

A New Perspective Home Inspections
4404 Blue Wisteria Ct.
Louisville,, KY 40299





Marginal Summary

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

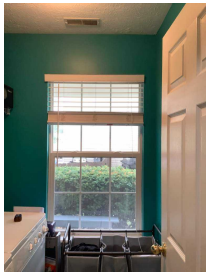
Structure

1. Foundation: Poured slab - There are several fine vertical cracks around the exterior raised slab foundation and one diagonal crack on the back right corner. These are typically a sign of normal settling of the foundation. Would recommend monitoring for growth.



Laundry Room/Area

2. 1st Floor Laundry Room/Area Windows: Vinyl double hung - The window will not open.



Kitchen

3. 1st Floor Kitchen Windows: Vinyl double hung - The window will not open

Marginal Summary (Continued)

Bedroom

4. Front Bedroom Walls: Paint - Possible wood destroying insects. Please refer to the termite inspection.

Living Space

5. Living Room Living Space Ceiling: Texture paint - There is a small hole in the ceiling. Could not access the full attic so could not determine if it goes all the way through



Table of Contents

Definitions	4
General Information	4
Lots and Grounds	5
Exterior	6
Roof	8
Garage/Carport	9
Structure	9
Air Conditioning	10
Heating System	11
Electrical	12
Laundry Room/Area	13
Plumbing	15
Bathroom	15
Kitchen	16
Bedroom	18
Living Space	18
Attic	21
Final Comments	22

A New Perspective Home Inspections

Page 4 of 22
23:24 July 27, 2022

Hunter Brooks & Aaliyah Huston
7020 Little Oak Ct

Definitions

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: [REDACTED]

City: Louisville, KY

Client Information

Client Name: Hunter Brooks & Aaliyah Huston

Client Address: 7020 Little Oak Ct

City: Louisville, KY

Phone: (502) 599-6026

Referrer Name: James [REDACTED]

Inspection Company

Inspector Name LaVonda Horrar

Company Name A New Perspective Home Inspections

Address: 4404 Blue Wisteria Ct.

City: Louisville, State: KY Zip: 40299

Phone: 502.599.6026

Email: lavonda@anphomeinspections.com Web: anphomeinspections.com

Amount Due: [REDACTED]

Conditions

Inspection Date: 2022-07-25

Start Time: 09:00 AM End Time: 01:00 PM

Others Present: Client

Year Built: 2006

Utilities On: Yes

Temperature: 77

Weather: Cloudy Soil Conditions: Dry

Space Below Grade: None

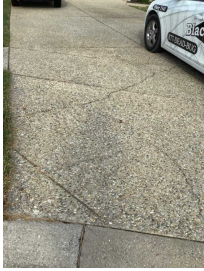
Building Type: Single family Garage: Attached

Water Source: City How Verified: Multiple Listing Service

Sewage Disposal: City How Verified: Multiple Listing Service

Lots and Grounds

1. Acceptable Driveway: Concrete



2. Acceptable Walks: Concrete



3. Acceptable Porch: Concrete



4. Acceptable Deck: Treated wood



5. Acceptable Grading: Flat, Minor slope, Moderate slope - Moderate sloping in the back, minor sloping on the sides and some of the front areas are flat



Lots and Grounds (Continued)

6. Acceptable Vegetation: Shrubs



7. Acceptable Swale: Adequate slope and depth for drainage provided by a ditch rather than a swale.



8. Not Inspected Fences: Wood - The property has fencing on each side provided by adjacent properties. The fencing on the right is well-maintained and in good shape. The fencing on the left is in need of repair.



Exterior

All Exterior Surface

1. Acceptable Type: Vinyl siding



House front Exterior Surface

2. Acceptable Type: Brick veneer



Exterior (Continued)

3. Acceptable Trim: Vinyl - Most trim in good shape. A corner piece is cracked.



4. Acceptable Fascia: Aluminum

5. Acceptable Soffits: Vinyl

6. Acceptable Door Bell: Ring

7. Acceptable Entry Doors: Difficult to determine but it appears to be fiberglass

8. Acceptable Patio Door: Vinyl sliding

9. Acceptable Windows: Vinyl double hung



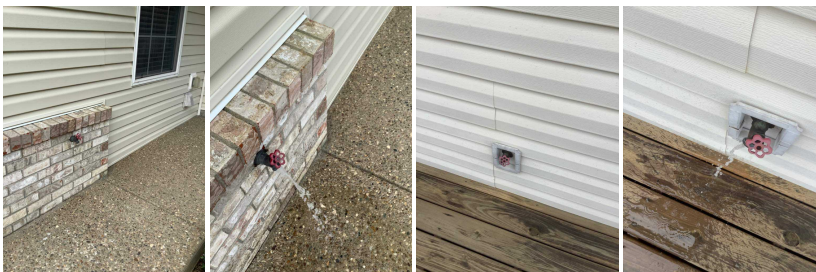
10. Not Present Storm Windows:

11. Acceptable Window Screens: Metal

12. Acceptable Exterior Electric Outlets: 110 VAC GFCI



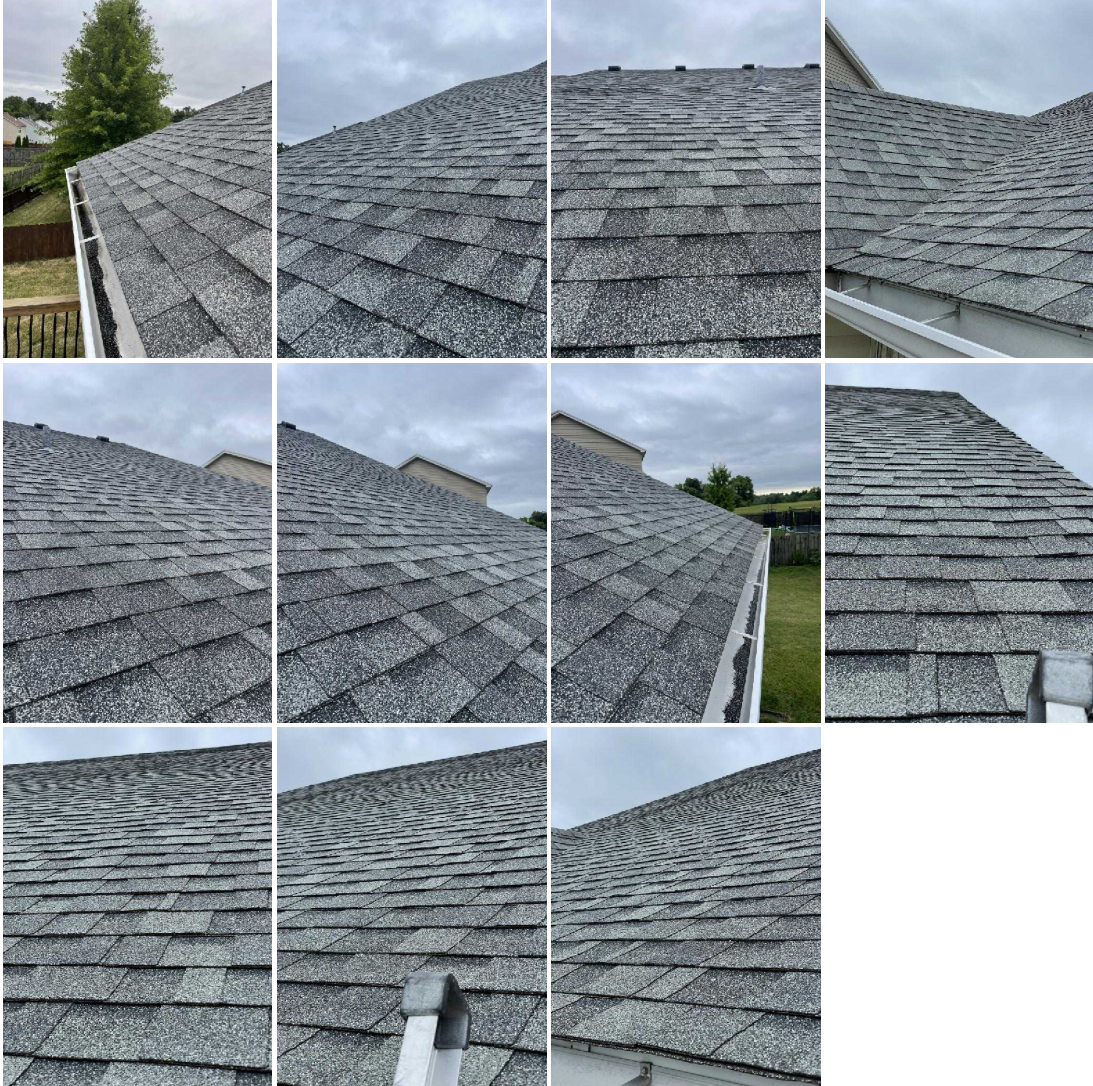
13. Acceptable Hose Bibs: Gate



Roof

Main Roof Surface

1. Method of Inspection: Ladder at eaves
2. Acceptable Material: Asphalt shingle



3. Type: Gable
4. Approximate Age: Per sellers disclosure: Front 10 years, Back 3 years. Roof wear is consistent with stated age.
5. Not Inspected Flashing: Unable to see flashing about vent stack.
6. Acceptable Valleys: Asphalt shingle
7. Not Inspected Plumbing Vents: Unable to properly inspect from eaves. Appeared functional.
8. Acceptable Gutters: Aluminum
9. Acceptable Downspouts: Aluminum - Aluminum downspouts on several gutters. Would suggest adding splash guards to get water away from the foundation. One gutter drains into a pipe which extends below the sidewalk.



Garage/Carport

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable Garage Doors: Metal



- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Genie
- 5. Acceptable Service Doors: Wood
- 6. Acceptable Ceiling: Texture paint
- 7. Acceptable Walls: Paint and paneling
- 8. Acceptable Floor: Poured concrete
- 9. Acceptable Electrical: 110 VAC - Garage has a lot of the owners belongings throughout. Unable to access any outlets not being used.



- 10. Not Present Heating:
- 11. Not Present Smoke Detector:
- 12. Not Present Windows:

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Marginal Foundation: Poured slab - There are several fine vertical cracks around the exterior raised slab foundation and one diagonal crack on the back right corner. These are typically a sign of normal settling of the foundation. Would recommend monitoring for growth.



Structure (Continued)

Foundation: (continued)



3. Acceptable Floor/Slab: Poured slab

Air Conditioning

Main AC System

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Pad mounted
4. Model Number: Data tag removed. Serial Number: Data tag removed
5. Area Served: Whole building Approximate Age: 15 years
6. Type: Central A/C Capacity: Not listed
7. Acceptable Visible Coil: Coils show some slight damage at the bottom. Slight fin damage





Air Conditioning (Continued)

- 8. Acceptable Refrigerant Lines: Serviceable condition
- 9. Acceptable Electrical Disconnect: Tumble switch
- 10. Acceptable Exposed Ductwork: Most duct work within walls. What could be seen from the attic access appeared acceptable.
- 11. Acceptable Thermostats: Individual



Heating System

Main Heating System

- 1. Acceptable Heating System Operation: Not inspected. Temperature above 80 degrees at time of inspection.
- 2. Manufacturer: Bryant
- 3. Model Number: FA4CNF024 Serial Number: 4606A85468
- 4. Not Inspected Type: Forced air - The unit was not inspected. Temps too high to run furnace and the electronic thermostat was locked on a permanent temperature.
- 5. Fuel Type: Electric
- 6. Area Served: Whole building Approximate Age: 15 years
- 7. Unable to Inspect: 60%
- 8. Not Inspected Blower Fan/Filter:
- 9. Acceptable Distribution: Inside walls - Venting in attic space appears to be in good condition.
- 10. Not Inspected Circulator:
- 11. Not Inspected Controls:
- 12. Not Inspected Devices:
- 13. Acceptable Thermostats: Individual
- 14. Suspected Asbestos: No



Electrical

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 240 VAC Branch Circuits: Sheathed
- 4. Acceptable Aluminum Wiring: Aluminum stranded wire used for service which is typical and appears in good condition.



- 5. Acceptable Conductor Type: Romex
- 6. Acceptable Ground: Ground wire is buried and probably connects to the rod. However, ground rod could not be felt.



- 7. Acceptable Smoke Detectors: Smoke detectors appear to be hard wired with battery back up - Smoke detectors located in bedroom, office and hall.



- 8. Not Present Carbon Monoxide Detectors:
Garage Electric Panel
-



Electrical (Continued)

9. Acceptable Manufacturer: Seimens

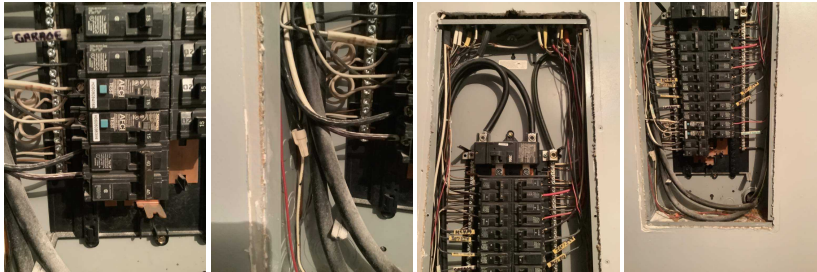


10. Maximum Capacity: 200 Amps

11. Acceptable Main Breaker Size: 200 Amps

12. Acceptable Breakers: Copper

13. Acceptable AFCI: 110 volt - Per labeling it appears to be for the bedroom.



14. Is the panel bonded? Yes

Laundry Room/Area

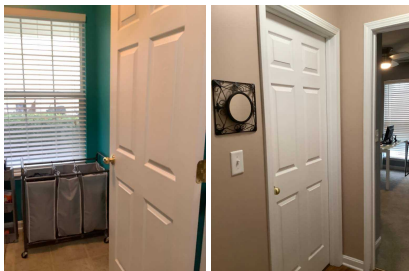
1st Floor Laundry Room/Area

1. Acceptable Ceiling: Texture paint

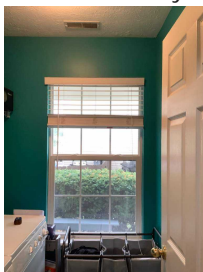
2. Acceptable Walls: Paint

3. Acceptable Floor: Linoleum

4. Acceptable Doors: Hollow wood



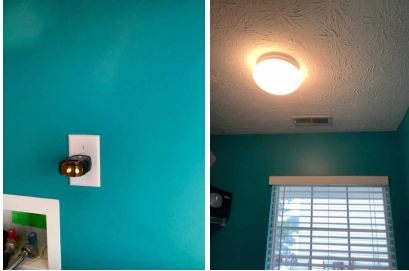
5. Marginal Windows: Vinyl double hung - The window will not open.





Laundry Room/Area (Continued)

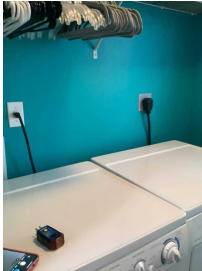
6. Acceptable Electrical: 110 VAC outlets and lighting circuits, 220 VAC



7. Not Present Smoke Detector:
8. Acceptable HVAC Source: Heating system register
9. Acceptable Washer Hose Bib: Ball valves



10. Acceptable Washer and Dryer Electrical: 110-240 VAC



11. Acceptable Dryer Vent: Metal flex



12. Acceptable Washer Drain: Wall mounted drain



Plumbing

1. Not Inspected Service Line: Not Found
2. Not Inspected Main Water Shutoff: Not found. Possibly behind owner's items in utility closet
3. Acceptable Water Lines: Pex
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Not visible

Utility Room Water Heater

6. Acceptable Water Heater Operation: Adequate
7. Manufacturer: Ruud
8. Model Number: PE-40-2 Serial Number: 1006225504
9. Type: Electric Capacity: 40 Gal.
10. Approximate Age: 15 years Area Served: Whole building
11. Acceptable TPRV and Drain Tube: PVC

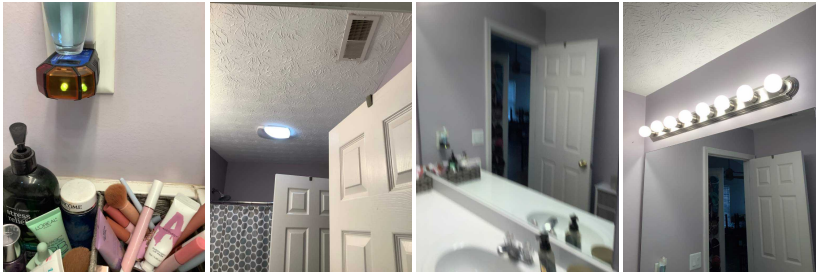
Bathroom

1st floor main Bathroom

1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Linoleum
4. Acceptable Doors: Hollow wood



5. Acceptable Electrical: 110 VAC outlets and lighting circuits



6. Acceptable Counter/Cabinet: Composite and wood





Bathroom (Continued)

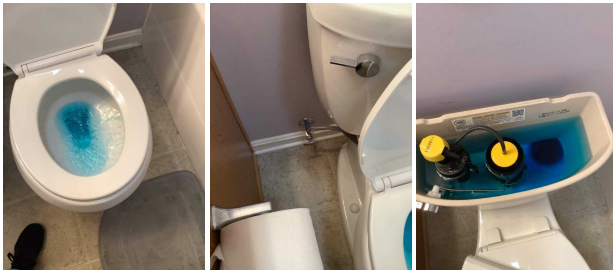
- 7. Acceptable Sink/Basin: Porcelain
- 8. Acceptable Faucets/Traps: Chrome fixtures



- 9. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround



- 10. Acceptable Toilets: Kohler 1.28 GPF



- 11. Acceptable HVAC Source: Heating system register
- 12. Acceptable Ventilation: Electric ventilation fan and light combo

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: Could not find data plate





Kitchen (Continued)

2. Acceptable Ventilator: Whirlpool



3. Acceptable Disposal: In-Sinkerator

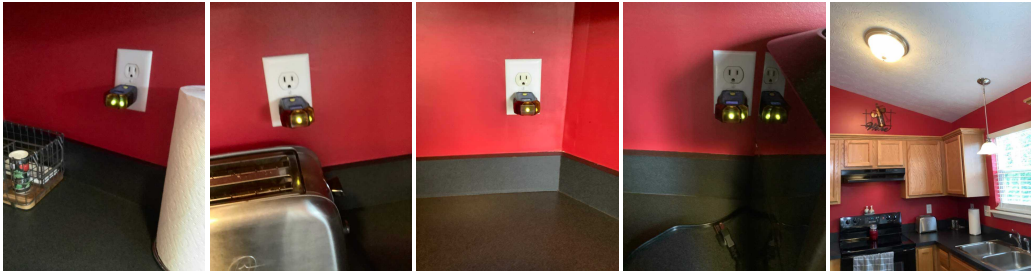
4. Acceptable Dishwasher: Whirlpool - Model DU850SWPU3 Serial FT4603254

5. Air Gap Present? Yes

6. Acceptable Refrigerator: Whirlpool - Model ED5FHXSBO2 Serial ST4929763

7. Acceptable Sink: Stainless Steel

8. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI



9. Acceptable Plumbing/Fixtures: Chrome, PVC



10. Acceptable Counter Tops: Formica

11. Acceptable Cabinets: Wood

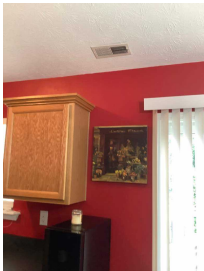
12. Acceptable Ceiling: Texture paint

13. Acceptable Walls: Paint

14. Acceptable Floor: Linoleum

15. Marginal Windows: Vinyl double hung - The window will not open

16. Acceptable HVAC Source: Heating system register





Bedroom

Master Bedroom Bedroom

- 1. Acceptable Closet: Large x 2
- 2. Acceptable Ceiling: Texture paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung - Unable to test window due to the occupants belongings in the way
- 7. Acceptable Electrical: 110 VAC/220 VAC
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Hard wired with battery back up and light

Front Bedroom

- 10. Acceptable Closet: Large
- 11. Acceptable Ceiling: Texture paint
- 12. Marginal Walls: Paint - Possible wood destroying insects. Please refer to the termite inspection.
- 13. Acceptable Floor: Carpet
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl double hung
- 16. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 17. Acceptable HVAC Source: Heating system register
- 18. Acceptable Smoke Detector: Hard wired with battery back up and light

Living Space

Living Room Living Space

- 1. Acceptable Closet: Large



- 2. Marginal Ceiling: Texture paint - There is a small hole in the ceiling. Could not access the full attic so could not determine if it goes all the way through



Living Space (Continued)

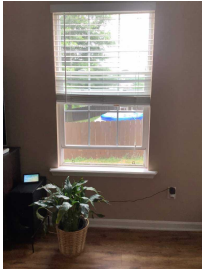
3. Acceptable Walls: Paint



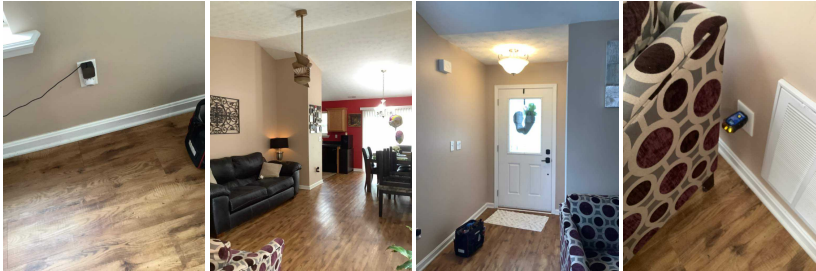
4. Acceptable Floor: Faux wood vinyl plank

5. Acceptable Doors: Hollow wood

6. Acceptable Windows: Vinyl double hung - Hard operation



7. Acceptable Electrical: 110 VAC outlets and lighting circuits



8. Acceptable HVAC Source: Heating system register



9. Not Present Smoke Detector:

10. Not Present Carbon Monoxide Detector:

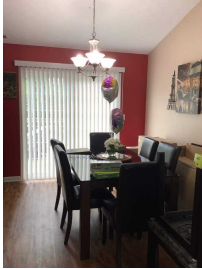
Dining Room Living Space

11. Acceptable Ceiling: Texture paint



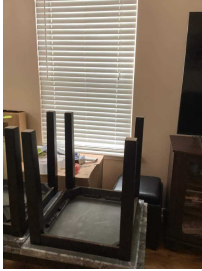
Living Space (Continued)

12. Acceptable Walls: Paint

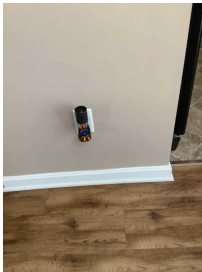


13. Acceptable Floor: Faux wood vinyl planks

14. Not Inspected Windows: Vinyl double hung - Unable to access window because of owners things



15. Acceptable Electrical: 110 VAC outlets and lighting circuits



16. Acceptable HVAC Source: Heating system register

17. Not Present Smoke Detector:

18. Not Present Carbon Monoxide Detector:

Hall Living Space

19. Acceptable Closet: Utility Closet - Utility closet which housed an old security system, water heater and furnace.

20. Acceptable Ceiling: Texture paint

21. Acceptable Walls: Paint

22. Acceptable Floor: Linoleum

23. Acceptable Doors: Hollow wood

24. Acceptable Electrical: 110 VAC outlets and lighting circuits

25. Not Present HVAC Source:

Attic

Garage Attic

1. Method of Inspection: From the attic access, In the attic

2. Acceptable Unable to Inspect: 70% - Unable to make it completely into the attic. Took pictures from inside the attic at the attic access door only.



3. Acceptable

Roof Framing: 2x6 Rafter

4. Acceptable

Sheathing: Strand board

5. Acceptable

Ventilation: Roof only

6. Acceptable

Insulation: Blown in

7. Acceptable

Insulation Depth: Filled to top of joists

8. Not Present

Wiring/Lighting: No light but there were wires throughout which can be seen in the pictures. All appeared to be properly sheathed from the attic access.

9. Not Present

Moisture Penetration: No moisture penetration from the view of the attic access.

Final Comments

Thank you for allowing me to inspect your home. By requesting this inspection and report, you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which was sent to you for review and has been signed.

The inspection report is an unbiased assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

A New Perspective Home Inspections performs all inspections according to the InterNACHI standards of practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated. This property inspection report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly defective, or are unsafe.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice (<https://www.nachi.org/sop.htm>) so that you clearly understand what things are included in the home inspection and consequently this report.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists can not diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments.

Any repairs or work suggested in this report is recommended to be performed by qualified licensed individuals. While the inspector makes every effort to thoroughly inspect all aspects, some areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are accessible could still be blocked from full view because objects or items that block or hinder the space.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

Again, thank you very much for the opportunity of conducting this inspection for you. I am available to you throughout the entire real estate transaction process. Should you have any questions, please call or email me.