

Inspection Report



Repair/Replace or Maintenance Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation **prior to closing** of the property. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. ROOF COVERINGS

1.4 VENT PIPES, AND FLUES

Repair/Replace or Further Evaluation Needed



The vent pipes and flues have been sealed. Client is advised that whenever a sealant is used, it must be monitored and maintained on a regular basis to prevent water penetration. Vent pipe on the rear needs to be extended. Vent pipes should extend at least 6" above the roof.




1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 GUTTERS

Repair/Replace or Further Evaluation Needed

 The rear gutter is bent at the exhaust pipe. Gutters are clogged with leaves and debris. Keep gutters clean to prevent water from overflowing gutters. Qualified contractor to repair.





1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.6 BOX GUTTERS

Repair/Replace or Further Evaluation Needed, Not Inspected

  Box gutters are not within the scope of the inspection. Box gutters appear clogged and holding water. Box gutters need to be checked yearly for cracks or separation at the seams. Recommend having complete box gutters system inspected by a contractor prior to closing.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

2. EXTERIOR

2.0 FOUNDATION

Repair/Replace or Further Evaluation Needed

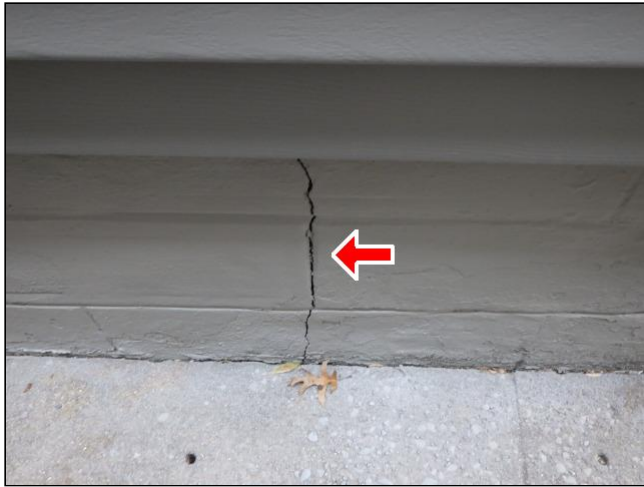
- ✘ Cracks observed in the foundation walls at the left and right sides . Although there were no other signs of failure at the time of inspection, I recommend a qualified foundation contractor or structural engineer to further evaluate the complete foundation to determine if any repairs are needed within the time period of your contract, prior to closing. NOTE: The inspector is not a state certified engineer, and can not determine if the apparent settlement has stabilized.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 WALL COVERINGS

Repair/Replace or Further Evaluation Needed



There are holes in the siding at the right and rear sides of the home. Recommend further evaluation of the complete exterior siding and replacement or sealing of any holes that may allow water intrusion or insects by a qualified professional contractor within the time period of your contract prior to closing.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 DOORS

Repair/Replace or Further Evaluation Needed



(1) Gaps at the bottoms of the exterior doors need to be corrected to keep the cold air from entering the home. Contractor to make appropriate repairs.



2.2 Item 1(Picture)



(2) The weatherstripping is missing on the rear door. Weatherstripping should be replaced to provide a proper seal.



2.2 Item 2(Picture)



(3) The front exterior door needs to be adjusted to operate correctly.

2.5 EXTERIOR LIGHTS

Repair/Replace or Further Evaluation Needed



One recess light fixture on the rear covered deck did not work. Unable to determine if fixture needs repair or bulb needs to be replaced. Recommend further evaluation and repair.



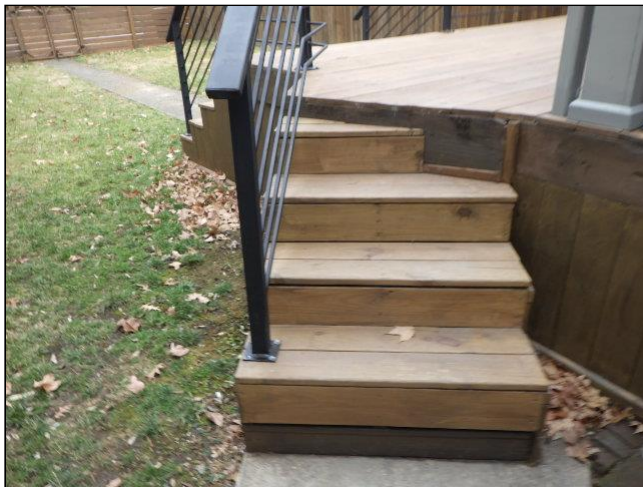
2.5 Item 1(Picture)

4. PORCHES, DECKS, CARPORTS

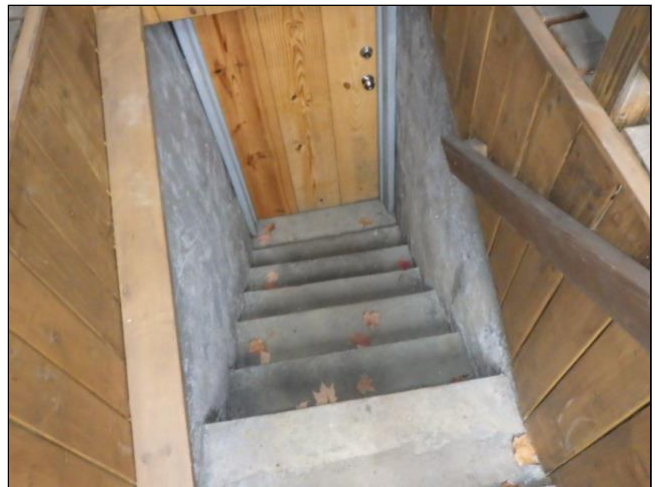
4.3 STEPS

Repair/Replace or Further Evaluation Needed

- ✘ The rear steps are uneven. This may be a trip hazard. Recommend adding handrails for safety to all stairs where three or more steps are present.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

6. KITCHEN

6.2 SINK AND SUPPLY/DRAIN PIPES

Repair/Replace or Further Evaluation Needed

- ✘ The drain pipe/connection under the sink is leaking. Qualified plumber to repair drain pipe/connections and further test sink for proper operation after repairs are made.



6.2 Item 1(Picture)

6.4 EXHAUST FAN

Repair/Replace or Further Evaluation Needed



Exhaust fan motor in the microwave is set up to vent to the exterior. The fan motor will need to be changed so it is set to recirculating type fan.

8. BATHROOMS

8.0 TOILET

Repair/Replace or Further Evaluation Needed



Toilet is loose in the bathroom. Toilet should be secured to prevent leaking. Qualified plumber to secure toilet and further evaluate for proper operation.

9. ATTIC AND ROOF STRUCTURE

9.2 ROOF FRAMING

Repair/Replace or Further Evaluation Needed



(1) One of the rafters is split in the right side of the attic. A second rafter needs to be sistered to the damaged one. Qualified contractor to repair rafter and further evaluate roof framing for proper support within the time period of your contract.



9.2 Item 1(Picture)

- ✘ (2) There are limited roof supports observed in the attic space ie; collar ties, ridge supports, stiff legs, or knee walls. This appears to be the original framing, and the framing members appear to be in their original positions. However, the roof framing does not meet current building standards. Therefore, I advise evaluation of the roof framing support / structure by a professional, qualified contractor to see if additional support framing wood be needed to help prevent future issues, and or failures. This should be done within the time period of your contract, prior to closing.

10. CRAWL SPACE/CELLAR

10.1 VISIBLE FLOOR FRAMING

Repair/Replace or Further Evaluation Needed

- ✘ Wood members in the cellar have been painted. Unable to determine the reason. Painted wood members may be a indication of a prior leak, fire, or other defect. Recommend consulting with seller on this matter for more information. Note: Painted wood members may be for cosmetic purposes only.

10.4 VAPOR BARRIER ON FLOOR OF CRAWLSPACE

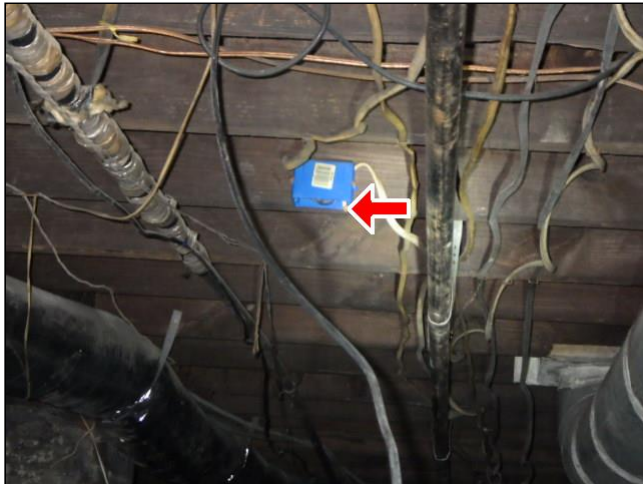
Repair/Replace or Further Evaluation Needed

- ✘ The plastic (vapor barrier) is not complete. Several areas of the ground are exposed. Recommend adding 6 mil (thickness) plastic where needed.

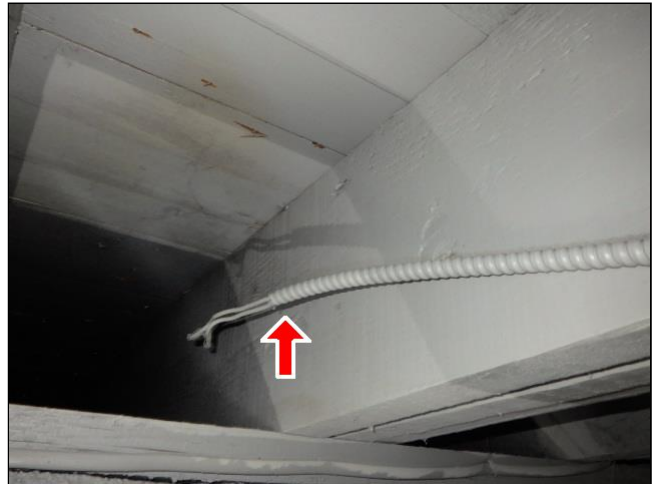
10.7 ELECTRICAL

Repair/Replace or Further Evaluation Needed

- ✘ Open junction box in the crawl space needs a cover plate installed. Open wire in the cellar needs to be terminated in a junction box. Licensed electrician to repair as needed for safety.



10.7 Item 1(Picture)



10.7 Item 2(Picture)

11. ELECTRICAL

11.6 WIRING

Repair/Replace or Further Evaluation Needed

- ✘ Original knob and tube wiring observed in the attic space. Unable to determine if some/any knob and tube wiring is still active and in use. This type of electrical wiring is outdated. Recommend consulting with sellers and a licensed electrician to determine if any knob and tube wiring is still active. If active, I recommend a licensed electrician check the condition of the wiring and for the need of repair or possible replacement within the time period of your contract.



11.6 Item 1(Picture)

11.7 OUTLETS

Repair/Replace or Further Evaluation Needed



Several outlets in the rear hall and front room have open grounds. Recommend a licensed qualified electrician repair outlets and further evaluate all outlets for proper operation and installation.



11.7 Item 1(Picture)



11.7 Item 2(Picture)

11.9 LIGHT FIXTURES

Repair/Replace or Further Evaluation Needed



The light fixture in the attic did not work. Unable to determine if fixture needs repair or bulb needs to be replaced. Recommend further evaluation and repair.



11.9 Item 1(Picture)

13. PLUMBING

13.0 SUPPLY LINES

Repair/Replace or Further Evaluation Needed

- ✘ (1) The house has galvanized pipes that are dipped in a galvanizing solution to coat it inside and out for better protection against corrosion. This type of pipe will corrode over a period of years and can develop pinhole leaks along its length. Galvanized pipe has a tendency to wear (or corrode) from the inside out and gives few clues to its impending failure. A visual inspection cannot reveal the condition of the water pipes unless they are readily visible and showing signs of heavy corrosion. Galvanized water supply lines have a tendency to clog up and restrict the water flow throughout the property. There is no cure for this problem other than replacement of the pipes. Recommend contacting a qualified plumbing contractor to evaluate and determine what repairs are needed.
- ✘ (2) The galvanized pipe in cellar is corroded and leaking. Plumber to repair and inspect all supply lines. (Galvanized pipes may have to be replaced in the future. They can corrode on the inside causing a reduction in water pressure.)



13.0 Item 1(Picture)

13.4 DRAIN, WASTE AND VENT SYSTEMS

Repair/Replace or Further Evaluation Needed

- ✘ The sink drains do not appear to be vented to today's construction standards (Kitchen sink). This may have been allowable when the house was constructed. There are no signs of failures at the time of inspection. If this is a concern, I advise a qualified licensed plumber to further evaluate complete plumbing vent system for possible repairs or upgrades needed.



13.4 Item 1(Picture)

14. FURNACE

14.6 FILTER[S]

Repair/Replace or Further Evaluation Needed

✘ The Filter is dirty and needs to be replaced.

15. A/C

15.1 COOLING LINES

Repair/Replace or Further Evaluation Needed

✘ The copper cooling line is exposed on the outside by the A/C. Insulation needs to be added to the line.



15.1 Item 1(Picture)

15.2 CONDENSATION LINE OR PUMP

Repair/Replace or Further Evaluation Needed

✘ The condensation line is leaking in the cellar. Qualified contractor to repair/replace as needed.



15.2 Item 1(Picture)

17. MISC

17.1 SMOKE DETECTORS

Repair/Replace or Further Evaluation Needed

- ✘ Smoke detectors observed in the 1st level. Unable to determine the style or type of the detectors. Home Inspectors are to determine if smoke detectors are present per Standards of Practice, not the style or type. Consult with sellers over type of smoke detectors and recommend testing prior to closing. Smoke detectors are required to be either hard wired or have a concealed 10 year lithium battery per house / property level. This is in accordance with the National Fire Protection Association (NFPA).

17.2 CARBON MONOXIDE TESTER

Repair/Replace or Further Evaluation Needed

- ✘ Unable to locate a Carbon Monoxide tester / detector at the property. Home Inspectors are to determine if a Carbon Monoxide tester / detector is present per Standards of Practice, not the style or type. Recommend adding a Carbon Monoxide tester /detector for safety prior to closing.

17.3 INSPECTION STICKERS

Repair/Replace or Further Evaluation Needed

- ✘ (1) The water heater is missing the inspection sticker from the county building / permit department. Although the water heater was functioning properly at the time of inspection, I recommend a qualified licensed plumber to further evaluate complete water heater for proper operation, installation, and county inspections.



17.3 Item 1(Picture)

✘ (2) The furnace was recently installed but is missing the inspection sticker.

17.6 ASBESTOS

Repair/Replace or Further Evaluation Needed

✘ There is possible asbestos tape at the duct work connections. Asbestos is harmful if made airborne and breathed into the lungs. This material is typical for buildings of this age. NOTE: Based on the age of the home other material could contain asbestos or other toxins. If this condition is a concern for you, I advise further evaluation by a qualified professional contractor within the time period of your contract.



17.6 Item 1(Picture)

17.7 NO MOLD INSPECTION

Repair/Replace or Further Evaluation Needed, Not Inspected

✘ ~~DELETED~~ **does not inspect for mold** or mold related fungi. The inspector is not qualified or certified to make comments on mold, and or any other toxins throughout the structure. Toxin / mold detection and or testing **IS NOT** within the scope of this inspection. It is unknown if these toxins or mold exist in the home. If this is a concern for you, I advise evaluation / testing by a certified environmental contractor within the time period of your contract. NOTE: Inspector **IS NOT** certified to perform environmental testing.

Information Only Summary

1. ROOF COVERINGS

1.7 VIEW OF ROOF

Information only



View of the roof at the time of the inspection.



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)

2. EXTERIOR

2.10 INFORMATION

Information only



Shut off exterior hose bib's in the winter or install exterior styrofoam covers to prevent pipes from freezing and possibly bursting.

3. GROUNDS

3.2 SIDEWALKS (I)

Information only



Recommend sealing the gap between the concrete sidewalk and foundation to keep out water.



3.2 Item 1(Picture)

7. INTERIOR ITEMS

7.1 WINDOWS (I)

Information only

i Double insulated window seals that are broken are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability to visually see all broken seals. For more complete information on the condition of the windows, consult with the seller prior to closing.

7.5 FLOORS (I)

Information only

i Floors are slightly sloped in areas but typical for a house of this age.



7.5 Item 1(Picture)



7.5 Item 2(Picture)

9. ATTIC AND ROOF STRUCTURE

9.4 VIEW OF ATTIC

Information only

i View of the attic at the time of the inspection.



9.4 Item 1(Picture)



9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)

10. CRAWL SPACE/CELLAR

10.0 ACCESS FOR CELLAR/CRAWLSPACE

Information only



Very limited access in the crawl space due to low clearance. Complete crawl space was not inspected. If this is a concern, I advise further evaluation by a qualified contractor.

10.8 VIEW OF CRAWL/CELLAR

Information only



View of the crawl space at the time of inspection.



10.8 Item 1(Picture)



10.8 Item 2(Picture)

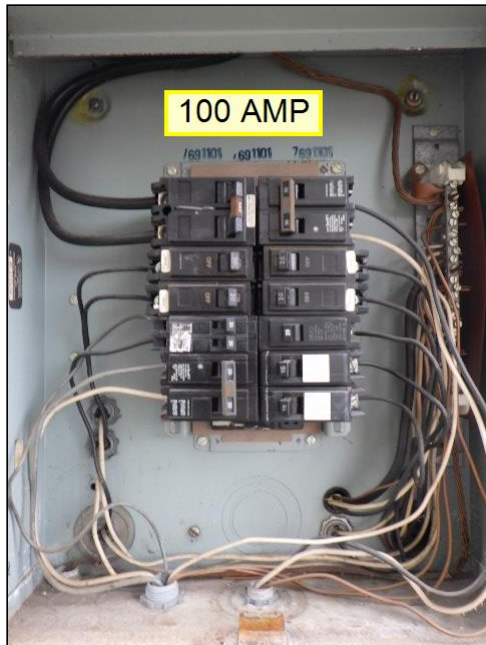
11. ELECTRICAL

11.1 MAIN PANEL BOX

Information only



View of main panel box with cover removed.



11.1 Item 1(Picture)

13. PLUMBING

13.1 MAIN SHUT-OFF VALVE (I)

Information only



The main shut off is located in the cellar.



13.1 Item 1(Picture)

13.6 UNDERGROUND LINES

Information only



~~DELETED~~ **does not inspect underground sewer/septic lines.** All working water fixtures are run for a period of 30 minutes throughout the property to determine if any backups exist. The buried sewer/septic line on your property that carries waste away from your home can age, crack, or leak due to simple wear and tear, tree roots or shifting ground. This line can also get blocked and cause waste water to backup into your home. If this is a concern, I advise evaluation or scoping of the inside of the line by a qualified plumbing contractor within the time period of your contract. Some water supply companies offer additional coverage for line damage. NOTE: This is **highly recommended** for homes that were built prior to approximately 1980 with **cast iron drains systems.**

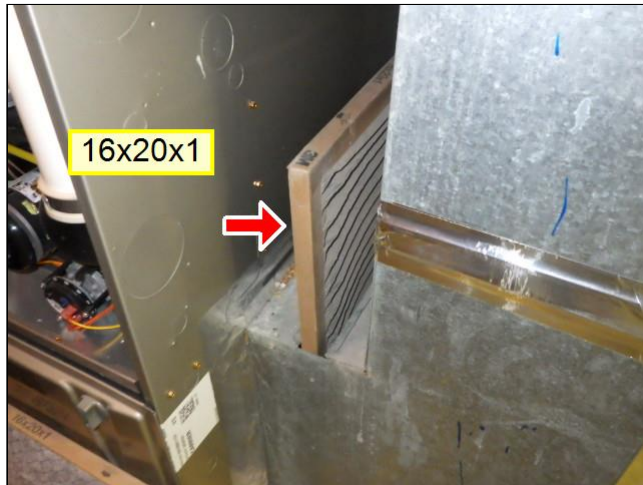
14. FURNACE

14.5 FILTER[S]

Information only



Check the filter monthly and replace as needed. Dirty filters will result in poor furnace and A/C performance and will cause increased utility costs. It is also hard on the blower motor and can cause the A/C to ice up and stop working. Indoor air quality will also be decreased.



14.5 Item 1(Picture)

15. A/C

15.3 INFORMATION

Information only



The average life of a normal A/C unit is 15 to 20 years. Unable to determine remaining life of unit. **NOTE: This AC unit is past it's life expectancy. The inspector does not, and will not warrant or guaranty the AC unit, AC can fail at anytime (There are no exceptions).**



15.3 Item 1(Picture)

17. MISC

17.4 DOORBELL

Information only



There is no doorbell in the house.

17.5 RADON INFORMATION

Information only



Radon is a naturally occurring radioactive gas that can cause lung cancer.

You can't see or smell radon. Testing is the only way to know your level of exposure. Any home may have a radon problem.

Radon is a radioactive gas. It comes from the natural decay of uranium that is found in nearly all soils. It typically moves up through the ground to the air above and into your home through cracks and other holes in the foundation. Your home traps radon inside, where it can build up. Any home may have a radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements. In a small number of homes, the building materials can give off radon, too. However, building materials rarely cause radon problems by themselves.

For more information on **RADON** see, <https://www.epa.gov/radon>

17.9 PROPER PERMITS/CODE COMPLIANCE

Information only



It is beyond the scope of a home inspection to determine if a home has acquired proper permits and inspections.

Most jurisdictions will require a permit from a home owner or authorized agent who intends to construct, enlarge, remodel or change the occupancy of a building, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system. **This would include updating electrical systems, water heaters, HVAC systems, and finishing basements.** KPC Inspections recommends consulting with sellers on any updates and if proper permits were acquired prior to closing.

Be advised, the inspector can not, and will not make any comments regarding "Code Compliance" This is prohibited by the Kentucky state regulations governing home inspectors KRS 198B.738 Note; This inspection is not a CODE COMPLIANCE INSPECTION.

17.10 INFORMATION

Information only



(1) Deleted Inspections highly recommends a good Home Warranty program to all home buyers. Furnaces, AC units, and Water Heaters and other components can fail at any time, especially when nearing the end of there life expectancy.



(2) Home was vacant at the time of inspection. Homes that sit vacant for periods of time can develop hidden faulty conditions that are not visible to the eye. Problems over time such as plumbing system leaks (including gas pipe connections), electrical connections and tripping device malfunctions, material defects such as wood floors, drywall, paint and trim. Homes that sit for a long period of time may need local and county inspections. If this is a concern, I advise further evaluation of each system and components by licensed professional contractors prior to closing.

18. CONCLUSION

18.0 PRE-CLOSING WALK-THROUGH

Information only



The walk-through prior to closing is the time for a client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Kentuckiana Property Consultants LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

18.1 CONCLUSION

Information only



We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our home inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our client. It is not transferable to other people. This report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

General Limitations and Exclusions: Inspections performed in accordance with the American Society of Home Inspectors are NOT *technically exhaustive* and will not identify concealed conditions or latent defects. The inspector is NOT required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority. Inspectors are NOT required to determine the condition of systems or components which are not readily accessible; the remaining life of any system or component; the strength, adequacy, effectiveness, or efficiency of any system or component; the causes of any condition or deficiency; the methods, materials, or costs of corrections; future conditions including, but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.); the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of systems or components; the acoustical properties of any system or component. Inspectors are NOT required to offer or perform any act of service contrary to law; or perform engineering services; or perform work in any trade or any professional service other than home inspection; warranties or guarantees of any kind. Inspectors are NOT required to operate any system or component which is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls; shut-off valves. Inspectors are NOT required to enter any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components, the under-floor crawl spaces or attics which are not readily accessible. Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components which are not installed; decorative items, systems or components located in areas that are not entered in accordance with the SOP's; detached structures other than garages and carports; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris; dismantle any system or component, except as explicitly required by these Standards of Practice.

Not Inspected Items

1. ROOF COVERINGS

1.6 BOX GUTTERS

Repair/Replace or Further Evaluation Needed, Not Inspected



Box gutters are not within the scope of the inspection. Box gutters appear clogged and holding water. Box gutters need to be checked yearly for cracks or separation at the seams. Recommend having complete box gutters system inspected by a contractor prior to closing.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

2. EXTERIOR

2.4 DOWNSPOUTS

Not Inspected

- ⊘ The downspouts are run underground to the storm sewers. It is beyond the scope of a home inspection to determine if the lines are functioning properly.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.6 EXTERIOR LIGHTS (I)

Not Inspected

- ⊘ The front porch exterior light works off a motion sensor/photocell. Light could not be tested.

4. PORCHES, DECKS, CARPORTS

4.2 DECKS (I)

Not Inspected

- ⊘ Area under the deck was not visible due to skirt boards around the bottom of the deck.

5. EXCLUSIONS

5.0 EXTERIOR EXCLUSIONS

Not Inspected

- ⊘ **Window/Door screens and coverings are not included in a home inspection.** I advise checking all windows/doors for screens, proper condition, and operation within the time period of your contract, prior to closing.

Exterior Items such as fences, outbuildings/sheds, awnings, recreational facilities, docks, fountains, irrigation systems, landscape lighting, and pet containment systems are not included in a home inspection. I recommend consulting with sellers for conditions, operation, and warranties that may exist.

9. ATTIC AND ROOF STRUCTURE

9.5 INFORMATION

Not Inspected

- ⊘ Unable to determine if bathroom exhaust fans vent to the exterior due to insulation cover.

14. FURNACE

14.1 HEAT EXCHANGER

Not Inspected

- ⊘ The heat exchanger was not visible due to the design of the furnace. Assessment would require disassembly of the unit. Unable to inspect.

14.4 NO INTERIOR DUCTWORK

Not Inspected

- ⊘ Home Inspector does not inspect the interior of the ductwork. This includes but is not limited to debris, animal intrusion, moisture, fungi or mold growth, or any type of contaminants. It is recommended prior to closing to have the HVAC system (Including ductwork) cleaned and serviced by a qualified HVAC contractor.

15. A/C

15.0 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

- ⊘ The cooling system (Air Conditioner/Heat Pump) was not tested because the outside air temperature was below 60 degrees. Operating a unit when temperature is less than 60 degree's could cause damage to the unit.

16. WASHER/DRYER

16.0 MISC

Not Inspected

- ⊘ A home inspection does not include the connections of a washing machine per Standard of Practice (including drain system). If this is a concern, I highly recommend having connections inspected and tested by a professional qualified contractor before closing and moving in.




16.0 Item 1(Picture)

17. MISC



17.0 INTERIOR EXCLUSIONS

Not Inspected

 **Interior Items** such as **security systems, intercom/surround sound/radio, central vacuum systems, water filtration systems, sauna's/steam showers, and window or wall AC/Heaters** are not included in a home inspection. I recommend consulting with sellers for conditions, operation, and warranties that may exist.


17.7 **NO MOLD INSPECTION**

Repair/Replace or Further Evaluation Needed, Not Inspected

  DELETED **does not inspect for mold** or mold related fungi. The inspector is not qualified or certified to make comments on mold, and or any other toxins throughout the structure. Toxin / mold detection and or testing **IS NOT** within the scope of this inspection. It is unknown if these toxins or mold exist in the home. If this is a concern for you, I advise evaluation / testing by a certified environmental contractor within the time period of your contract. NOTE: Inspector **IS NOT** certified to perform environmental testing.

17.8 **NO CRITTER / ANIMAL INSPECTION / INSECT**

Not Inspected

 DELETED **does not inspect for animals / critters**. The inspector does not make comments on any type of animal intrusion including but not limited to, mice, rats, bats, squirrels, racoons, or the presence of their feces, throughout the structure , including but not limited to, floor structures, roof structures, attics, in or around exterior wall material, in or around interior wall material, ceilings, between walls in wall cavities, in furnaces, vent piping, or in or around ductwork. Animal detection and or testing **IS NOT WITHIN THE SCOPE OF THE BASIC HOME INSPECTION**. It is recommended to have a qualified professional animal detection/removal company further evaluate complete structure prior to closing and moving in **(Especially if the structure has been vacant for any period of time)**.
