Operable: _____
Location:	_____		
Subm. Pump:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Press. Gauge:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Operable: _____
Sanitary pump:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>No</b>	Operable: _____
Check valve:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Vented:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Sealed cock:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Comments:

**Additional Pictures**



Water Heater Tag



Relief valve extension is too short





### Electric

#### Main panel

Level: Basement Location: Northwest  
Amperage: 200 Voltage: 120/240  
Main wire: Aluminum Type: Breakers  
Branch wire: Copper Type: Romex  
Appears grounded: ☒ **Yes** ☐ No  
GFCI Breaker: ☐ Yes ☒ **No** Operable: \_\_\_\_\_  
AFCI Breaker: ☐ Yes ☒ **No** Operable: \_\_\_\_\_

#### Electrical Main issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Double tapping the main wire                        | <input type="checkbox"/> Wires undersized/oversized          |
| <input type="checkbox"/> Double tapping breakers                             | <input type="checkbox"/> Breakers undersized/ oversized      |
| <input type="checkbox"/> Improper junction in panel                          | <input type="checkbox"/> Rust/ evidence of moisture in panel |
| <input checked="" type="checkbox"/> <b>Federal Pacific Panel - Stab-lok®</b> | <input type="checkbox"/> Adequate clearance to panel         |

#### Comments:

Federal Pacific Stab-Lok panel has known recalls against the panel for potential safety risks. Recommend electrician evaluate and repair/ replace as needed.



Main Electrical Panel



Stab-lok Panel

#### Branch Wiring

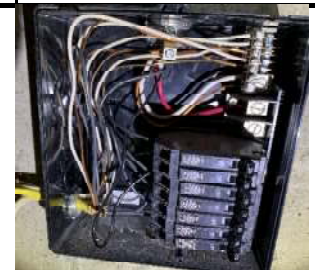
Visible: Yes Type: Romex  
Junction boxes: Yes Condition: Satisfactory  
Light boxes: Yes Condition: Satisfactory  
Switches: Yes Condition: Satisfactory

#### Comments:

#### Sub Panel(s)

Exist: Yes  
Level: Basement Location: Northwest  
Branch wire: Copper Type: Romex  
Neutral/ Ground Separated: ☐ Yes ☒ **No**  
Neutral Isolated: ☐ Yes ☒ **No**  
Condition: Poor

#### Comments:



Sub panel

#### Additional Pictures



Federal Pacific Stab-Lok Panel



Neutrals/ grounds not separated  
in sub panel



Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000

## Heating and Cooling

### Heating Systems

Level: Basement  
Brand: Bryant  
Model #: FB4CNP048  
Serial #: 5117F18335

Location: Center  
Age: 3 years

Energy Source: Electric  
Distribution Means: Central System

Warm Air System: Direct Drive  
Distribution: Metal Duct

Flue piping: ☒ **Yes** ☐ No

Sub-slab ducts: ☐ Yes ☒ **No**

Duct conditions: Satisfactory

Filter: Standard

Filter Size: 20 x 25 x 4

Condition: Satisfactory

Heat Exchanger: Not Visible

Disconnect/ Service Switch: ☒ **Yes** ☐ No

Normal Operating/ Safety Controls: ☒ **Yes** ☐ No

Fired when turned on by Thermostat: ☒ **Yes** ☐ No

Proper Operation: ☒ **Yes** ☐ No

Overall Condition: Satisfactory

Comments:



Furnace



Inside furnace

### Interior Cooling System

Level: Basement  
Brand: Bryant  
Model #: FB4CNP048  
Serial #: 5117F18335

Location: Center  
Age: 3 years

Energy Source: Electric

Unit Type: Air Cooled

Evaporator Coil: Not Visible

Refrigerant Lines: Satisfactory

Condensate Line/ Drain: Floor drain

☒ **Not operated due to exterior temperature below 65°F**

Temperature Differential:        °F (Normal = 14-22°F)

Overall Condition: Satisfactory

Comments:



Interior A/C

### Additional Pictures



Interior A/C Coil



*Home Inspection Report  
12345 Memory Lane  
Your Town, KY 41000*

**Closing Remarks**

This inspection was conducted to visually assess the structural and mechanical portions of the home. Our goal at The Home Inspection Pro is your satisfaction. If there are any parts to this inspection you are unsure about or need more clarification on, please do not hesitate to contact us. We want to ensure you have all the information you need to make the right decision concerning this home for you!

The Home Inspection Pro

Inspector: Trenton W. Thomas

KY License #: 102094

Phone: 859-444-1975

Email: [trenton@thehipro.com](mailto:trenton@thehipro.com)

**Additional Info**

The following documents are included as a part of this home inspection report:

- Inspection Agreement (electronically signed prior to the inspection)