



BLUEGRASS HOME INSPECTIONS LLC

2702310825

bluegrasshomeinspectionsllc@gmail.com

<https://www.BluegrassHomeInspectionsLLC.com>



BHI RESIDENTIAL INSPECTION

432 Maple Ave
Owensboro, KY 42301

Mary Bryan Hood Estate Tom Neal Executor

05/08/2025



Inspector

David Johnson

David G. Johnson

KY#270106 IN#HI02100119 TN#2494

2702310825

bluegrasshomeinspectionsllc@gmail.com

TABLE OF CONTENTS

1: Inspection Details	6
2: Roof	8
3: Exterior	18
4: Basement, Foundation, Crawlspace & Structure	40
5: Heating	53
6: Cooling	59
7: Plumbing	61
8: Electrical	79
9: Attic, Insulation & Ventilation	88
10: Doors, Windows & Interior	93
11: Built-in Appliances	106
12: Wood Destroying Insects	108
13: Pest Intrusion	110
14: Standards Of Practice	112
Standards of Practice	113

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Coverings: Evidence of Water Intrusion
- 🔧 2.2.2 Roof - Coverings: Moss/Mildew
- ⊖ 2.2.3 Roof - Coverings: Hail Damage
- 🔧 2.3.1 Roof - Roof Drainage Systems: Debris
- 🔧 2.3.2 Roof - Roof Drainage Systems: Downspouts Drain Near Structure
- 🔧 2.3.3 Roof - Roof Drainage Systems: Gutter Damaged
- 🔧 2.3.4 Roof - Roof Drainage Systems: Gutters Missing
- 🔧 2.3.5 Roof - Roof Drainage Systems: Unable to Confirm Drainage Outlet
- ⊖ 2.4.1 Roof - Flashings: Loose/Separated
- ⊖ 2.4.2 Roof - Flashings: Missing
- ⊖ 2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- 🔧 3.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Hail Damage
- 🔧 3.2.3 Exterior - Siding, Flashing & Trim: J-Channel
- ⊖ 3.2.4 Exterior - Siding, Flashing & Trim: Masonry Deterioration
- 🔧 3.2.5 Exterior - Siding, Flashing & Trim: SCP
- ⊖ 3.2.6 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
- ⊖ 3.2.7 Exterior - Siding, Flashing & Trim: Wood Rot
- ⊖ 3.2.8 Exterior - Siding, Flashing & Trim: Sealant/Flashing Recommended
- ⊖ 3.3.1 Exterior - Exterior Doors: Trim Damage Noted
- 🔧 3.3.2 Exterior - Exterior Doors: Doorbell Not Operational
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🔧 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Joist Hangers
- ⚠️ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Guardrail Missing/Damaged
- ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Graspable Handrail
- 🔧 3.5.4 Exterior - Decks, Balconies, Porches & Steps: Missing Bolts
- ⊖ 3.5.5 Exterior - Decks, Balconies, Porches & Steps: Missing/Damaged Spindles
- 🔧 3.5.6 Exterior - Decks, Balconies, Porches & Steps: Concrete step/porch settlement

- ⊖ 3.5.7 Exterior - Decks, Balconies, Porches & Steps: ADA Ramp exceeds 1:12
- 🔧 3.5.8 Exterior - Decks, Balconies, Porches & Steps: Masonry/Mortar/Grout Deterioration
- 🔧 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Excessive Vegetation
- 🔧 3.8.1 Exterior - Fence: Deteriorated Posts/Slats
- ⚠️ 4.4.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Structural Damage
- ⊖ 4.4.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Pillar Blocking Not on Concrete
- ⊖ 4.5.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Cracks - Major
- ⊖ 4.5.2 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- ⊖ 4.5.3 Basement, Foundation, Crawlspace & Structure - Wall Structure: Possible Lime Mortar
- ⊖ 4.6.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Water Intrusion
- ⊖ 5.2.1 Heating - Equipment: Oil Stains Present
- ⊖ 5.2.2 Heating - Equipment: Nearing the end of service life
- ⊖ 5.2.3 Heating - Equipment: Leak observed in boiler piping
- ⚠️ 5.4.1 Heating - Distribution Systems: Unknown material
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: Evidence of a Leak
- 🔧 7.3.2 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- 🔧 7.3.3 Plumbing - Drain, Waste, & Vent Systems: Air admittance valve installation too low
- ⊖ 7.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe Leaking
- ⊖ 7.4.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Loose
- ⊖ 7.4.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose/Damaged Fixture
- ⊖ 7.4.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Fixture Leaking
- ⊖ 7.4.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Low Water Pressure
- ⊖ 7.4.6 Plumbing - Water Supply, Distribution Systems & Fixtures: Fixture Controls Inoperable
- ⊖ 7.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life Expectancy
- 🔧 7.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water heater temperature turned down
- 🔧 7.5.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Missing State (AHJ) Inspection Sticker
- ⚠️ 7.6.1 Plumbing - Fuel Storage & Distribution Systems: Unprotected fuel piping
- 🔧 8.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Fuse Panel
- ⊖ 8.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Aluminum Branch Circuits
- ⊖ 8.4.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Splice/Termination Outside Junction Box
- ⚠️ 8.4.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Knob and Tube
- 🔧 8.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates/Hardware Missing
- 🔧 8.5.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 🔧 8.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle(s)
- ⊖ 8.6.1 Electrical - GFCI & AFCI: GFCI Protection
- ⚠️ 8.8.1 Electrical - Carbon Monoxide Detectors: Missing
- 🔧 9.2.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- 🔧 9.3.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): No Vapor Barrier
- ⚠️ 9.5.1 Attic, Insulation & Ventilation - Exhaust Systems: Improper Combustion Exhaust Termination
- 🔧 10.2.1 Doors, Windows & Interior - Doors: Door adjustment
- ⊖ 10.3.1 Doors, Windows & Interior - Windows: Will not lock

-
- ⊖ 10.3.2 Doors, Windows & Interior - Windows: Unable to Open
 - ⊖ 10.4.1 Doors, Windows & Interior - Floors: Floor Deflection
 - ⊖ 10.5.1 Doors, Windows & Interior - Walls: Major Corner Cracks
 - ⊖ 10.5.2 Doors, Windows & Interior - Walls: Moisture Intrusion Evidence
 - ⊖ 10.6.1 Doors, Windows & Interior - Ceilings: Roof/Exterior/Plumbing Leak Damage
 - 🔧 10.6.2 Doors, Windows & Interior - Ceilings: Exposed Tape Joint/Corner Bead
 - ⊖ 10.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Missing/Damaged Risers
 - ⚠️ 10.7.2 Doors, Windows & Interior - Steps, Stairways & Railings: Damaged Stair Supports
 - ⚠️ 10.7.3 Doors, Windows & Interior - Steps, Stairways & Railings: Unsafe stairway
 - ⊖ 12.2.1 Wood Destroying Insects - Deficiencies: Evidence WDI
 - 🔧 13.2.1 Pest Intrusion - Deficiencies: Evidence of Insects
 - ⊖ 13.2.2 Pest Intrusion - Deficiencies: Animal Intrusion
 - 🔧 13.2.3 Pest Intrusion - Deficiencies: Wasp(s) Nest

1: INSPECTION DETAILS

Information

General: In Attendance
Client



General: Occupancy
Staged



General: Style
Multi-level



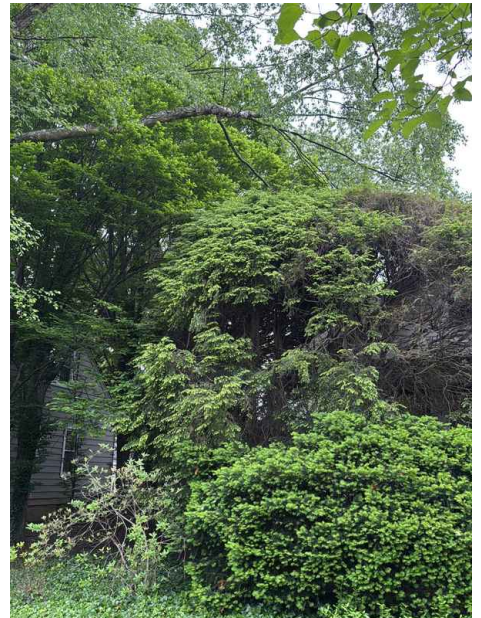
General: Temperature
(approximate)
64 Fahrenheit (F)



General: Type of Building
Single Family, Detached



General: Weather Conditions
Recent Rain, Dry, Windy



General: Front of Structure Faces

North



2: ROOF

Information

General: Inspection Method

Ladder, Ground, Roof



General: Roof Type/Style

Gable, Hip



Coverings: Material

Asphalt, Fiberglass



Coverings: Roof Pitch

Roof pitch varies. See picture(s) below.



Coverings: Underlayment

Underlayment observed in one or more locations.



Coverings: Layers

1 Layer



Coverings: Type of Valley

Open Valley



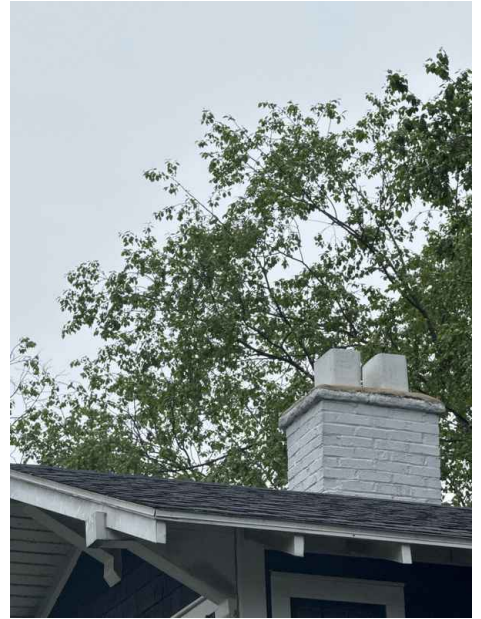
Roof Drainage Systems: Gutter

Material

Aluminum



Skylights, Chimneys & Other Roof Penetrations: Chimney Present



Skylights, Chimneys & Other Roof Penetrations: Combustion

Exhaust Vent

Not Present



Skylights, Chimneys & Other Roof Penetrations: Skylight

Not Present



Coverings: Age

1-8 years old

Architectural shingles have a life expectancy of 20-25 years.

Three Tab shingles have a life expectancy of 15-20 years.



Flashings: Material

Aluminum, Silicone Sealant, Tar Sealant, Counter Flashing, Step Flashing, Metal, Cannot Confirm, Plastic



Limitations

General

LIMITED VISUAL INSPECTION DUE TO ACCESS/SAFETY

Limited visual inspection due to access/safety.

Observations

2.2.1 Coverings

 Recommendation

EVIDENCE OF WATER INTRUSION

Evidence of water intrusion noted during the inspection. Recommend further evaluation by a qualified contractor.

Recommendation

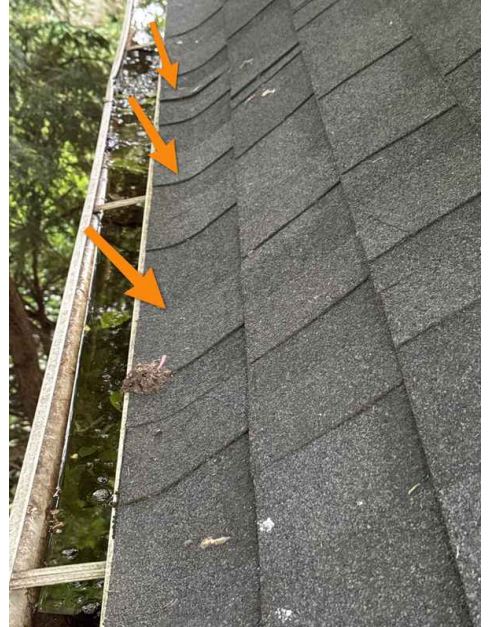
Contact a qualified roofing professional.



East



East



East



West



West



West

2.2.2 Coverings

 Maintenance Item

MOSS/MILDEW

Moss/Mildew observed on roof during inspection. This is most commonly observed on the north or shaded side of the structure. One option is to use noninvasive cleaners to remove moss/mildew. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



East

2.2.3 Coverings

HAIL DAMAGE

 Recommendation

Evidence of hail damage observed during the inspection. Recommend further evaluation by qualified roofing contractor.

Recommendation

Contact a qualified professional.



West



West



West



West



West

2.3.1 Roof Drainage Systems

 Maintenance Item

DEBRIS

Debris accumulation observed in the gutters during the inspection. One option is to clean gutters to facilitate water flow. Recommend further evaluation by a qualified contractor.

[Here is a DIY resource](#) for cleaning your gutters.



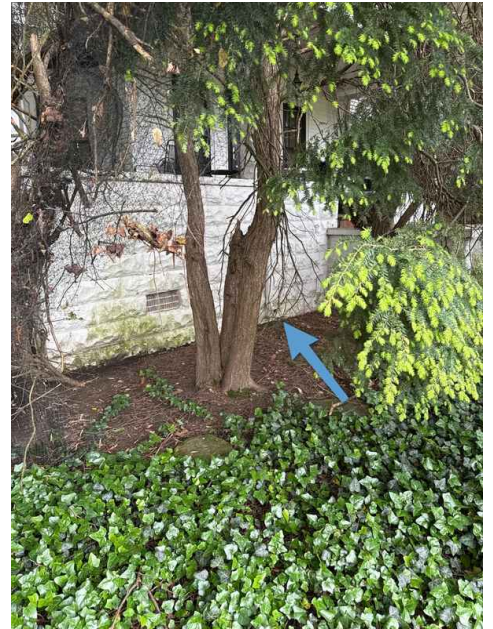
2.3.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR STRUCTURE

 Maintenance Item

One or more downspouts drain near the structure's foundation. This can result in excessive moisture in the soil at the foundation. One option is to adjust downspout extensions to drain at least 6 feet from the foundation. Recommend further evaluation by a qualified grading contractor.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



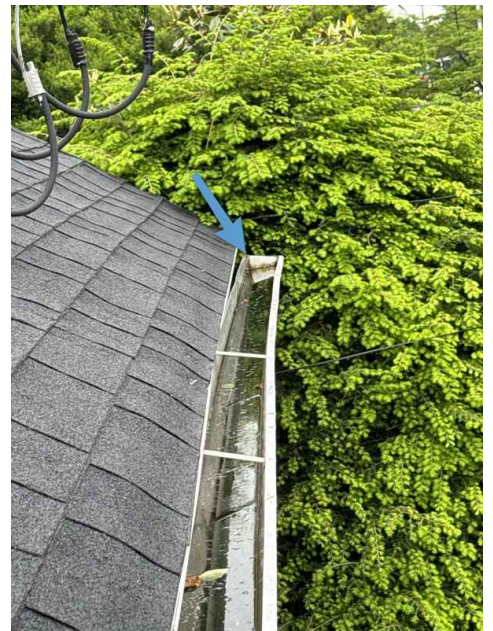
2.3.3 Roof Drainage Systems



Maintenance Item

GUTTER DAMAGED

Gutter damage noted during inspection. This can result in over capacity and excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.



Southwest

2.3.4 Roof Drainage Systems



Maintenance Item

GUTTERS MISSING

There are gutters missing on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building. Recommend further evaluation by a qualified contractor.



2.3.5 Roof Drainage Systems

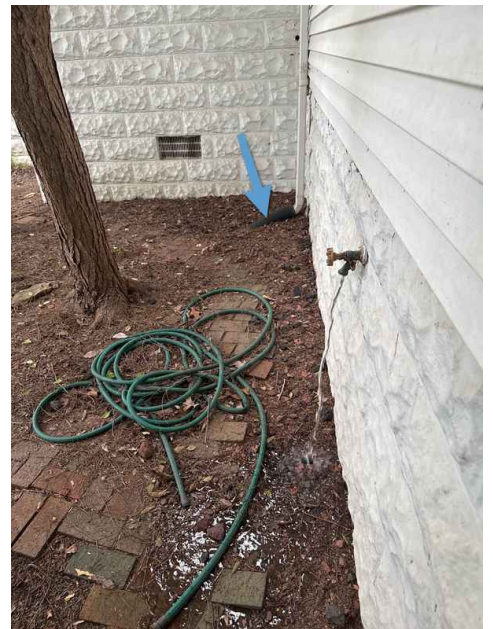
UNABLE TO CONFIRM DRAINAGE OUTLET

Unable to confirm drainage outlet at time of inspection. One option is to monitor during the next rain event. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.4.1 Flashings

LOOSE/SEPARATED

Loose/Separated flashings observed during the inspection. One option is to ensure flashings are properly mounted, sealed, and secured to prevent moisture intrusion. Recommend further evaluation by a qualified roofing contractor.

 Recommendation



Southwest

2.4.2 Flashings

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

 Recommendation



East

2.5.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This can protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

 Recommendation



West

3: EXTERIOR

Information

General: Inspection Method

Visual



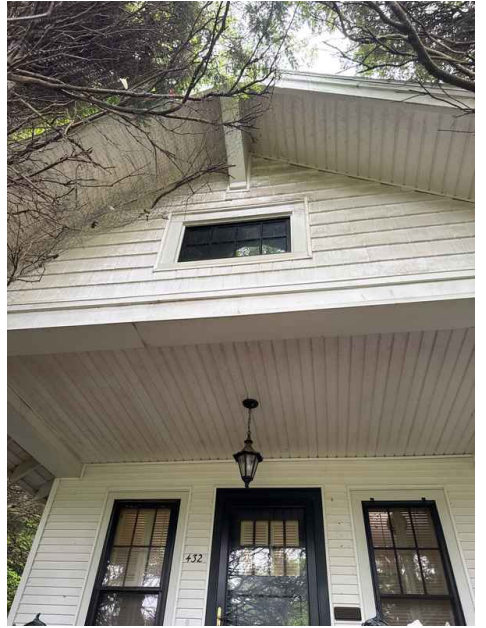
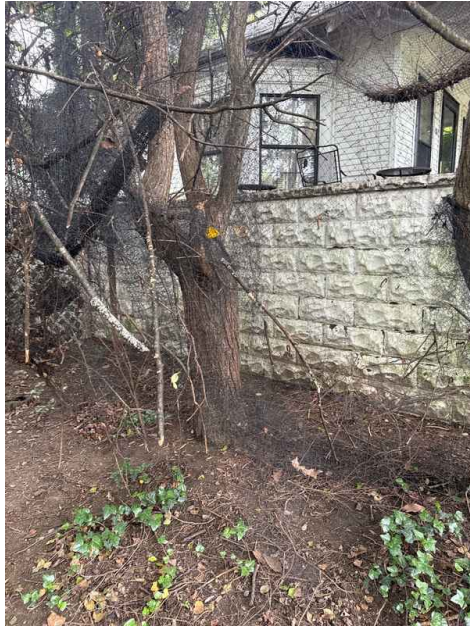
Siding, Flashing & Trim: Siding Material

Asphalt, Vinyl, Shingles, Masonry



Siding, Flashing & Trim: Siding Style

Shingles, Clapboard, Masonry Block, Shakes



Siding, Flashing & Trim: Vapor Barrier

Not Present

The presence of vapor barrier is inspected in limited locations due to non-invasive testing.



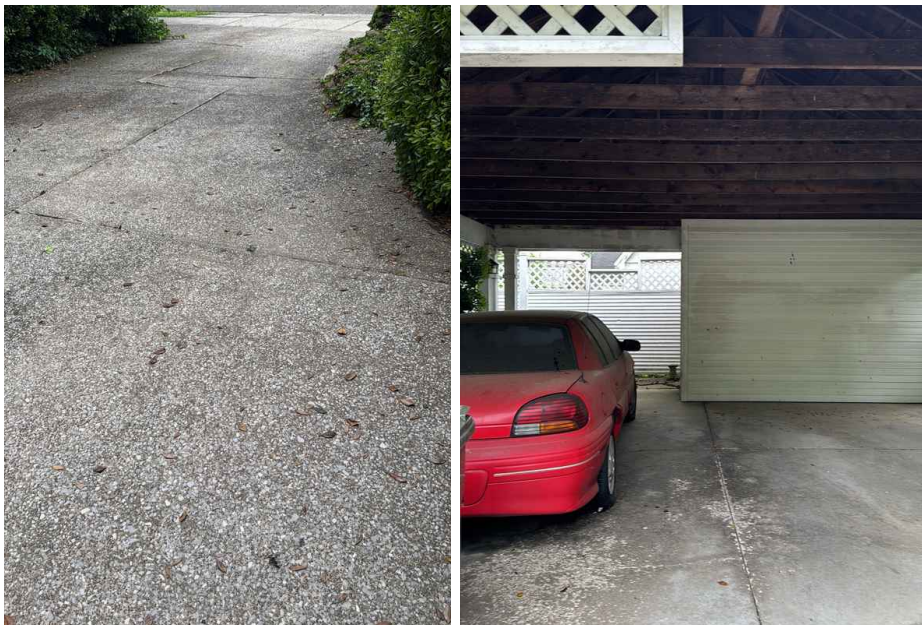
Exterior Doors: Exterior Entry Door

Glass, Wood, Storm



Walkways, Patios & Driveways: Driveway Material

Concrete



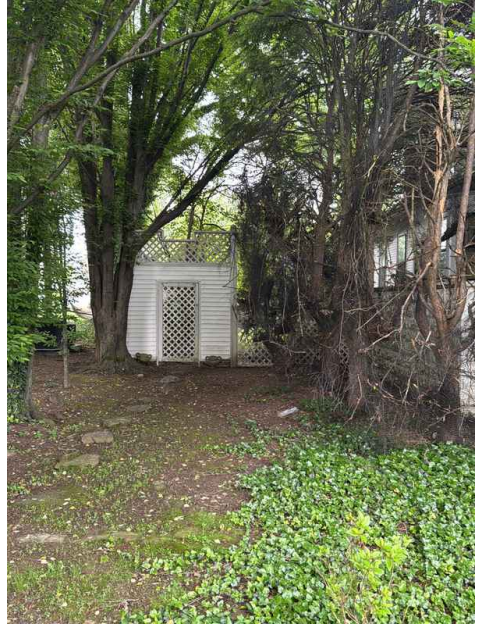
Walkways, Patios & Driveways: Hard-Scape

Concrete, Sidewalk, Decking, Wood, Brick



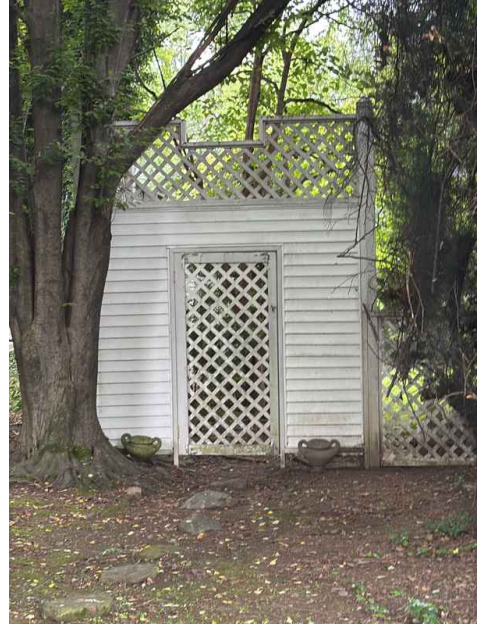
Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Patio, Front Porch, Sidewalk, Back Porch, Carport, Ramp



Decks, Balconies, Porches & Steps: Material

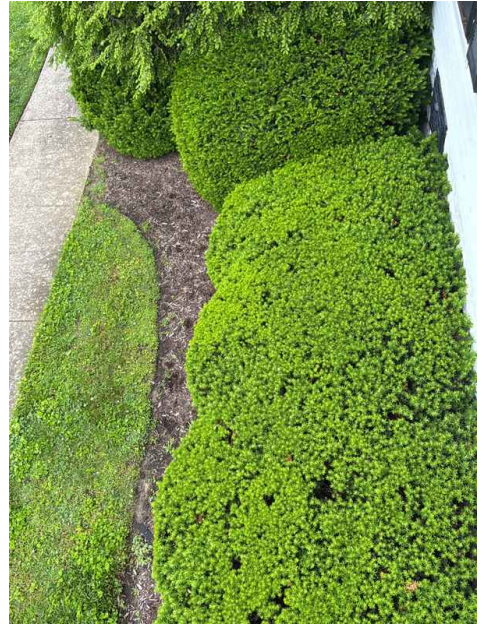
Wood, Concrete, Brick, Vinyl, Aluminum, Masonry Block, Stone



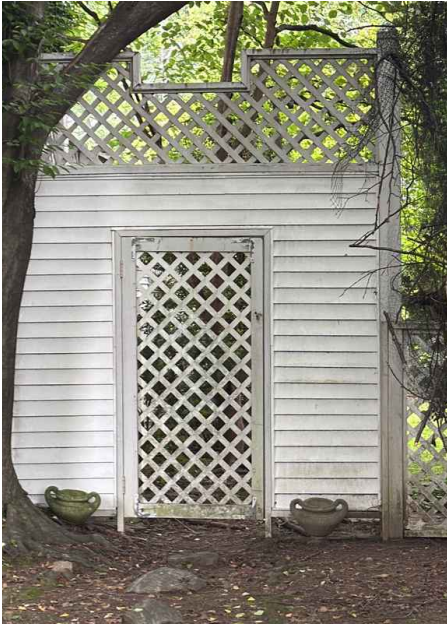
Eaves, Soffits & Fascia: Soffit



Vegetation, Grading, Drainage & Retaining Walls: Grade/Drainage



Fence: Visual inspection



Limitations

General

LIMITED VISUAL INSPECTION

Limited visual inspection due to access/safety.

Siding, Flashing & Trim

DENSE VEGETATION

Limited visual inspection due to dense vegetation.

Siding, Flashing & Trim

LIMITED VISUAL INSPECTION

Limited visual inspection due to obstructions/access/safety.

Fence

OWNERSHIP UNDETERMINED

Bluegrass Home Inspections LLC (BHI) is not a licensed survey company. Therefore, BHI cannot determine ownership of fence structures during a limited visual inspection.

Observations

3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Masonry cracking observed in one or more places. This is often a result of temperature changes and/or poor drainage. This is also typical for structures with significant age. One option is to tuck-point new mortar. Recommend monitoring and/or further evaluation by a masonry contractor.



Northeast

3.2.2 Siding, Flashing & Trim

HAIL DAMAGE



Hail damage observed during the inspection. Inquire with current owner/representative for past history. Recommend further evaluation by a qualified exterior contractor.

Recommendation

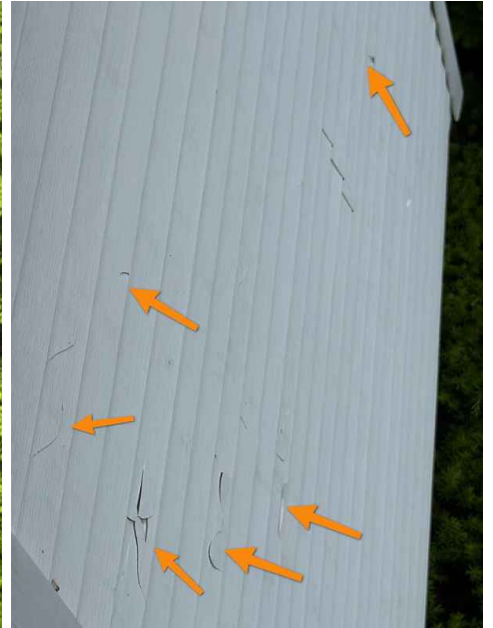
Contact a qualified siding specialist.



East 2nd Floor



West



West



West

3.2.3 Siding, Flashing & Trim

J-CHANNEL

J-channel was used instead of a starter strip for the very bottom run of vinyl siding. This can trap water and cause moisture intrusion. Exterior siding manufacturers recommend drilling a 3/16" hole every 12 inches along the J-channel to allow drainage. Recommend further evaluation by a siding contractor.

Recommendation

Contact a qualified professional.





North

3.2.4 Siding, Flashing & Trim

MASONRY DETERIORATION

Masonry deterioration noted in isolated areas during the inspection. One option is to tuck point new mortar into affected areas. Recommend further evaluation by a masonry contractor.

Recommendation

Contact a qualified masonry professional.

 Recommendation



East

3.2.5 Siding, Flashing & Trim

SCP

Some materials in an exterior setting require more maintenance than other siding. One option is to Scrape, Caulk, and Paint (SCP) some exterior materials such as steel or wood to ensure full life expectancy. Recommend further evaluation by a painting contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



East 2nd Floor

3.2.6 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

 Recommendation

Evidence of water intrusion noted during the inspection. One option is to repair exterior siding and/or flashing. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



East 2nd Floor



East 2nd Floor



West 2nd Floor



West



West



West



West Kitchen



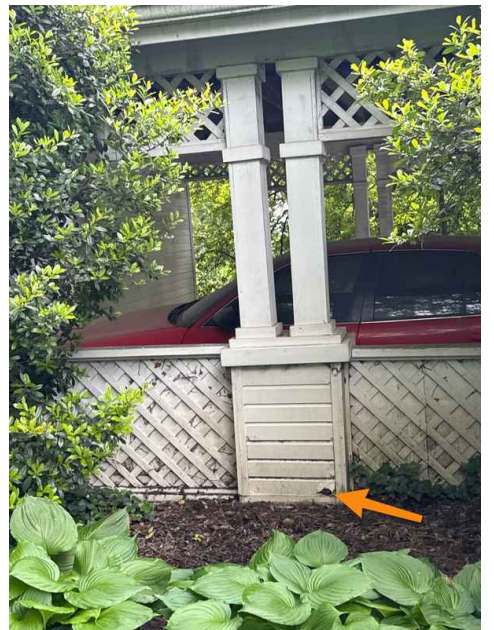
West Basement



West



East





North

3.2.7 Siding, Flashing & Trim

WOOD ROT

 Recommendation

Wood rot noted during inspection. One option is to replace with a composite material that can withstand constant weathering. Recommend further evaluation by qualified carpenter.

Recommendation

Contact a qualified professional.



West



West

3.2.8 Siding, Flashing & Trim

SEALANT/FLASHING RECOMMENDED

 Recommendation

Sealant/Flashing recommended where two dissimilar exterior materials meet and/or change direction. One option would be to apply a tripolymer sealant and/or flashing. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



East



East



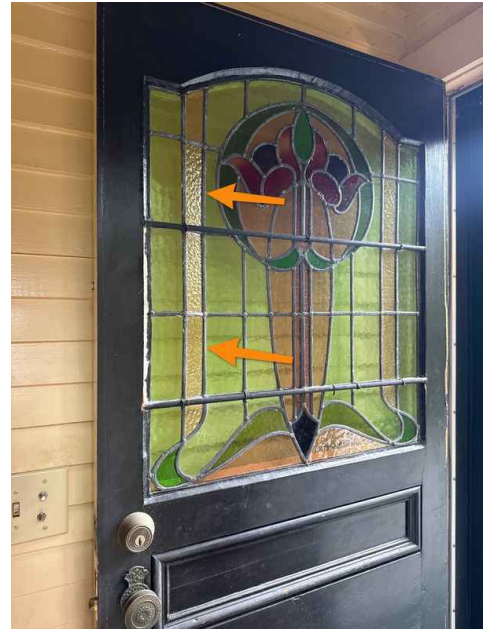
3.3.1 Exterior Doors

TRIM DAMAGE NOTED

Exterior door trim damage noted at time of inspection. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



South

3.3.2 Exterior Doors

DOORBELL NOT OPERATIONAL

Doorbell not operational at time of inspection. One option is to repair/replace doorbell. Recommend further evaluation by a qualified contractor.



Recommendation

Contact a qualified professional.



South

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Maintenance Item

Minor cosmetic cracks observed, usually associated with expansion/contraction due to temperature changes. One option is to patch/seal cracks. Recommend monitoring and/or further evaluation by a concrete contractor.



South

3.5.1 Decks, Balconies, Porches & Steps

JOIST HANGERS

Maintenance Item

Joist hanger(s) are missing or improperly installed. Fasteners are not structural and are not permitted through veneers. This could cause the structure to fail. Recommend that joist hangers be properly installed by qualified contractor.



South

3.5.2 Decks, Balconies, Porches & Steps

 Safety Hazard

GUARDRAIL MISSING/DAMAGED

Guardrails are missing in one or more locations. Handrails/guardrails are required if there are four or more stair risers, OR 30" of vertical separation. One option is to provide positive separation between pedestrian routes and vertical separations greater than 30". Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.3 Decks, Balconies, Porches & Steps

 Recommendation

GRASPABLE HANDRAIL

Any elevated surface greater than 30 inches or having four or more step risers require a graspable handrail. 2 x 4 and 2 x 6 dimensional lumber is not considered graspable. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



North



East

3.5.4 Decks, Balconies, Porches & Steps

 Maintenance Item

MISSING BOLTS

Bolts missing through boards. It is recommended to have bolts through the skirt/ledger boards and into the structural points. One option is to add bolts at beam/structural connections. Recommend further evaluation by qualified carpenter.

Recommendation

Contact a qualified professional.



3.5.5 Decks, Balconies, Porches & Steps

 Recommendation

MISSING/DAMAGED SPINDLES

Missing/Damaged spindles observed during inspection. One option is to replace and or refasten spindles. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.6 Decks, Balconies, Porches & Steps

CONCRETE STEP/PORCH SETTLEMENT

Minor concrete step/porch settlement observed during inspection. This is not abnormal to see on a structure of this age. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



East

3.5.7 Decks, Balconies, Porches & Steps

ADA RAMP EXCEEDS 1:12

ADA ramp exceeds 8% slope. Americans with Disability Act, recommends a maximum slope not to exceed 1 inch of rise for every 12 inches horizontally, 8%. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.8 Decks, Balconies, Porches & Steps

MASONRY/MORTAR/GROUT DETERIORATION

At the time of the inspection exterior areas were observed to have grout or mortar deterioration. Recommend further evaluation by qualified Mason.

Recommendation

Contact a qualified masonry professional.





East

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

EXCESSIVE VEGETATION

Excessive vegetation next to the structure without minimum required clearance. Recommend removal, or trimming of vegetation around the structure with a minimum clearance from tree/shrub limbs of 4 feet. Seek further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



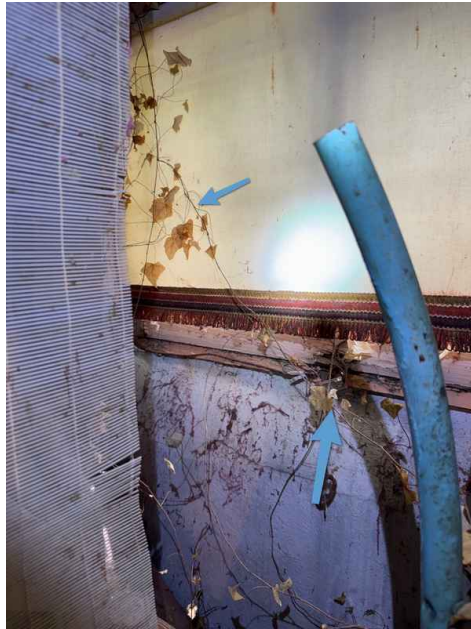
North



South



Northeast



Basement

3.8.1 Fence

DETERIORATED POSTS/SLATS

One or more fence posts/slats were observed to be deteriorated. Recommend further evaluation by a fencing contractor.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basements & Crawlspace:
Basement



Basements & Crawlspace:
Crawlspace



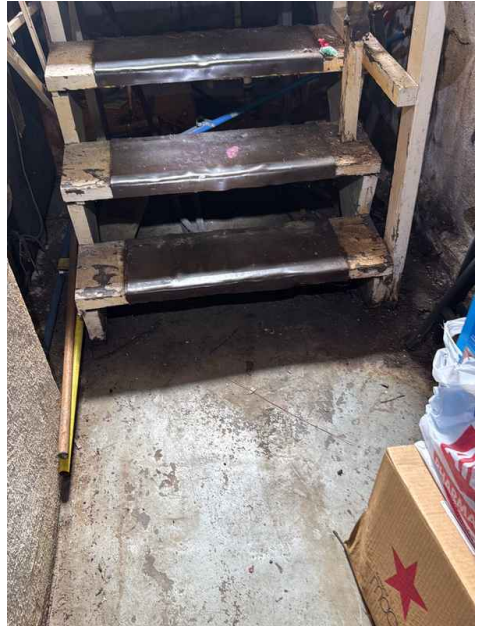
Floor Structure:
Basement/Crawlspace Floor
Dirt



General: Inspection Method
Visual

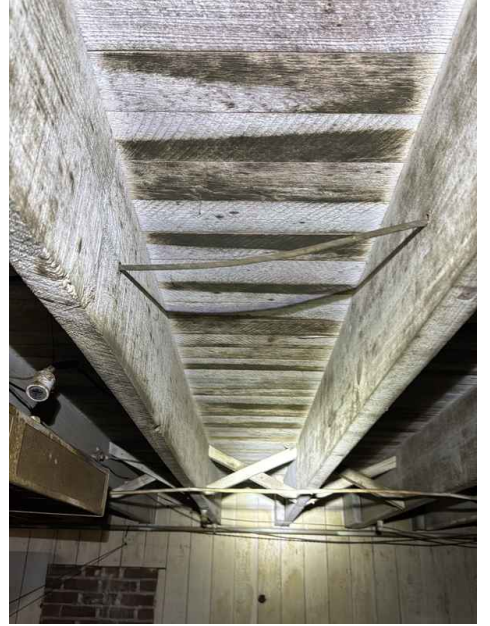


Foundation: Material
Concrete

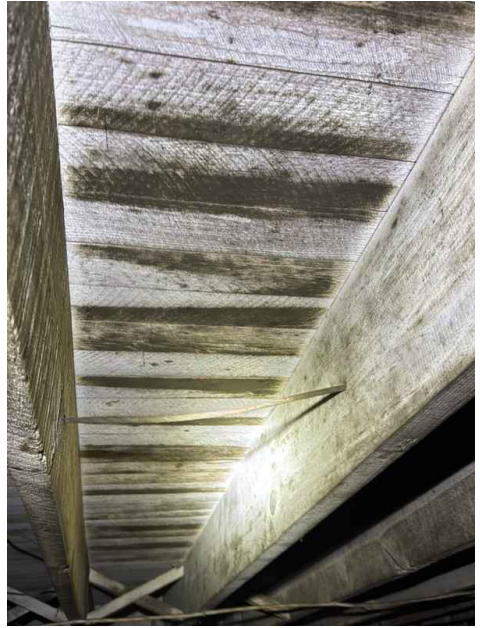


Floor Structure: Material

Steel H Beams, Wood Beams, Wood Joists



**Floor Structure: Sub-floor
Plank**



Wall Structure: Wall Structure

Masonry Block, Brick and Mortar, Masonry Brick



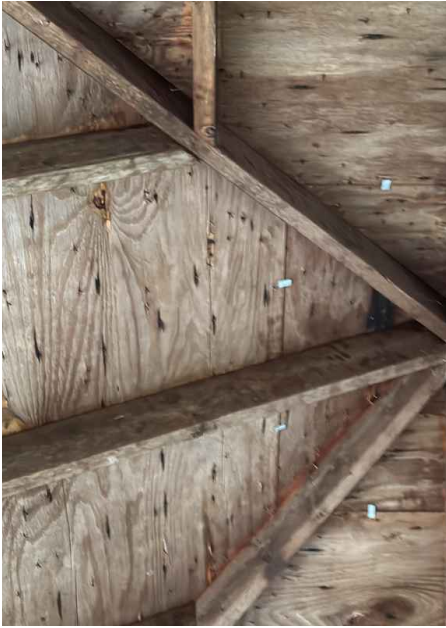


Ceiling Structure: Roof System

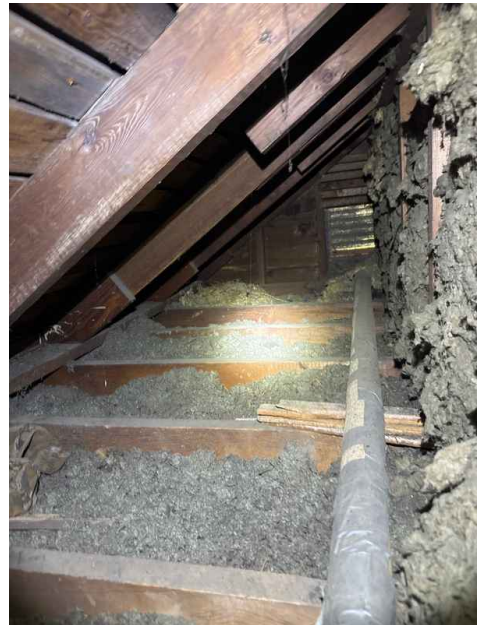
Stick Framing, Rafters, Ridge Board, Collar Ties, Not Accessible



Roof Structure & Attic: Material
Plank, Plywood, Inaccessible



Roof Structure & Attic: Type
Gable, Hip



Limitations

General

LIMITATIONS DUE TO ACCESS/SAFETY

Limitations to areas due to access and/or safety.

Foundation

LIMITED ACCESS

Limited visual due to access and/or safety.

Basements & Crawlspace

LIMITED ACCESS

Limited visual inspection due to materials and/or safe access

Floor Structure

LIMITED ACCESS

Limited access due to safety constraints and/or damaging materials.

Wall Structure

LIMITED INSPECTION

Inspection limited visual inspection due to coverings and/or safe access.

Ceiling Structure

LIMITED VISUAL

Limited visual inspection due to insulation.

Ceiling Structure

SOME AREAS ARE NOT ACCESSIBLE

Some areas are not accessible without damaging materials and/or safety.

Observations

4.4.1 Floor Structure

EVIDENCE OF STRUCTURAL DAMAGE



Structural damage was observed in the underlying floor structure. Recommend further evaluation by a qualified carpenter.



North Crawlspace



North Crawlspace



North Crawlspace

4.4.2 Floor Structure

PILLAR BLOCKING NOT ON CONCRETE

 Recommendation

Pillar blocking is not on concrete. Soil conditions cause elevations to sag. Recommend further evaluation by qualified carpenter.

Recommendation

Contact a qualified professional.



East Crawlspace



East Crawlspace

4.5.1 Wall Structure

CRACKS - MAJOR

 Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or extreme temperature fluctuation. Recommend further evaluation by a qualified contractor.



East Crawlspace



East Crawlspace



West Basement

4.5.2 Wall Structure

 Recommendation

EVIDENCE OF WATER INTRUSION

Evidence of water intrusion noted. One option is to ensure water is flowing away from the structure. Seek previous history from current owner and/or continue to monitor. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



East Crawlspace



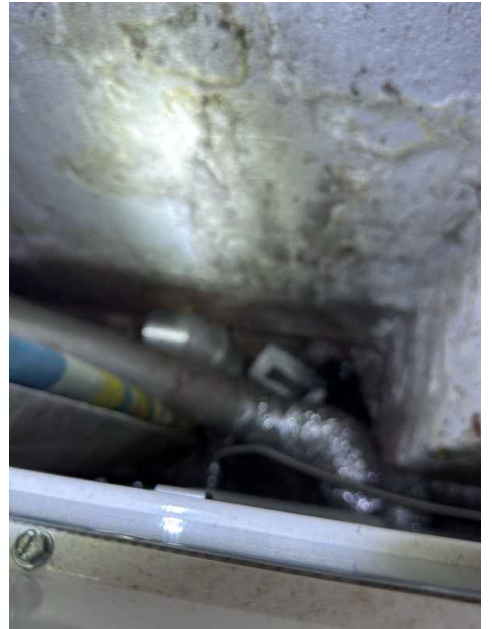
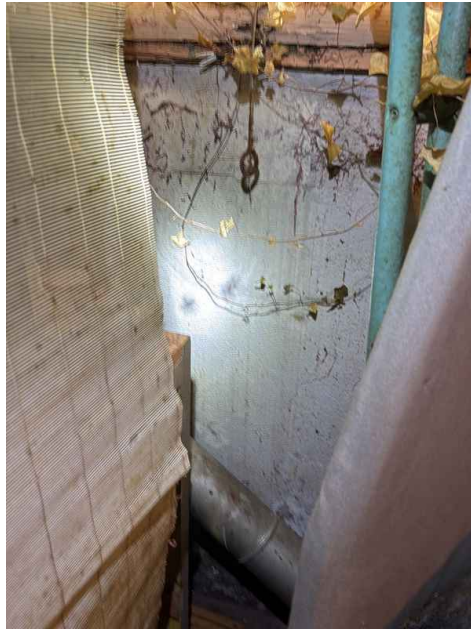
Basement



Basement



West Basement



4.5.3 Wall Structure

POSSIBLE LIME MORTAR

 Recommendation

Evidence of possible lime mortar used in masonry. One option is to tuck-point cement mortar in deficient masonry areas. Recommend further evaluation by a qualified masonry contractor.

Recommendation

Contact a qualified professional.



4.6.1 Ceiling Structure

EVIDENCE OF WATER INTRUSION

 Recommendation

Evidence of water intrusion observed during inspection. One option is to properly flash roof to prevent moisture intrusion. Recommend further evaluation by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



Garage

5: HEATING

Information

Equipment: Brand
Bryant

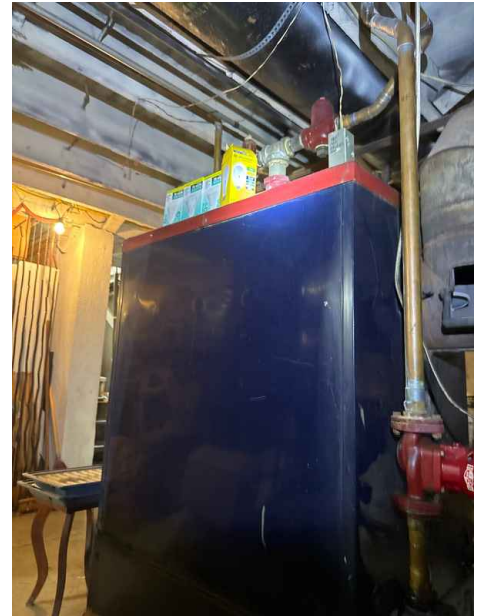


Equipment: Energy Source
Natural Gas



Basement

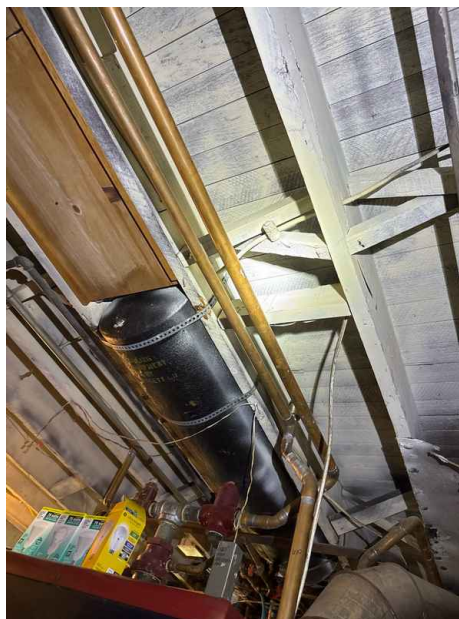
Normal Operating Controls:
Humidifier
Not Present



Normal Operating Controls:
Dehumidifier
Present



Distribution Systems: Ductwork
Not Present



Presence of Alternate Heat Source: Alternate heat sources
Not Present



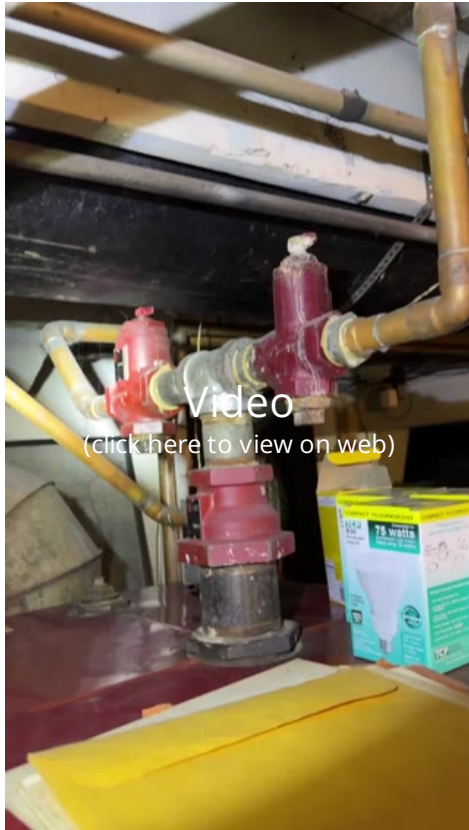
General: AFUE Rating

80

AFUE (Annual Fuel Utilization Efficiency) is used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Equipment: Heat Type
Hydronic, Steam Boiler

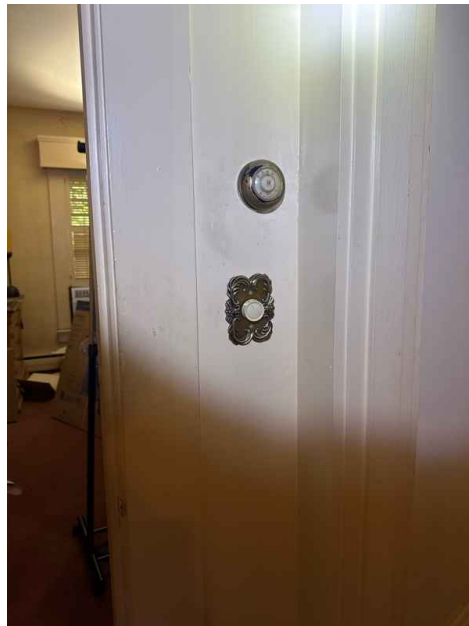


Normal Operating Controls: Thermostat Location



Normal Operating Controls: Zone Controls

Present



Observations

5.2.1 Equipment

OIL STAINS PRESENT

Oil stains present on line-set. One option is to perform a leak test. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.





Basement

5.2.2 Equipment

NEARING THE END OF SERVICE LIFE

Recommendation

Unit is near the end of its service life. Unit is operational during inspection, and generally has a life expectancy between 15-20 years of age. Recommend further evaluation by qualified, HVAC technician.

Recommendation

Contact a qualified HVAC professional.



Basement

5.2.3 Equipment

LEAK OBSERVED IN BOILER PIPING

Recommendation

At the time of the inspection, a small leak was observed in boiler piping. Recommend further evaluation by a qualified HVAC professional.

Recommendation

Contact a qualified professional.



Basement

5.4.1 Distribution Systems

UNKNOWN MATERIAL

 Safety Hazard

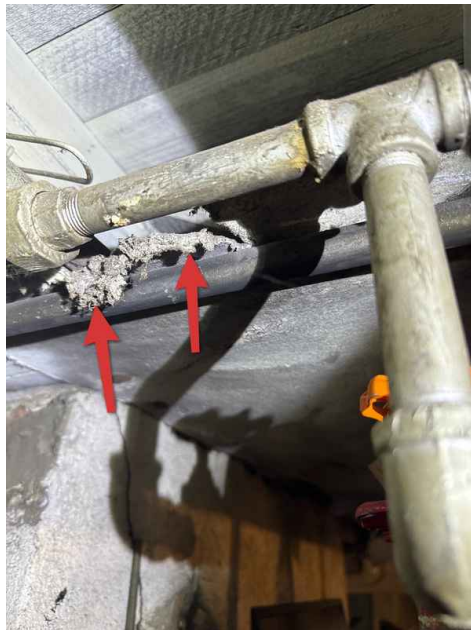
Unknown material observed in isolated areas. One option is to have it tested for asbestos like materials. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



Basement



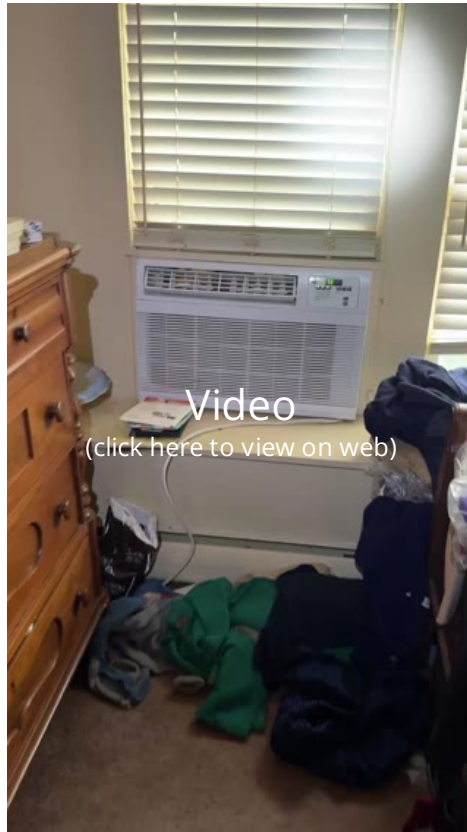
Basement

6: COOLING

Information

Presence of Alternate Cooling: Wall/Window/Portable Unit

Wall/Window/Portable unit air conditioner present.



Presence of Alternate Cooling: Mini-Split Unit

Not Present



7: PLUMBING

Information

General: Filters
Not Present



General: Water Source
Public



Main Water Shut-off Device:
Location
Meter



Water Supply, Distribution Systems & Fixtures: Water Supply Material
Unknown



Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons



Hot Water Systems, Controls, Flues & Vents: Manufactured Date
Unit was manufactured in 2003.

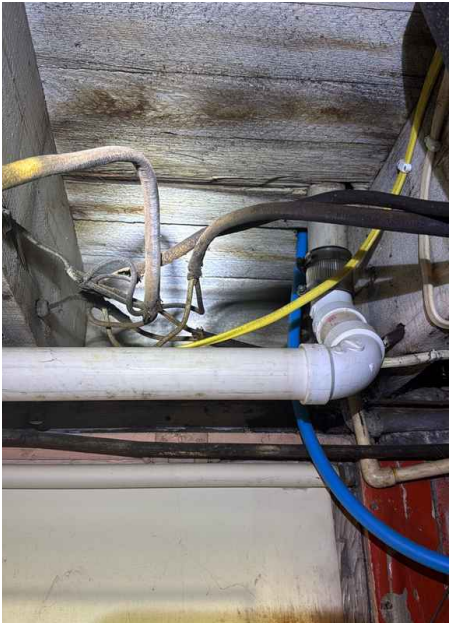


**Hot Water Systems, Controls,
Flues & Vents: TPR
(Temperature/Pressure/Relief)**
Present

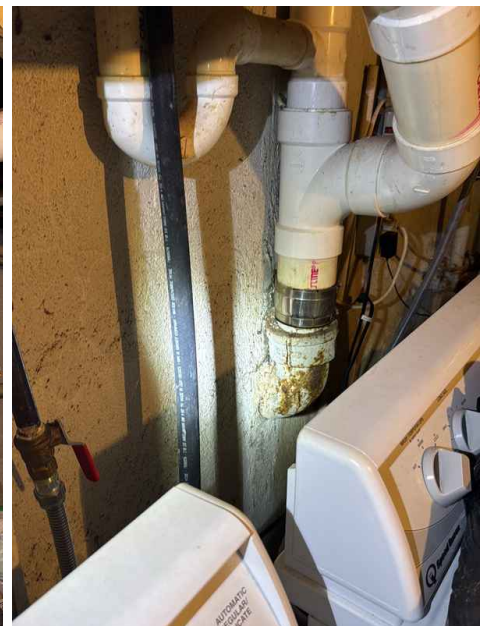
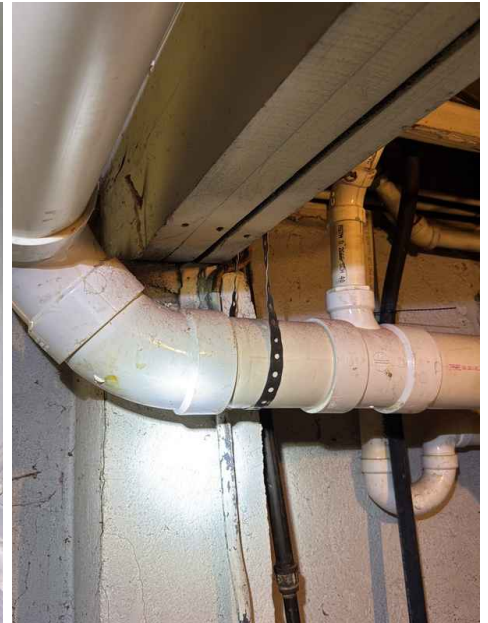
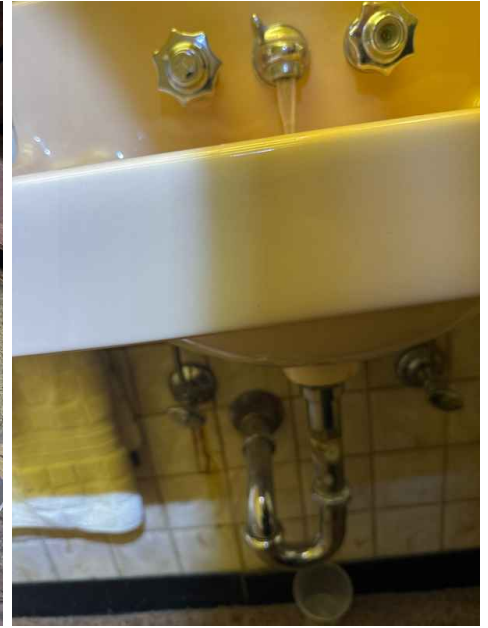
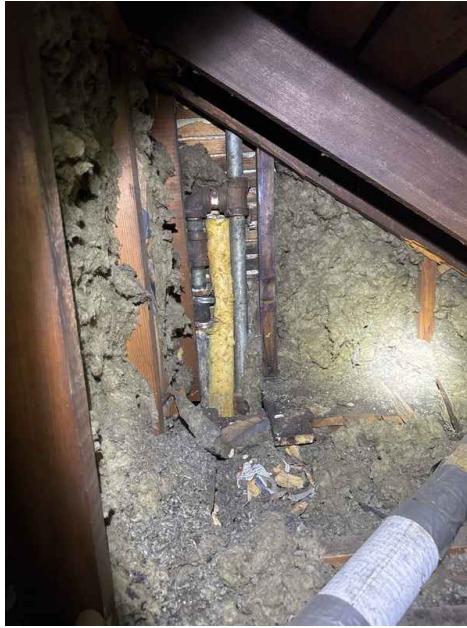


Drain, Waste, & Vent Systems: Drain Size

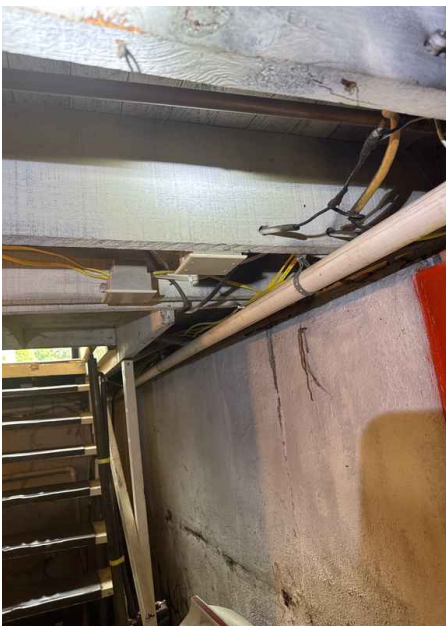
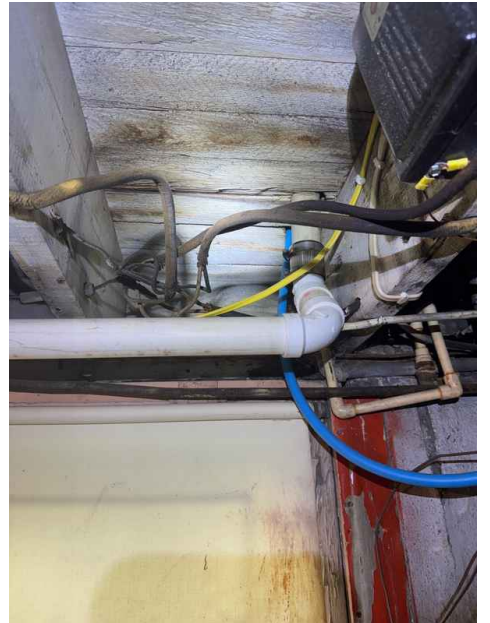
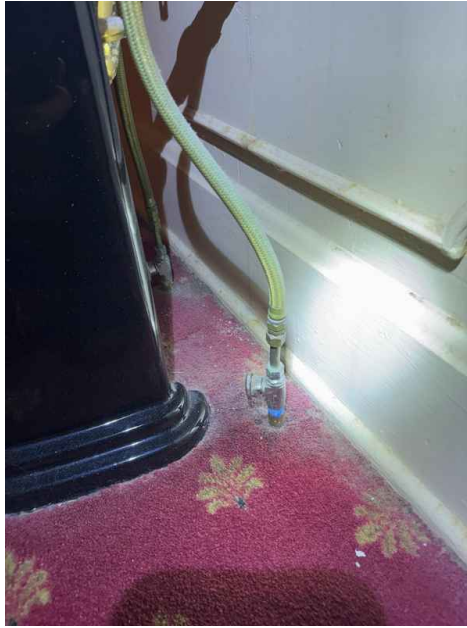
1 1/2", 2", 3"



Drain, Waste, & Vent Systems: Material
Galvanized, Cast Iron, Lead, PVC, Brass, Copper



Water Supply, Distribution Systems & Fixtures: Distribution Material
Galvanized, Copper, CPVC, Pex



Hot Water Systems, Controls, Flues & Vents: Location Basement



Hot Water Systems, Controls, Flues & Vents: Manufacturer Lochinvar

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas



West Basement



Hot Water Systems, Controls, Flues & Vents: Circulation Pump Present



Video
(click here to view on web)

Fuel Storage & Distribution Systems: Main Gas Shut-Off Location
Gas Meter



West



West

Sump Pump: Location
Basement



Limitations

Drain, Waste, & Vent Systems

LIMITED VISUAL

Limited visual inspection due to access/safety.

Observations

7.3.1 Drain, Waste, & Vent Systems

Recommendation

EVIDENCE OF A LEAK

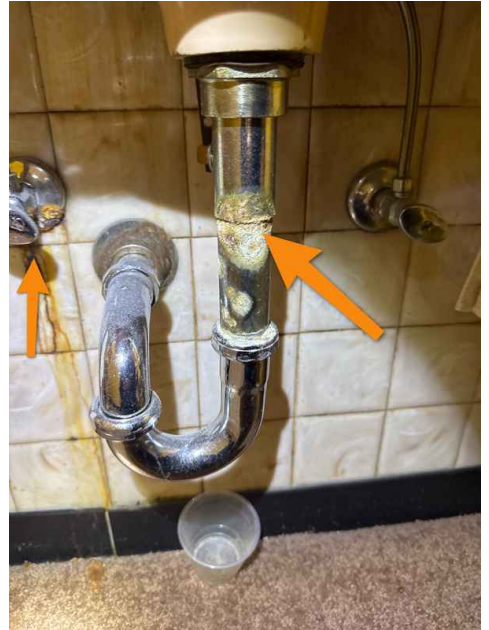
Evidence of a leak observed during the inspection. One option is to repair plumbing to prevent moisture damage. Recommend further evaluation by a qualified plumber.



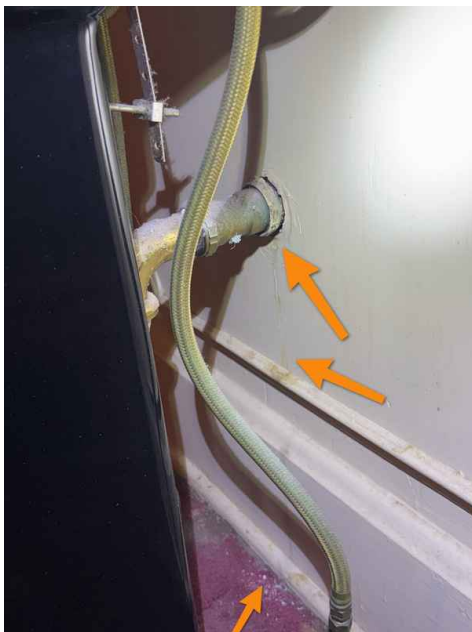
Southeast Attic



North 2nd Floor



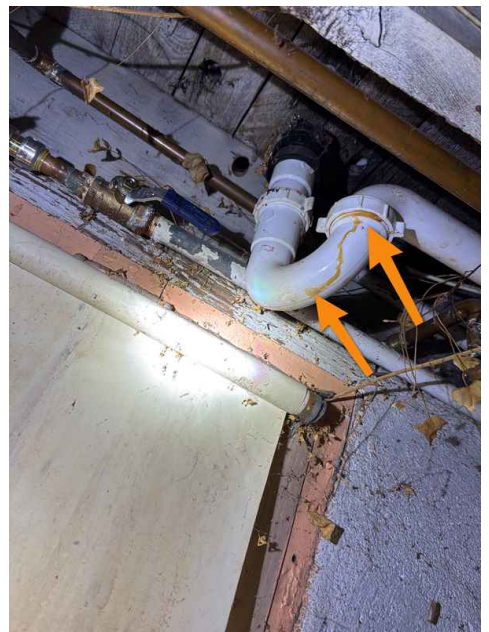
2nd Floor Bathroom



1st Floor South Bathroom



North Basement

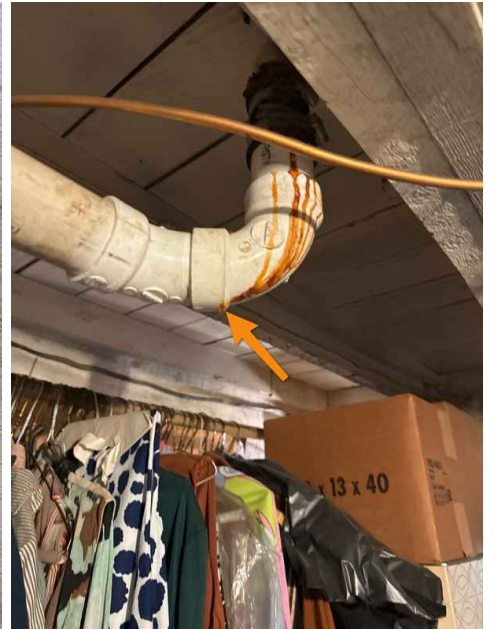




South Basement



South Basement



Basement Laundry Room



Basement Laundry Room



Basement Laundry Room

7.3.2 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

Sink had slow/poor drainage during the inspection. One option is to clean drain of possible obstructions. Recommend further evaluation by a qualified plumber.

 Maintenance Item



Kitchen

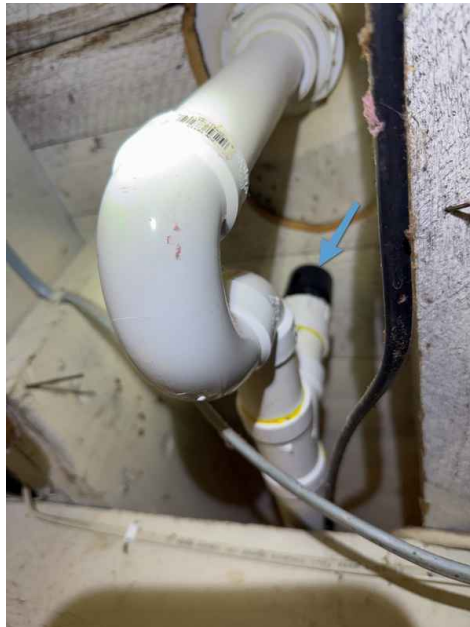
7.3.3 Drain, Waste, & Vent Systems

**AIR ADMITTANCE VALVE INSTALATION TOO LOW**

At the time of inspection, one or more air admittance valves were Observed to be installed below the 4 inch minimum required above the horizontal branch drain. One option would be to raise the location of the air admittance valve so that it is above the 4 inch required minimum. Recommend further evaluation by a licensed plumber.

Recommendation

Contact a qualified professional.



Basement Laundry Room

7.4.1 Water Supply, Distribution Systems & Fixtures

**DISTRIBUTION PIPE LEAKING**

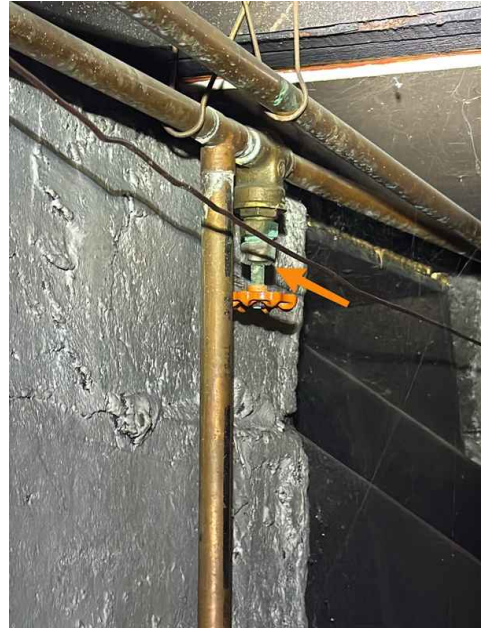
Distribution pipe leak observed during the inspection. One option is to repair damaged connections and/or pipe material. Recommend further evaluation by a qualified plumber.



2nd Floor Bathroom



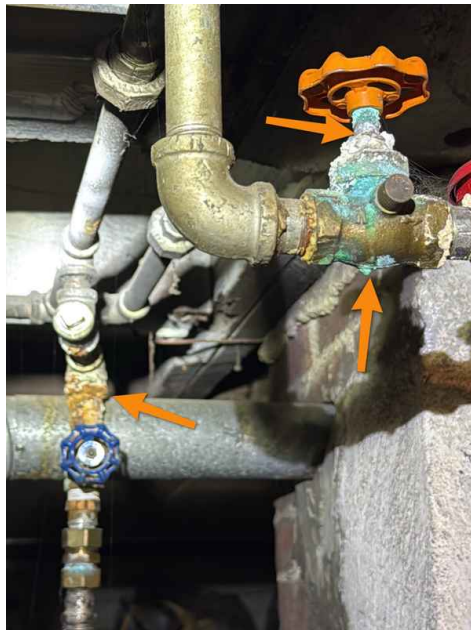
Basement West



West Basement



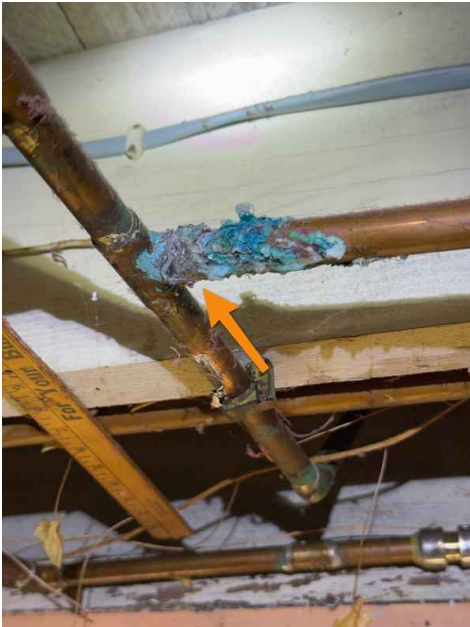
West Basement



West Basement



West Basement



South Basement



West Basement



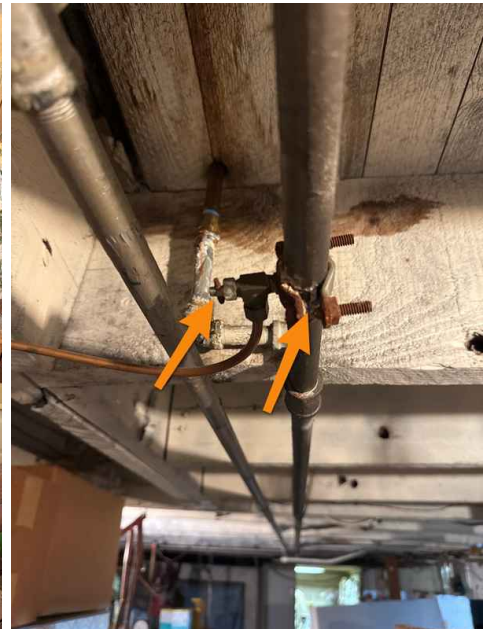
Northwest Basement hosebib



Northwest Basement



West Basement



Basement Laundry Room

7.4.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

TOILET LOOSE

Toilet is loose and/or leaking at the base. One option is to tighten anchor points and monitor. Recommend a qualified plumber evaluate and repair.



2nd Floor Bathroom

7.4.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

LOOSE/DAMAGED FIXTURE

Loose/damaged fixture components noted during the inspection. Recommend further evaluation by a qualified plumber.

Recommendation

Contact a qualified professional.



7.4.4 Water Supply, Distribution Systems & Fixtures

 Recommendation

FIXTURE LEAKING

Fixture leaking at the time of inspection. One option would be to properly mount and secure the fixture connections. Recommend further evaluation by a qualified plumber.

Recommendation

Contact a qualified professional.



1st Floor South Bathroom

7.4.5 Water Supply, Distribution Systems & Fixtures

 Recommendation

LOW WATER PRESSURE

Low water pressure noted for during inspection. One option is to have the local water company check the pressure at the meter. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



2nd Floor Bathroom



South Bathroom

7.4.6 Water Supply, Distribution Systems & Fixtures

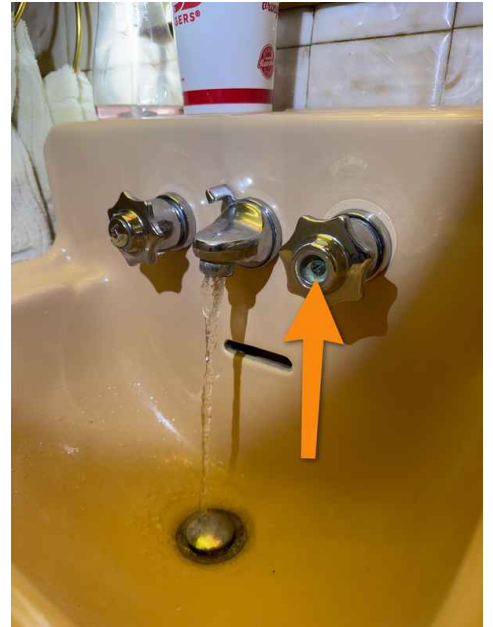
 Recommendation

FIXTURE CONTROLS INOPERABLE

Fixture controls inoperable at time of inspection. Recommend further evaluation by qualified plumber.

Recommendation

Contact a qualified professional.



2nd Floor Bathroom

7.5.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE EXPECTANCY

Water heater showed normal signs of wear and tear. Though the hot water heater is properly working under normal operating conditions, hot water heaters have a life expectancy between 20 and 25 years. Recommend monitoring it's effectiveness and replacing in the future.



22 yrs. Old.

7.5.2 Hot Water Systems, Controls, Flues & Vents

 Maintenance Item

WATER HEATER TEMPERATURE TURNED DOWN

The temperature on the water heater was turned down at the time of the inspection. Though it was producing hot water it was on the low range of what the water heater is capable of.

Recommendation

Contact a qualified professional.



2nd Floor Bathroom

7.5.3 Hot Water Systems, Controls, Flues & Vents

MISSING STATE (AHJ) INSPECTION STICKER

Maintenance Item

Missing inspection tag from Authorities Having Jurisdiction(AHJ) providing documentation the unit was inspected by local code enforcement. One option is to inquire with current owner for past documentation of inspection/installation. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



Basement

7.6.1 Fuel Storage & Distribution Systems

UNPROTECTED FUEL PIPING

Safety Hazard

Copper gas line exposed and susceptible to damage by yard maintenance equipment. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



Northeast



Northeast



East

8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Interior



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



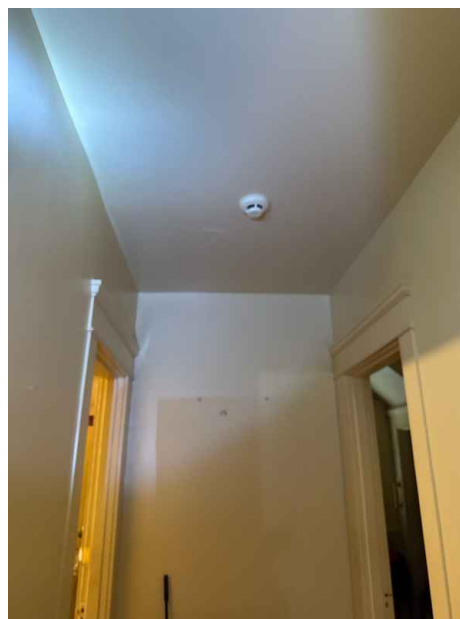
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Smoke Detectors: Location
Present



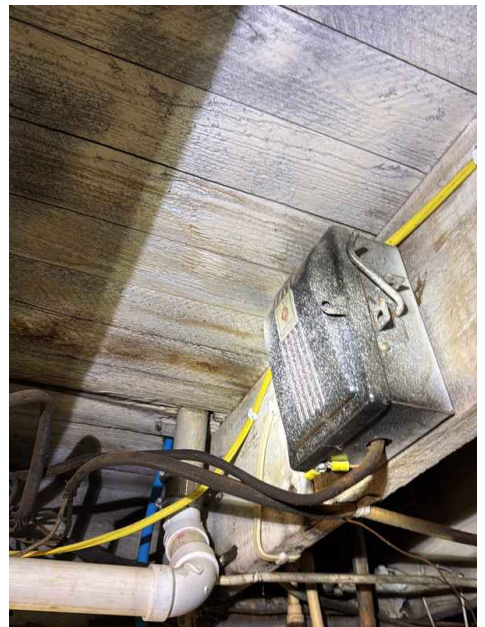
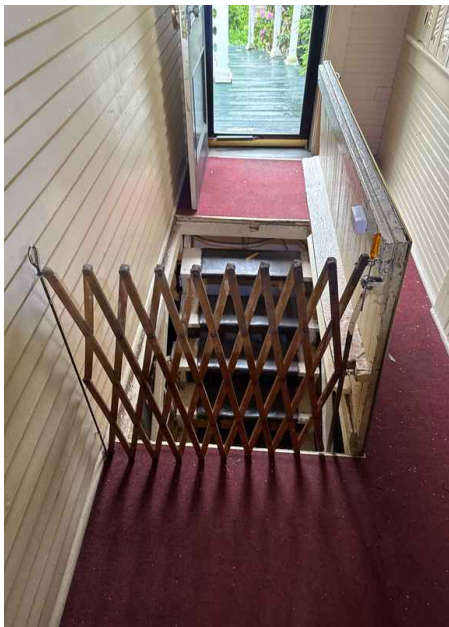
Generator: Fuel Source
Not Present



Service Entrance Conductors: Electrical Service Conductors Overhead, 240 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Basement

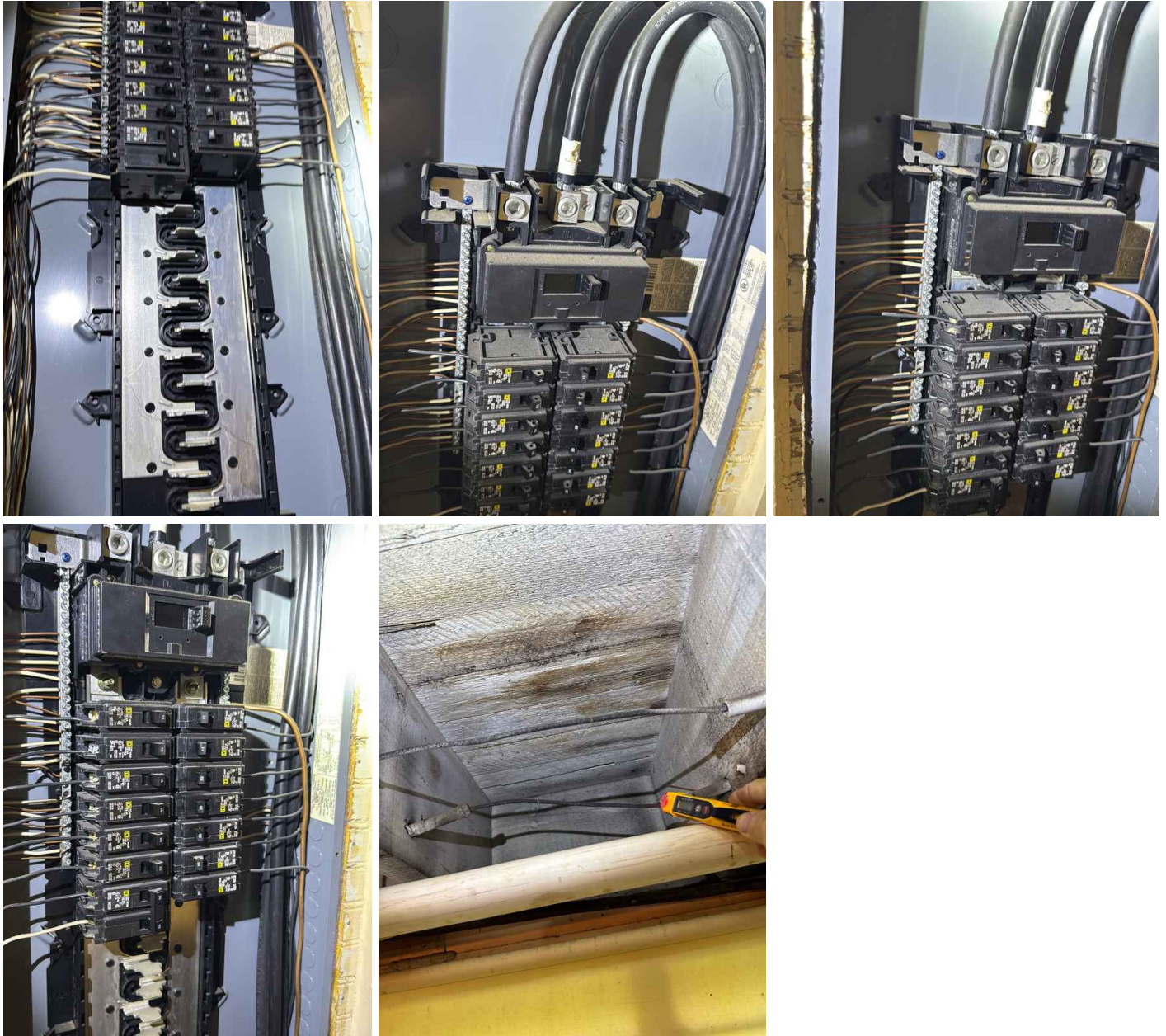


Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper, Aluminum



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex, Stranded Wire, Knob & Tube



Observations

8.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

FUSE PANEL

Fuse panel observed during inspection. As you perform upgrades to the electrical system, consider upgrading fuse panel to circuit breakers. Recommend further evaluation by a qualified electrician.

Recommendation

Contact a qualified professional.



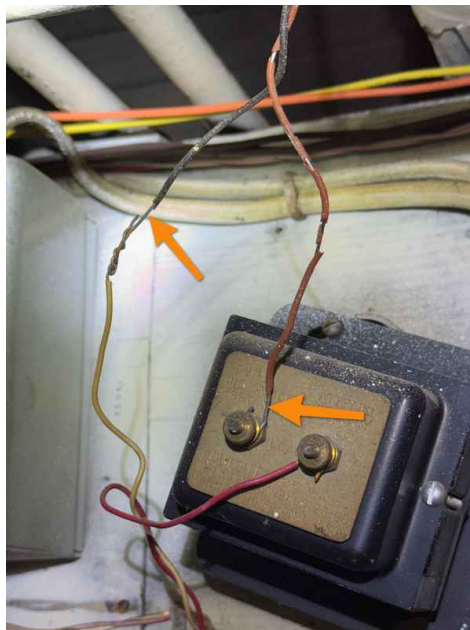


8.4.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . One option is to update wiring when performing upgrades within the structure. It is recommended that the electrical system be evaluated by a licensed electrician.



Basement

8.4.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation

SPLICE/TERMINATION OUTSIDE JUNCTION BOX

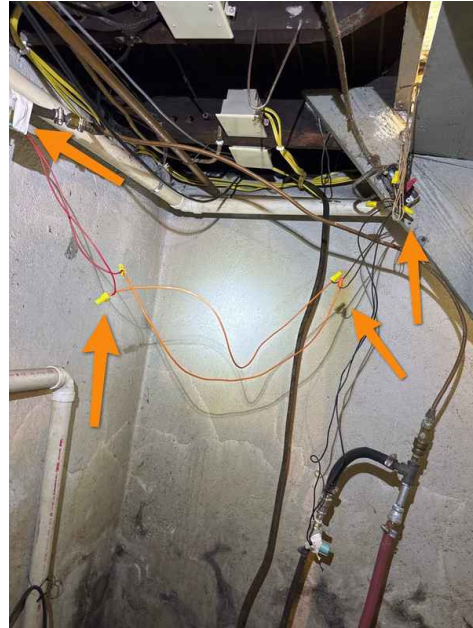
Branch wiring splice/termination observed outside of junction box in one, or more locations. One option is to properly secure and terminate branch wiring inside a readily accessible junction box. Recommend further evaluation by a qualified electrical contractor.

Recommendation

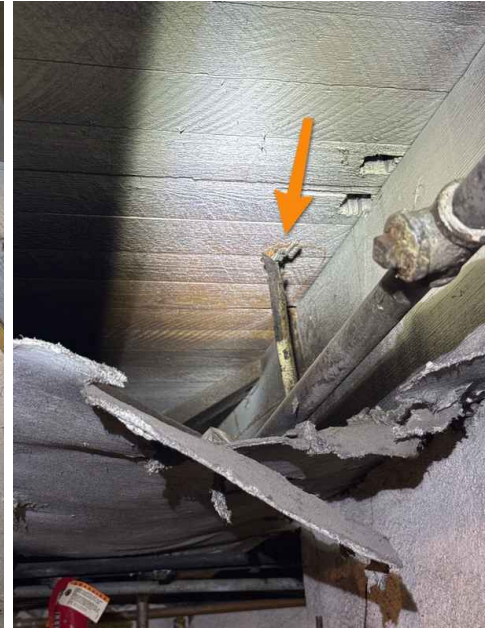
Contact a qualified professional.



Garage



South Basement



8.4.3 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

KNOB AND TUBE

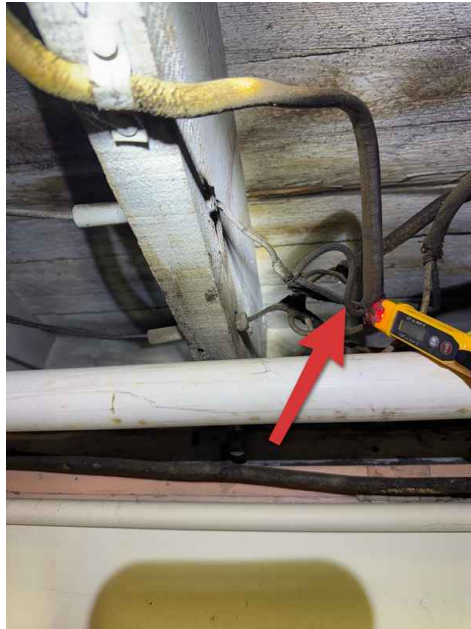
"Knob and Tube" (K&T) wiring observed during the inspection in one or more locations. K&T wiring is designed to dissipate heat into free air, and insulation will disturb this process. Insulation around K&T wires will cause heat to build up, preventing heat dissipation. K&T wiring also utilizes a cloth material as wire sheathing. Cloth sheathing generally is nearing the end of its life expectancy and can cause live wiring exposure. The 2008 National Electrical Code (NEC) requires that this wiring system not be covered by insulation. Specifically, it states that this wiring system should not be in hollow spaces of walls, ceilings and attics where such spaces are insulated by loose, rolled, or foamed-in-place insulating material that envelops the conductors. One option is to upgrade wiring. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.



Basement



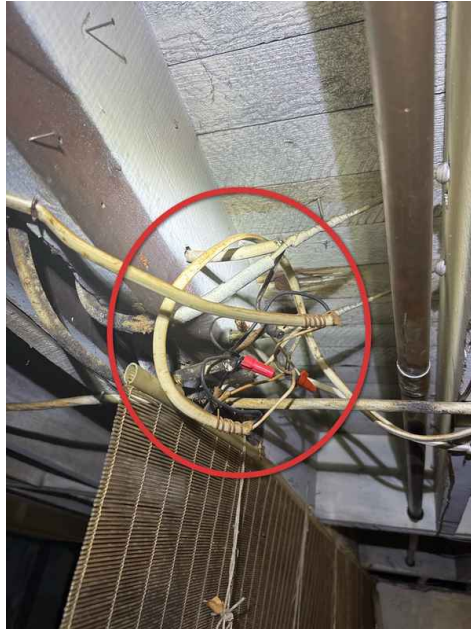
Basement



East Crawlspace



East Basement



8.5.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES/HARDWARE MISSING

 Maintenance Item

One or more receptacles/junction boxes are missing a cover plate/hardware. This promotes an electrical short and /or shock risk. One option is to install the correct cover plates. Recommend further evaluation by a qualified contractor.



8.5.2 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

LIGHT INOPERABLE

One or more lights are not operating. New bulb/diode possibly needed. Recommend further evaluation by a qualified contractor.



East



East

8.5.3 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

UNGROUND RECEPTACLE(S)

Ungrounded receptacle(s) observed during the inspection. As you perform upgrades, consider installing GFCI receptacles and/or ground connections. Recommend further evaluation by a qualified electrician.

Recommendation

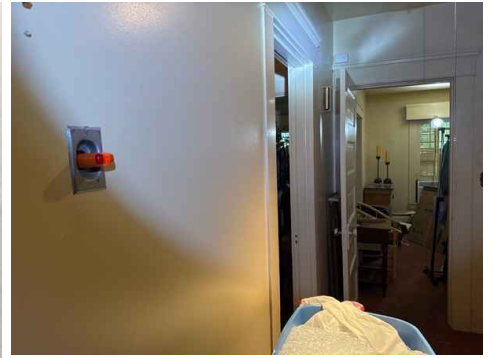
Contact a qualified electrical contractor.



1st Floor 2nd Floor Basement



1st Floor 2nd Floor Basement



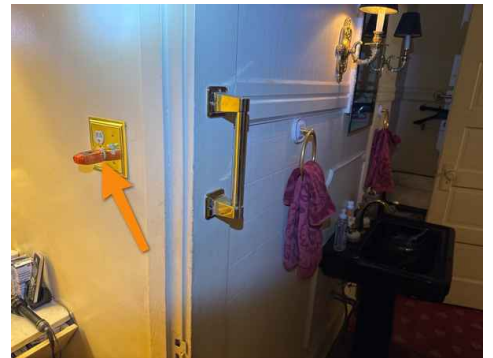
8.6.1 GFCI & AFCI

GFCI PROTECTION

GFCI protection not present in all locations. Recommend a qualified contractor upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

 Recommendation



8.8.1 Carbon Monoxide Detectors

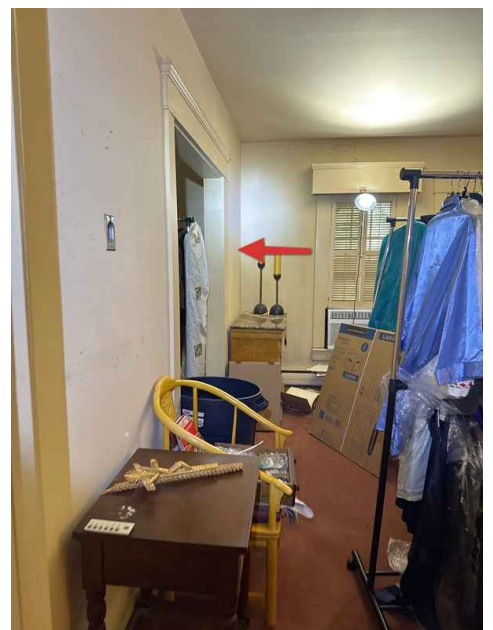
MISSING

Carbon Monoxide detector missing at time of inspection. One option is to install a new carbon monoxide detector. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.

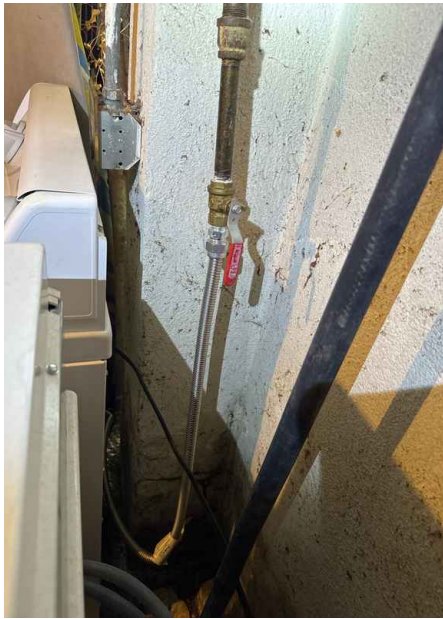
 Safety Hazard



9: ATTIC, INSULATION & VENTILATION

Information

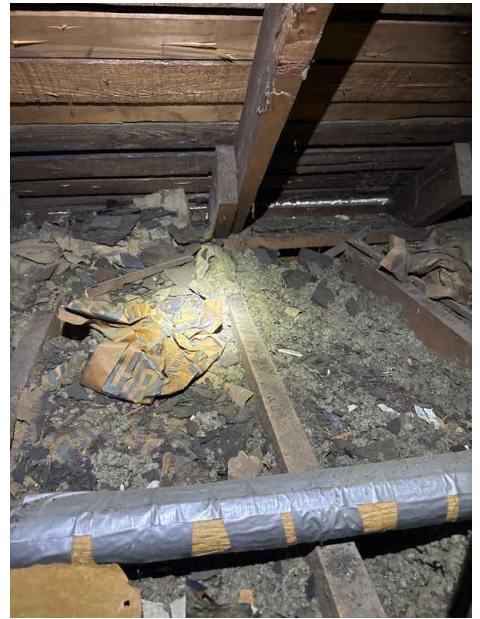
General: Dryer Power Source
Gas



Attic Insulation: Insulation Type
Loose-fill



Attic Insulation: R-value
13



Exhaust Systems: Exhaust Fans
Fan Only



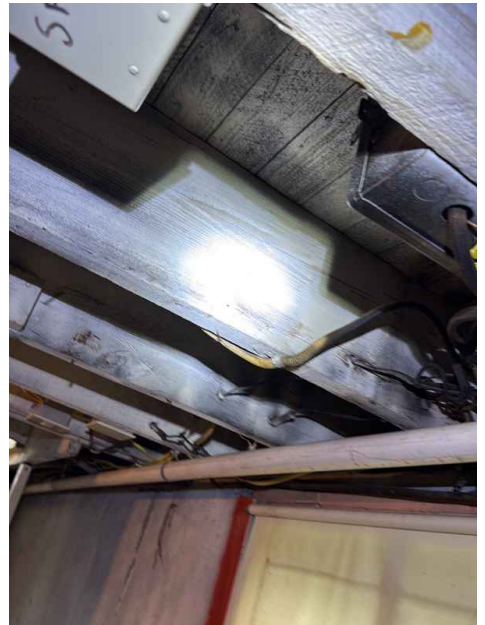
Exhaust Systems: Radon Mitigation
Not Present



General: Dryer Vent
Metal (Flex), Metal



General: Flooring Insulation
Not Present



Ventilation: Ventilation Type

Gable Vents, Passive, Attic Vents



Limitations

Attic Insulation

ACCESS LIMITATION

Areas of the attic were not accessible safely or without damaging materials.

Attic Insulation

SAFETY

Limited visual inspection due to safety and/or access.

Exhaust Systems

COULD NOT VERIFY FAN TERMINATION

Could not verify exhaust fan termination during inspection. Recommend further evaluation by a qualified contractor.

Observations

9.2.1 Attic Insulation

INSUFFICIENT INSULATION



Maintenance Item

Insufficient insulation observed during the inspection. One option is to install additional insulation when performing upgrades.

Recommend further evaluation by a qualified insulation contractor.

Recommendation

Contact a qualified insulation contractor.



9.3.1 Vapor Retarders (Crawlspace or Basement)



Maintenance Item

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring in one or more areas of the crawlspace . This can result in unwanted moisture. Recommend further evaluation by a qualified professional.



9.5.1 Exhaust Systems



Safety Hazard

IMPROPER COMBUSTION EXHAUST TERMINATION

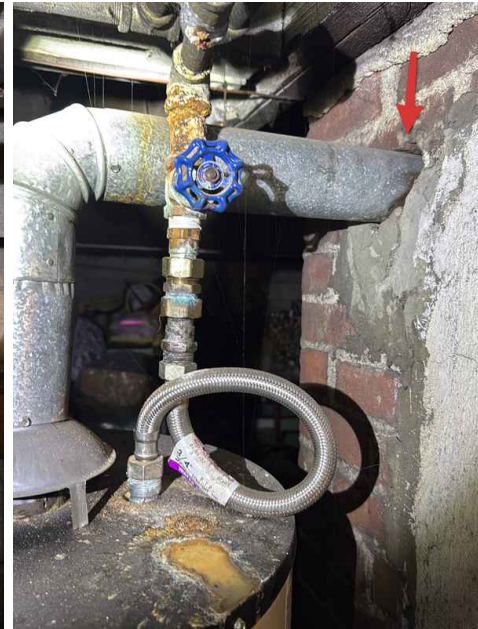
Combustion exhaust flue does not terminate to the exterior. This can cause over exposure to combustion exhaust fumes. One option is to terminate combustion exhaust flue to the exterior with the proper clearance. Recommend further evaluation by a qualified contractor.

Recommendation

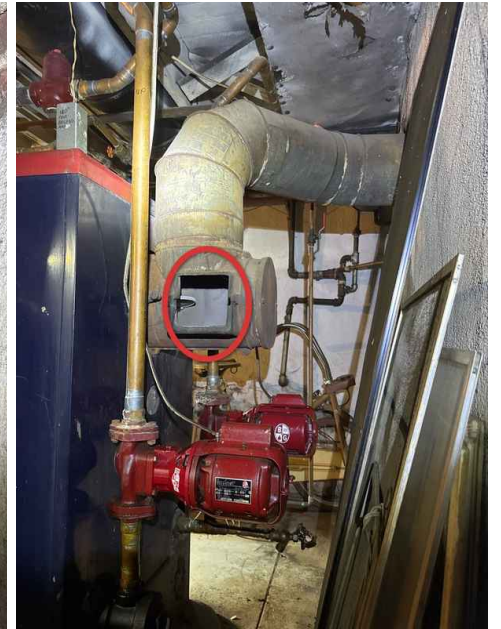
Contact a qualified professional.



Basement



West Basement



Basement

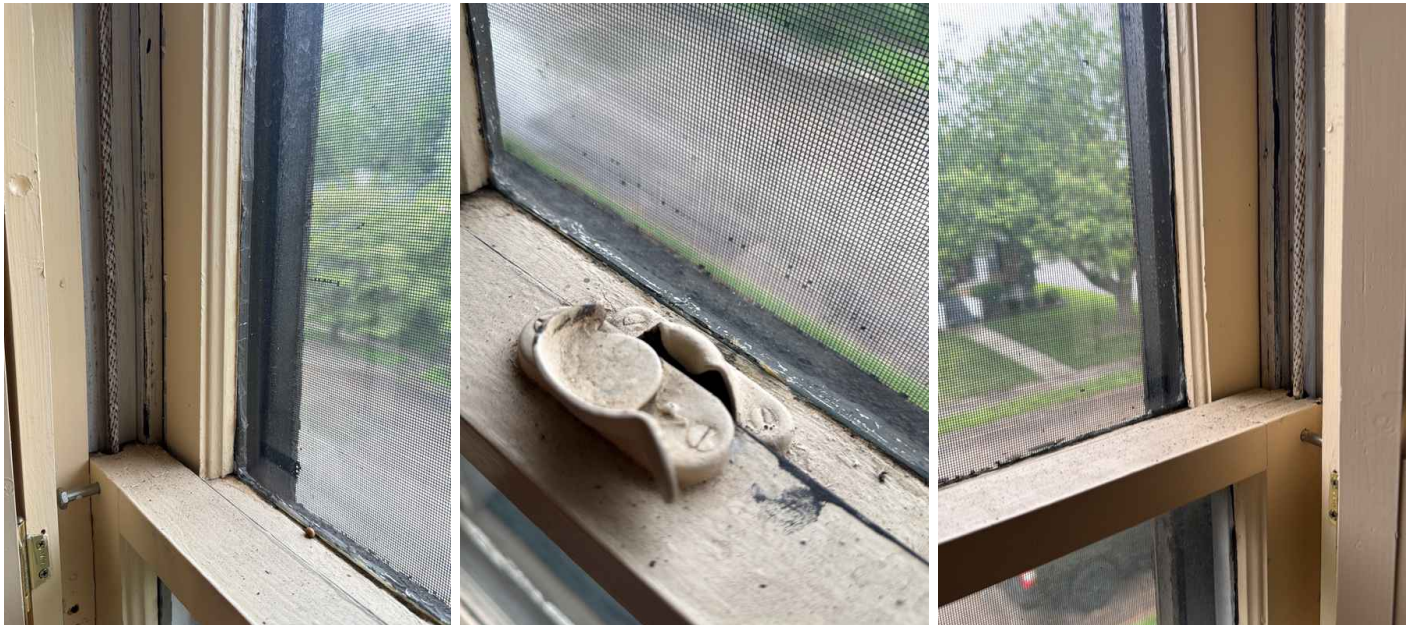
10: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Doors



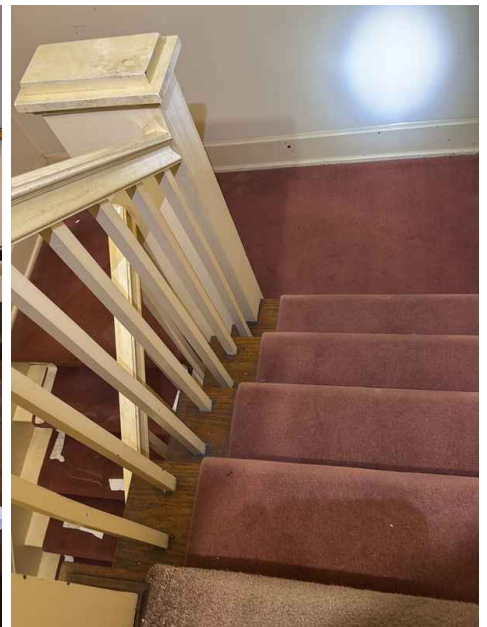
Windows: Window Manufacturer Unknown



Windows: Window Type
Casement, Single Pane

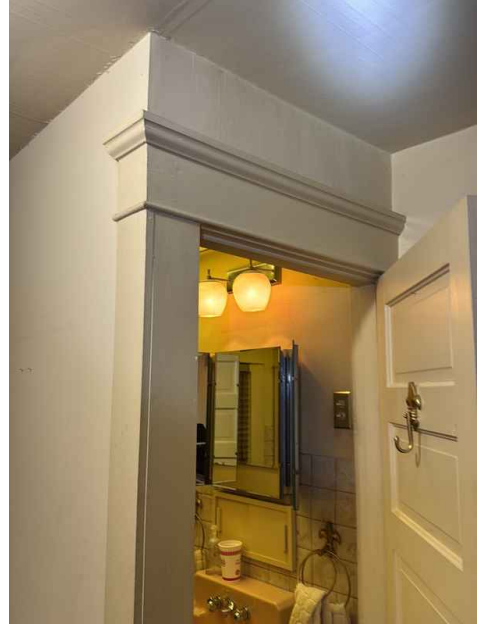


Floors: Floor Coverings
Carpet, Hardwood

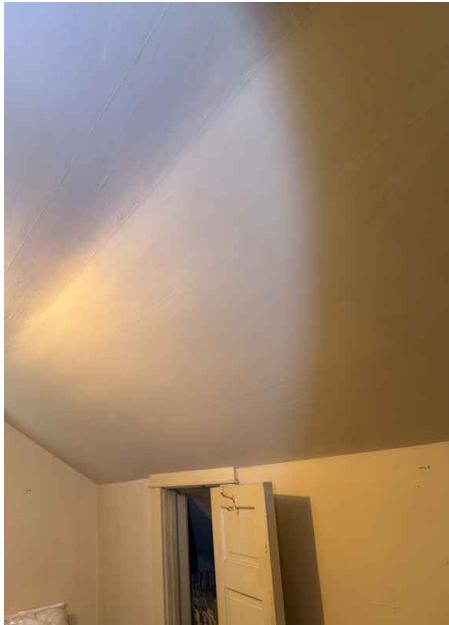
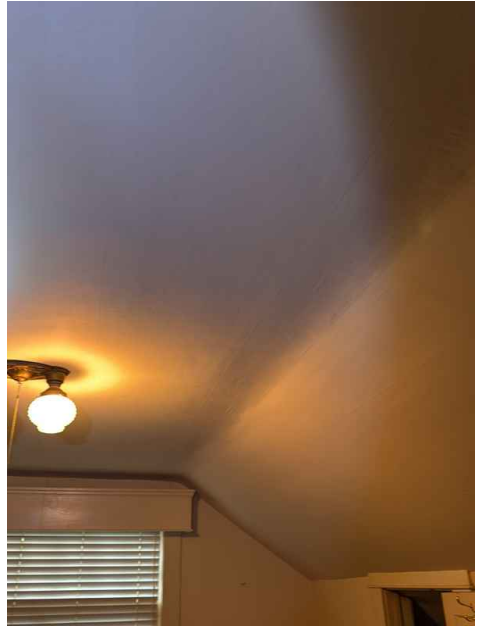


Walls: Wall Material

Drywall, Gypsum Board, Plaster, Wood, Wallpaper



Ceilings: Ceiling Material
Gypsum Board, Plaster

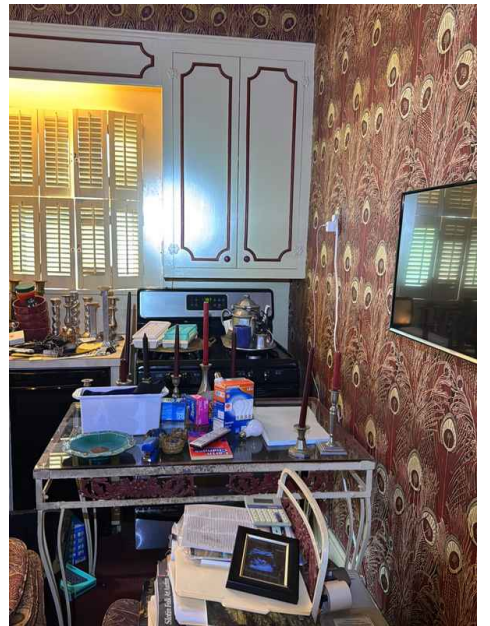


Steps, Stairways & Railings: Present



Countertops & Cabinets: Cabinetry

Wood



Countertops & Cabinets: Countertop Material

Laminate



Limitations

General

LIMITED ACCESS

Limited access at time of inspection, due to access, personal belongings, safety, and/or damaging property.





Ceilings

POPCORN CEILING LIMITATION

Textured ceilings and asbestos or any other environmentally hazardous materials: We make no warranty or guarantee that the materials in the home are free from asbestos, contain asbestos or any other environmentally hazardous material. Only environmental testing can prove the existence of environmentally hazardous materials. Permissions need to be granted in order to take bulk samples from the home, by the current home owner. All testing should be done by a third party lab. Bluegrass Home Inspections LLC is not responsible for any future findings of hazardous materials within the home if they were not tested for, at the time of inspection. It is recommended that environmental testing always be undertaken/performed if the presence of hazardous materials are in question. Textured ceiling material should not be removed or disturbed until testing is performed by a qualified professional.

Observations

10.2.1 Doors

DOOR ADJUSTMENT



Maintenance Item

One or more interior doors need adjustments to close and function properly. Recommend further evaluation by a qualified carpenter.

Recommendation

Contact a qualified professional.



10.3.1 Windows

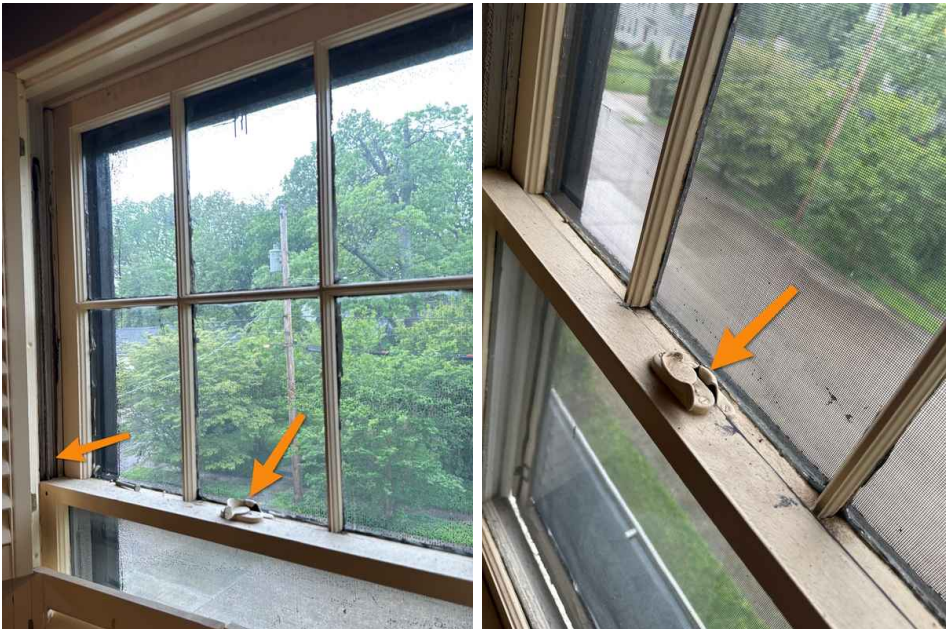
WILL NOT LOCK

 Recommendation

One or more of the windows will not lock. One option would be to repair window lock. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



2nd Floor

10.3.2 Windows

UNABLE TO OPEN

 Recommendation

Unable to open window under normal operating conditions. Recommend further evaluation by a qualified carpenter.

Recommendation

Contact a qualified professional.



2nd Floor

10.4.1 Floors

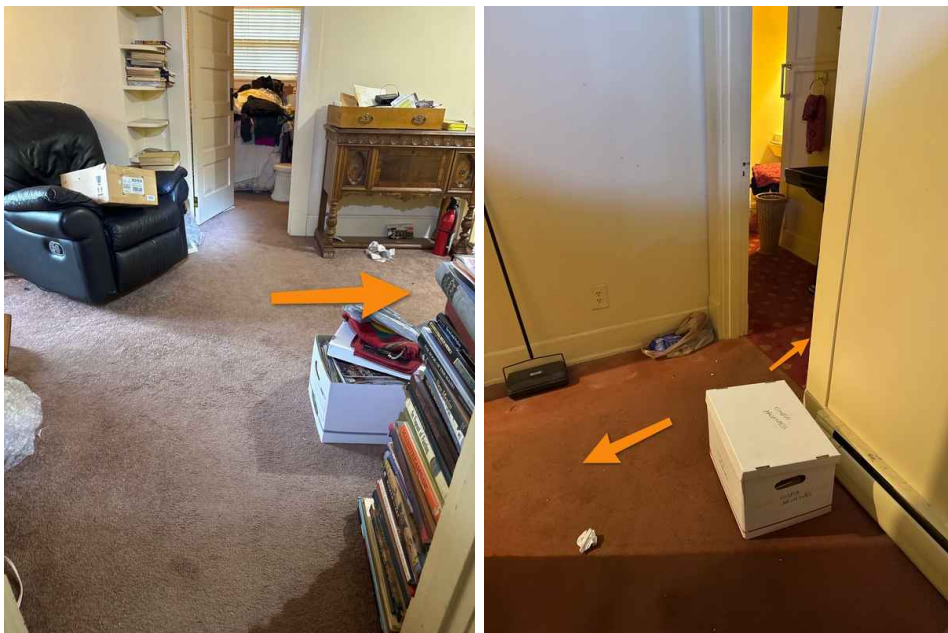
FLOOR DEFLECTION

 Recommendation

Floor deflection noted during inspection. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



2nd Floor

10.5.1 Walls

MAJOR CORNER CRACKS

 Recommendation

Cracking visible at the corners of doors and windows. Recommend further evaluation by a qualified contractor.



2nd Floor



2nd Floor

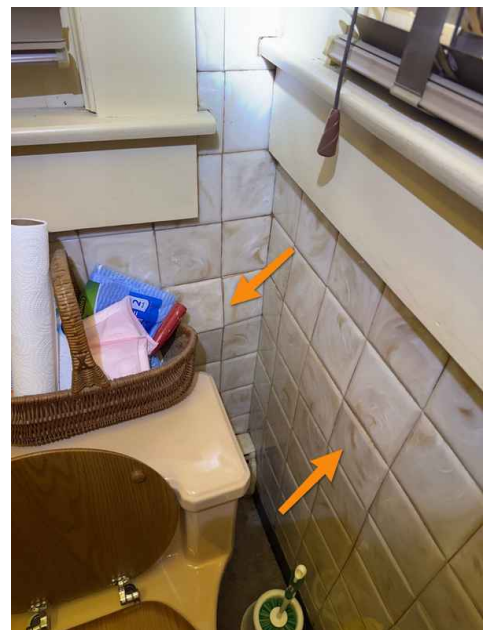
10.5.2 Walls

MOISTURE INTRUSION EVIDENCE

Moisture intrusion observed at time of inspection along one or more locations. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



2nd Floor Bathroom

10.6.1 Ceilings

ROOF/EXTERIOR/PLUMBING LEAK DAMAGE

Stains on the interior appear to be the result of roof/interior/plumbing leaks. The source of leakage should be identified and corrected. Recommend further evaluation by a qualified contractor.

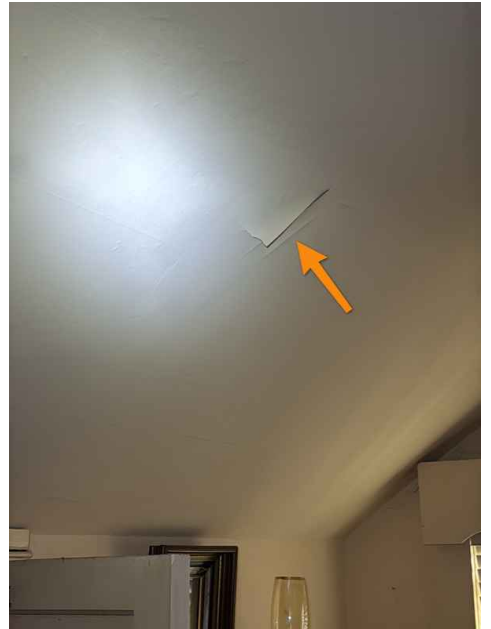




2nd Floor



South 2nd Floor



South 2nd Floor



South 2nd Floor



South 2nd Floor Closet



Bedroom Closet

10.6.2 Ceilings

EXPOSED TAPE JOINT/CORNER BEAD

 Maintenance Item

Exposed tape joint/corner bead noted during inspection. This is not abnormal to see in a structure of this age. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



2nd Floor

10.7.1 Steps, Stairways & Railings

MISSING/DAMAGED RISERS

Missing/Damaged risers observed during inspection. One option would be to install missing or damaged risers. Recommend further evaluation by a qualified carpenter.

Recommendation

Contact a qualified professional.

 Recommendation



10.7.2 Steps, Stairways & Railings

DAMAGED STAIR SUPPORTS

Damaged stair supports/components observed during inspection. One option is to correct damaged areas. Recommend further evaluation by qualified Carpenter.

Recommendation

Contact a qualified professional.

 Safety Hazard



Basement



Basement



10.7.3 Steps, Stairways & Railings

UNSAFE STAIRWAY

A stairway was observed to have many general defects leading to it being unsafe for use. Recommend further evaluation by a qualified carpenter.

Recommendation

Contact a qualified professional.



Basement

11: BUILT-IN APPLIANCES

Information

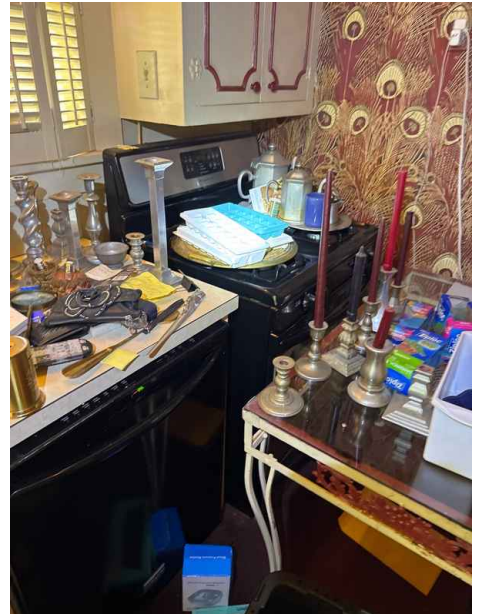
Refrigerator: Brand
Not Present



Range/Oven/Cooktop: Exhaust Hood Type
Not Present



Range/Oven/Cooktop: Range/Oven Brand
Frigidaire



Range/Oven/Cooktop: Range/Oven Energy Source
Gas



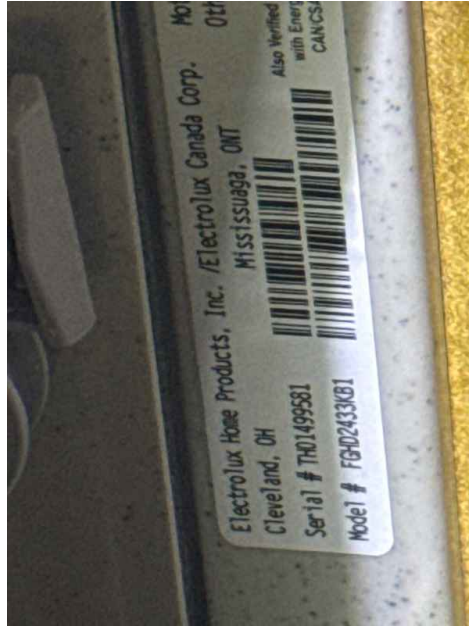
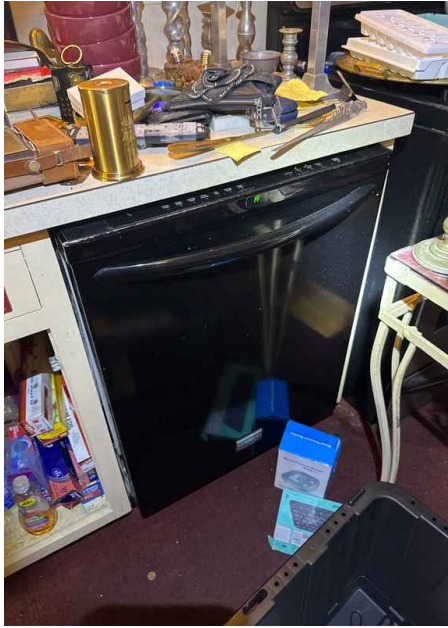
Garbage Disposal: Brand
Not Present



Built-in Microwave: Microwave
Present



Dishwasher: Brand
Frigidaire

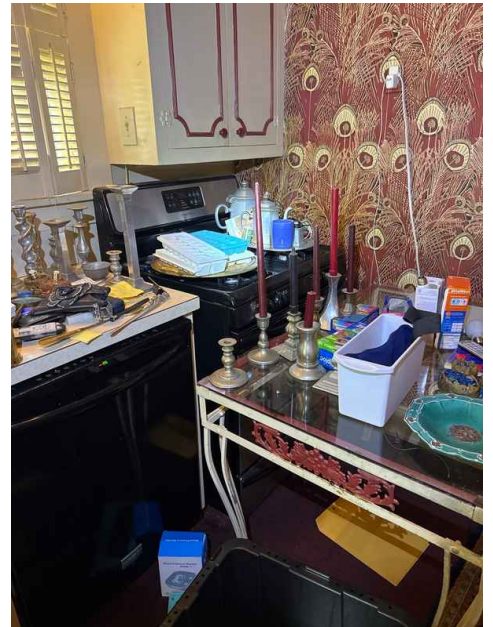


Limitations

Range/Oven/Cooktop

PERSONAL BELONGINGS

Personal belongings or obstruction prevented full operational test.



12: WOOD DESTROYING INSECTS

Information

General: General

This is NOT a Wood Destroying Insect Report without an NPMA-33 Form attached.

Deficiencies: Disclaimer

Without an NPMA-33 Form attached, this is NOT an official Wood Destroying Insect Inspection.

Limitations

Deficiencies

LIMITED ACCESS

Limited access during inspection due to personal belongings, access, and/or safety.

Observations

12.2.1 Deficiencies

EVIDENCE WDI

 Recommendation

Evidence of wood destroying insects observed during the inspection. One option is to seek past history from current owner, and/or inquire with a Pest Management Company about an effective treatment plan for wood destroying insects. Recommend further evaluation by a qualified pest management/treatment contractor.

Recommendation

Contact a qualified pest control specialist.



Garage



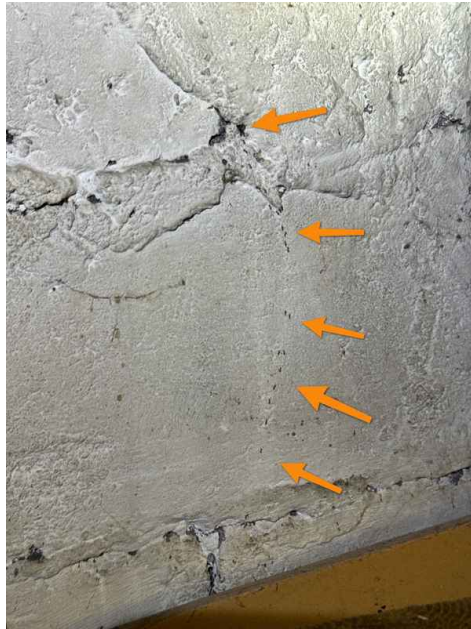
Southeast Crawlspace



Southwest Basement



West Basement



West Basement



West Basement

13: PEST INTRUSION

Observations

13.2.1 Deficiencies

EVIDENCE OF INSECTS

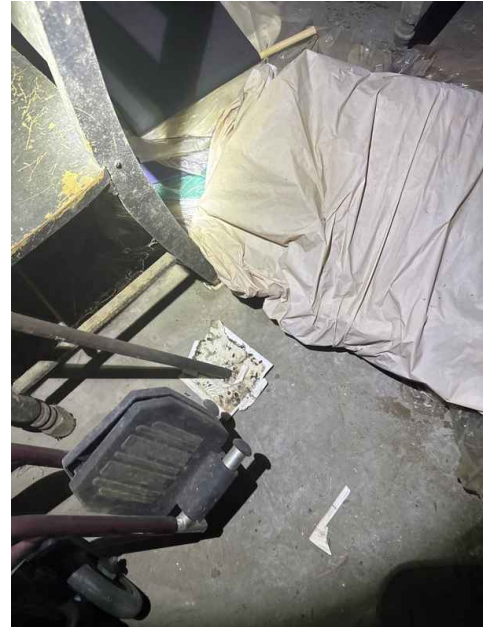
In one or more locations of the house evidence of insects were found. Recommend further evaluation by a pest management company.

Recommendation

Contact a qualified professional.



Maintenance Item



13.2.2 Deficiencies

ANIMAL INTRUSION

Evidence of current/past animal presence observed during inspection. Recommend further evaluation by pest management company.

Recommendation

Contact a qualified professional.



Recommendation



Southeast Attic

13.2.3 Deficiencies

WASP(S) NEST

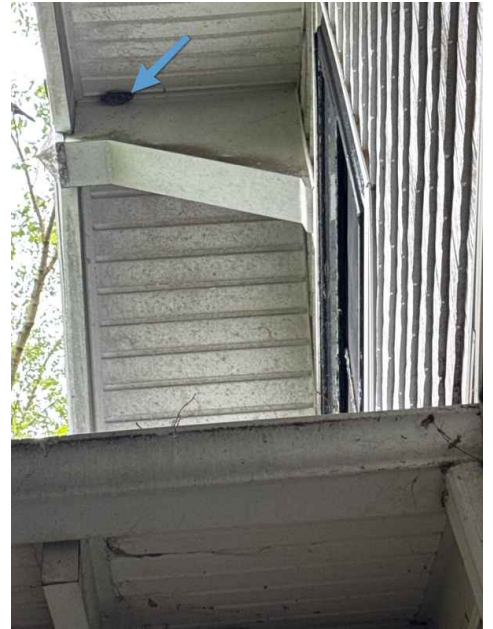


Maintenance Item

Wasp nest observed during inspection. One option is to remove wasp nest. Recommend further evaluation by a qualified pest management company.

Recommendation

Contact a qualified professional.



North 2nd Floor

14: STANDARDS OF PRACTICE

STANDARDS OF PRACTICE

Standards Of Practice

I. The inspector shall inspect from ground level or the eaves:

the roof-covering materials;
the gutters;
the downspouts;
the vents, flashing, skylights, chimney, and other roof penetrations; and
the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

walk on any roof surface.
predict the service life expectancy.
inspect underground downspout diverter drainage pipes.
remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
move insulation.
inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
perform a water test.
warrant or certify the roof.
confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

the exterior wall-covering materials;
the eaves, soffits and fascia;
a representative number of windows;
all exterior doors;
flashing and trim;
adjacent walkways and driveways;
stairs, steps, stoops, stairways and ramps;
porches, patios, decks, balconies and carports;
railings, guards and handrails; and
vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
inspect items that are not visible or readily accessible from the ground, including window and door flashing.
inspect or identify geological, geotechnical, hydrological or soil conditions.
inspect recreational facilities or playground equipment.
inspect seawalls, breakwalls or docks.
inspect erosion-control or earth-stabilization measures.
inspect for safety-type glass.
inspect underground utilities.
inspect underground items.
inspect wells or springs.
inspect solar, wind or geothermal systems.
inspect swimming pools or spas.
inspect wastewater treatment systems, septic systems or cesspools.
inspect irrigation or sprinkler systems.
inspect drainfields or dry wells.

determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
move stored items or debris.
operate sump pumps with inaccessible floats.
identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
provide any engineering or architectural service.
report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

the heating system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the heating system;
the energy source; and
the heating method.

III. The inspector shall report as in need of correction:

any heating system that did not operate; and
if the heating system was deemed inaccessible.

IV. The inspector is not required to:

inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
inspect fuel tanks or underground or concealed fuel supply systems.
determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
light or ignite pilot flames.
activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
override electronic thermostats.
evaluate fuel quality.
verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

the cooling system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the cooling system; and
the cooling method.

III. The inspector shall report as in need of correction:

any cooling system that did not operate; and
if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

inspect portable window units, through-wall units, or electronic air filters.

operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

the main water supply shut-off valve;

the main fuel supply shut-off valve;

the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

interior water supply, including all fixtures and faucets, by running the water;

all toilets for proper operation by flushing;

all sinks, tubs and showers for functional drainage;

the drain, waste and vent system; and

drainage sump pumps with accessible floats.

II. The inspector shall describe:

whether the water supply is public or private based upon observed evidence;

the location of the main water supply shut-off valve;

the location of the main fuel supply shut-off valve;

the location of any observed fuel-storage system; and

the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

deficiencies in the installation of hot and cold water faucets;

active plumbing water leaks that were observed during the inspection; and

toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

light or ignite pilot flames.

measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

determine the water quality, potability or reliability of the water supply or source.

open sealed plumbing access panels.

inspect clothes washing machines or their connections.

operate any valve.

test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.

evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

determine whether there are sufficient cleanouts for effective cleaning of drains.

evaluate fuel storage tanks or supply systems.

inspect wastewater treatment systems.

inspect water treatment systems or water filters.

inspect water storage tanks, pressure pumps, or bladder tanks.

evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

evaluate or determine the adequacy of combustion air.

test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

the service drop;
 the overhead service conductors and attachment point;
 the service head, gooseneck and drip loops;
 the service mast, service conduit and raceway;
 the electric meter and base;
 service-entrance conductors;
 the main service disconnect;
 panelboards and over-current protection devices (circuit breakers and fuses);
 service grounding and bonding;
 a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

the main service disconnect's amperage rating, if labeled; and
 the type of wiring observed.

III. The inspector shall report as in need of correction:

deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
 any unused circuit-breaker panel opening that was not filled;
 the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 operate electrical systems that are shut down.
 remove panelboard cabinet covers or dead fronts.
 operate or re-set over-current protection devices or overload devices.
 operate or test smoke or carbon monoxide detectors or alarms.
 inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
 measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
 inspect ancillary wiring or remote-control devices.
 activate any electrical systems or branch circuits that are not energized.
 inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
 verify the service ground.
 inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 inspect spark or lightning arrestors.
 inspect or test de-icing equipment.
 conduct voltage-drop calculations.
 determine the accuracy of labeling.
 inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;
 lintels above the fireplace openings;
 damper doors by opening and closing them, if readily accessible and manually operable; and
 cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
 manually operated dampers that did not open and close;
 the lack of a smoke detector in the same room as the fireplace;
 the lack of a carbon monoxide detector in the same room as the fireplace; and
 cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.
 inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
 determine the need for a chimney sweep.
 operate gas fireplace inserts.
 light pilot flames.

determine the appropriateness of any installation.
inspect automatic fuel-fed devices.
inspect combustion and/or make-up air devices.
inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
ignite or extinguish fires.
determine the adequacy of drafts or draft characteristics.
move fireplace inserts, stoves or firebox contents.
perform a smoke test.
dismantle or remove any component.
perform a National Fire Protection Association (NFPA)-style inspection.
perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
move, touch or disturb insulation.
move, touch or disturb vapor retarders.
break or otherwise damage the surface finish or weather seal on or around access panels or covers.
identify the composition or R-value of insulation material.
activate thermostatically operated fans.
determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings;
stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

inspect paint, wallpaper, window treatments or finish treatments.
inspect floor coverings or carpeting.
inspect central vacuum systems.
inspect for safety glazing.
inspect security systems or components.
evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
move suspended-ceiling tiles.
inspect or move any household appliances.
inspect or operate equipment housed in the garage, except as otherwise noted.
verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
inspect microwave ovens or test leakage from microwave ovens.
operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

inspect elevators.
 inspect remote controls.
 inspect appliances.
 inspect items not permanently installed.
 discover firewall compromises.
 inspect pools, spas or fountains.
 determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
 determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
 activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
 adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
 alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
 appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
 architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
 component: A permanently installed or attached fixture, element or part of a system.
 condition: The visible and conspicuous state of being of an object.
 correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
 cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
 crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
 decorative: Ornamental; not required for the operation of essential systems or components of a home.
 describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
 determine: To arrive at an opinion or conclusion pursuant to examination.
 dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
 engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
 enter: To go into an area to observe visible components.
 evaluate: To assess the systems, structures and/or components of a property.
 evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
 examine: To visually look (see inspect).
 foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
 function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
 functional: Performing, or able to perform, a function.
 functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
 general home inspection: See "home inspection."
 home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
 household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
 identify: To notice and report.
 indication: That which serves to point out, show, or make known the present existence of something under certain conditions.
 inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
 inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
 inspection report: A written communication (possibly including images) of any material defects observed during the inspection.
 inspector: One who performs a real estate inspection.
 installed: Attached or connected such that the installed item requires a tool for removal.
 material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
 normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by

ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.