Kentucky home inspection report

KRS 198B.700 • 831 KAR 2:030

Inspection	
Client Priya Nandakumar	**Property** 604 Ridgewood Drive, Elizabethtown, KY 42701
Inspector and license Bethany Cole, 103371	**Date** August 19, 2026, 8:30 to 11:15 a.m.
Standards of practice ASHI Standard of Practice	**Weather** Sunny, 84 °F
This report does not address environmental hazards.	

Structure and outside
Foundation and framing Poured concrete basement. Hairline crack in east wall, dry.
Roof and gutters Asphalt shingles, about 15 years old. Walked. Gutters full of leaves.
Siding, windows, and grading Vinyl siding. Soil slopes toward the house at the rear patio.

Systems
Plumbing and water heater PEX supply. 50 gal gas water heater, 2014.
Electrical 200 A panel. Double tapped breaker. No GFCI at kitchen counters.
Heating and cooling Gas furnace and central air both ran. Filter dirty.
Interior, attic, and insulation Attic entered. About 10 in. of blown insulation.

Significant deficiencies

Item	Condition	Repair or monitor
Kitchen outlets	No GFCI protection	Repair, licensed electrician
Main panel	Double tapped breaker	Repair, licensed electrician
Rear grading	Slopes toward house	Repair, regrade soil
Basement wall crack	Hairline, dry	Monitor for growth

Kentucky home inspection report (continued)

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Not inspected	
System or part	**Reason**
Crawl space under sunroom	No access panel found
Fireplace flue	Gas logs installed, flue not visible

Exclusions
Other exclusions Detached shed, irrigation system, wood destroying insects