



Inspection Report

Brett Parker

Property Address:
1111 Wooded Rd
Louisville Ky 40205



HayStack Inspection Services

**Eric Hay HI#3180
2639 Kings Highway
Louisville, Ky 40205**

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Date: 10/11/2013	Time:	Report ID: Sample
Property: 1111 Wooded Rd Louisville Ky 40205	Customer: Brett Parker	Real Estate Professional: Bob Smith RE/MAX

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.

Significantly Deficient (SD) = 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.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

Yes

1. 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.



Styles & Materials

Driveway:

Asphalt

Exterior Entry Doors:

Wood

Wood with glass

Soffit/ Eave/ Facia Material:

Wood

Siding Style:

Bevel

Cement stucco

Stone

Siding Material:

Aluminum

Stucco

Stone

Foundation Grading:

Flat

Towards

Appurtenance:

Deck with steps

Covered porch

Sidewalk

Patio

Exterior Foundation:

Stucco

Weep holes:

Not visible

		IN	NI	NP	SD
1.0	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
1.1	Doors (Exterior)	•			
1.2	Eaves, Soffits and Fascias	•			
1.3	Wall Cladding Flashing and Trim				•
1.4	EXTERIOR FOUNDATION WALLS	•			
1.5	Windows	•			
1.6	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
1.7	Other	•			
		IN	NI	NP	SD

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Comments:

1.0 (1) The asphalt driveway has some deterioration visible. With the weather conditions in this region, surfaces will settle and crack even with the presence of expansion joints due to freezing and thawing. Suggest keep any gap between the driveway and foundation wall sealed with exterior sealant as regular maintenance.



1.0 Item 1(Picture)

1.0 (2) There is landscape/vines/shrubs against the house in several areas. Shrubbery and vegetation should be kept cut back at least 9-12" to prevent wood boring insect infestation and possible moisture accumulation and damage. All wood trim and siding should be properly painted and caulked to prevent rot and possible interior moisture damage.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.0 (3) The foundation grading slopes towards the foundation at the right, front of the structure. It is important to maintain a positive slope away from the foundation to prevent water penetration and/or moisture issues. Suggest check sellers disclosure as to prior water penetration-improve grading so that water sheds away from structure. As regular maintenance, keep grading built up, gutters clean and clear of debris that will cause drainage issues and add splashblocks or keep aligned under downspouts. For best results, add downspout extenders so water is carried as far as possible away from the house.

1.0 (4) There are retaining walls in place next to the house. The walls looked fine the day of the inspection. Be aware that these walls can move over time and that movement can have a structural effect on the house. Suggest you monitor retaining walls and call a qualified contractor if you see movement.

Also, one of the walls has spray foam added. It is suggested that if you want to make maintenance type upkeep to these walls you do so with cement grout "tuck pointing" in the future.



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

1.1 The door from the garage to the outside sticks and will not open. Suggest contact a qualified contractor repair/replace.

1.3 (1) Suggest keep all exterior wall penetrations (ex: electrical penetrations, a/c refrigeration lines, gas lines, hose spigots and dryer vents) sealed as regular maintenance. Sealing around penetration keeps moisture and pests from entering the finished spaces.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.3 (2) There are spots on the wood trim that have lost paint and there is exposed wood. The loss of paint can cause deterioration of the wood and attract wood destroying insects. Painting and sealing of wood areas are necessary as regular home maintenance. Suggest closely monitor the condition of paint and sealing and keep the wood exterior areas of your home in good condition.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

1.3 (3) There is rot/deterioration noted in some wood trim around the structure. These areas include, but are not limited to back basement door and fascia board on the roof. Suggest qualified contractor evaluate all wood trim and repair as necessary.



1.3 Item 5(Picture)



1.3 Item 6(Picture)

1.4 The stucco around the perimeter of the foundation has cracks and areas where it is chipped and loose. Stucco is a cosmetic covering over the foundation material, it is not unusual that imperfections and chipping/cracking occur. Suggest monitor and consult qualified contractor if cosmetic upgrades are desired in future.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 (1) The presence of and condition of window screens is excluded from home inspections by the standards of practice.

1.5 (2) One of the rear windows has a trim job that appears to be unprofessional. No issues were seen today. Suggest you monitor this and contact a qualified contractor if you see changes and need repairs in the future.



1.5 Item 1(Picture)

1.6 (1) The front concrete porch has typical cracks and settlement visible. With the weather conditions in this region, surfaces will settle and crack even with the presence of expansion joints due to freezing and thawing.



1.6 Item 1(Picture)

1.6 (2) The deck is +30 inches constructed with treated lumber. The ledger board is anchored to the wall with bolts and there are joist supports visible. The ledger board flashing is visible. Suggest keep the deck surface cleaned and sealed as regular maintenance-decking, railing and balusters should be kept secured.



1.6 Item 2(Picture)

1.6 (3) There are cracks visible where the house foundation meets the porch foundation wall. This is a normal spot to see cracking, and it does not effect the inner foundation walls. Keep this gap sealed as regular maintenance to limit moisture intrusion here.



1.6 Item 3(Picture)

1.6 (4) The rear concrete stair(s) have cracks visible where the step meets the stoop/landing. This is a normal spot to see cracking and does not effect the functionality of the structure.



1.6 Item 4(Picture)

1.6 (5) The concrete patio has typical cracks and settlement visible. With the weather conditions in this region, surfaces will settle and crack even with the presence of expansion joints due to freezing and thawing.



1.6 Item 5(Picture)

1.7 (1) Fences and gates are excluded from the standards of a home inspection.

1.7 (2) There are lights in/outside the house that don't come on when the switch is turned on. Replace bulbs in these to make them functional and should you find it's not the bulb, consult a qualified contractor for repair.

1.7 (3) There is a pool present. Pools are not included in the home inspection standards and thus are not tested. However, it was noted that a grey plastic water supply line ran from the inside of the house, out to the pool. This line is above ground and should be evaluated by a pool professional when they come to check the pool. It was also noted that a significant concrete crack was on the pool deck. The pool pro should evaluate this as well.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

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.

2. Roofing

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.



Styles & Materials

Roof Covering:

- Asphalt/Fiberglass
- Roll/Selvage
- Rubber membrane

Viewed roof covering from:

Walked roof

Gutters/Downspouts:

- Aluminum
- Discharge above
- Discharge on

Sky Light(s):

None

Chimney (exterior):

Stone

		IN	NI	NP	SD
2.0	Roof Coverings	•			
2.1	Flashings	•			
2.2	Skylights, Chimneys and Roof Penetrations	•			
2.3	Roof Drainage Systems	•			
2.4	Other	•			
		IN	NI	NP	SD

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Comments:

2.1 (1) Sealant has been added to flashings on the roof. As regular maintenance, monitor this and keep sealed to insure no moisture entry occurs.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.1 (2) At the right front corner the flashing need adjustment to keep the weather out. Keep flashings in good condition as regular maintenance.



2.1 Item 5(Picture)

2.1 (3) The flashing under the rear windows is showing rust. It appears to be performing it's duties. Suggest you monitor this and contact a qualified contractor if you see changes and need repairs in the future.



2.1 Item 6(Picture)

2.2 A qualified chimney contractor should be periodically consulted to determine the need for rain caps and/or the presence of blockage or obstructions. Whether the chimney flues are used for functional fireplaces or not, often gas appliances vent thru the chimney and the chimney must be maintained. The concrete chimney top or wash should be kept sealed and the flashing must be maintained to prevent water penetration issues.



2.2 Item 1(Picture)

2.3 (1) There are downspouts around the house that run underground before discharging in the yard. Watch these when it rains to insure they are not blocked. If you see then bubble back up, they are blocked and should be cleaned out for proper drainage.

2.3 (2) The gutter systems have leaves and debris clogging the gutters and downspouts. The gutters should be kept clean and free of debris as regular maintenance. In addition, gutter debris can cause rust and deterioration that can be concealed during a visual inspection and only appear during periods of rain. Clogged gutters typically overflow and place large amounts of water around the foundation perimeter and cause cracking and water penetration. As part of water management and maximizing drainage keep gutter system cleaned and maintained. Keep downspouts secured and splash blocks placed and aligned under the elbows around the foundation. For best results, add downspout extenders to carry water as far away from the house as possible.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(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.

3. Garage



Styles & Materials

Garage Door Type:

Two automatic

Auto-opener Manufacturer:

CHAMBERLAIN
1/2 HORSEPOWER

Garage Door Material:

Metal

Photo Cells/Auto Reverse:

No photo cells present

		IN	NI	NP	SD
3.0	Garage Ceilings				•
3.1	Garage Walls (including Firewall Separation)				•
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Other	•			
		IN	NI	NP	SD

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Comments:

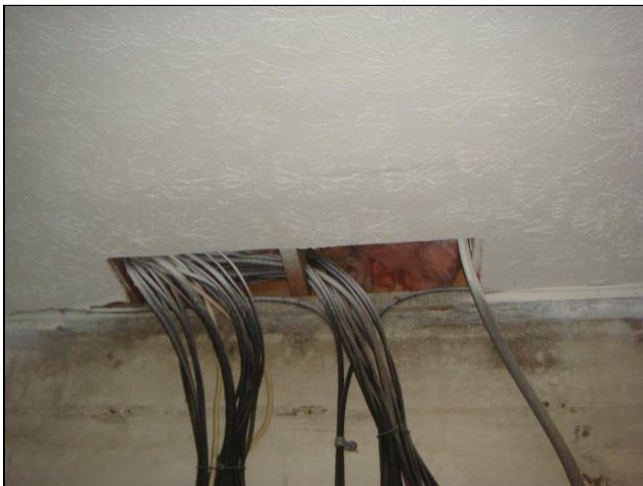
3.0 (1) There are holes/penetrations visible in the garage ceiling that are common with the interior. Today's standards require there to be no openings in the ceiling that would allow smoke penetration. Suggest all common interior ceiling be sealed/repaired to maintain fire rating.



3.0 Item 1(Picture)

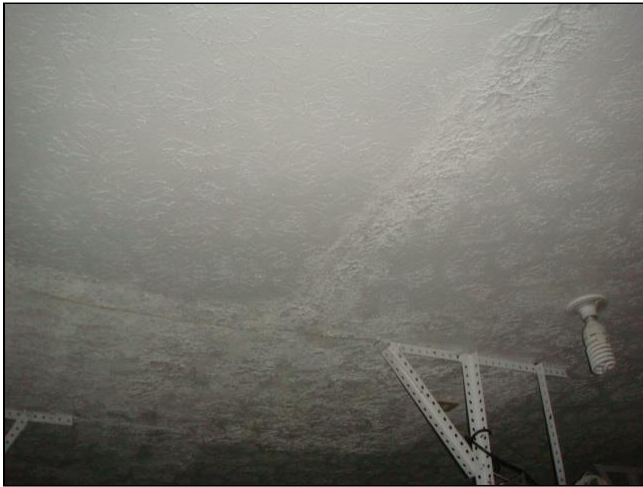


3.0 Item 2(Picture)



3.0 Item 3(Picture)

3.0 (2) There appears to be a repair and a stain in the garage ceiling. I could find no evidence of moisture related issues in the garage today. Suggest you monitor this and contact a qualified contractor if you see changes and need repairs in the future.

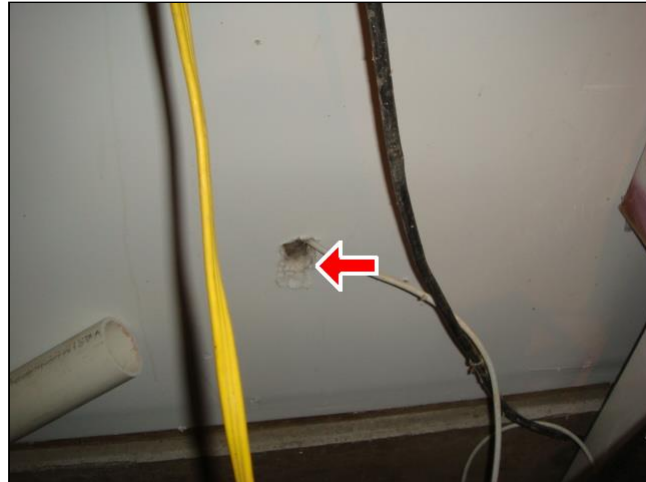


3.0 Item 4(Picture)



3.0 Item 5(Picture)

3.1 (1) There are holes/penetrations visible in the garage wall(s) and/or ceiling that are common with the interior. Today's standards require there to be no openings in these walls that would allow smoke penetration. Suggest all common interior walls be sealed/repaired to maintain fire rating.



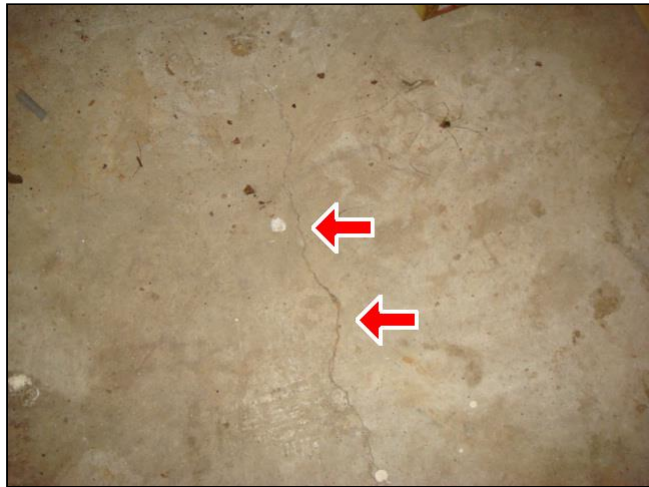
3.1 Item 1(Picture)

3.1 (2) Hairline cracks were noted on the walls. Hairline cracks are common and not considered problematic unless they are active and over a quarter inch wide. Suggest monitoring the cracks and contact a qualified contractor to evaluate and repair if you see cracks getting wider.



3.1 Item 2(Picture)

3.2 The garage floor surface has cracks and settlement visible. With the weather conditions in this region, surfaces will settle and crack even with the presence of expansion joints due to freezing and thawing. This information is supplied as a courtesy. No repair is necessary.



3.2 Item 1(Picture)

3.3 One of the garage doors is ill fitting. It works fine. But, you may want to consider a repair/adjustment so it fits better.



3.3 Item 1(Picture)

4. Built-In Kitchen 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.



Styles & Materials

Dishwasher Brand:

Tested ok
KITCHEN AIDE

Disposer Brand:

Tested ok
UNKNOWN BRAND

Exhaust/Range hood:

Did not work

Range/Oven:

Electric
Tested ok
KENMORE

		IN	NI	NP	SD
4.0	Dishwasher	•			
4.1	Ranges/Ovens/Cooktops	•			
4.2	Range Hood (s)	•			
4.3	Food Waste Disposer	•			
4.4	Microwave Cooking Equipment			•	
		IN	NI	NP	SD

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Comments:

4.2 The hood vent line has been disconnected and it does not respond to it's switch. Suggest contact a qualified contractor repair/replace.



4.2 Item 1(Picture)

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. Interiors

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.



Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

- Area rug
- Hardwood
- Laminated
- Tile
- Concrete

Interior Doors:

Wood

Window Types:

- Thermal/Insulated
- Double-hung
- Fixed

		IN	NI	NP	SD
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Counters and Cabinets (representative number)	•			
5.5	Doors (representative number)	•			
5.6	Windows (representative number)	•			
5.7	Other	•			
		IN	NI	NP	SD

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Comments:

5.0 There are drywall tape joint cracks and imperfections visible in several areas of the house. Over time seams and joints will develop settlement/shrinkage cracks and sustain chips and dings. These have no effect on the structural integrity and should be considered cosmetic.

5.1 (1) Caulking and grouting around tub and shower enclosures are needed periodically to prevent moisture penetration and interior damage. Structural or cosmetic damage to the underlying wall or floor/ceiling areas may occur if left unattended. The need to periodically repair leaking faucets and/or shutoff valves and clear slow or blocked drains should be expected as part of normal routine maintenance.



5.1 Item 1(Picture)

5.1 (2) There is evidence of fresh paint. This can prohibit the inspector from seeing problems that have been covered.

5.3 The handrails are not typical of the ones required by today's standards. The ends of the handrail are now required to return to the wall at the top and bottom. The rail in place has exposed ends with no return that can catch on clothes and cause a fall hazard. Railings with returns were not required when this house was built, so you could add as an upgrade. Be careful.



5.3 Item 1(Picture)

5.5 A door is missing a strike plate. Suggest contact a qualified contractor repair/replace.



5.5 Item 1(Picture)

5.7 There are imperfections (dings, ruff spots, etc) on some of the interior finishes. These are cosmetic in nature and can be repaired if you desire.



5.7 Item 1(Picture)



5.7 Item 2(Picture)



5.7 Item 3(Picture)

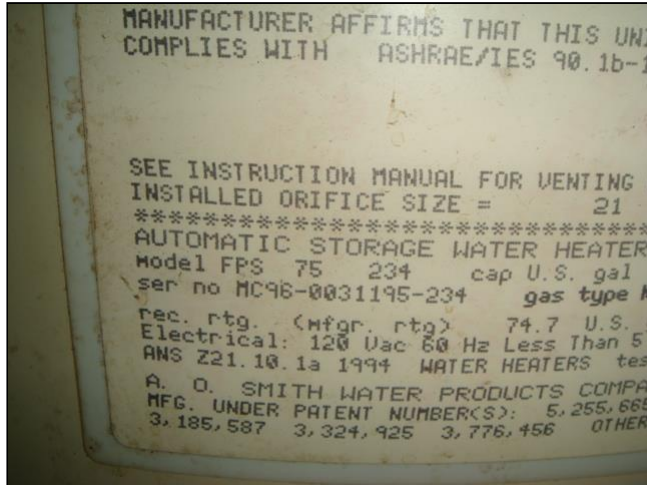


5.7 Item 4(Picture)

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. 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.



Styles & Materials

Water temperature:

Under 125 degrees

Water Source:

Public

Plumbing Water Supply (into home):

Can't see what material may be carrying supply underground

Plumbing Water Distribution (inside home):

Partial Visibility
Copper
plastic

Plumbing Waste:

Partial Visibility
Plastic
Copper

Vent material:

Not visible

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

75 Gallon

Manufacturer:

A.O. SMITH

Water Heater Location:

Basement

Laundry:

Dryer - Electric, Vented
Tested ok
Laundry Tub - Tested ok

		IN	NI	NP	SD
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump	•			
6.7	Laundry	•			
		IN	NI	NP	SD

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Comments:

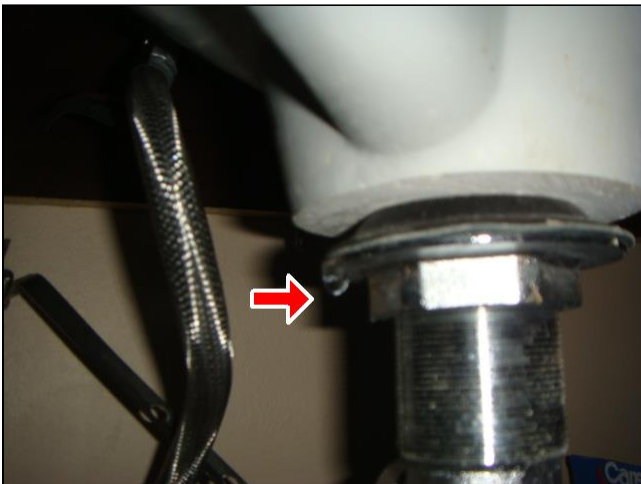
6.0 (1) There is a leak under the sink in the bath off of the office & there is a leak that manifests in the basement that appears to come from this bath . Suggest a qualified contractor repair.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.0 (2) The toilet is loose in the master bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

6.0 (3) The sink in the master bath drains slow. Suggest you use and "draino" type product and call a qualified contractor should you need further repair.

6.0 (4) The stopper in the powder bath, master bath & bath off of office does not work. Suggest contact a qualified contractor repair/replace.

6.1 When the basement shower is run, water leaks out around the door and onto the floor. Suggest contact a qualified contractor repair/replace.



6.1 Item 1(Picture)

6.3 Main water shutoff is in the basement.



6.3 Item 1(Picture)

6.5 The main fuel shut off is at gas meter outside



6.5 Item 1(Picture)

6.6 Sump pumps and Ejector pumps are tested when possible. These pumps are often sealed systems (this one is) which prevented visually inspecting, but I tested it by plugging it directly in and it worked. These pumps are electrically powered and the loss of power would prevent their function. In the scenario of a storm with loss of power, the crocks/ basins could fill with water and cause basement flooding. Although battery back-ups are not required, it is suggested that once you buy a house, you add battery back-up systems, as an upgrade, to protect your property.



6.6 Item 1(Picture)

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.

7(A) . Main Panel Left

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.



Styles & Materials

Electrical Service Conductors:

Below ground
 Aluminum
 120/240

Panel rating:

obscured

Main Breaker:

200 amp

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GOULD

Branch wire 15 and 20 AMP:

Copper
 Partial Visibility

Wiring Methods:

Romex
 Partial visibility

GFCI Locations:

Exterior/Kitchen/Baths/Garage/Basement

Permit/Inspection Sticker:

Visible

		IN	NI	NP	SD
7.0.A	Service Entrance Conductors				•
7.1.A	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2.A	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3.A	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4.A	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5.A	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6.A	Location of Main and Distribution Panels	•			
7.7.A	Smoke Detectors				•
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

7.0.A The service entry cables are no longer protected by their sheathing as it has deteriorated/moved. Suggest a qualified contractor evaluate and make necessary repairs.



7.0.A Item 1(Picture)

7.1.A There are unprotected panel openings that should be evaluated/ repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.



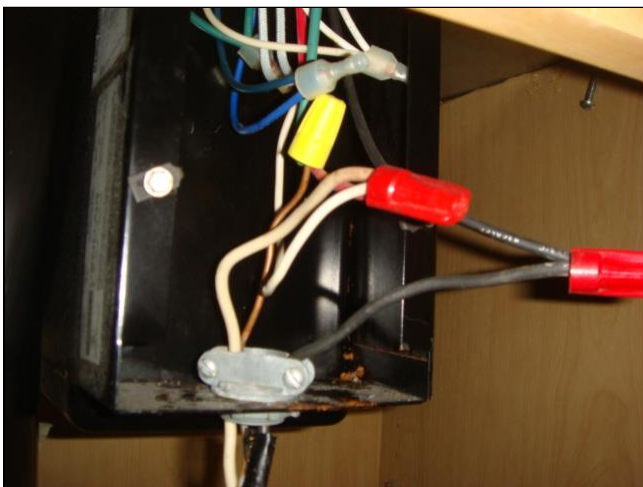
7.1.A Item 1(Picture)

7.3.A (1) There was a front exterior outlet noted with no protective cover. It is suggested a qualified person evaluate the house for missing covers and replace as necessary for safety.

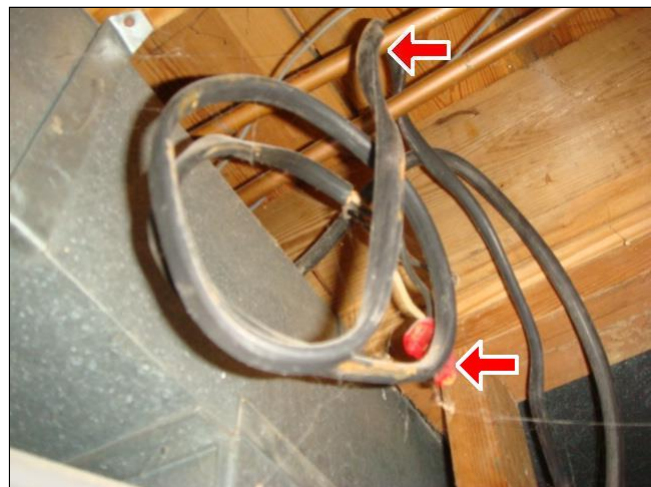


7.3.A Item 1(Picture)

7.3.A (2) There are open/uncovered electrical wire junctions in the basement ceiling and under the cooktop in the kitchen. Uncovered or open air junctions are considered a fire and safety hazard and the system should be evaluated by a qualified contractor for these type of issues and repaired as necessary.



7.3.A Item 2(Picture)



7.3.A Item 3(Picture)

7.3.A (3) There was an outlet under the sink noted with no protective cover and one in the basement that has a gap wide enough to get behind it. It is suggested a qualified person evaluate the house for missing covers and replace as necessary for safety.



7.3.A Item 4(Picture)



7.3.A Item 5(Picture)

7.3.A (4) There is wiring in contact with metal piping and/or duct. Electrical wiring should be secured up out of contact with other metal for safety purposes. Suggest qualified contractor evaluate all wiring and make necessary repairs/ alternatives.



7.3.A Item 6(Picture)

7.5.A The front exterior outlets & the powder bath outlet reset at the GFCI in the bathroom off the office. The outlets in the master closet reset in the 2nd floor bath. The basement bathroom is not GFCI protected. The jacuzzi tub is on it's own GFCI outlet (but, the timer on the right must be activated for it to work).

7.6.A The main panel box is located in the garage.

7.7.A There is no smoke detector on the 2nd floor. All smoke detectors powered by anything other than hard wired AC or a self-monitored, non-removal ten year lithium battery will need to be upgraded to this type. Since the home inspectors standards of practice state that inspection of smoke detectors need be only confirm their presence or absence, this information is provided as a courtesy.

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.

7(B) . Main Panel Right

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.



Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
120/240

Panel rating:

200 AMP

Main Breaker:

200 amp

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GOULD

Branch wire 15 and 20 AMP:

Copper
Partial Visibility

Wiring Methods:

Romex
Partial visibility

		IN	NI	NP	SD
7.0.B	Service Entrance Conductors	•			
7.1.B	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2.B	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3.B	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4.B	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5.B	Location of Main and Distribution Panels	•			
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

7.1.B There are unprotected panel openings that should be evaluated/ repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.



7.1.B Item 1(Picture)

7.5.B The main panel box is located in the garage.

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.

7(C) . Sub Panel

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.



Styles & Materials

Panel rating:

obscured

Main Breaker:

No Main

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GTE

Branch wire 15 and 20 AMP:Copper
Partial Visibility**Wiring Methods:**Romex
Partial visibility

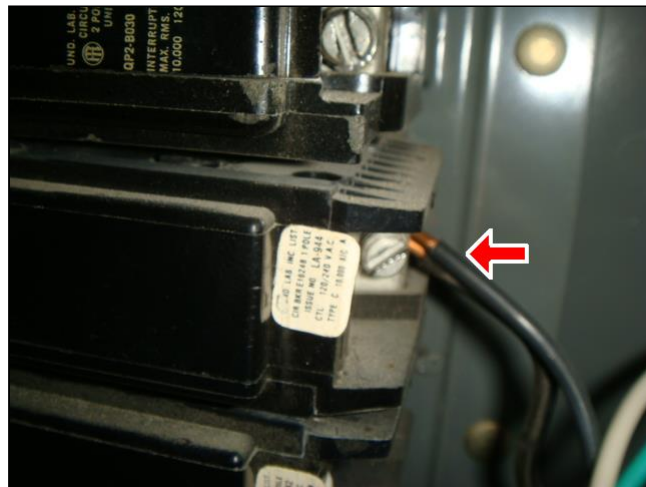
		IN	NI	NP	SD
7.0.C	Service Entrance Conductors	•			
7.1.C	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2.C	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
7.3.C	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4.C	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5.C	Location of Main and Distribution Panels	•			
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

7.1.C There are unprotected panel openings that should be evaluated/repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.

7.2.C There is double tapping of breakers visible in the panel. Breakers with more than one wire connected are considered double tapped and-with few exceptions- should be evaluated/ repaired by a qualified contractor.



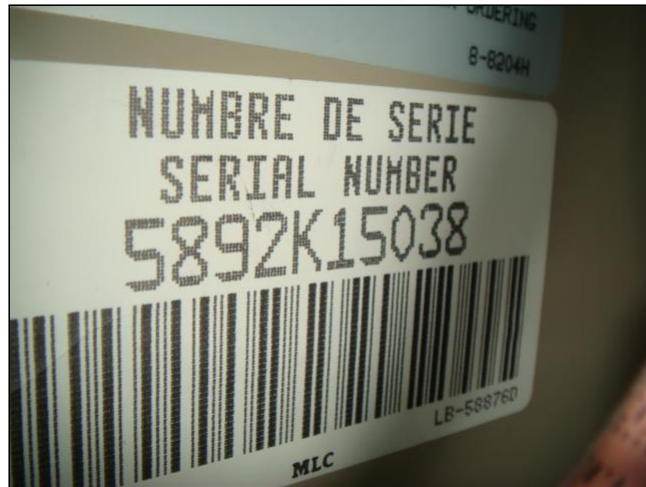
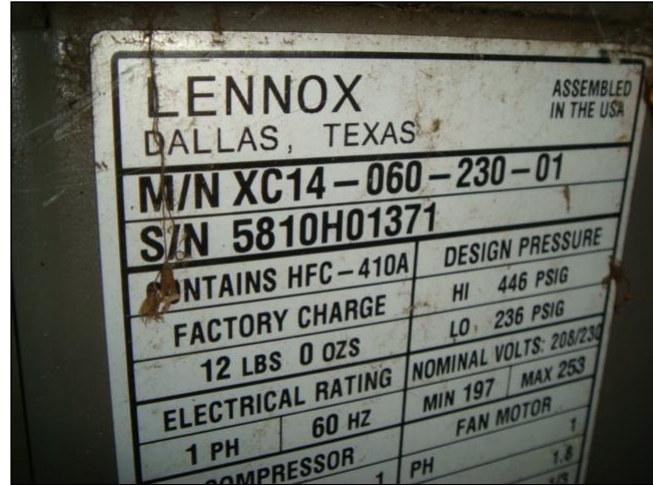
7.2.C Item 1(Picture)

7.5.C The sub panel box is located at the basement.

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.

8. 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.



Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Heat System Brand:

LENNOX

Vent material:

Plastic

Permit Sticker:

Visible

Ductwork:

Partial Visibility
Non-insulated

Filter Type:

Electronic air cleaner

Types of Fireplaces:

Solid Fuel

Operable Fireplaces:

Two

Masonry
Vented

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LENNOX

Cooling system size:

5 Ton

Thermostat:

Programable
Dining room
On Auto Program

Inspection Performed:

Heating/Furnace - temperature acceptable
A/C - temperature acceptable

		IN	NI	NP	SD
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

8.0 (1) The furnace responded to the thermostat and was visually inspected with the cover off. The temperature was tested at the registers and was within acceptable range.

8.0 (2) Due to the condition of the furnace and/or lack of visual documentation of recent service it is suggested it be serviced and cleaned by a qualified HVAC contractor (unless the seller has documentation of s&c within the last year). Due to the design of furnaces, heat exchangers can only be inspected for holes or cracks by a qualified HVAC contractor-this should be performed within the term of your contract to ensure furnace has no safety or operational issues.

8.6 Suggest ask seller for documentation of last service/cleaning of the fireplace and flue. If not within the last year, suggest a qualified chimney sweep service and clean.

8.8 The A/C responded to the thermostat and was visually inspected. The temperature was tested at the registers and was within acceptable range.

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.

9. 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.



Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Wood joists
boards

Wall Structure:

Not visable

Girder:

Steel

Columns or Piers:

Steel

Ceiling Structure:

Joists
Partial Visibility
insulation
Limited/Partial access

Roof Structure:

Ridge and Rafter
Collar ties
Stiff legs

Roof-Type:

Gable

Method used to observe attic:

From entry
Walked
Limited/Partial access

Ridge support boards
 Limited/Partial access
 Partial Visibility

Insulation covering ceiling framing limited access

Attic info:

Door in the wall

		IN	NI	NP	SD
9.0	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.)	•			
9.1	Walls (Structural)	•			
9.2	Columns or Piers	•			
9.3	Floors (Structural)				•
9.4	Ceilings (Structural)	•			
9.5	Roof Structure and Attic	•			
9.6	Other	•			
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

9.3 There is a split joist and a splintered joist visible from the basement. Suggest a qualified contractor evaluate and make necessary repairs.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

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.

10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

- Fiberglass
- Blown
- Batt
- Limited/Partial access

Ventilation:

- Gable vents
- Thermostatically controlled fan

Exhaust Fans:

- Fan only
- Fan with light

Dryer Power Source:

- 220 Electric

Dryer Vent:

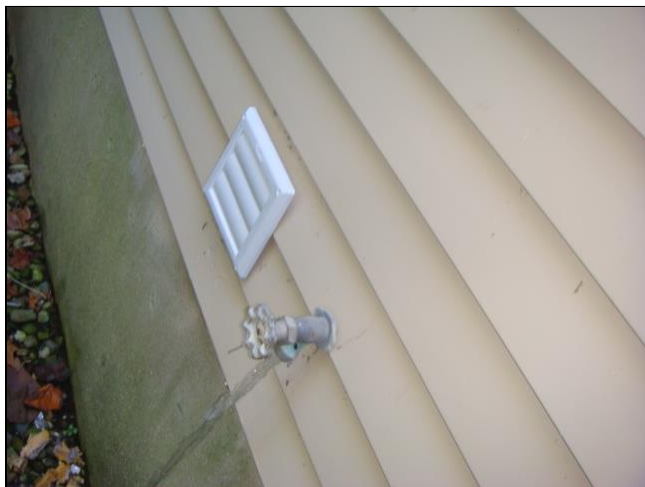
- Flexible Metal
- Partial Visibility

		IN	NI	NP	SD
10.0	Insulation in Attic	•			
10.1	Insulation Under Floor System	•			
10.2	Vapor Retarders (in Crawlspace or basement)	•			
10.3	Ventilation of Attic and Foundation Areas	•			
10.4	Venting Systems (Kitchens, Baths and Laundry)	•			
10.5	Ventilation Fans and Thermostatic Controls in Attic	•			
10.6	Other	•			
		IN	NI	NP	SD

IN= Inspected, NI= Not Inspected, NP= Not Present, SD= Significantly Deficient

Comments:

10.4 Kitchen vent has been disconnected. Dryer vents to the outside wall. Bathroom vents terminations appear to be at a gable vent.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

General Summary



2639 Kings Highway
Louisville, Ky 40205

Customer
Brett Parker

Address
1111 Wooded Rd
Louisville Ky 40205

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. Exterior



1.3 Wall Cladding Flashing and Trim

Significantly Deficient

(3) There is rot/deterioration noted in some wood trim around the structure. These areas include, but are not limited to back basement door and fascia board on the roof. Suggest qualified contractor evaluate all wood trim and repair as necessary.



1.3



1.3

3. Garage

3.0 Garage Ceilings

Significantly Deficient

(1) There are holes/penetrations visible in the garage ceiling that are common with the interior. Today's standards require there to be no openings in the ceiling that would allow smoke penetration. Suggest all common interior ceiling be sealed/repaired to maintain fire rating.



3.0



3.0



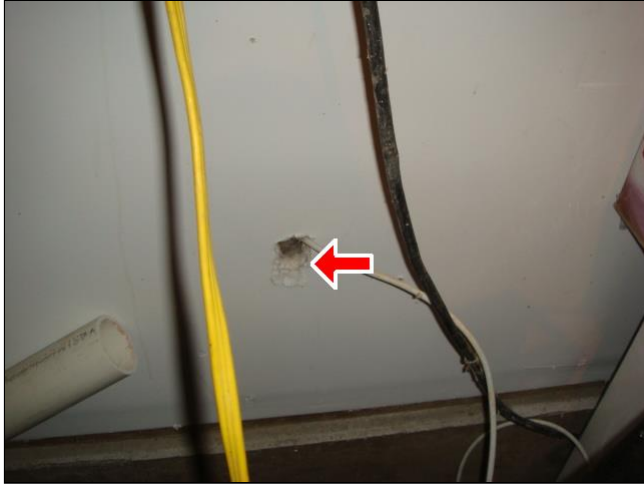
3.0

3.1 Garage Walls (including Firewall Separation)

Significantly Deficient

(1) There are holes/penetrations visible in the garage wall(s) and/or ceiling that are common with the interior. Today's standards require there to be no openings in these walls that would allow smoke penetration. Suggest all common interior walls be sealed/repaired to maintain fire rating.

3. Garage



3.1

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Significantly Deficient

(1) There is a leak under the sink in the bath off of the office & there is a leak that manifests in the basement that appears to come from this bath . Suggest a qualified contractor repair.

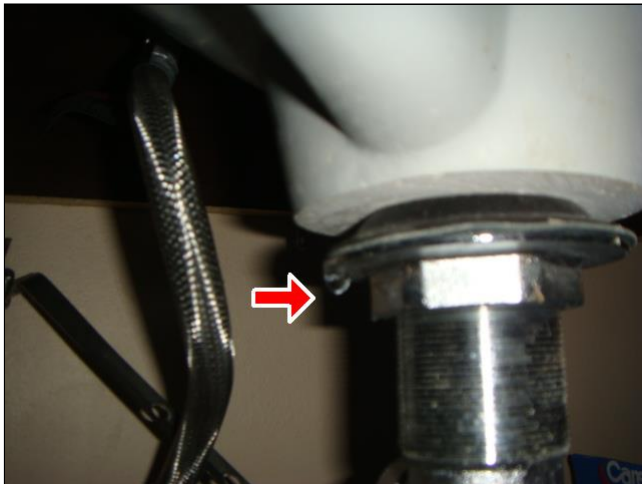
6. Plumbing System



6.0



6.0



6.0

(2) The toilet is loose in the master bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

7(A). Main Panel Left

7.0.A Service Entrance Conductors

Significantly Deficient

The service entry cables are no longer protected by their sheathing as it has deteriorated/moved. Suggest a qualified contractor evaluate and make necessary repairs.

7(A). Main Panel Left



7.0.A

7.1.A Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Significantly Deficient

There are unprotected panel openings that should be evaluated/repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.



7.1.A

7.3.A Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Significantly Deficient

(1) There was a front exterior outlet noted with no protective cover. It is suggested a qualified person evaluate the house for missing covers and replace as necessary for safety.

7(A). Main Panel Left

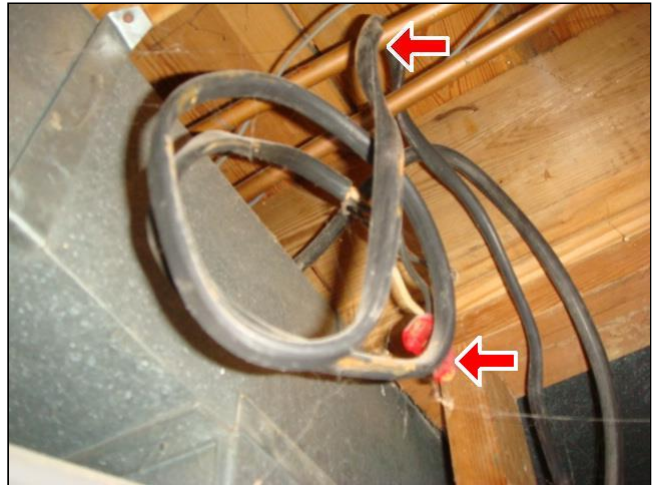


7.3.A

(2) There are open/uncovered electrical wire junctions in the basement ceiling and under the cooktop in the kitchen. Uncovered or open air junctions are considered a fire and safety hazard and the system should be evaluated by a qualified contractor for these type of issues and repaired as necessary.



7.3.A



7.3.A

(3) There was an outlet under the sink noted with no protective cover and one in the basement that has a gap wide enough to get behind it. It is suggested a qualified person evaluate the house for missing covers and replace as necessary for safety.

7(A). Main Panel Left



7.3.A



7.3.A

(4) There is wiring in contact with metal piping and/or duct. Electrical wiring should be secured up out of contact with other metal for safety purposes. Suggest qualified contractor evaluate all wiring and make necessary repairs/alternatives.



7.3.A

7.7.A Smoke Detectors

Significantly Deficient

There is no smoke detector on the 2nd floor. All smoke detectors powered by anything other than hard wired AC or a self-monitored, non-removal ten year lithium battery will need to be upgraded to this type. Since the home inspectors standards of practice state that inspection of smoke detectors need be only confirm their presence or absence, this information is provided as a courtesy.

7(B). Main Panel Right

7.1.B Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Significantly Deficient

There are unprotected panel openings that should be evaluated/repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.



7.1.B

7(C). Sub Panel

7.1.C Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

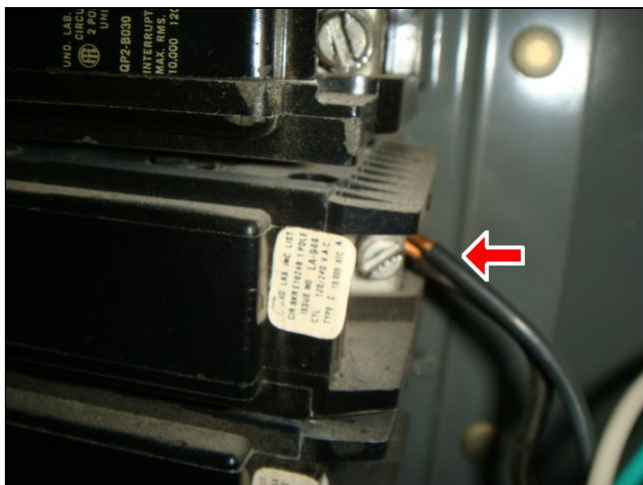
Significantly Deficient

There are unprotected panel openings that should be evaluated/repaired. All the openings of the panel should be covered and any opening is considered a safety hazard.

7.2.C Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Significantly Deficient

There is double tapping of breakers visible in the panel. Breakers with more than one wire connected are considered double tapped and-with few exceptions- should be evaluated/repaired by a qualified contractor.



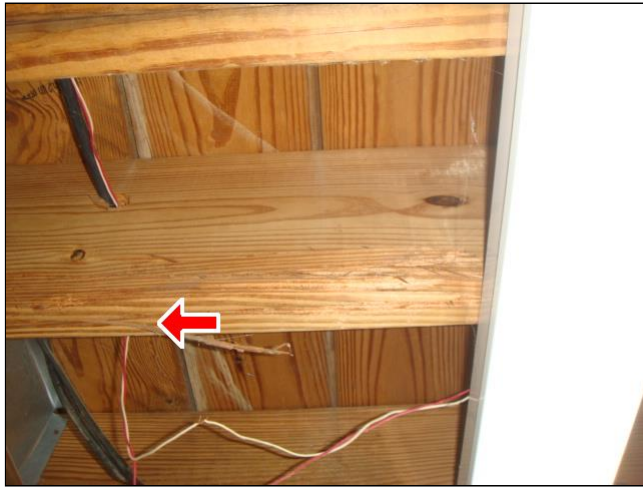
7.2.C

9. Structural Components

9.3 Floors (Structural)

Significantly Deficient

There is a split joist and a splintered joist visible from the basement. Suggest a qualified contractor evaluate and make necessary repairs.



9.3



9.3

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.

Dear Brett Parker,

We appreciate you choosing HayStack Inspection Services for your inspection needs.

December 13, 2013

Thank you,

Eric Hay



This agreement for home inspection is made on the date above between HayStack Inspection Services, (hereinafter referred to as "COMPANY") and the above listed person(s) (hereinafter referred to as "CLIENT"). By signing below, Client acknowledges that they have read this agreement and understands its terms and conditions. In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. COMPANY agrees to conduct an inspection for the sole purpose of informing the CLIENT of significant deficiencies in the condition of the property, subject to the limitations and conditions set forth below. The inspection will be performed in accordance with the Standards adopted by the American Society of Home Inspectors (ASHI). A copy of these standards can be viewed at www.ashi.org. The written report- transmitted electronically- shall be limited to the following:

- .•structural components including foundation and framing
- .•electrical, plumbing, heating and air conditioning systems
- .•general interior, including ceilings, walls, floors, windows, insulation and ventilation
- .•general exterior, including wall covering, roof, gutter, chimney, drainage, grading
- .•condition of major systems
- .•kitchen, built in appliances

2. The CLIENT acknowledges and agrees that the inspection performed by COMPANY is not a technically exhaustive inspection and is subject to the limitations set forth below:

* It is understood and agreed that this inspection will only be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection. The inspector is not required to move personal items, debris, furniture, carpeting or similar items which may impede access or limit visibility.

*Latent and concealed defects and deficiencies are excluded from the inspection, such as but not limited to, defects concealed by walls, ceilings, floors and soil.

*Equipment, items, and systems will not be dismantled. Only controls normally operated by the owner of the dwelling will be tested.

*Maintenance and other items may be discussed, but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

*The inspection will be limited to the dwelling and attached garages and carports unless otherwise agreed to in writing by the parties.

*No inspections or reports will be made involving swimming pools, hot tubs, wells, septic systems, security systems, central vacuum systems, water softeners, refrigerators, trash compactors, non-built in microwaves, sprinkler systems, fire and safety equipment, technically complex systems, fire pits, barbecue grills, outdoor heaters, personal property, furnace heat exchanger, solar equipment, saunas, steam baths, fountains, automatic gates, fences, elevators, lifts, uninstalled heat systems, thermostatically controlled devices, controls on timers, code violations, presence of gas leaks, seismic safety, building appraisal value or any adverse condition that could affect this, geological analysis including but not limited to structure, soil or hydrodynamic conditions and presence & level of radon gas (unless agreed to in an additional agreement).

In addition to the limitations set forth above, the COMPANY is not required to determine:

- * property boundary lines or encroachments;
- * the condition of any component or system that is not readily accessible;
- * the service life expectancy of any component or system;
- * the size, capacity, BTU, performance, or efficiency of any component or system;
- * the cause or reason of any condition; the cause for the need of repair or replacement of any system or component;
- * future conditions;
- * the presence of flora or evidence of rodents, animals or insects;
- * the presence of mold, mildew, fungus or air-borne hazards;
- * the air or water quality;
- * the existence of asbestos or other environmental hazards, hazardous waste conditions or the presence of hazardous materials including, but not limited to, the presence of lead in paint; the existence of electro-magnetic fields;
- * the existence of any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin;
- * the operating costs of systems; replacement or repair cost estimates;
- * the acoustical properties of any systems or estimates of how much it will cost to run any given system.

*If an inspection is desired on any of the excluded items listed in section 2, then a qualified professional should be contacted. We may subcontract these services at your request. The cost of said services may be included in the total due to COMPANY as a convenience. Note that COMPANY may obtain financial or other benefit as a result and your approval of this agreement confirms disclosure of this. COMPANY assumes no responsibility for error & omissions or negligence by the independent contractors.

3. The inspection and report performed and prepared pursuant to this agreement are for the sole, confidential and exclusive use and possession of the CLIENT. COMPANY is forbidden by Kentucky law from disclosing the contents or findings of its reports with third persons without the express written permission of the CLIENT. Neither the report nor any representations made herein are assignable or transferable without the express written permission of COMPANY. The CLIENT agrees to indemnify and hold harmless the COMPANY for all costs, expenses and legal fees incurred and arising out of any legal proceedings brought by any third party who claims to have suffered damages as a result of reliance upon the representations made in the inspection report prepared pursuant to this agreement.

X Customer Initial _____

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4. LIMITATION OF LIABILITY -COMPANY assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of COMPANY, its agents, employees, for claims or damages, costs of defense or suit and expenses and payments arising out of or related to the COMPANY'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the COMPANY, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the COMPANY and CLIENT, and (iii) to enable the COMPANY to perform the inspection at the stated fee.

5. EXCLUSION OF WARRANTIES- COMPANY'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this agreement.

6. MEDIATION AND ARBITRATION- Any dispute concerning the interpretation of this Pre-Inspection Agreement or arising from services and information provided, except for fee payment, shall be resolved in good faith by first attending mediation at a mediator agreed to by the parties. If all parties cannot agree on a mutually satisfactory resolution then all parties agree to settle any remaining disputes by binding arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall select an arbitrator with extensive knowledge of the property inspection industry and who also has in-depth knowledge of the Standards of Practice referenced in this agreement. Property and equipment in dispute must be made accessible for re-inspection during the settlement process. All parties agree to be bound by the arbitrator's final ruling. Any costs and fees related to any dispute arising from the interpretation of this agreement or arising from any services and/or information provided, including fee payment, shall be recoverable by the prevailing party. Such costs and fees include, but are not limited to, arbitration, discovery, consultants, expert witnesses and attorneys.

7. SEVERABILITY-If any portion of this agreement is deemed to be unenforceable, the remainder of the agreement shall remain in full force and effect.

CUSTOMER ACKNOWLEDGES THAT THIS IS A LEGALLY BINDING CONTRACT AND STATES THAT HE, SHE OR THEY HAS CAREFULLY READ THE ENTIRE AGREEMENT AND FULLY UNDERSTANDS ALL TERMS AND CONDITIONS THEREIN AND HAS FREELY EXECUTED THIS AGREEMENT WITHOUT ANY PRESSURE FROM ANY OTHER PERSON TO DO SO, AND WITHOUT ANY UNDUE TIME CONSTRAINTS. CUSTOMER AGREES TO BE BOUND BY ALL TERMS AND PROVISIONS OF THIS AGREEMENT, AND CONFIRMS THAT THERE ARE NO OTHER WRITTEN OR VERBAL AGREEMENTS BETWEEN THE CUSTOMER AND COMPANY.

X Customer Initial _____

NOTICE REQUIRED BY LAW

CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE FOR ARBITRATION FOR A DEFECTIVE INSPECTION OR REPORT OR A CLAIM OF A BREACH OF THE INSPECTION AGREEMENT, AGAINST THE INSPECTOR OF YOUR RESIDENCE OR AGAINST HAYSTACK INSPECTION SERVICES. YOU MUST DELIVER TO THE HOME INSPECTOR AND HAYSTACK INSPECTION SERVICES A WRITTEN NOTICE OF ANY CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME INSPECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRINGENT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE AN ARBITRATION CLAIM.

I AGREE TO THE TERMS OF THIS AGREEMENT AND AGREE THE REPORT IS TO BE SENT ELECTRONICALLY AFTER PAYMENT IS RENDERED. FURTHERMORE, UNLESS NOTED I REQUEST A COPY OF THE REPORT BE SENT TO MY AGENT.

X _____

Date _____

Signature of Client-I am authorized to sign for all parties and my signature constitutes an agreement with all

Date _____

Signature of Inspector/Company