

# Vision Home Inspection

324 Rams Run  
Shepherdsville KY 40165-7877  
Inspector: James McFadden



## Property Inspection Report

Client(s):

Property address:

Inspection date:

### [View report summary](#)

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense

	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Serviceable</b>	Item or component is in serviceable condition
	<b>Comment</b>	For your information

Click [here](#) for a glossary of building construction terms.

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## **General information**

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**Report number:** 1002

**Inspector's name:** James McFadden

**Structures inspected:** 1

**Type of building:** Single family

**Age of building:** Built 1910

**Time started:**

**Time finished:**

**Inspection Fee:** \$

**Payment method:**

**Present during inspection:** Realtor(s)Listing agent

**Occupied:** No

**Weather conditions:** Clear

**Temperature:** Warm

**Ground condition:** Dry

**Front of structure faces:** South

**Main entrance faces:** South

**Foundation type:** Unfinished basement

**The following items are excluded from this inspection:** Hot tub

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1)   Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

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## **Exterior**

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**Footing material:** Masonry

**Foundation material:** Concrete block

**Apparent wall structure:** Wood frame

**Wall covering:** Aluminum siding

**Driveway material:** N/A

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Glass panel

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- 2)    One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.



Photo 3

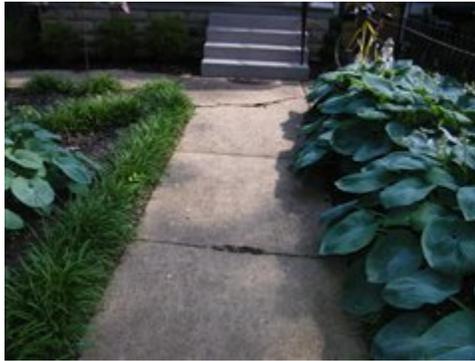


Photo 4

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- 3)   The step next to hot tub on the east side is loose

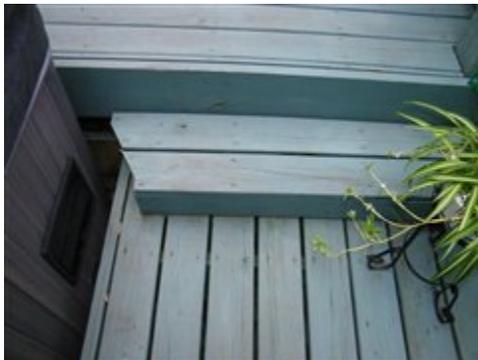


Photo 12

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- 4)  Exterior penetrations on the west wall. Recommend that they be sealed to avoid casual water damage and investigation.



Photo 14

- 
- 5) 🛠️ Window sills show signs of moisture damage and need to be re-sealed and painted



Photo 7



Photo 9



Photo 10

- 
- 6) 🛠️ Soffit below third floor windows on the South Side shows signs of water damage. Recommend re-sealing and painting.

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## **Electric service**

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**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 200

**Service voltage (volts):** 120/240

**Location of main service switch:** Basement main panel

**Location of sub panels:**

**Service entrance conductor material:** Copper

**System ground:** Ground rod(s) in soil

**Main disconnect rating (amps):** 200

**Branch circuit wiring type:** Copper

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- 7)    Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.  
2 in the basement



Photo 16



Photo 17

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- 8)  Main Breaker Box is located in the Basement opposite the stairs

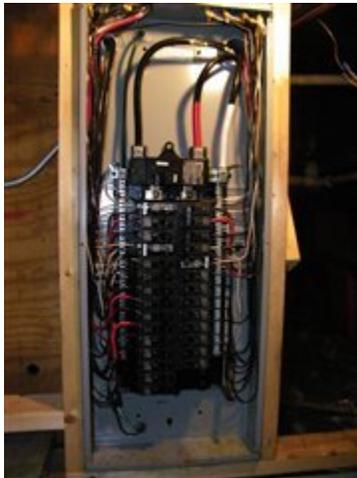


Photo 15

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- 9)  primary overhead service entrance



Photo 41



Photo 42

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## **Heating and cooling**

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**Primary A/C energy source:** ElectricModel#ce36-1gb serial#9302086291

**Distribution system:** Sheet metal ducts

**Manufacturer:** Janitrol

**Model:** CE36-1GB

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- 10) 🛠️🔍 Air Conditioning unit is not level and the pad is not properly installed.



Photo 11

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- 11) ⓘ Gas meter is located at the east end of the front porch.

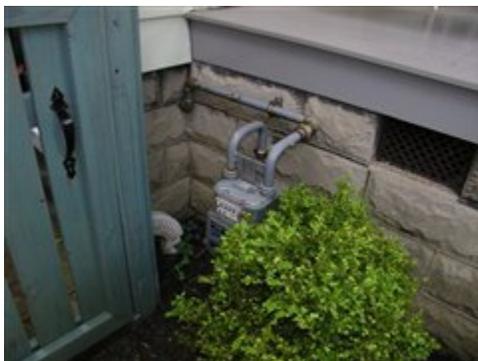


Photo 40

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## Plumbing and laundry

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**Water pressure (psi):** Good

**Location of main water shut-off valve:** basement

**Water service:** Public

**Drain pipe material:** PVC

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## Fireplaces, woodstoves and chimneys

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**Fireplace type:** Masonry with metal liner

**Chimney type:** Masonry

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12)   Masonry cracked, recommend a chimney masonry contractor be contacted to exact repairs.



Photo 37

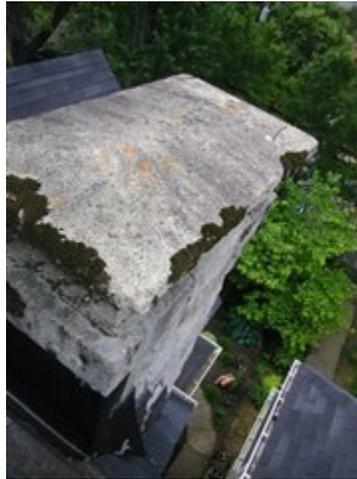


Photo 38

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13)  Significant amounts wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it.

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14)  A gas pipe exist next to the second floor fire place in the south Bed room.

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## Crawl space

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**Inspection method:** Partially traversed

**Pier or support post material:** Concrete

**Beam material:** Built up wood

**Floor structure above:** Solid wood joists

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15)   Some crawl space areas were inaccessible due to stored personal items, these areas are excluded from this inspection.



Photo 18



Photo 19

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## Interior rooms

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- 16) 🛠️👉 Main living room window is painted shut and has 2 small cracks in the upper left and right corners.

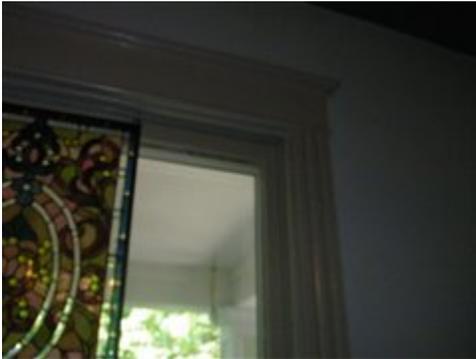


Photo 24

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## Roof

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**Roof inspection method:** Traversed

**Roof type:** Mansard

**Roof covering:** Asphalt or fiberglass composition shingles, Rolled

**Estimated age of roof:** 7-10 years

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Unable to determine (no access to attic spaces)

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- 17) 🛠️👉 Third floor roof has an exposed area approximately 1.5' by .5 to 1.5" on the front center portion. Recommend immediate repair as wood is exposed to the elements



**Photo 34**



**Photo 35**

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18) 🔧🔍 One or more sections of roof flashing are deteriorated and/or rusted. Leaks may occur as a result. A qualified roofing contractor should evaluate and replace flashing where necessary.



**Photo 30**



**Photo 32**

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19) 🪚🔍 Soffit Vent damaged may be subject to further damage due to wind.



**Photo 2**

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20) 🪄 Small Valley on front porch roof levels before emptying into gutters. May collect debris.



Photo 6

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## **Basement**

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**Insulation material underneath floor above:** None visible

**Pier or support post material:** Wood

**Beam material:** Solid wood

**Floor structure above:** Solid wood joists

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21)   Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains and/or efflorescence on the foundation or floor, water stains at bases of support posts, etc. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement. The client(s) should review any disclosure statements available and ask the property owner(s) about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.



Photo 20



Photo 21



Photo 5



Photo 8

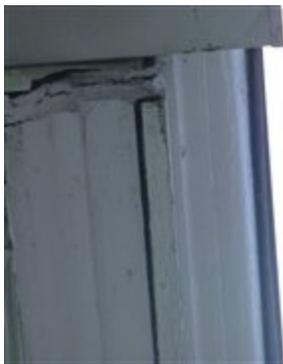


Photo 13

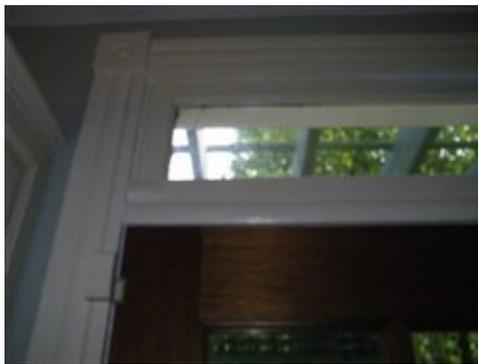


Photo 22

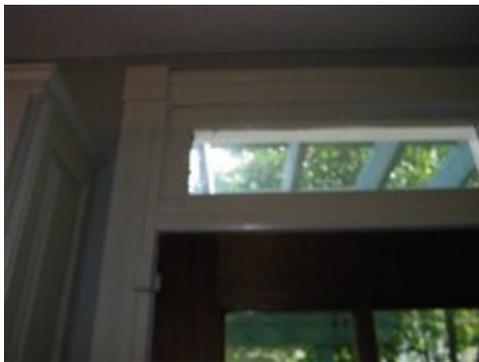
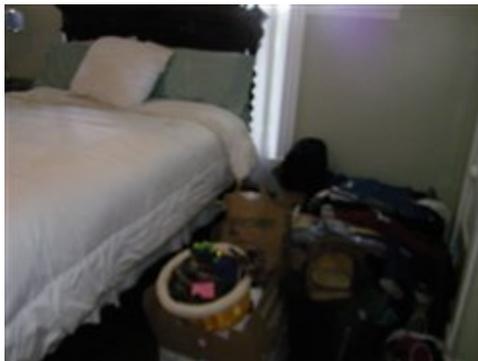


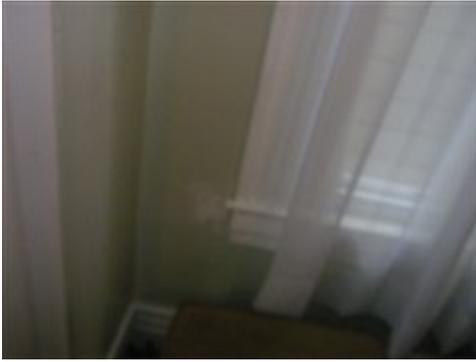
Photo 23



Photo 25



**Photo 26**



**Photo 27**



**Photo 28**



**Photo 29**



**Photo 31**

**Photo 33**



**Photo 36**

**Photo 39**