

# Safe At Home Inspections LLC

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## Home Inspection Report

INSPECTION # 470501

<b>CLIENT:</b>	<i>Mr. &amp; Mrs. Home Buyer</i>	<b>DATE:</b>	<i>03-28-05</i>
<b>SUBJECT PROPERTY:</b>	<i>1000 Main Street</i>	<b>TIME:</b>	<i>3:15 PM</i>
	<i>Louisville, KY</i>	<b>FEE:</b>	<i>\$ 250.00</i>
<b>TELEPHONE #:</b>	<i>502-123-4567 Ext. N/A</i>	<b>Approx. AIR TEMP.</b>	<i>65</i>
<b>BUILDING TYPE:</b>	<i>Single Family Residence.</i>	<b>Page</b>	<i>1 of 10</i>
<b>OCCUPANCY STATUS:</b>	<i>Vacant-No Furnishings.</i>		
<b>PERSONS PRESENT:</b>	<i>Buyer,///////.</i>		
<b>INSPECTION SERVICE:</b>	<i>Complete Home Inspection.</i>		
<b>ADDITIONAL SERVICES:</b>	<i>None////.</i>		
<b>WEATHER CONDITIONS:</b>	<i>Dry at the time of the inspection./.</i>		
<b>RECENT CONDITIONS:</b>	<i>Rain within the past few days.///.</i>		
<b>SPECIAL NOTE:</b>	<i>None</i>		

All complete home inspections meet or exceed the Standards of Practice and Codes of Ethics of the Kentucky Real Estate Inspection Association (KREIA) and the American Society of Home Inspectors (ASHI) and the National Association of Certified Home Inspectors (NACHI).

### IT IS NECESSARY FOR YOU TO READ THE FOLLOWING NOTES PRIOR TO READING THIS INSPECTION REPORT

You must read this report in its entirety to understand and then decide what items are important to you as the purchaser of this property and property inspection report. All items contained within this report are based on the inspector's practical experience and honest conviction. Items considered, by your inspector, to be important concerns because of health, safety or expense of repair concerns are printed with an asterisk (\*) at the beginning of the sentence or statement. Example: \*There are no carbon monoxide detectors in the home.

Please be advised that if you have questions regarding this inspection report it is your responsibility to contact Safe At Home Inspections, LLC (Safe At Home) at your earliest convenience prior to completing any real estate inspection/repair form to be presented to the seller of the subject property. Failure to contact Safe At Home regarding this matter relieves Safe At Home of any responsibility pertaining to misinterpretations of the deficiencies contained in this written report. Even if you don't have specific questions regarding this report you are urged to contact Safe At Home for a review of the major concerns contained within this report.

If this report has been faxed to you it is your responsibility to make sure that all pages of this report were received. The total number of pages faxed to you is printed on the FAX COVER SHEET. If for some reason all pages were not received you must contact Safe At Home in order that Safe At Home can re-fax the missing pages. Failure to contact Safe At Home Inspections, LLC regarding this matter relieves Safe At Home of any responsibility for missing pages.

Typical wall, floor and ceiling coverings and average amounts of cabinetry, furniture, appliances and personal items obstruct portions of the subject property. Some areas below bath and kitchen sinks may contain personal items that restrict the view of those areas. Attic and floor insulation also limit the inspection of certain areas. Vegetation and plantings around the perimeter of the building restrict the inspector's view of some perimeter wall areas. You should keep in mind that all of the above mentioned items obstruct the inspectors view and limit the thoroughness of the inspection.

Slash marks (///) represent additional information available to the inspector writing this report and do not represent any negative nor positive comment regarding the subject property.

## A: STRUCTURE / GRADING/CRAWLSPACE

<b>Structure:</b>			
Foundation Wall Material:	Poured Concrete///.	Foundation Type:	Basement/Crawlspace///.
Columns/Piers:	Steel Columns///.	Beams/Girders:	Steel/Wood///.
Floor Structure:	Wood Joists///.	Wall Structure:	Wood Framing//.
Ceiling Structure:	Wood Framing//.	Roof Structure:	Rafters/.
Roof Decking:	Boards///.		
<b>Grading:</b>			
Drainage:	Yard Slopes Away Properly Some Areas Slope Toward the Building///.	Soil Separation:	Average///.
Retaining Walls:	None/////.	Vegetation:	Average Growing into the building/ ///.
Water Infiltration:	None at the time of the inspection..	Water Proofing:	Sump Pump/.
<b>Crawlspace</b>			
<b>Observed From:</b>	<b>The Crawlspace Access Opening..</b>		
Crawlspace Insulation:	Fiberglass Batts///.	Insulation Thickness:	6".
Crawlspace Vents:	Open to Basement///.	Crawlspace Ventilation:	Adequate/////.
Vapor Barrier:	None.	Water Infiltration:	None at the time of the inspection./////.
<b>Obstructions:</b>	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected.		
<b>Special Notes:</b>	<p>1/ Typical foundation settlement cracks were observed during the inspection.</p> <p>2/ Safe At Home Inspections LLC cannot predict the frequency or severity of water infiltration into this nor any other inground basement or crawlspace.</p> <p>3/ Safe At Home Inspections LLC and/or your inspector do not have extensive training in, and are not experts regarding, indoor air quality, mold or fungus and therefore are not qualified to fully evaluate nor comment on any risk regarding these issues and/or conditions. If this report contains statements regarding the presence of mold and/or fungus, Safe At Home Inspections LLC and/or your inspector suggest you have these substances and/or conditions evaluated by an indoor air quality expert and/or mold sampling/testing expert.</p>		

### OBSERVATIONS/DEFICIENCIES:

- \*Although grading appears to be adequate in most areas, grading along side of exterior garage wall appears to have no slope and may allow water to pool. Low areas are noted in rear of house adjoining left steps from deck and at right rear corner of garage.
- Vertical crack was noted along front wall of basement near corner at foot of basement steps. This crack does not appear to have substantially affected the integrity of the foundation, however, you should monitor for any future growth or expansion of crack. If this is of particular concern to you, we suggest consulting a qualified, licensed structural engineer for further evaluation.
- \*Active water penetration was noted in area beneath main entrance. Rotten wood and growth of foreign substance is noted. We suggest you consult a qualified, licensed Environmental specialist for evaluation and removal of foreign substance.
- \*Evidence of past water penetration in basement indicated by past repairs. Affected areas were covered by plastic sheeting at time of inspection and were unable to be fully inspected.
- Noticeable slope noted in hallway between kitchen and breakfast dining area. Inspected flooring joists from basement and notice not visible cause. If this is of particular concern to you, we suggest consulting a qualified, licensed structural engineer for further evaluation.

**B: EXTERIORS / DECKS / GARAGES**

<b>Surfaces &amp; Attachments:</b>							
Wall Cladding:	Brick Veneer////////.			Trim & Cornice:	Wood////.		
Entry Doors:	Wood////.			Windows:	Double Hung////////.		
Shutters:	Fixed.			Thermal Protection:	Insulated Glass//.		
Driveway:	Aggregate////.			Walkways:	Aggregate/Concrete////.		
Porch:	N/A////.			Patio/Stoop:	Aggregate////////.		
Steps:	Aggregate////////.			Railings @:	None////////.		
<b>Deck:</b>	Yes..						
Deck Material:	N/A.			Deck Attachment:	Not Visible.		
Deck Railings:	Average////.			Deck Stairs:	No Handrail or Guardrail////////.		
<b>Garage:</b>	Attached.						
Finished	Yes	Pedestrian Dr.	Yes	Fire Rated Door @ Entry to House:	Yes	Floor Drain	No
Door 1:	Center.	Opener	Yes	Safety Device Reverses Door Properly:	Yes		
Door 2:	N/A.	Opener	N/A	Safety Device Reverses Door Properly:	N/A		
Door 3:	N/A.	Opener	N/A	Safety Device Reverses Door Properly:	N/A		
<b>Outbuildings:</b>	None		Type of Building:	/.	Service:	N/A	
<b>Obstructions:</b>	Deck attachment to building was not inspected due to skirting around base of deck.						
<b>Special Notes:</b>							

**OBSERVATIONS/DEFICIENCIES:**

1. \*Garage door pressure activated safety reverse operates normally, however, no electric eye motion detector safety reverse mechanism is found..
2. \* Rotten trim and casement wood is found around most windows and doors.
3. Front steps to main entrance show settlement crack where adjoining stoop. Steps appear to be constructed separate from stoop and do not appear to have affected integrity of stoop. Crack should be filled, sealed and monitored for further movement.
4. Settlement cracks noted in several areas of driveway. Monitor.
5. Handrails are not present on steps leading to front stoop or to rear deck.

### C: ROOFING / ATTICS / FIREPLACES / CHIMNEYS

<b>Roof:</b>			
Roof Style:	Hip/Gable/////.	Roof Covering:	Fiberglass Shingles/////.
Roof Flashing:	Average/////.	Number of Layers:	1/////.
Gutters:	Aluminum////.	Age of Roof:	Unknown, See Below.
Downspouts:	Aluminum////.	Penetrations/Skylights:	Average
<b>Attic:</b>			
Attic Access:	Hatch/Door///.	Water Infiltration:	Stains Around Chimneys/////.
Attic Vents:	Roof Vents/Soffit Vents/ Natural Ventilation////.	Attic Ventilation:	Adquate/////.
Attic Insulation:	Fiberglass Batts/Cellulose Blown.	Insulation Thickness:	6 to 12 Inches on Average
<b>Fireplaces/Chimneys: One .</b>			
Fireplace:	Dirty/Creosote Build-up/ Not Inspected////.	Fireplace Damper:	Average////.
Chimneys:	Masonry/////.	Chimney Flue:	DirtyAverage///.
Chimney Cap:	Typical Cracks/////.	Chimney Flashing:	Loose/Damaged/////.
<b>Roof Inspected By:</b>	<b>Walking on the roof.////.</b>		
<b>Attic Inspected By:</b>	<b>Observing limited attic areas from access opening./////.</b>		
<b>Obstructions:</b>	.		
<b>Special Notes:</b>	1/ Fireplaces and chimneys should be inspected by a professional chimney sweep periodically. 2/ Safe At Home is unable to accurately predict the remaining life of any roof. The average lifespan of typical roofing material is approximately 12-18 years. We suggest consulting the seller for an accurate date of installation of the roof to determine expected life remaining.		

#### OBSERVATIONS/DEFICIENCIES:

- \*Flashing around chimney indicates deteriorating and cracked sealer. You should consider consulting a qualified roofing specialist to evaluate for re-sealing/repair to prevent future leaks. Indications of past leaks we found in attic area near chimney.
- Some nail pop penetrations through shingles were noted. You should consider consulting a qualified roofing specialist to evaluate for re-sealing/repair to prevent future leaks.

3. No drip edge is found around perimeter of roof. You may consider installing to prevent water and ice from penetrating wood along roof edge.
4. Skylights appear to be flashed/sealed sufficiently at time of inspection and no evidence of past or current water penetration is noted, however, skylights and other roof penetrations are always likely spots for moisture to enter and should be monitored regularly.
5. \*It is suggested that you consult a qualified, licensed roofing specialist for further evaluation and repair of roofing system deficiencies noted above.
6. Downspouts should be monitored to ensure sufficient removal of rain runoff from foundation.
7. \*Chimney flue appears to have excessive creosote buildup which could create the potential for fire hazard. We recommend consulting a qualified chimney sweep for cleaning and further evaluation.
8. Fireplace appears to be equipped with a natural gas ignition system, however, on/off valve could not be located. Suggest consulting seller for location.

***D: INTERIORS / STAIRS / SAFETY DEVICES***

<b>Interiors:</b>			
Floor Coverings:	Carpet//Sheet Vinyl/Parquet/////.		
Wall Coverings:	Drywall/////.		
Ceiling Coverings:	Drywall/////.		
Interior Doors:	Average.		
<b>Stairs:</b>			
Main Stairs:	Average//.	Railings:	Average/////.
Basement Stairs:	Average//.	Railings:	Average/////.
Upper Stairs:	None//.	Railings:	N/A/////.
Rear Stairs:	None//.	Railings:	N/A/////.
Attic Stairs:	N/A//.	Railings:	N/A/////.
<b>Safety Devices:</b>			
Smoke Detectors:	Average///.	Locations:	Garage/Utility Room/2nd Floor Hall///.
Carbon Monoxide Detectors:	None.	Locations:	None/////.
Fire Extinguishers:	None.	Locations:	None/////.
<b>Obstructions:</b>			
<b>Special Notes:</b>	<p>1/ All homes should be equipped with smoke detectors, carbon monoxide detectors and fire extinguishers even though these devices may not be required by local codes. Safety equipment must be inspected periodically to insure the equipment is ready for use. All equipment should be installed as per the manufacturers recommendations.</p> <p>2/ *There are no permanently installed carbon monoxide detectors located in this building.</p>		

**OBSERVATIONS/DEFICIENCIES:**

1. \* There are no permanently installed carbon monoxide detectors located in this building.

## E: KITCHEN

<b>Cabinets:</b>	Wood Grain/.	<b>Counters:</b>	Mica/.	<b>Flooring:</b>	Sheet Vinyl/.
<b>Ground Fault Protection:</b>	All receptacles above kitchen counters..				
<b>Appliances:</b>	Brand	Operation	Energy Source	Grounded	Does Not Stay
Refrigerator:	/.	N/A/////.	N/A	N/A	<input type="checkbox"/>
Range/Oven:	None	N/A/////.	Electric/	Unknown	<input type="checkbox"/>
Exhaust Fan:	None.	N/A/////.	N/A	N/A	<input type="checkbox"/>
Dishwasher:	/.	Not Operated/////.	N/A	N/A	<input checked="" type="checkbox"/>
Disposer:	Unknown.	Average/////.	Electric/	Yes	<input type="checkbox"/>
Microwave:	None	N/A/////.	N/A	N/A	<input type="checkbox"/>
Compactor:	None.	N/A/////.	N/A	N/A	<input type="checkbox"/>
<b>Obstructions:</b>					
<b>Special Notes:</b>					

### OBSERVATIONS/DEFICIENCIES:

1. Range and microwave were not present for inspection; however, outlet and wiring are present and live.
2. Water leaks from the sink faucet's control stem..

## F: BATHROOMS

	Bath 1	Bath 2	Bath 3	Bath 4	Bath 5
Location:	1st Floor.	Master.	2nd Floor, Hall.	N/A.	N/A.
Type:	Half.	Full.	Full.	N/A.	N/A.
Water Flow:	Average.	Average.	Average.	N/A.	N/A.
Ground Fault Protection:	No.	Yes.	No.	N/A.	N/A.
Exhaust:	Window/Fan.	Fan.	Fan.	N/A.	N/A.
Bathing Unit:	None.	Shower.	Tub/Shower.	N/A.	N/A.
Enclosures:	N/A/.	Ceramic Tile//.	Ceramic Tile//.	N/A/.	N/A/.
Bath Doors:	N/A	Shower	Curtain Only	N/A	N/A
Whirlpool Tub	N/A	Yes	No	N/A	N/A
Flooring:	Vinyl Tile/.	Vinyl Tile/.	Sheet Vinyl/.	N/A.	N/A.
<b>Obstructions:</b>					
<b>Special Notes:</b>	**GFCI over current protection is not noted in two bathrooms.				

### OBSERVATIONS/DEFICIENCIES:

Bath 1:

1. \*There is no ground fault protection for this bathroom.

Bath 2:

1. Shower head has slight leak.

Bath 3:

1. \*Toilet is loose and should be evaluated by a qualified, licensed plumbing expert. Loose toilets may allow wax seal to deteriorate and could present the opportunity for leaks.
2. Grout along floor and wall behind toilet shows signs of deterioration.
3. \*There is no ground fault protection for this bathroom.

Bath 4:

1.

Bath 5:

1.

### G: PLUMBING SYSTEMS

Supply Systems				Waste and Drainage Systems		
Water Source:	Reported to be Public			Waste Disposal:	Reported to be Public	
Service Pipes:	Copper.			Waste Pipes:	Plastic/////.	
Water Shut-Off Valve:	Located in the Basement.			Vent Pipes:	Plastic////.	
House Pipes:	Copper/////.			Washer/Dryer:	Electric/Electric.	
Exterior Faucets:	No Frost-Proof Protection.			Dryer Vent:	Terminates Outside.	
<b>Gas System</b>						
Main Shut-Off Location:	Located Inside the Basement			Main Valve Position:	Open.	
<b>Water Heater:</b>						
	Location:	Manufacturer	Energy	Water Temperature	Drafting	Size / Age
Unit 1:	Basement.	Ruud.	Gas	110 <sup>0</sup> Fahrenheit	Average Today.	50 gal./1999
Unit 2:	N/A.	Unknown.	Gas	<sup>0</sup> Fahrenheit	N/A.	N/A./N/A
Unit 3:	N/A.	N/A.	N/A	<sup>0</sup> Fahrenheit	N/A.	N/A./N/A
<b>Obstructions:</b>						
<b>Special Notes:</b>						
1/ Water temperatures above 125 degrees are considered potentially hazardous. 2/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 3/ Proper drafting of gas appliances should be inspected periodically to insure safe and proper conditions exist.						

### OBSERVATIONS/DEFICIENCIES:

1. No inspection sticker was found on water heater.
2. \*Temperature/pressure relief valve drain line does not terminate within 4" of floor. This could create the potential for serious burns in the event the water heater malfunctions. Suggest consulting qualified, licensed plumbing expert for repair.

## H: ELECTRICAL SYSTEMS

<b>Service:</b>	Routing:	Underground		Grounding:	Possible Grounding Rod	
	Conductor:	Aluminum	Amperage: 150/.	Voltage:	240	
	Main Disconnect	Inside Main Distribution Panel		Disconnect Type:	Breaker	
<b>Distribution Panels:</b>						
Main Panel 1:.	General Electric.		Main Disconnect	None.	Max. Amps	150.
Location:	Basement.		Over Current Devices:	Breakers	Voltage:	240
Sub- Panel 2:.	N/A.		Main Disconnect	N/A.	Max. Amps	N/A.
Location:	N/A.		Over Current Devices:	N/A	Voltage:	N/A
Sub- Panel 3:.	N/A.		Main Disconnect	N/A.	Max. Amps	N/A.
Location:	N/A.		Over Current Devices:	N/A	Voltage:	N/A
<b>Branch Circuits:</b>	Wiring Materials:	120 Volt:	Copper	240 Volt:	Copper	
	Wiring Methods:	Non-Metallic Cable,////////.				
<b>Receptacles:</b>	3-slot grounded////.					
<b>GFCI Receptacle Locations:</b>	Exterior/Some Bathrooms/Kitchen////////.					
<b>Arc-Fault Protection:</b>	NONE, Not Required At The Time Of Construction..					
<b>Obstructions:</b>	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 2/ Some receptacles could not be tested due to furniture and personal items.					
<b>Special Notes:</b>	1/ GFCI receptacles and breakers should be tested periodically to insure proper operation. 2/ *You should have electrical deficiencies listed below fully evaluated by a licensed electrical expert.					

### OBSERVATIONS/DEFICIENCIES:

1. Most of the electric switch and outlet covers are missing. Some light fixtures are missing. House appears to be in the process of being painted. You should make certain that all are replaced.
2. \* Although GFCI receptacles appear to shut down power when test button is pressed, they did not appear to completely reset. Inspector was unable to trip using receptacle tester. You may consider consulting a qualified, licensed electrician for further evaluation.



3. The dining room receptacle between the opening to the living room and opening to the kitchen has reversed polarity

***I: AIR CONDITIONING SYSTEMS***

	<b>System 1</b>	<b>System 2</b>	<b>System 3</b>	<b>System 4</b>
Equipment Type:	Air Conditioner	None.	None.	None.
Manufacturer:	York.	N/A.	N/A.	N/A.
Air Handler Location:	Basement.	N/A.	N/A.	N/A.
Zone Supplied:	Whole House.	N/A.	N/A.	N/A.
Size / Age:	3.4 Tons/1994?	N/A Tons/N/A	N/A Tons/N/A	N/A Tons/N/A
Max. Amperage	40 Amps.	N/A Amps.	N/A Amps.	N/A Amps.
Air Flow:	Average.	N/A.	N/A.	N/A.
Supply Air:	61.5 Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Return Air:	71.0 Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Emergency. Air Temp:	N/A Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Evaporator Coil:	Not Visible.	N/A.	N/A.	N/A.
Filter:	-Clean.	N/A-.	N/A-.	N/A-.
Filter Location:	Air Handler///.	N/A///.	N/A///.	N/A///.
Disconnects:	Yes.	N/A.	N/A.	N/A.
Condensate Drains To:	Basement Floor.	N/A.	N/A.	N/A.
Secondary Drain Pan:	N/A.	N/A.	N/A.	N/A.
Time Operated:	40 Minutes.	N/A.	N/A.	N/A.
Performance:	Average.	N/A.	N/A.	N/A.
<b>Obstructions:</b>	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected.			
<b>Special Notes:</b>	1/ HVAC equipment should be inspected and serviced annually or bi-annually. 2/ *You should have HVAC deficiencies listed below fully evaluated by a licensed HVAC expert.			

**OBSERVATIONS/DEFICIENCIES:**

System 1:

1.

System 2:

1.

System 3:

1.

System 4:

1.

**J: HEATING SYSTEMS**

	<b>System 1</b>	<b>System 2</b>	<b>System 3</b>	<b>System 4</b>
Heating Source:	Natural Gas Furnace.	N/A.	N/A.	N/A.
Manufacturer:	Unknown.	N/A.	N/A.	N/A.
Drafting Today:	Draft Induction Fan.	N/A.	N/A.	N/A.
Location:	Basement.	N/A.	N/A.	N/A.
Zone Supplied:	Whole House.	N/A.	N/A.	N/A.
Size / Age:	125,000 BTU/2003	N/A,000 BTU/N/A	N/A,000 BTU/N/A	N/A,000 BTU/N/A
Temp. Rise:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Temp. Limit:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Supply Air Temp:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Return Air Temp:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Safety Switches:	Average/.	N/A/.	N/A/.	N/A/.
Air Flow:	Average.	N/A.	N/A.	N/A.
Filter:	-Clean.	N/A-.	N/A-.	N/A-.
Filter Location:	Air Handler///.	N/A///.	N/A///.	N/A///.
Time Operated:	30 Minutes.	N/A.	N/A.	N/A.
Performance:	Average.	N/A.	N/A.	N/A.
<b>Obstructions:</b>	1/ Components behind floor, wall & ceiling finishes could not be observed or inspected. 2/ The heat exchanger is only partially visible and could not be fully inspected. The only way to fully and completely inspect the heat exchanger of a gas furnace is to disassemble the equipment. Safe At Home Inspections, LLC does not disassemble any residential equipment.			
<b>Special Notes:</b>	1/ HVAC equipment should be inspected and serviced annually or bi-annually. 2/ Proper drafting of gas appliances should be inspected periodically to insure safe and proper conditions exist. 3/ You should have HVAC deficiencies listed below fully evaluated by a licensed HVAC expert.			

**OBSERVATIONS/DEFICIENCIES:**

System 1:

1.

System 2:

1.

System 3:

1.

System 4:

1.

**END OF INSPECTION REPORT**

*Jay Jackson*

1/9/2006

*Date*