

Home Inspection Report



1111 Stockton Way
Florence, Ky. 41042

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Maintenance	Items are functional however maintenance is required.

General Information

Property Information

Property Address 1111 Stockton Way
City Florence State Ky. Zip 41042
Contact Name none
Phone none Fax na

Client Information

Client Name John Doe
Client Address none
City Florence State Ky. Zip 41042
Phone 859-113-7777 Fax na
E-Mail jdoe@fuse.net

Inspection Company

Inspector Name David K. Lee Ky. License #2142
Company Name Lee Home Inspections
Company Address 7787 Stockton Way
City Florence State KY Zip 41042
Phone 859-760-5278 Fax 859-283-0192
E-Mail leehomeinspections@fuse.net
Amount Received \$0-

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 10 years Entrance Faces South
Inspection Date 02/09/2009
Start Time 9:00 am End Time 12:30 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 F
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Lots and Grounds

Inspected according to NACHI standards

Acceptable	Driveway: Concrete Cracks noted
Acceptable	Walks: Concrete
Acceptable	Steps/Stoops: Concrete
Acceptable	Porch: Concrete
Acceptable	Patio: Concrete
Acceptable	Grading: Moderate slope
Acceptable	Vegetation: Trees and Shrubs
Acceptable	Window Wells: Drain present
Acceptable	Retaining Walls: Block
Acceptable	Basement Stairwell: Concrete
Maintenance	Basement Stairwell Drain: Surface drain Drain is covered with leaves and debris. Clean debris off of the drain so that it will function properly.



Exterior Surface and Components

Inspected according to NACHI standards

Main Exterior Surface

Maintenance Type: Wood and brick The siding is split and cracked on some of the ends. Recommend repair



Acceptable	Trim: Wood
Acceptable	Fascia: Wood
Acceptable	Soffits: Wood
Acceptable	Door Bell: Hard wired
Acceptable	Entry Doors: Metal
Acceptable	Storm Door Wood and glass
Acceptable	Patio Door: Wood sliding
Acceptable	Exterior Lighting: Surface mounted lamps front and rear with a pole light
Acceptable	Exterior Electric Outlets: 110 VAC GFCI
Acceptable	Hose Bibs: Rotary
Acceptable	Gas Meter: Exterior surface mount at side of home
Acceptable	Main Gas Valve: Located at gas meter

Main Gas Shutoff



Roof

Inspected according to NACHI standards

Main Roof Surface

Method of Inspection: On roof

Defective **Material: Asphalt shingle Missing several roof shingles. Recommend evaluation and repair by a roofing contractor.**



Type: Gable

Approximate Age: 10 years

Acceptable **Flashing: Galvanized**

Acceptable **Valleys: Preformed metal**

Defective **Plumbing Vents: PVC Plumbing vent pipe rubber boot is cracked and damaged. Recommend replacing to prevent water intrusion.**



Acceptable **Gutters: Aluminum**

Acceptable **Downspouts: Aluminum**

Acceptable **Leader/Extension: Splashblocks**

Garage/Carport

Inspected according to NACHI standards

Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable **Garage Doors: Metal**

Acceptable **Door Operation: Mechanized**

Acceptable **Door Opener: Sears**

Acceptable **Service Doors: Metal**

Acceptable **Ceiling: Drywall**

Acceptable **Walls: Exposed framing and drywall**

Acceptable **Floor/Foundation: Poured concrete**

Defective **Electrical: 110 VAC GFCI outlets and lighting The ground is broken on the outlet. Recommend replacement for safety.**



Electrical

Inspected according to NACHI standards

Service Size Amps: 200 Volts: 110-240 VAC

Electrical (Continued)

Defective **Service:** Aluminum **Plastic conduit at meter base is separating allowing moisture to penetrate. Recommend repair**



Acceptable 120 VAC Branch Circuits: Copper
 Acceptable 240 VAC Branch Circuits: Aluminum
 Acceptable Conductor Type: Romex
 Acceptable Ground: Plumbing and rod in ground
 Acceptable Smoke Detectors: Hard wired with battery back up

Basement Electric Panel

Acceptable Manufacturer: Seimens
 Maximum Capacity: 200 Amps
 Acceptable Main Breaker Size: 200 Amps
 Acceptable Breakers: CU/AL
 Not Present AFCI: Not present **Bedrooms are missing AFCI circuit interrupters which are recommended for safety. You may wish to upgrade these circuits to conform to today's standards.**
 Acceptable GFCI: Basement, garage, kitchen, bathrooms
 Is the panel bonded? Yes
Main Electric Shutoff



Structure

Inspected according to NACHI standards

Acceptable Structure Type: Wood frame
 Acceptable Foundation: Poured concrete
 Acceptable Beams: Steel I-Beam
 Acceptable Bearing Walls: Frame
 Acceptable Joists/Trusses: 2x8
 Acceptable Piers/Posts: Steel posts
 Acceptable Floor/Slab: Poured concrete
 Acceptable Stairs/Handrails: Wood stairs with wood handrails
 Acceptable Subfloor: Strand board

Attic

Inspected according to NACHI standards

Main Attic

Method of Inspection: In the attic

Not Inspected Unable to Inspect: 40% Cathedral or vaulted ceiling
 Acceptable Roof Framing: 2x4 Truss
 Acceptable Sheathing: Strand board
 Acceptable Ventilation: Ridge and soffit vents
 Acceptable Insulation: Blown in
 Acceptable Insulation Depth: 12"
 Acceptable Bathroom Fan Venting: Electric fan

Basement

Inspected according to NACHI standards

Main Basement

Not Inspected Unable to Inspect: 70% Basement is finished
 Acceptable Ceiling: Exposed framing
 Acceptable Walls: Exposed framing and concrete
 Acceptable Floor: Poured concrete
 Acceptable Floor Drain: Surface drain
 Acceptable Doors: Hollow wood
 Acceptable Windows: Wood hopper
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable Smoke Detector: Hard wired with battery back up
 Acceptable HVAC Source: Heating system register
 Acceptable Insulation: Celotex
 Acceptable Sump Pump: Submerged
 Acceptable Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

Inspected according to NACHI standards. It is recommended that the A/C unit be serviced by a licensed HVAC technician before the start of each cooling season.

Main AC System

Acceptable A/C System Operation: Functional at time of inspection
 Acceptable Condensate Removal: PVC
 Acceptable Exterior Unit: Suspended
 Manufacturer: Trane
 Model Number: TTR030C100A3 Serial Number: N3816GABF
 Area Served: Whole house Approximate Age: 10 years mfr date 9/98
 Fuel Type: 220-240 VAC Temperature Differential: na
 Type: Central A/C Capacity: Not listed
 Acceptable Visible Coil: Aluminum
 Acceptable Refrigerant Lines: Serviceable condition
 Acceptable Electrical Disconnect: Breaker disconnect
 Acceptable Exposed Ductwork: Insulated duct
 Acceptable Blower Fan/Filters: Direct drive with disposable filter Filter size is 16x25x1
 Acceptable Thermostats: Individual

Fireplace/Wood Stove

Inspected according to NACHI standards. Recommend cleaning before use by a certified chimney sweep.

Family Room Fireplace

Acceptable Fireplace Construction: Prefab
 Type: Gas log
 Acceptable Smoke Chamber: Metal
 Acceptable Hearth: Raised brick

Heating System

Inspected according to NACHI standards. It is recommended that the furnace be serviced by a HVAC technician before the heating season.

Main Heating System

Acceptable Heating System Operation: Functional at time of inspection
 Manufacturer: Trane
 Model Number: TUC060C936B4 Serial Number: N284N5U7G
 Type: Forced air Capacity: 60,000 BTUHR
 Area Served: Whole house Approximate Age: 10 years
 Fuel Type: Natural gas
 Acceptable Heat Exchanger: 3 Burner
 Acceptable Blower Fan/Filter: Direct drive with disposable filter Filter size is 16x25x1
 Acceptable Distribution: Insulated duct
 Acceptable Draft Control: Automatic
 Acceptable Flue Pipe: PVC
 Acceptable Controls: Limit switch
 Acceptable Thermostats: Individual

Plumbing

Inspected according to NACHI standards

Acceptable Service Line: Copper
 Acceptable Main Water Shutoff: Basement
 Acceptable Water Lines: Copper
 Acceptable Drain Pipes: PVC
 Acceptable Service Caps: Accessible
 Acceptable Vent Pipes: PVC
 Acceptable Gas Service Lines: Cast iron

Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection
 Manufacturer: A.O. Smith
 Model Number: FPD-40-234 Serial Number: MH97-0023048-S06
 Type: Natural gas Capacity: 40 Gal.
 Approximate Age: 11 years Area Served: Whole house
 Acceptable Flue Pipe: PVC
 Acceptable TPRV and Drain Tube: Copper

Main Water Shutoff



Bathroom

Inspected according to NACHI standards

1st floor main Bathroom

Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Vinyl floor covering
 Acceptable Doors: Hollow wood
 Acceptable Electrical: 110 VAC GFCI outlets and lighting
 Acceptable Counter/Cabinet: Wood
 Acceptable Sink/Basin: Molded single bowl
 Acceptable Faucets/Traps: Delta fixtures with a PVC trap
 Acceptable Tub/Surround: One piece fiberglass
 Acceptable Toilets: Mansfield
 Acceptable HVAC Source: Heating system register
 Acceptable Ventilation: Electric ventilation fan

Master Bathroom

Acceptable Closet: Single small
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Vinyl floor covering and carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: 110 VAC GFCI outlets and lighting
 Acceptable Counter/Cabinet: Wood
 Acceptable Sink/Basin: Molded dual bowl
 Defective Faucets/Traps: Delta fixtures with a PVC trap The water line is leaking at the shutoff. Recommend repair



Acceptable Tub/Surround: One piece fiberglass
 Acceptable Toilets: Mansfield
 Acceptable HVAC Source: Heating system register
 Acceptable Ventilation: Electric ventilation fan

Basement Bathroom

Acceptable Closet: Single small
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Electrical: 110 VAC GFCI outlets and lighting
 Acceptable Counter/Cabinet: Wood
 Acceptable Sink/Basin: Molded single bowl
 Defective Faucets/Traps: Glacier Bay faucet PVC trap Leaking faucet. Recommend repair



Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround

Bathroom (Continued)

Acceptable Toilets: American Standard
 Acceptable HVAC Source: Heating system register
 Acceptable Ventilation: Electric ventilation fan

Kitchen

Inspected according to NACHI standards

1st Floor Kitchen

Acceptable Cooking Appliances: Maytag
 Acceptable Disposal: In-Sinkerator
 Acceptable Dishwasher: Kenmore
 Air Gap Present? Yes
 Acceptable Microwave: Sharp
 Acceptable Sink: Metal double bowl
 Acceptable Electrical: 110 VAC GFCI outlets and lighting
 Defective Plumbing/Fixtures: PVC trap Delta fixture The garbage disposal drain pipe is leaking at the coupling. Recommend repair



Acceptable Counter Tops: Laminate
 Acceptable Cabinets: Wood
 Acceptable Pantry: Single small
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Vinyl floor covering
 Acceptable Doors: Vinyl slider
 Acceptable Windows: Vinyl double hung
 Acceptable HVAC Source: Heating system register

Bedroom

Inspected according to NACHI standards

Master Bedroom

Acceptable Closet: Walk In
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Maintenance Doors: Hollow wood Lockset(s) not latching-requires adjustment
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: Ceiling fan, 110vac outlets and lighting
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired with battery back up

Right Front Bedroom

Acceptable Closet: Single small
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet

Bedroom (Continued)

Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: Ceiling fan, 110vac outlets and lighting
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired with battery back up

Right Rear Bedroom

Maintenance Closet: Single small The closet door divider is broken. Recommend repair
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: Ceiling fan, 110vac outlets and lighting
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired with battery back up

Living Space

Inspected according to NACHI standards

Family Room Living Space

Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: Ceiling fan, 110vac outlets and lighting
 Acceptable HVAC Source: Heating system register

Dining Room Living Space

Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Hardwood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Heating system register

Basement Family Room Living Space

Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Laminate
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Heating system register

Exercise Room Living Space

Acceptable Closet: Single small
 Acceptable Ceiling: Paint
 Acceptable Walls: Paint
 Acceptable Floor: Laminate
 Acceptable Doors: Hollow wood
 Acceptable Windows: Wood hopper
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired with battery back up

Living Space (Continued)

Bar Area Living Space

Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Ceramic tile
Defective	Electrical: 110 VAC GFCI outlets and lighting GFCI didn't trip when tested. Recommend replacement
Acceptable	Smoke Detector: Hard wired with battery back up

Laundry Room/Area

Inspected according to NACHI standards

Basement Laundry Room/Area

Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Washer Hose Bib: Rotary
Acceptable	Washer and Dryer Electrical: 110-240 VAC
Acceptable	Dryer Vent: Plastic flex
Acceptable	Washer Drain: Wall mounted drain

Final Comments

Home inspection report does not address environmental hazards. A wood destroying insect inspection was performed on the property. See attached report.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

Main Roof Surface Material: Asphalt shingle Missing several roof shingles. Recommend evaluation and repair by a roofing contractor.

Plumbing Vents: PVC Plumbing vent pipe rubber boot is cracked and damaged. Recommend replacing to prevent water intrusion.

Garage/Carport

Attached Garage Electrical: 110 VAC GFCI outlets and lighting The ground is broken on the outlet. Recommend replacement for safety.

Electrical

Service: Aluminum Plastic conduit at meter base is separating allowing moisture to penetrate. Recommend repair

Bathroom

Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap The water line is leaking at the shutoff. Recommend repair

Basement Bathroom Faucets/Traps: Glacier Bay faucet PVC trap Leaking faucet. Recommend repair

Kitchen

1st Floor Kitchen Plumbing/Fixtures: PVC trap Delta fixture The garbage disposal drain pipe is leaking at the coupling. Recommend repair

Living Space

Bar Area Living Space Electrical: 110 VAC GFCI outlets and lighting GFCI didn't trip when tested. Recommend replacement