PROPERTY INSPECTION REPORT

InFocus Home Inspection LLC

Inspector: Shawn Griggs #241992

808 Yourstreet, Lexington KY 40517
Inspection Prepared For: John Smith
Date of Inspection: 8/7/2026

House Built In: 1995
House Size: 1,980 sq. ft.

BRING YOUR INVESTMENT INTO FOCUS

Dear Valued Customer,

Thank you for choosing InFocus Home Inspection to inspect your future house. As you read over this report keep in mind that no house is perfect and even a new house can have flaws. The goal of the inspection is to make you aware of any unsafe conditions, point out potential repair items, and to help you get better acquainted with the maintenance needs of the house you are about to purchase. Many building and construction terms can be regional so if I describe an item that is unfamiliar to you, please feel free to contact me so that I can elaborate. I really want to help you understand all aspects of the house you are investing in.

Any "recommended" solutions are just that, recommendations, please do not feel obligated to follow my recommended solution. It is never a bad idea to get more than one professional opinion so as to make the best decision for repairs.

Additionally, there are certain risks and dangers associated with maintenance tasks such as repairing and replacing items that are past their service life. (An item that is no longer working.) Any time that replacement or repair is recommended in this report it is the client's duty to do research to understand the risks involved. Only professionals who completely understand the risks associated with the task should undergo the work of repairing or replacing an item. For example, if it is recommended that an electrical outlet be replaced it is also recommended that a licensed electrician perform this task since they fully understand the risks involved with performing electrical repairs. The same can be said about gas appliances and piping, since there are many risks involved, please have a professional care for these repairs. Please take precautions to protect yourself and your family by understanding the risks involved with any maintenance task.

-Warm Regards,

Shawn Griggs
shawn@infocushomeinspection.com

Scope of the Inspection

This home inspection is a visual inspection of all accessible parts of the house including a detailed examination of the following:

- **Foundation**
- **Walkways, driveways, sidewalks and patios**
- **Roof, chimney, flashing, valleys, vents, gutters and downspouts**
- **Garage/Carport, doors, sensors and openers**
- **Porches, balconies and decks**
- **Attic, insulation and ventilation**
- **Electrical service entrance, panels, breakers**
- **Fireplace**
- **Heating & Air Conditioning**
- **Kitchen and built-in appliances**
- **All interior rooms/bathrooms/utility rooms**

This inspection adheres to the Inter-NACHI standards of practice. For a complete list of these standards please see the website: www.nachi.org.
The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property. This includes but is not limited to the following exclusions: the presence of asbestos, carcinogens including radon, hazardous conditions including the presence of lead, urea-formaldehyde, fungi, molds, mildew, electro-magnetic fields, PCBs, Chinese drywall, hazardous waste, noise, toxins, air quality or airborne hazards, water potability, hazardous plants, insects, birds, rodents, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, noxiousness, odors, waste products, and wood destroying organisms or diseases harmful to humans including mold or mold-like substances or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

The inspection does not describe code compliance or regulatory requirements, any manufacturer's recalls, conformance with manufacturer installation or instructions, or any information for consumer protection purposes. Homes constructed prior to the 1980's may have materials used in the building process that are considered hazardous, such as lead or asbestos. The inspection is not meant to identify these materials.

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Acceptable – This item was inspected and is in acceptable condition for it's age and use.

Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.

Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

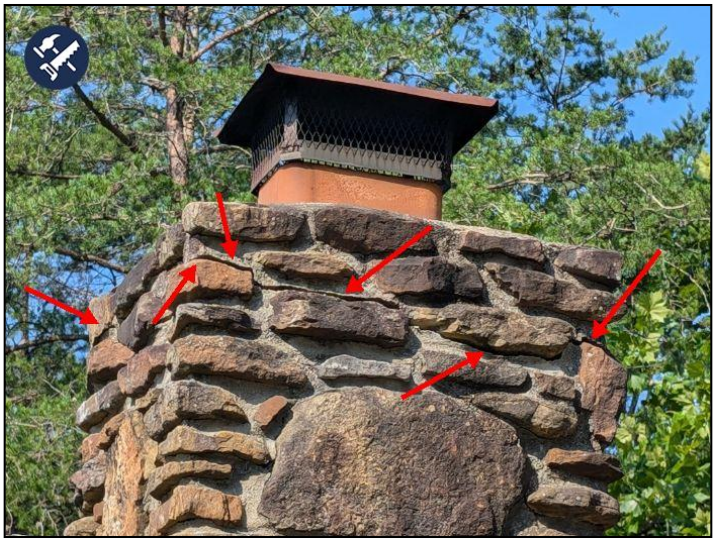
Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

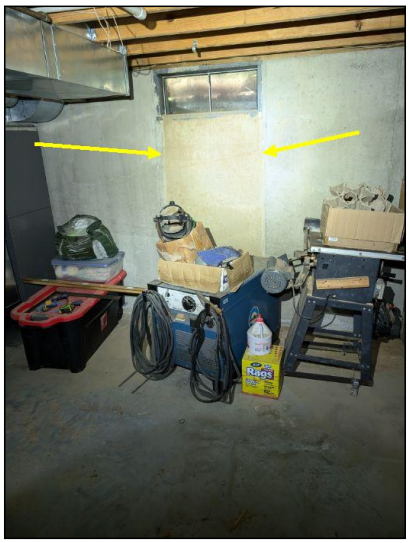
Roof		
Page 11 Item: 3	Chimney	



The chimney cap has cracked this can allow water to penetrate the chimney. During the freeze and thaw cycle this crack will continue to expand. I recommend having a qualified masonry worker assess the chimney cap to see if it should be replaced or repaired. Any cracks should be caulked with a mortar compatible caulking to prevent water penetration.

Grounds		
Page 19 Item: 1	Grading	

The ground slopes toward the foundation in the northwest corner of the house. Evidence was observed that surface runoff has entered the basement window. I recommend installing a drainage ditch from the northwest corner to the southwest corner of the house.



The ground slopes toward the foundation in the northwest corner of the house. Evidence was observed that surface runoff has entered the basement window. I recommend installing a drainage ditch from the northwest corner to the southwest corner of the house.

Page 19 Item: 2	Stairs & Handrail	

The deck does not have stairs installed for the front entry, this leaves a section of railing open which is a potential safety issue. I recommend installing stairs with a hand railing.

Page 20 Item: 5	Deck	

Deck posts are in contact with soil. Several posts show signs of water damage/rot. I recommend pouring footings/piers with anchor plates and replacing damaged posts.

The lumber spanning over the garage door opening is undersized for the span. The band board (rim joist) is a 2x8 and a 2x10. This board is showing signs of sagging and has a splice before the post. I recommend repair. Consider using 6x6 posts and several 2X10s attached together to create a beam.

Cable railing is installed, this railing is not considered safe for children because it is climbable and has openings larger than 4 inches. I recommend considering a railing system that is safe for children.

Page 23 Item: 6	Cistern	

The cistern does not have an approved (child safe) covering installed. This is a potential safety hazard. I recommend repair.

Interior Areas

Page 28 Item: 3	Ceiling Condition	

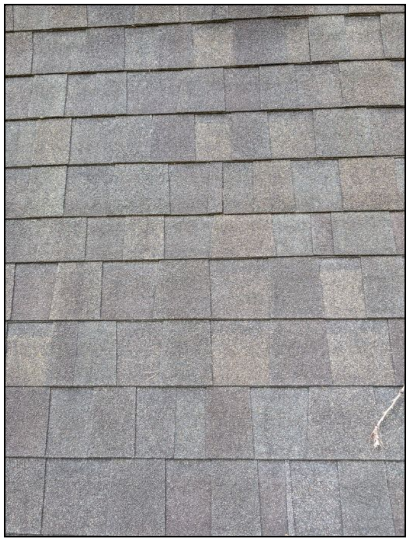
Organic- mold-like growth was observed on the ceiling upstairs. This growth seems to be most noticeable on the west side/rear of the house. The cause is unknown. It is possible this could be caused by elevated humidity levels. I recommend cleaning the affected area with a bleach solution. Use a mold killing primer and paint. Monitor the humidity levels with a hygrometer, prevent the humidity from exceeding 60 percent.

Water Heater		
Page 32 Item: 1	Water Heater Condition	

The water heater is electric. Brand: Bradford White. Age: Sept. 2009. (15 years old) The average lifespan of an electric hot water heater is 10 years, I recommend budgeting for a replacement.

Roof

1. Roof Condition

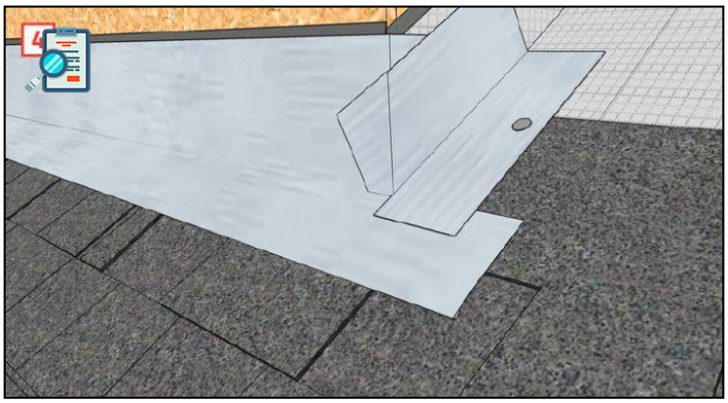


The shingle is an architectural composite shingle, likely 25 to 30 year rating. Based on appearance I estimate the roof to be 8 to 10 years old.

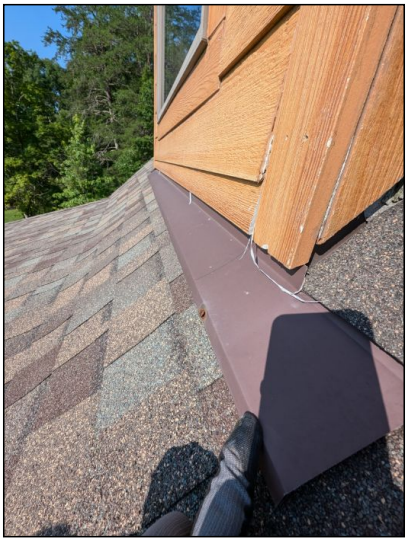
This shingle on the northwest side of the roof is popped up. Likely this is caused by a nail pop or warped sheathing. I recommend repair. Location 10 ft from the hip on the the NW corner.

2. Flashing

Flashing on middle dormer extents past the corner, this can create a lip that directs water behind flashing. Also the nails on the bottom flashing have popped up.



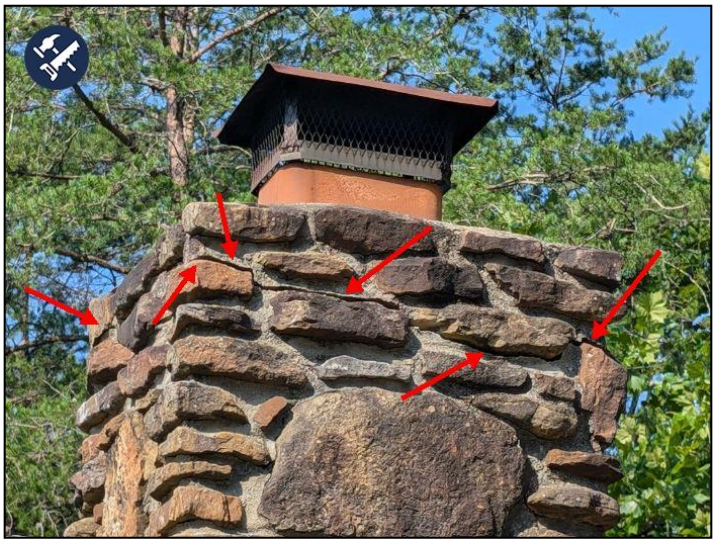
This image is included for reference: The bottom or "base flashing should be cut flush with the corner of the dormer, the step flashing should lap over this flashing as seen in the picture.



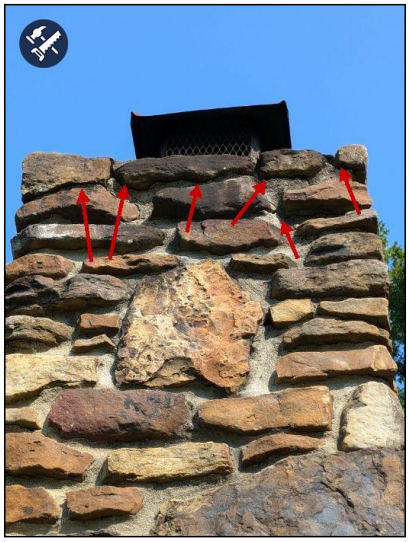
Flashing on the left dormer (when facing the house) extents past the corner, this can create a lip that directs water behind flashing. Also the nails on the bottom flashing have popped up.

3. Chimney

Gaps observed in counter flashing. I recommend sealing any gaps with a mortar compatible caulking.



The chimney cap has cracked this can allow water to penetrate the chimney. During the freeze and thaw cycle this crack will continue to expand. I recommend having a qualified masonry worker assess the chimney cap to see if it should be replaced or repaired. Any cracks should be caulked with a mortar compatible caulking to prevent water penetration.



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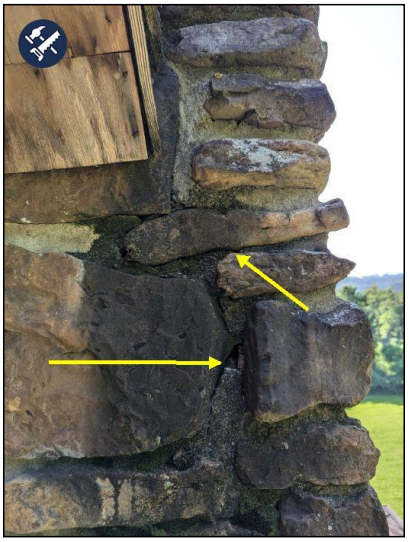


On the side of the chimney facing the driveway there are some gaps visible in the mortar. I recommend repairing these gaps by tuck pointing with mortar or using a mortar compatible caulking.

4. Gutter

The gutter drainage piping is broken on the northwestern corner of the house. This is funneling water under the porch, I recommend repairing/replacing the drain piping and making sure the outlet is directed away from the foundation.

The gutter guards were covered with debris on the west and parts of the north and south sides of the house. I recommend removing the debris.

5. Plumbing Boot

The plumbing pipe is improperly flashed. This lead boot should fold over into the the pipe. The pipe will need to be cut shorter, another option is to install a different plumbing boot.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Window Condition

The windows installed on the dormers are vinyl coated wood. The vinyl has cracked in some places from sun damage. I recommend caulking any gaps. When facing the house the windows on the left and right have damage like this photo.

The windows installed on the dormers are vinyl coated wood. The vinyl has cracked in some places from sun damage. I recommend caulking any gaps. When facing the house the windows on the left and right have damage like this photo.

Fun Fact: The first basement window on the west side is installed backwards. (the lock is on the outside) I recommend repair.

This piece of trim was loose on the window next to the front entry. I recommend repair.

2. Siding Condition

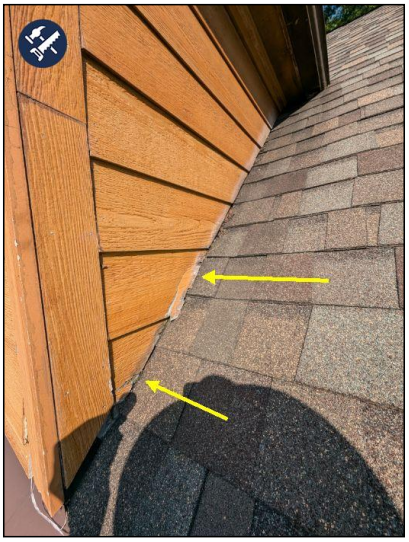
Some gaps were observed in the siding. I recommend caulking any gaps to prevent water intrusion.

Siding is in contact with the roof, when moisture wicks up during the wintertime the freeze and thaw cycle can cause de-lamination. I recommend replacing any damaged siding and avoiding having the siding contact the roof.

The corner trim/siding on the middle dormer has separated. I recommend reattaching this trim piece and caulking any cracks/seams.

Another picture of de-laminating siding cause by contact with the roof.

Some siding on dormer was loose. I recommend reattaching and caulking joints.



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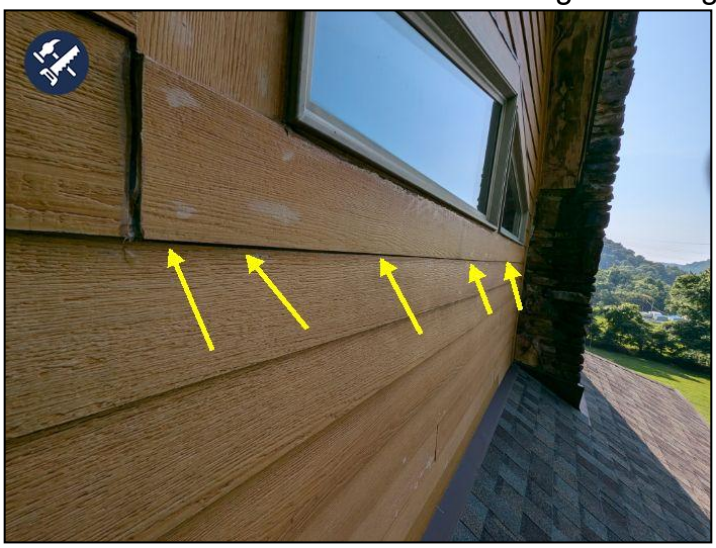
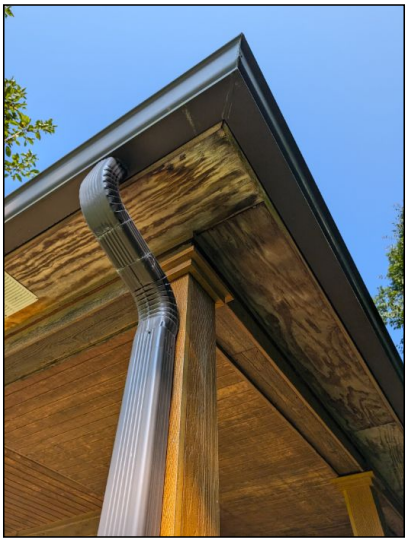


This seam is not lapped, it's important to keep this sealed. I recommend caulking.

3. Eaves & Facia

Wood fascia is in contact with the roof, this allows water from rain to wick into the wood. In general it is recommended that all siding/fascia/soffit be at least 1 inch off the roof surface.



Water stains were observed on the soffit, The source is unknown, this could be from a time when gutters were not installed or when they were clogged.

4. Dryer vent

The dryer vent is clogged. I recommend cleaning the dryer vent piping periodically to prevent this. Additionally, the dryer vent is located far from the dryer, replacing the dryer vent piping with a solid piping could reduce maintenance.

5. Foundation

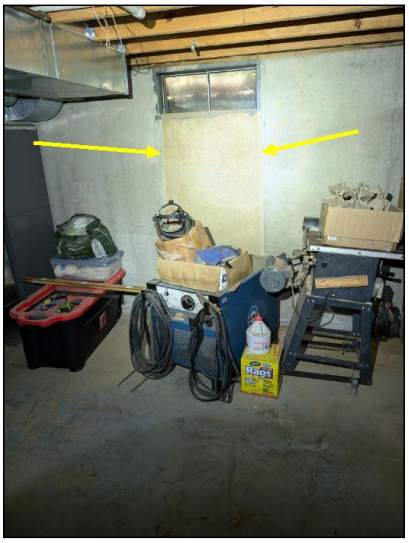
The foundation cladding is incomplete. House wrap is not UV resistant and should be covered with siding. I recommend repair.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Grading

The ground slopes toward the foundation in the northwest corner of the house. Evidence was observed that surface runoff has entered the basement window. I recommend installing a drainage ditch from the northwest corner to the southwest corner of the house.



The ground slopes toward the foundation in the northwest corner of the house. Evidence was observed that surface runoff has entered the basement window. I recommend installing a drainage ditch from the northwest corner to the southwest corner of the house.

2. Stairs & Handrail

Cable railing is installed, this railing is not considered safe for children because it is climbable and has openings larger than 4 inches. I recommend considering a railing system that is safe for children.

The deck does not have stairs installed for the front entry, this leaves a section of railing open which is a potential safety issue. I recommend installing stairs with a hand railing.

3. Grounds Electrical

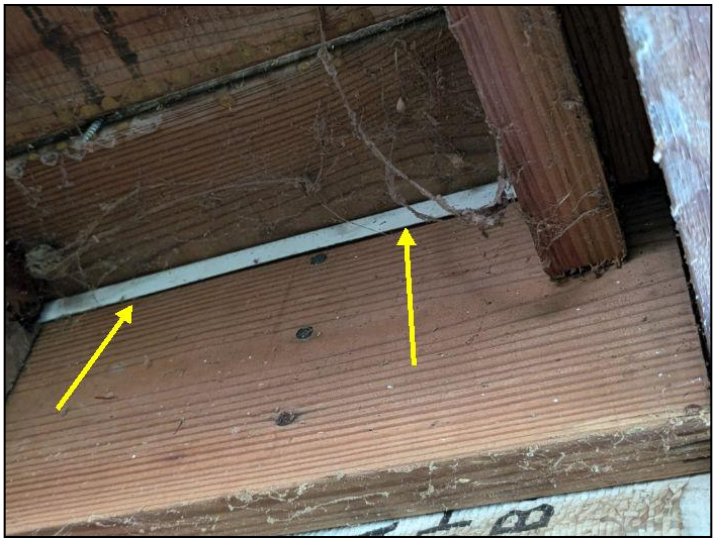
The service entry is underground electric.

4. GFCI

The exterior outlets located around the porch are correctly wired, but are not GFCI protected. I recommend GFCI outlets in these locations.

5. Deck

Deck posts are in contact with soil. Several posts show signs of water damage/rot. I recommend pouring footings/piers with anchor plates and replacing damaged posts.



Ledger board flashing was observed on the deck.

No joist hangers were observed. Joist hangers are recommended.

Posts are in contact with the ground. This has caused damage to the posts, I recommend repair.

The lumber spanning over the garage door opening is undersized for the span. The band board (rim joist) is a 2x8 and a 2x10. This board is showing signs of sagging and has a splice before the post. I recommend repair. Consider using 6x6 posts and several 2X10s attached together to create a beam.

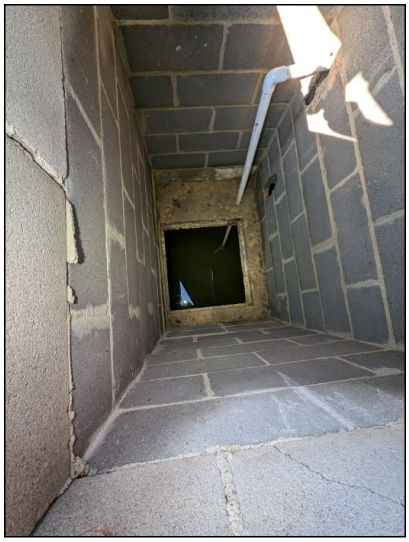
This post has been broken and spliced. I recommend repair.

This splice was not on a post. Structural fasteners such as lag bolts/screws were not observed. I recommend installing structural fasteners.

Structural Fasteners: This picture is included for reference. Structural screws are also acceptable.

Cable railing is installed, this railing is not considered safe for children because it is climbable and has openings larger than 4 inches. I recommend considering a railing system that is safe for children.

6. Cistern



View inside the cistern. Estimated depth to opening is 6 ft. to 7 ft. Depth/size of cistern is unknown.

The cistern does not have an approved (child safe) covering installed. This is a potential safety hazard. I recommend repair.

Heat/AC

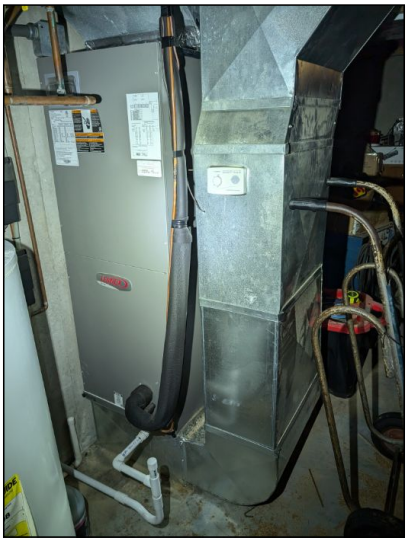
The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heat Pump

The heat pump unit is a Lennox brand. Age: Nov. 2021 (This unit is approx. 3 years old) The unit operated as intended at the time of the inspection.

This heat pump unit was not level. I recommend leveling the unit.



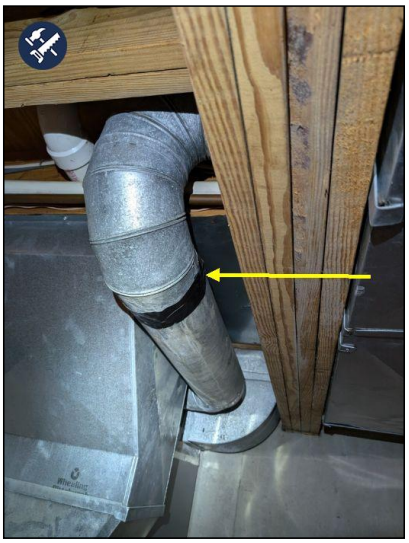
The interior section of the heat pump is electric. Brand: Lennox. Age: May 2021. The unit operated as intended at the time of the inspection.

2. Filters

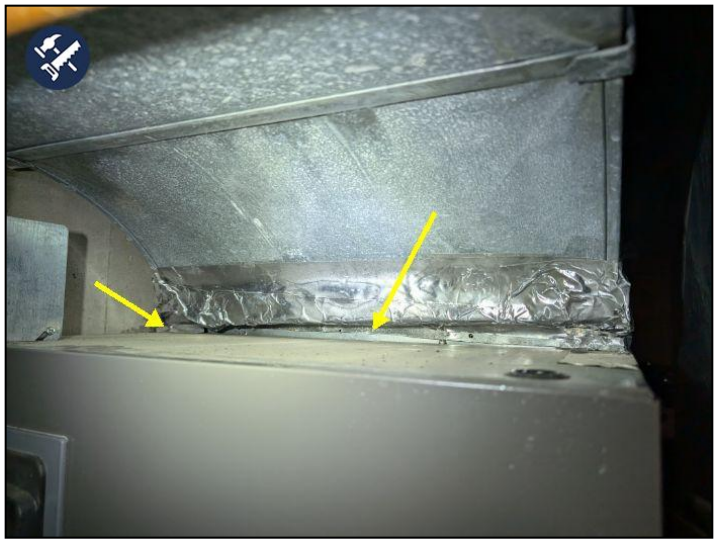
The filter is located here. Size: 20"x24"x1"

3. Ductwork

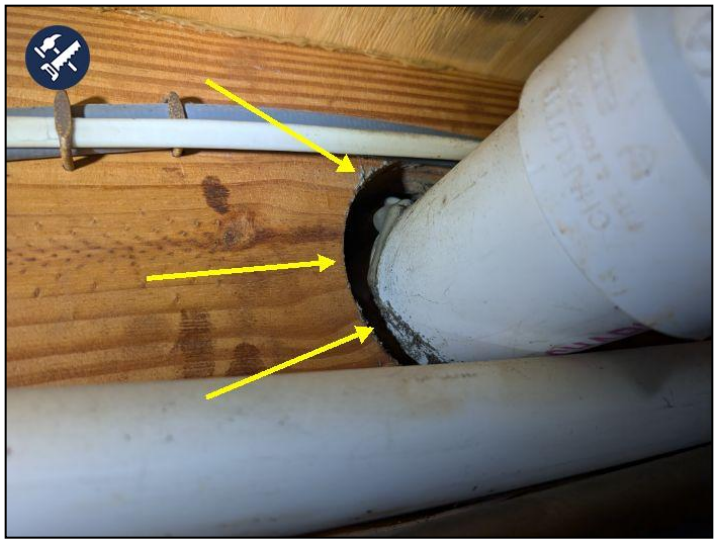
Oganic-mold-like growth observed around supply vent in basement, this is the supply vent to the room on the north west corner of the house. I recommend cleaning the affected area.



This duct supplies conditioned air to the northwest corner bedroom, this room has a very high volume of air compared with the other rooms. I recommend installing a damper to control the air flow.



Duct tape/sealant is missing form this area. I recommend repair.



This penetration in the return duct chase is pulling air into the chase from the basement. I recommend sealing this penetration.

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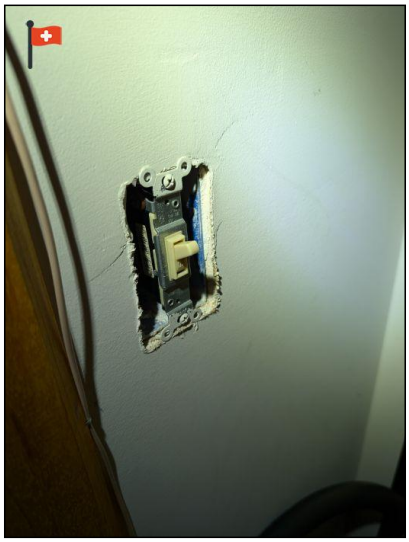
Duct tape/sealant is missing form this area. I recommend repair.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Electrical



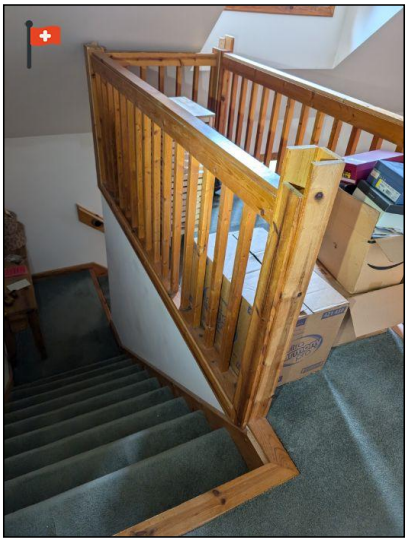
The switch inside the closet near the entry door is missing the cover plate. I recommend installing the cover plate for safety.

Two outlets are missing the cover plates upstairs. I recommend cover plates for safety.

The outlet cover in the upstairs closet is missing. I recommend installing an outlet cover for safety.

2. Stairs & Handrail

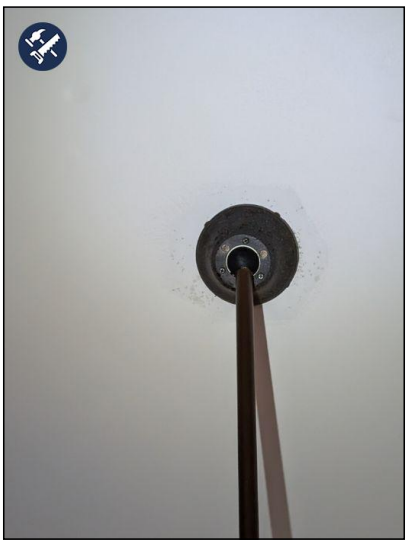
The carpet on the stairs is loose. This could cause tripping. I recommend repair.



The railing is loose. It is recommended that hand railing can withstand 200 lbs. of horizontal force for safety.

3. Ceiling Condition

Organic- mold-like growth was observed on the ceiling upstairs. This growth seems to be most noticeable on the west side/rear of the house. The cause is unknown. It is possible this could be caused by elevated humidity levels. I recommend cleaning the affected area with a bleach solution. Use a mold killing primer and paint. Monitor the humidity levels with a hygrometer, prevent the humidity from exceeding 60 percent.



Organic- mold-like growth was observed on the ceiling upstairs. This growth seems to be most noticeable on the west side/rear of the house. Some growth was seen around the ceiling fan base on the east side. The cause is unknown. It is possible this could be caused by elevated humidity levels. I recommend cleaning the affected area with a bleach solution. Use a mold killing primer and paint. Monitor the humidity levels with a hygrometer, prevent the humidity from exceeding 60 percent.

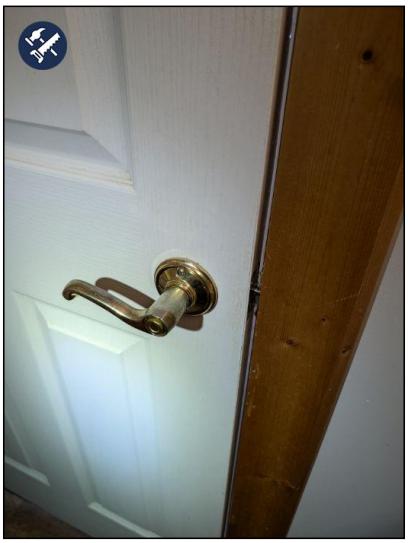
4. Fireplace

A settling crack was observed on the hearth wall. I recommend repair and monitoring to see if the crack reappears.

Guest Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Doors



The bathroom door upstairs would not lock. I recommend repair.

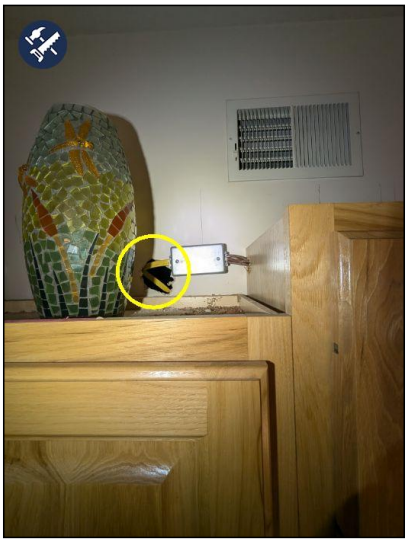
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Electrical

A wire connection is exposed. I recommend wire connections be housed in an electrical box for safety.

2. Wall Condition



A hole was observed in the kitchen wall. I recommend repair.

Water Heater

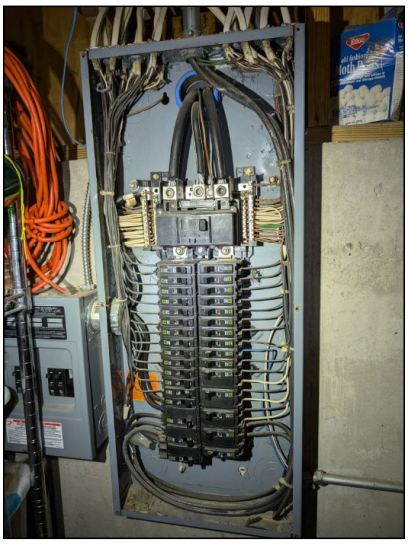
1. Water Heater Condition

The water heater is electric. Brand: Bradford White. Age: Sept. 2009. (15 years old) The average lifespan of an electric hot water heater is 10 years, I recommend budgeting for a replacement.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel



The electrical panel is a 200 amp service, the cover was removed for inspection, no obvious defects were observed.

Basement

1. Insulation

The subfloor is not insulated. Since this house has a full basement it is up to preference if it is insulated. It is recommended that the exterior rim joist and any exterior framed walls be insulated.

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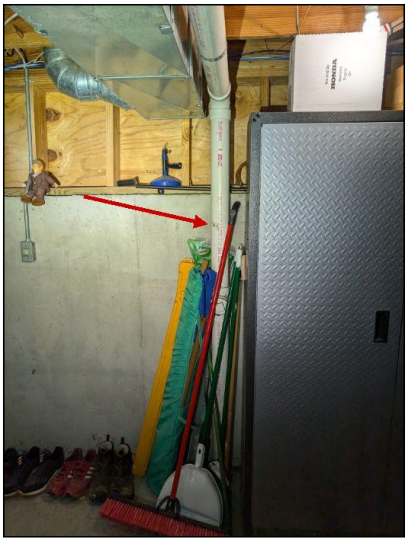
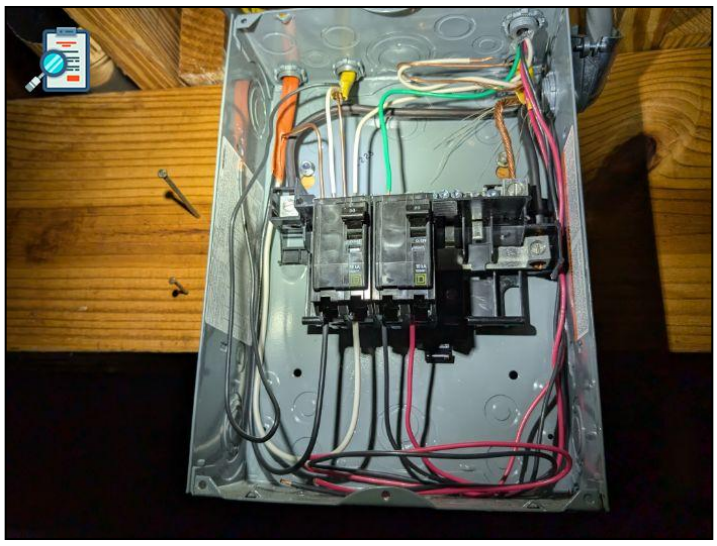
2. Plumbing Materials

The water supply piping is copper. This is the location of the first water shut off valve as it enters the house.

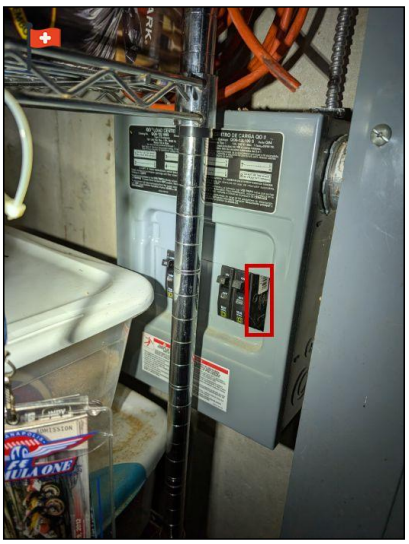


The sewer drain piping seems to exit the front (east) side of the house. This info may help when locating the septic tank.

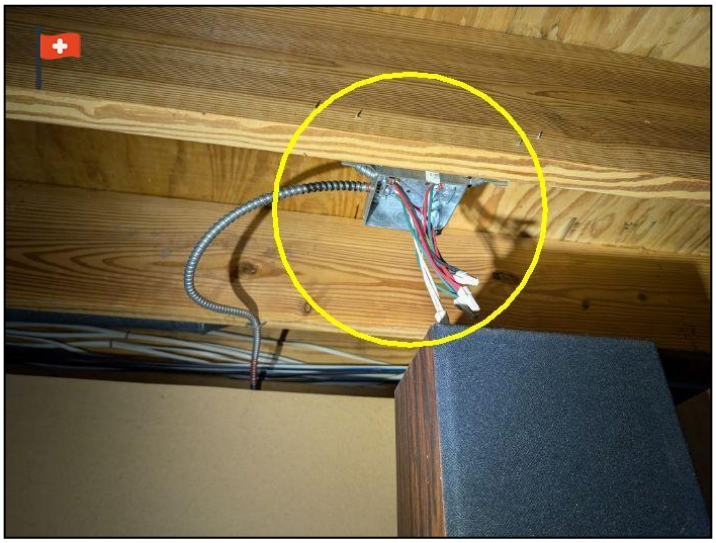
3. Basement Electric



The cover of this sub panel located in the basement was not installed. I recommend installing the sub panel for safety.



This sub panel next to the electrical panel has an open breaker slot. I recommend installing a breaker filler plate to prevent contact with energized parts for safety.



These electrical connections are exposed. It is recommended that connections be concealed in a box with a cover plate.

4. Stairs

No railing is installed along basement stairs. I recommend installing railing for safety.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.