

Jackson and Jackson Home Inspections

6778 Jacks Creek Pike
Lexington, KY 40515

Office 859 272-0493

homesniffer@alltel.net

Cell 859 230-0714

Home Inspection Report

INSPECTION # 080822010

CLIENT:	<i>Mr. & Mrs. Consumer</i>	DATE:	<i>8-22-08</i>
SUBJECT PROPERTY:	<i>Main Street.</i>	TIME:	<i>9:00 AM</i>
	<i>/Your Town, USA</i>	FEE:	<i>\$ 355.00</i>
TELEPHONE #:	<i>859- - Ext. N/A</i>	Approx. AIR TEMP.	<i>76</i>
BUILDING TYPE:	<i>Single Family Residence.</i>	Page	<i>1 of 8</i>
OCCUPANCY STATUS:	<i>Vacant-No Furnishings.</i>		
PERSONS PRESENT:	<i>Buyer,/Realtor,////.</i>		
INSPECTION SERVICE:	<i>Complete Home Inspection.</i>		
ADDITIONAL SERVICES:	<i>Out Building,////.</i>		
WEATHER CONDITIONS:	<i>Dry at the time of the inspection./</i>		
RECENT CONDITIONS:	<i>Dry for the past few days.///</i>		
SPECIAL NOTE:	<i>1600 Sq. Ft. About 92 Yrs Old</i>		

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

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

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

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

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

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

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

A: STRUCTURE / GRADING/CRAWLSPACE

Structure:			
Foundation Wall Material:	Stone///.	Foundation Type:	Unfinished Basement/Crawlspace// /.
Columns/Piers:	Stone Piers/Log Piers///.	Beams/Girders:	Wood/////.
Floor Structure:	Wood Joists///.	Wall Structure:	Wood Framing//.
Ceiling Structure:	Wood Framing//.	Roof Structure:	Rafters/.
Roof Decking:	4x8 Sheathing///.		
Grading:			
Drainage:	Grading is flat along some walls.///.	Soil Separation:	Average////.
Retaining Walls:	None/////.	Vegetation:	Average////.
Water Infiltration:	None at the time of the inspection..	Water Proofing:	Sump Pumps//.
Crawlspace			
Observed From:		Inside the Crawlspace..	
Crawlspace Insulation:	Perimeter Only///Some.	Insulation Thickness:	3.5".
Crawlspace Vents:	None///.	Crawlspace Ventilation:	Adequate/////.
Vapor Barrier:	None.	Water Infiltration:	None at the time of the inspection./////.
Obstructions:	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected.		
Special Notes:	<p>1/ Typical foundaiton settlement cracks were observed during the inspection.</p> <p>2/ Jackson and Jackson Home Inspections cannot predict the frequency or severity of water infiltration into this nor any other inground basement or crawlspace.</p> <p>3/ Jackson and Jackson Home Inspections and/or your inspector do not have extensive training in, and are not experts regarding, indoor air quality, mold or fungus and therefore are not qualified to fully evaluate nor comment on any risk regarding these issues and/or conditions. If this report contains statements regarding the presents of mold and/or fungus, Jackson and Jackson Home Inspections and/or your inspector suggest you have these substances and/or conditions evaluated by an indoor air quality expert and/or mold sampling/testing expert.</p>		

DEFICIENCIES and OBSERVATIONS:

1. Keep the plant materials trimmed 12-18" from the house.
2. There is english ivy growing on the side of the house growing into the windows. Keep this ivy off of the house. It will damage the property.
3. The right side of the house foundation could not be seen/checked because of the ivy.
4. There is a lot of missing mortar around the foundation.
- 5.

B: EXTERIORS / DECKS / GARAGES

Surfaces & Attachments:							
Wall Cladding:	Brick Veneer/Wood Siding/Ashpalt Shingles/ ////.			Trim & Cornice:	Wood/////.		
Entry Doors:	Wood/Metal///.			Windows:	Double Hung/////.		
Shutters:	None.			Thermal Protection:	Storm Windows//.		
Driveway:	Asphalt/////.			Walkways:	Concrete/Wood/Pavers/////.		
Porch:	Wood/////.			Patio/Stoop:	Concrete/////.		
Steps:	Concrete/////.			Railings @:	Front Porch/////.		
Deck:	Yes..						
Deck Material:	Uncertain.			Deck Attachment:	Not Visible.		
Deck Railings:	None/////.			Deck Stairs:	None/////.		
Garage:	Detached.						
Finished	No	Pedestrian Dr.	Yes	Fire Rated Door @ Entry to House:	N/A	Floor Drain	No
Door 1:	Single.	Opener	No	Safety Device Reverses Door Properly:	N/A		
Door 2:	N/A.	Opener	N/A	Safety Device Reverses Door Properly:	N/A		
Door 3:	N/A.	Opener	N/A	Safety Device Reverses Door Properly:	N/A		
Outbuildings:	Yes		Type of Building:	Garage/Storage.	Service:	Inspected	
Obstructions:							

Special Notes:	1/ All garage door openers should automatically reverse, or stop, the door when meeting reasonable resistance during closing. 2/ Caution should be used in allowing several people on decks at the same time, failures and injury have been known to occur when failures occur. Jackson and Jackson Home Inspections does not perform engineering calculation on decks or any other building component.
-----------------------	--

DEFICIENCIES and OBSERVATIONS:

1. The masonite siding on the garage is in bad shape.
2. There are cracks in the front steps that could be a trip hazard.
3. There are cracks and missing stones in the half wall leading up to the front porch.
4. There is no stair rail leading up to the front porch.
5. There is an air gap in the front storm door. Some caulk would help.
6. Obviously the laundry room door has been disabled.
7. The laundry room window is painted shut.
8. The wood skirting on the exterior under the laundry room is in contact with the ground and is rotting.
9. The dead bolt on the rear door is difficult to engage in the keeper.
10. The top pane of the windows on the first floor painted shut. Most open but not easily. Several storm windows have air gaps and could use some caulk.
11. The left window in the first floor bedroom has a broken pane.
12. In the upstairs rear room, the center window is operational. The other 2 are painted shut. There is a damaged screen.
13. The front upstairs room has a broken pane. The center window bottom sash works, the others are painted shut.
14. There is some water damaged above the three windows on the rear of the house at the edge of the roof.
15. The front door bell is not working.
16. There is a crack in one of the panes over the front door.

C: ROOFING / ATTICS / FIREPLACES / CHIMNEYS

Roof:			
Roof Style:	Gable/////.	Roof Covering:	Fiberglass Shingles/////.
Roof Flashing:	Average/////.	Number of Layers:	1////.
Gutters:	Aluminum////.		
Downspouts:	Aluminum////.	Penetrations/Skylights:	Average
Attic:			
Attic Access:	Hatch////.	Water Infiltration:	None Observed/////.
Attic Vents:	Gable Vents/////.	Attic Ventilation:	Adquate/////.
Attic Insulation:	Fiberglass Blown//.	Insulation Thickness:	to Inches on Average
Fireplaces/Chimneys: One .			
Fireplace:	/////.	Fireplace Damper:	/////.
Chimneys:	////.	Chimney Flue:	/////.
Chimney Cap:	/////.	Chimney Flashing:	/////.
Roof Inspected By:	Observing from the ground and at the gutter line.////.		
Attic Inspected By:	Entering all accessible attic areas.////.		
Obstructions:	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected.		
Special Notes:	1/ Fireplaces and chimneys should be inspected by a professional chimney sweep periodically.		

DEFICIENCIES and OBSERVATIONS:

1. The gutters of the garage are full of debris. The front right corner downspout on the garage is dented.
2. The downspout on the right rear corner needs to be reattached to the black pipe here to keep the water away from the foundation.
3. *There has some damaged firebrick in the base of the fireplace. There is some missing caulk. It appears to have been shut off. The damper is not active. Suggest having this fireplace checked by a chimney sweep before ever having a fire. It will need some restoration work. The mantel above the fireplace is loose.
4. There is a large bird nest in the attic. There must be an opening for them to get in. It should be sealed.
5. It does not appear that there is any felt or underlayment placed under the shingles.

D: INTERIORS / STAIRS / SAFETY DEVICES

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

DEFICIENCIES and OBSERVATIONS:

1. The basement stairs are a little spongy. The treads could be replaced. There is no stair rail. There is a coax cable on the steps that could be a trip hazard.
2. There is a 2" change of elevation going into the kitchen from the dining room that could be a trip hazard.
3. There is no hand rail for the stairs going to the 2nd floor.
4. The coat closet door sticks and does not close.
5. In the upstairs rear room, the fan is slightly out of balance.

E: KITCHEN

Cabinets:	Wood Grain/.	Counters:	Mica/.	Flooring:	Plastic Laminate.
Ground Fault Protection:		Receptacles near the kitchen sink only..			
Appliances:	Brand	Operation	Energy Source	Grounded	Does Not Stay
Refrigerator:	GE.	Average/////.	Electric/	Yes	<input type="checkbox"/>
Range/Oven:	Amana.	Average/////.	Natural Gas/	Yes	<input type="checkbox"/>
Exhaust Fan:	/Sharp.	Average////////.	Electric/	Yes	<input type="checkbox"/>
Dishwasher:	GE.	No Air-Gap////////.	Electric/	Yes	<input type="checkbox"/>
Disposer:	SinkMaster.	Average////////.	Electric/	Yes	<input type="checkbox"/>
Microwave:	/Sharp.	Average/////.	Electric/	Yes	<input type="checkbox"/>
Compactor:	None.	N/A/////.	N/A	N/A	<input type="checkbox"/>
Obstructions:	1/				
Special Notes:	1/ Refrigerator ice makers and oven cleaning features are not operated during the inspection.				

OBSERVATIONS/DEFICIENCIES:

1. The light over the stove is not working, it could be the bulb(s).
2. The hot water handle is broken.
3. The vegetable sprayer has very weak water pressure.
4. An additional shelf for the refrigerator is stored in the cabinet above the refrigerator.
5. The upstairs right middle room, one window is missing the screen, the other the storm window sash is broken and not operable. Both windows are functional.

F: BATHROOMS

	Bath 1	Bath 2	Bath 3	Bath 4	Bath 5
Location:	1st Floor.	2nd Floor.	N/A.	N/A.	N/A.
Type:	Full.	Full.	N/A.	N/A.	N/A.
Water Flow:	Average.	Average.	N/A.	N/A.	N/A.
Ground Fault Protection:	Defective.	No.	N/A.	N/A.	N/A.
Exhaust:	Fan.	Window.	N/A.	N/A.	N/A.
Bathing Unit:	Shower.	Free Standing Tub /Shower.	N/A.	N/A.	N/A.
Enclosures:	Fiberglass//.	N/A/.	N/A/.	N/A/.	N/A/.
Bath Doors:	Shower	Curtain Only	N/A	N/A	N/A
Whirlpool Tub	N/A	N/A	N/A	N/A	N/A
Flooring:	Carpet/& Ceramic Tile.	Plastic Laminate/.	N/A.	N/A.	N/A.
Obstructions:	1/				
Special Notes:	1/ Whirlpool tubs should be sanitized routinely.				

DEFICIENCIES and OBSERVATIONS:

Bath 1:

1. The GFCI is not functional.
2. The toilet is loose from the floor.
3. The shower door does not close securely.
4. The fan works intermittantly.
5. The door does not have a lock.

Bath 2:

1. The toilet is loose from the floor.
2. The water from the sink has some rust. The sink is extremely slow to drain. The cold faucet is dripping.

G: PLUMBING SYSTEMS

Supply Systems		Waste and Drainage Systems				
Water Source:	Reported to be Public	Waste Disposal:	Reported to be Public			
Service Pipes:	Copper.	Waste Pipes:	Plastic/////.			
Water Shut-Off Valve:	Located in the Basement.	Vent Pipes:	Plastic/////.			
House Pipes:	Copper/////.	Washer/Dryer:	Electric/Electric.			
Exterior Faucets:	Frost-Proof Faucets/.	Dryer Vent:	Terminates Outside.			
Gas System						
Main Shut-Off Location:	Located Inside the Basement.	Main Valve Position:	Open.			
Water Heater:						
	Location:	Manufacturer	Energy	Water Temperature	Drafting	Size / Age
Unit 1:	Basement.	Rheem RN0195D02563.	Gas	⁰ Fahrenheit	N/A.	40 gal../13
Unit 2:	N/A.	N/A.	N/A	⁰ Fahrenheit	N/A.	N/A./N/A
Unit 3:	N/A.	N/A.	N/A	⁰ Fahrenheit	N/A.	N/A./N/A
Obstructions:						
Special Notes:		1/ Water temperatures above 125 degrees are considered potentially hazardous. 2/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 3/ Proper drafting of gas appliances should be inspected periodically to insure safe and proper conditions exist.				

DEFICIENCIES and OBSERVATIONS:

1. *A carbon monoxide detector is needed with gas appliances.
2. The water heater would not energize.

H: ELECTRICAL SYSTEMS

Service:	Routing:	Overhead		Grounding:	Unknown
	Conductor:	Aluminum	Amperage: 200/.	Voltage:	240
	Main Disconnect	Inside Main Distribution Panel		Disconnect Type:	Breaker
Distribution Panels:					
Main Panel 1:.	I-T-E.	Main Disconnect	200.	Max. Amps	200.
Location:	Basement.	Over Current Devices:	Breakers	Voltage:	240
Main Panel 2:.	N/A.	Main Disconnect	N/A.	Max. Amps	N/A.
Location:	N/A.	Over Current Devices:	N/A.	Voltage:	N/A.
Sub- Panel 3:.	N/A.	Main Disconnect	N/A.	Max. Amps	N/A.
Location:	N/A.	Over Current Devices:	N/A.	Voltage:	N/A.
Branch Circuits:	Wiring Materials:	120 Volt:	Copper	240 Volt:	Copper/Aluminum
	Wiring Methods:	Non-Metallic Cable,////////.			
Receptacles:	3-slot grounded/////.				
GFCI Receptacle Locations:	Kitchen/Bathroom////////.				
Arc-Fault Protection:	NONE, Not Required At The Time Of Construction..				
Obstructions:	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 2/ Some receptacles could not be tested due to furniture and personal items.				
Special Notes:	1/ GFCI receptacles and breakers should be tested periodically to insure proper operation. 2/ *You should have electrical deficiencies listed below fully evaluated by a licensed electrical expert.				

DEFICIENCIES and OBSERVATIONS:

- The left electrical outlet on the GFCI unit to the left of the kitchen sink is GFCI but has an open ground.
- One bulb in the kitchen ceiling fan are out.
- The lights under the kitchen cabinets are not working.
- The light switch to the left of the front door works the outlet underneath it.
- It is unknown what the left switch of the two switches in the living room operates, maybe the front porch light that is not working. The right switch operates the ceiling fan light combo.
- The electrical outlet at the top of the basement stairs has the hot neutral reversed.
- There is an unprotected electrical junction in the basement on the joist by the support post.
- There is an extension cord from an outlet in the basement stair well serving the TV in the kitchen. It is an unprotected junction. The correct way would be to install an electrical box and use a better grade of wire.
- There is one aluminum 240 volt service, the rest is copper. The top left breaker is a 40 amp breaker (labeled going to the dryer) served by a 10 gauge wire. This is a fire hazard. The breaker should be changed out to a 30 amp.
- There are some holes in the bottom of the electrical box, and one in the top needs to be plugged.
- Two screws are missing from the cover plate to the electrical panel.
- The upstairs right middle bedroom has 2 outlets that work off the switch. The baseboard outlet is hot at all times.
- There is an electrical circuit in the basement, above the furnace, that is capped off and needs a junction box.
- Just inside the attic hatch there is an electrical junction box that needs a cover.
- The electrical service to the garage should have an electrical disconnect at a minimum. I suggest having an expert licensed electrician evaluate and correct any other deficiencies found in this structure.

I: AIR CONDITIONING SYSTEMS

	System 1	System 2	System 3	System 4
Equipment Type:	Air Conditioner	Window Units.	None.	None.
Manufacturer:	York .EKDM378275	/Sunbeam 20030227437.	N/A.	N/A.
Air Handler Location:	Basement.	N/A.	N/A.	N/A.
Zone Supplied:	Whole House.	N/A.	N/A.	N/A.
Size / Age:	4 Tons/?	5200 BTU Tons/	N/A Tons/N/A	N/A Tons/N/A
Max. Amperage	40 Amps.	N/A Amps.	N/A Amps.	N/A Amps.
Air Flow:	Average.	Average.	N/A.	N/A.
Supply Air:	55 Degrees	56 Degrees	N/A Degrees	N/A Degrees

Return Air:	73 Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Emergency Air Temp:	N/A Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Evaporator Coil:	Not Visible.	N/A.	N/A.	N/A.
Filter:	-/.Elect static	N/A-Clean	N/A-.	N/A-.
Filter Location:	Air Handler///.	Air Handler///.	N/A///.	N/A///.
Disconnects:	Yes.	N/A.	N/A.	N/A.
Condensate Drains To:	Sump Pump.	Exterior.	N/A.	N/A.
Secondary Drain Pan:	No.	N/A.	N/A.	N/A.
Time Operated:	120 Minutes.	30 Minutes.	N/A.	N/A.
Performance:	Average.	Average.	N/A.	N/A.
Obstructions:	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 2/ Heat pump only, and auxillary heating cycles could not be tested due to outside air temperatures prior to and during the inspection.			
Special Notes:	1/ HVAC equipment should be inspected and serviced anually or bi-annually. 2/ *You should have HVAC deficienices listed below fully evaluated by a licensed HVAC expert.			

DEFICIENCIES and OBSERVATIONS:

System 1:

1. Needs the vegetation cleared from around it.

System 2:

- 1.

J: HEATING SYSTEMS

	System 1	System 2	System 3	System 4
Heating Source:	Natural Gas Furnace.	N/A.	N/A.	N/A.
Manufacturer:	York. ELDM409792	N/A.	N/A.	N/A.
Drafting Today:	Unknown.	N/A.	N/A.	N/A.
Location:	Basement.	N/A.	N/A.	N/A.
Zone Supplied:	Whole House.	N/A.	N/A.	N/A.
Size / Age:	94,000 BTU/?	N/A,000 BTU/N/A	N/A,000 BTU/N/A	N/A,000 BTU/N/A
Temp. Rise:	30-60 Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Temp. Limit:	135 Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Supply Air Temp:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Return Air Temp:	Degrees	N/A Degrees	N/A Degrees	N/A Degrees
Safety Switches:	Not Tested//.	N/A/.	N/A/.	N/A/.
Air Flow:	Average.	N/A.	N/A.	N/A.
Filter:	-/.Electrostatic	N/A-.	N/A-.	N/A-.
Filter Location:	Air Handler///.	N/A///.	N/A///.	N/A///.
Time Operated:	Not Operated.	N/A.	N/A.	N/A.
Performance:	Questionable.	N/A.	N/A.	N/A.
Obstructions:	1/ Components behind floor, wall & ceiling finishes could not be observed nor inspected. 2/ The heat exchanger is only partially visible and could not be fully inspected. The only way to fully and completely inspect the heat exchanger of a gas furnace is to disassemble the equipment. Jackson and Jackson Home Inspections does not disassemble any residential equipment.			
Special Notes:	1/ HVAC equipment should be inspected and serviced anually or bi-annually. 2/ Proper drafting of gas appliances should be inspected periodically to insure safe and proper conditions exist. 3/ You should have HVAC deficienices listed below fully evaluated by a licensed HVAC expert.			

DEFICIENCIES and OBSERVATIONS:

System 1:

1. The furnace would not energize.
2. There is some air leakage around the furnace..

END OF INSPECTION REPORT

