

HomeWise Inspection Services
"The Wise Selection in Home Inspection"



Welcome Home!

Inspection Report

John Customer

Property Address:
123 Sample St.
Louisville KY 40000



HomeWise Inspection Services

Kentucky HI#2348
3000 Piedmont Dr.
Louisville, KY 40205
(502) 408-9007



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Date: Invalid DateTime	Time:	Report ID:
Property: 123 Sample St. Louisville KY 40000	Customer: John Customer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer

Type of building:
Single Family (2 story)

Approximate age of building:
Under 10 Years

Temperature:
Over 65

Weather:
Clear

Ground/Soil surface condition:
Damp

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Lot Grading:

Away
Flat

Soffit/Eave/Fascia Material:

Aluminum

Exterior Entry Doors:

Wood
Steel

Appurtenance:

Deck with steps
Covered porch
Sidewalk
Patio

Landscape:

Keep trimmed off structure

Foundation Grading:

Flat

Siding Material:

Brick veneer
Vinyl

Windows:

Double hung
Insulated
Stationary

Weep Holes:

Visible

Retaining walls:

Brick

Driveway:

Concrete

Window/Door Trim:

Wood
Aluminum

Lintels:

Keep painted

Foundation covering:

Brick

IN NI NP RR

1.0	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
1.1	EXTERIOR FOUNDATION WALLS	X			
1.2	WALL CLADDING FLASHING AND TRIM	X			
1.3	EAVES, SOFFITS AND FASCIAS	X			
1.4	DOORS (Exterior)	X			
1.5	WINDOWS	X			
1.6	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			

IN NI NP RR

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Comments:

1.2 There is a settlement crack on the left side wall above the basement window through the mortar joint with some sheared bricks.



1.2 Picture 1

1.5 Keep the lintels-the metal support piece above the windows and doors, painted as regular maintenance

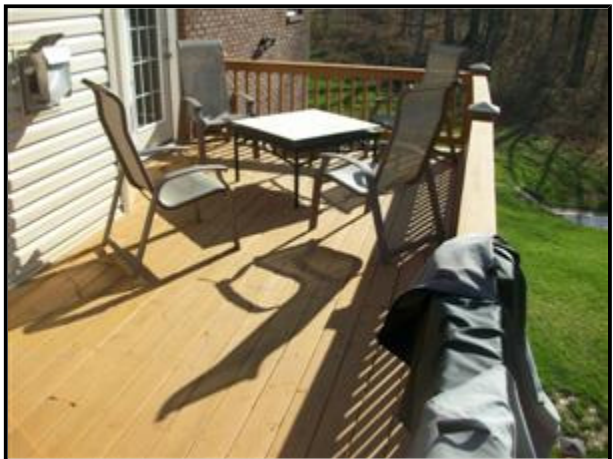


1.5 Picture 1

1.6 (1) There is no handrail at the front entry-Be careful

(2) The deck is +30 inches constructed with treated lumber. The ledger board is anchored to the wall with bolts and there are joist hangers visible. The ledger board flashing is not visible. Suggest keep the deck surface cleaned and sealed as regular maintenance.

The joist hangers are not completely nailed, suggest nail all visible holes with proper nail fasteners.



1.6 Picture 1

1.6 Picture 2

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering: 3-Tab fiberglass
Main
Porch
Garage
Dormer
Bay

Viewed roof covering from: Binoculars
Limited by height/slope/conditions
Visually from windows

Gutters: Aluminum
Discharge above grade
Discharge on roof
Inspection limited due to height/slope/weather conditions

IN NI NP RR

2.0	ROOF COVERINGS	X			
2.1	FLASHINGS	X			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
2.3	ROOF DRAINAGE SYSTEMS	X			

IN NI NP RR

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Comments:

2.0 Some nail pops causing shingles to push up

2.3 There is debris visible in the gutters and some areas where the gutters are clogged. Suggest keep gutters cleaned as regular maintenance. The downspout extenders on the left side are loose and not connected to the gutters



2.3 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

1/2 HORSEPOWER
LIFT-MASTER

Photo Cells/Auto Reverse:

Tested OK

Door to Interior of Home:

Fire rated (Metal or Solid Core)

Inspection limited:

Storage

IN NI NP RR

3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

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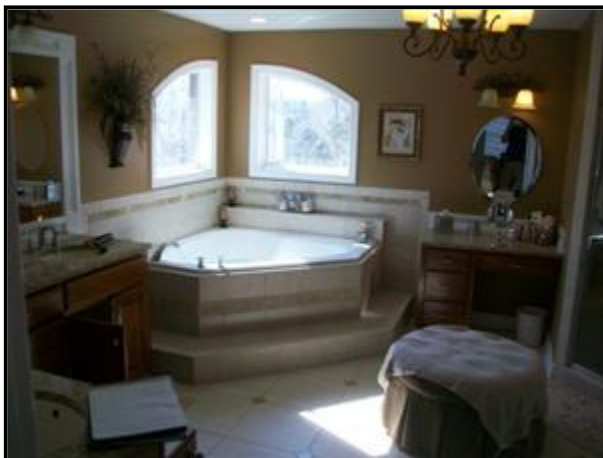
Comments:

3.1 There some typical settlement cracks visible on the garage foundation interior walls

3.2 There is some minor chipping/spalling of the concrete floor at the entry doors

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Drywall
Unfinished

Wall Material:

Drywall
Unfinished

Floor Covering(s):

Carpet
Wood
Unfinished
Tile

Interior Doors:

Hollow core

Windows:

Bedroom windows opened

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Fireplace:

Pre-fab Insert
Gas Logs
Direct vent
Did not respond to switch

Smoke Detectors:

Visible, Not tested

IN NI NP RR

4.0	CEILINGS	X			

IN NI NP RR

		IN	NI	NP	RR
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	DOORS (REPRESENTATIVE NUMBER)	X			
4.4	WINDOWS (REPRESENTATIVE NUMBER)	X			X
4.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
4.6	FIREPLACES	X			
4.7	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.8	SMOKE DETECTORS	X			

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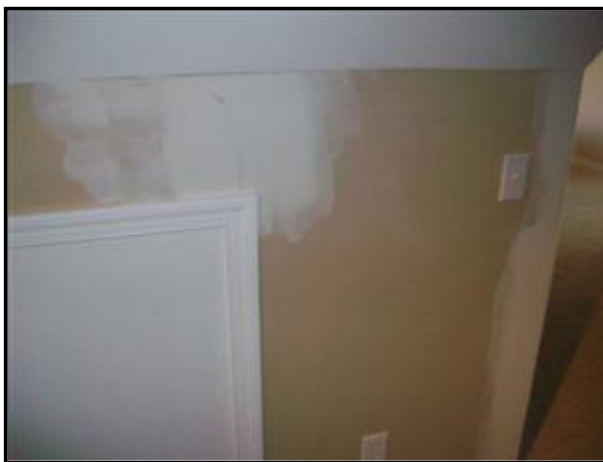
Comments:

4.0 There is some repair/patching visible in the 2nd floor bonus room ceiling in the drywall tape joint

4.1 There is some patching/repairs visible in the master bedroom wall and the 2nd floor bonus room wall

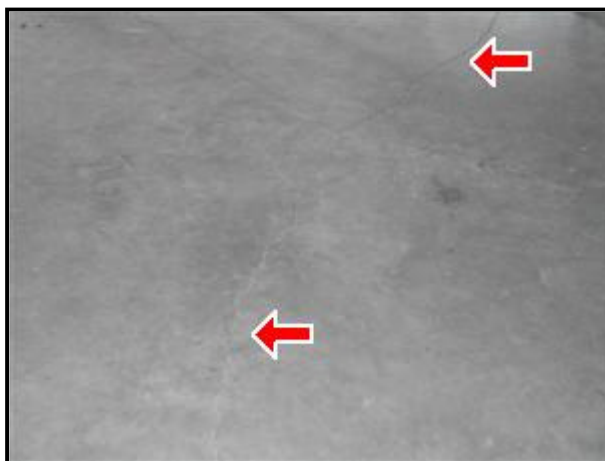


4.1 Picture 1



4.1 Picture 2

4.2 There are visible settlement cracks in the basement unfinished slab floor. There are no control joints visible, which may have prevented these cracks. There cracks are of the typical variety and there is no seepage or staining noted.



4.2 Picture 1

4.3 The study and master bath double doors have no ball checks and do not latch

4.4 There are several windows that do not completely close and latch properly, including the master bedroom

and the 2nd floor right rear bedroom and bonus room. Suggest qualified contractor evaluate and suggest repairs

4.8 The smoke detectors are hard wired as required, however the back up battery has been removed from at least one 2nd floor smoke detector. All smoke detectors must have back up batteries in working order.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL
Air gap visible
Tested-OK

Disposer Brand:

Tested OK

Exhaust/Range hood:

RE-CIRCULATE
Vent and Light-Tested OK

Range/Oven:

TESTED OK
WHIRLPOOL

IN NI NP RR

5.0	DISHWASHER	X			
5.1	FOOD WASTE DISPOSER	X			
5.2	RANGES/OVENS/COOKTOPS	X			
5.3	RANGE HOOD	X			

IN NI NP RR

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation:

Poured concrete

Main Beam:

Load baring walls

Roof-Type:

Hip

Floor Structure:

Wooden I-joists

Wall Structure:

Wood

Method used to observe attic:

Walked

Columns or Piers:

Supporting walls

Roof Structure:

Ridge/Rafter
Plywood roof sheathing

Attic info:

Scuttle hole
Pull Down stairs

IN NI NP RR

6.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
6.1	WALLS (Structural)	X			
6.2	COLUMNS OR PIERS	X			
6.3	FLOORS (Structural)	X			
6.4	CEILINGS (structural)	X			
6.5	ROOF STRUCTURE AND ATTIC	X			

IN NI NP RR

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Comments:

6.0 There are settlement cracks visible on the interior foundation walls. The cracks appear to be normal settlement cracks at the foundation step downs and there is no visible staining or seepage



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3

6.3 There is a added support beam in the basement beneath the den

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

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



Styles & Materials

Attic Insulation:

Fiberglass
Blown

Wood Frame Walls:

Not visible

Basement/Crawl Walls:

Fiberglass

Plumbing Pipes:

None observed

Ventilation:

Soffit Vents
Passive

Above Garage:

Not visible

Rim Joist:

Fiberglass

Dryer Vent:

Flexible Metal

Second Attic:

Fiberglass
Blown

Floor System Insulation:

Not visible/None observed

Sill Sealer:

Foam

Exhaust Fans:

Venting not visible

IN NI NP RR

7.0	INSULATION IN ATTIC	X			
7.1	INSULATION UNDER FLOOR SYSTEM	X			
7.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
7.3	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
7.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			

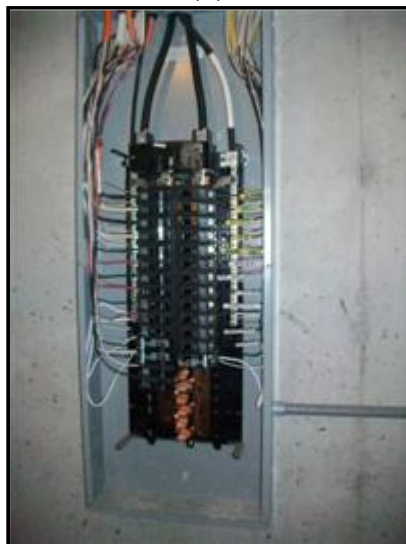
IN NI NP RR

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
120/240

Panel Location:

Basement

220 Breakers:

5

Branch wire 15 and 20 AMP:

Copper

Grounding Method:

Not visible

Panel Rating:

200 AMP

110 Breakers:

18

Wiring Methods:

Romex

Electric Panel Manufacturer:

SIEMENS

Main Breaker:

200 AMP

Panel Type:

Circuit breakers

GFCI Locations:

Exterior/Garage/Kitchen/Bath(s)
Jacuzzi
Tested OK

Jacuzzi GFCI Location:

Master bathroom wall

Permit/Inspection Sticker:

Visible

Arc Fault Breakers:

3 in panel-tested OK

IN NI NP RR

8.0	SERVICE ENTRANCE CONDUCTORS	X			
8.1	SERVICE AND GROUNDING EQUIPMENT	X			
8.2	MAIN PANEL	X			
8.3	SUB-PANEL(S)	X			
8.4	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling				

IN NI NP RR

IN NI NP RR

8.5	fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
8.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			

IN NI NP RR

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Manufacturer:

A.O. SMITH

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

Two units

Water Heater Location:

Basement

Permit/Inspection sticker:

Visible

Water Temperature:

Under 125 Degrees

Main Water Shut-off:

Basement wall

Laundry:

Dryer, Electric, Vented/Hot & Cold water discharges to waste pipe

Sump Pump:

Sealed system

IN NI NP RR

		IN	NI	NP	RR
9.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
9.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
9.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
9.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
9.4	MAIN FUEL SHUT OFF (Describe Location)	X			
9.5	SUMP PUMP	X			
9.6	LAUNDRY	X			

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Comments:

9.0 The 2nd floor bathroom tub drains slow

9.1 There is a broken support strap for the supply piping in the basement ceiling behind the furnace. There is typical oxidation/corrosion visible on the supply piping and shut offs



9.1 Picture 1

9.2 There are 2 joined gas water heaters to produce 76 gallons of hot water supply

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(A). 1st Floor and Basement

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Heat System Brand:
AMERICAN STANDARD

Heat system Age:
6-10 Years

Venting:
Independent
Plastic

Ductwork:
Non-insulated

Filter Type:
Electronic air cleaner

Cooling Equipment Type:
Air conditioner unit

Cooling system size:
4 Ton

Cooling System Age:
6-10 Years
Based on mfd. date

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
Alleigence

Permit/Inspection sticker:
Visible

Thermostat:
Programable
Heat <70 Degrees
Master bedroom

Inspection Performed:
CENTRAL AIR
TEMPERATURE AT PLENUM PREVENTED TESTING
FURNACE
FURNACE VISUALLY INSPECTED

Temperature:
Acceptable

IN NI NP RR

10.0.A	HEATING EQUIPMENT	X			
10.1.A	NORMAL OPERATING CONTROLS	X			
10.2.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
10.3.A	COOLING AND AIR HANDLER EQUIPMENT	X			
10.4.A	NORMAL OPERATING CONTROLS	X			
10.5.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			

IN NI NP RR

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Comments:

10.2.A The return grills are missing in the living room walls



10.2.A Picture 1

10.4.A There is a general filters humidifier-Suggest service annually

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(B). 2nd Floor

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:
Forced Air

Heat system Age:
6-10 Years

Filter Type:
Electronic air cleaner

Cooling System Age:
6-10 Years
Based on mfd. date

Permit/Inspection sticker:
Visible

Energy Source:
Gas

Venting:
Independent
Metal

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Thermostat:
Programable
Heat <70 Degrees
2nd Floor bedroom

Heat System Brand:
AMERICAN STANDARD

Ductwork:
Insulated

Cooling system size:
2 Ton

Central Air Manufacturer:
Alleigence

Inspection Performed:
CENTRAL AIR
TEMPERATURE AT PLENUM PREVENTED TESTING
FURNACE
FURNACE VISUALLY INSPECTED

Temperature:
Acceptable

IN NI NP RR

10.0.B	HEATING EQUIPMENT	X			
10.1.B	NORMAL OPERATING CONTROLS	X			
10.2.B	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
10.3.B	COOLING AND AIR HANDLER EQUIPMENT	X			
10.4.B	NORMAL OPERATING CONTROLS	X			
10.5.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

HomeWise Inspection Services
"The Wise Selection in Home Inspection"



Welcome Home!

HomeWise Inspection Services

**3000 Piedmont Dr.
Louisville, KY 40205
(502) 408-9007**

Customer
John Customer

Address
123 Sample St.
Louisville KY 40000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Interiors

4.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

There are several windows that do not completely close and latch properly, including the master bedroom and the 2nd floor right rear bedroom and bonus room. Suggest qualified contractor evaluate and suggest repairs

9. Plumbing System

9.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

There is a broken support strap for the supply piping in the basement ceiling behind the furnace. There is typical oxidation/corrosion visible on the supply piping and shut offs

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property

for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.