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Home Inspection Report

108 Kenton Dr
Bardstown, KY 40004

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Prepared For: [REDACTED]
Inspected On Tue, Oct 6, 2026 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above! Please know that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: Exterior, Roofing, Structure, HVAC, Plumbing, Electrical and Interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend, however, it is important to read the entire report, the inspection agreement and the standards of practice (SOP,) under which we operate, to obtain a complete understanding of the scope, limitations and exclusions.

In addition to the checklist items of the report, there are several comments which are meant to help you further understand certain conditions observed. Those comments are identified by two different color bars (blue and yellow) along the left side margin. Comments with the BLUE BAR are primarily INFORMATIONAL or items that were in an ACCEPTABLE CONDITION. Comments with the YELLOW BAR are items that are considered DEFICIENT and/or UNSAFE. Please read them all. The yellow or deficient and unsafe items are as follows:

Report Summary

This Report Summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney. Any recommendations on this Report Summary or in the body of the report should be addressed prior to closing.

Deficiency

Exterior

The front porch, steps and sidewalk were in an acceptable condition, but some of the ramp planking is rotted and loose. Have a qualified professional repair, as needed, for safety.

Exterior

The following deficiencies were noted on the rear deck:

- A) The outside beam is only a single member and should be doubled, at a minimum.
- B) The post-to-beam connections are only nailed and should be screwed or bolted.
- C) The stair risers are open.
- D) There is some minor damage and raised areas on the top rails.
- E) All of the surfaces are due to be cleaned and painted or sealed (not a deficiency.)

Have a qualified professional make all repairs, as needed, for safety and to improve the integrity of the structure.

Exterior

The steel brick lintels above the front door and windows have not been finish painted or covered, only shop primed, and are beginning to corrode. A portion of the lintel, on the right side, was not properly bedded in grout and is exposed. Have a qualified professional prep and paint and seal the bearing ends, to prevent rust from affecting the integrity of the steel and staining doors and windows below.

Exterior

The perimeter sealant of some of the exterior windows has begun to fail. Have a qualified professional caulk or seal all for maximum energy efficiency and to prevent water and pest intrusion.

Exterior

Dryer vent is missing its louver and disconnected from the duct, in the crawl space. Have a qualified professional repair/replace, as needed.

Structure: Crawl Space

View inside the crawl space. There is, what appears to be, some environmental growth on the floor structure and other surfaces, throughout the space. Additionally, there are signs of moisture penetration through the foundation, signs of silting and standing water. Have a qualified waterproofing/environmental specialist repair and remediate any hazards/issues, as needed. NOTE: The entire space, systems and components were not visible or accessible for a full inspection, due to batt insulation.

Structure: Crawl Space

There is no permanent access panel to the crawl space. Have a qualified professional install a secure, but removable panel for access and to prevent pest intrusion.

Heating

Heat pump (interior) unit and data plate. The unit was operating as expected, but is beyond its life expectancy of 15 years old (approximately 21 years old.) Have cleaned, serviced and checked, during the inspection period and prior to closing, by a licensed HVAC contractor. Recommend budgeting for new.

Cooling

Heat pump (exterior) unit and data plate. The unit was operating as expected, but is beyond its life expectancy of 15 years old (approximately 21 years old.) Have cleaned, serviced and checked, during the inspection period and prior to closing, by a licensed HVAC contractor. Recommend budgeting for new.

Plumbing

Water heater was operating as expected, but is at the end of its life expectancy of 10-12 years. Approximately 12 years old.

There was a constant drip from the TPR valve into the crawl space, and its pipe was not connected. Have a licensed plumber repair/replace, as needed. Recommend budgeting for new. NOTE: There is no drain pan beneath the heater. Recommend adding a pan and drain line to prevent damage to the subfloor and finishes, in the event of a leak, when the unit is replaced.

Plumbing

The main water shut off is located in crawl space. It is recommended to have a licensed plumber install a readily accessible valve for convenience and in the event of a plumbing emergency.

Plumbing

Hallway bath plumbing fixtures were operating as expected, but the toilet assembly had to be manually operated to flush. Additionally, the ribbed/corrugated drain piping traps hair, debris, grease, and bacteria, leading to frequent clogs and poor drainage. Recommend that a qualified professional replace that section with a proper p-trap in smooth-walled piping. Have a qualified professional repair/replace the toilet assembly, as needed.

Electrical

Front and rear exterior outlets are not GFCI protected. Have a licensed electrician replace for safety.

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Overview Photos of Home



Occupied

No

Furnished

No

Door Faces

East

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

People Present

Clients Sister

General Comments

**Comment 1
Information**

Storage shed is present, but was not inspected. It is beyond the scope of a home inspection.



Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Vinyl Siding

Exterior Trim Material

Vinyl, Aluminum

Walking Surface Types

Walks, Steps, Porches, Decks, Ramps

Walking Surface Materials

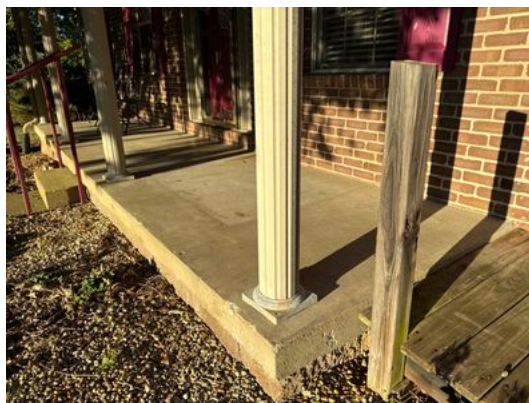
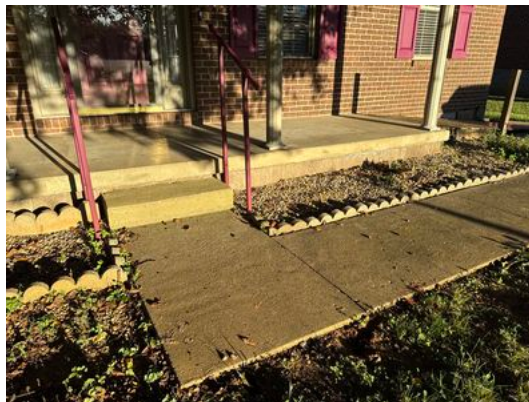
Concrete, Wood

Exterior Comments

Comment 2

Deficiency

The front porch, steps and sidewalk were in an acceptable condition, but some of the ramp planking is rotted and loose. Have a qualified professional repair, as needed, for safety.





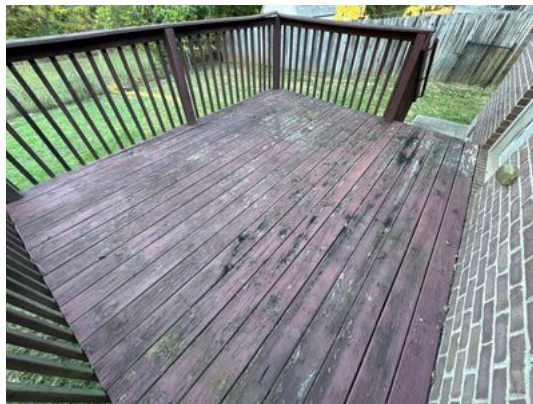
Comment 3
Deficiency

The following deficiencies were noted on the rear deck:

- A) The outside beam is only a single member and should be doubled, at a minimum.
- B) The post-to-beam connections are only nailed and should be screwed or bolted.
- C) The stair risers are open.
- D) There is some minor damage and raised areas on the top rails.
- E) All of the surfaces are due to be cleaned and painted or sealed (not a deficiency.)

Have a qualified professional make all repairs, as needed, for safety and to improve the integrity of the structure.





Comment 4

Deficiency

The steel brick lintels above the front door and windows have not been finish painted or covered, only shop primed, and are beginning to corrode. A portion of the lintel, on the right side, was not properly bedded in grout and is exposed. Have a qualified professional prep and paint and seal the bearing ends, to prevent rust from affecting the integrity of the steel and staining doors and windows below.



Comment 5

Deficiency

The perimeter sealant of some of the exterior windows has begun to fail. Have a qualified professional caulk or seal all for maximum energy efficiency and to prevent water and pest intrusion.



Comment 6

Deficiency

Dryer vent is missing its louver and disconnected from the duct, in the crawl space. Have a qualified professional repair/replace, as needed.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Arms Length

Roofing Material

3 Tab Shingle

Ventilation Present

Roof, Soffit

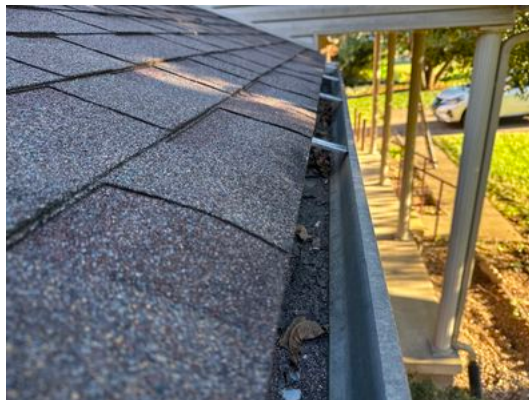
Gutter Material

Metal

Roofing Comments

Comment 7 Information

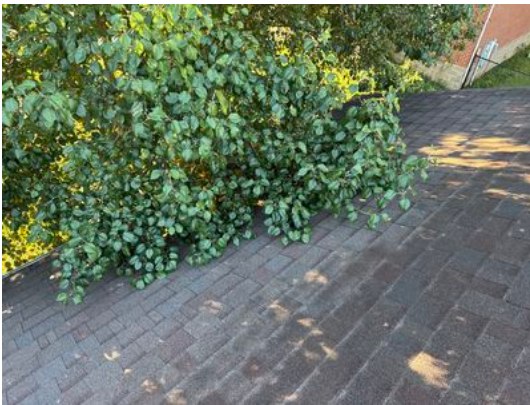
Visible roofing and gutters were in an acceptable condition.





Comment 8
Information

Keep tree limbs trimmed clear of the roof surface to help extend the life of the roof and help in keeping the gutters clear.



Structure

The visible condition of the structural components are inspected. Areas that are covered such as exterior walls and finished spaces are not visible to be inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl

Foundation Materials

Block

Floor Structure

Wood Framed

Wall Structure

Wood Framed

Structure Comments

Comment 9 Information

Typical hairline concrete cracks in some areas of the foundation wall. These are, generally, not a structural concern and are typical for concrete block foundations and homes of this age. Monitor for further movement.





Crawl Space

Location Of Access

Exterior

Inspection Method

Inside

Percentage Visible

90%

Underfloor Insulation

Batts

Vapor Retarder

Installed

Crawl Space Comments

Comment 10

Deficiency

View inside the crawl space. There is, what appears to be, some environmental growth on the floor structure and other surfaces, throughout the space. Additionally, there are signs of moisture penetration through the foundation, signs of silting

and standing water. Have a qualified waterproofing/environmental specialist repair and remediate any hazards/issues, as needed. NOTE: The entire space, systems and components were not visible or accessible for a full inspection, due to batt insulation.





Comment 11

Deficiency

There is no permanent access panel to the crawl space. Have a qualified professional install a secure, but removable panel for access and to prevent pest intrusion.

Attic

Ceiling Structure

Wood Framed

Roof Structure

Wood Framed

Inspection Method

Inside

Attic Insulation

Loose Fill

Attic Comments

Comment 12
Information

View inside the attic. The entire space, systems and components were not visible or accessible for a full inspection. Some stains are present on the structure and sheathing, but were dry and firm, at the time of the inspection. This is typical for most older homes.





Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Thermostat

Digital

Energy Source

Electric

Type of Equipment

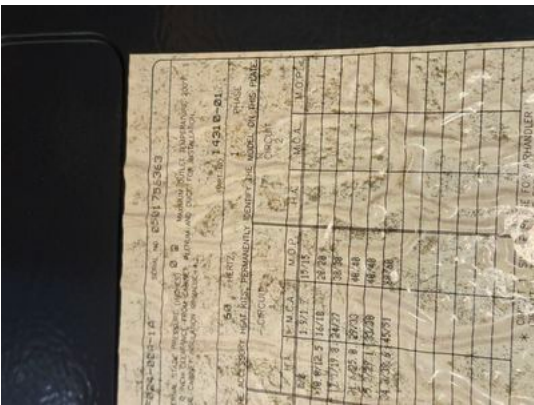
Heat Pump

Type of Distribution

Metal Ducting, Flexible Ducting

Heating Comments

Comment 13
Deficiency
Heat pump (interior) unit and data plate. The unit was operating as expected, but is beyond its life expectancy of 15 years old (approximately 21 years old.) Have cleaned, serviced and checked, during the inspection period and prior to closing, by a licensed HVAC contractor. Recommend budgeting for new.



Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Cooling Comments

Comment 14

Deficiency

Heat pump (exterior) unit and data plate. The unit was operating as expected, but is beyond its life expectancy of 15 years old (approximately 21 years old.) Have cleaned, serviced and checked, during the inspection period and prior to closing, by a licensed HVAC contractor. Recommend budgeting for new.



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Water Supply

Public

Waste Pipe Material

Plastic

Supply Pipe Material

Plastic

Location of Water Shutoff

Crawl Space

Water Heater Fuel

Electric

Water Heater Capacity

50 gal

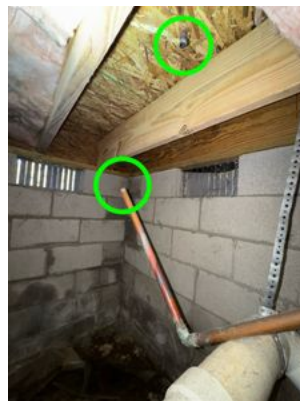
Plumbing Comments

Comment 15

Deficiency

Water heater was operating as expected, but is at the end of its life expectancy of 10-12 years. Approximately 12 years old.

There was a constant drip from the TPR valve into the crawl space, and its pipe was not connected. Have a licensed plumber repair/replace, as needed. Recommend budgeting for new. NOTE: There is no drain pan beneath the heater. Recommend adding a pan and drain line to prevent damage to the subfloor and finishes, in the event of a leak, when the unit is replaced.



Comment 16

Deficiency

The main water shut off is located in crawl space. It is recommended to have a licensed plumber install a readily accessible valve for convenience and in the event of a plumbing emergency.



Comment 17

Information

Laundry area was acceptable. NOTE: The washer and dryer were not operated or included as part of this inspection.



Comment 18 Information

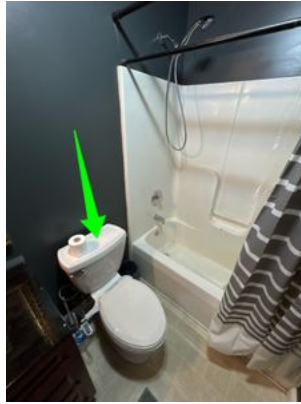
Kitchen plumbing fixtures were operating as expected.



Comment 19 Deficiency

Hallway bath plumbing fixtures were operating as expected, but the toilet assembly had to be manually operated to flush. Additionally, the ribbed/corrugated drain piping traps hair, debris, grease, and bacteria, leading to frequent clogs and poor drainage. Recommend that a qualified professional replace that section with a proper p-trap in smooth-walled piping. Have a qualified professional repair/replace the toilet assembly, as needed.





Comment 20
Information

Bedroom bath plumbing fixtures were operating as expected.



Comment 21 **Information**

The home has been vacant for an unknown period of time. It is common to experience minor plumbing problems such as slow drains and leaking faucets, due to lack of use. Many of these issues will improve with use, but occasional repairs may be needed after moving in.

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Service Panel Location

Exterior

Service Voltage

240 volts

Service Amperage

200 amps

Over Current Devices

Breakers

Main Disconnect Location

Service Panel

Wiring Method

Conventional Copper

Smoke Detectors Present

Yes

Electrical Comments

Comment 22 Information

Inside the electrical panel and final inspection sticker. Ok.



Comment 23 Deficiency

Front and rear exterior outlets are not GFCI protected. Have a licensed electrician replace for safety.



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types

Single Hung

Window Materials

Vinyl

Entry Door Types

Hinged

Entry Door Materials

Metal

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed

Range, Microwave, Dishwasher

Range Fuel

Electric

Ventilation Type

Recirculating

Appliances Comments

Comment 24 Information

Appliances were operating as expected.

