



Confidential Inspection Report

6003 Laurel Lane
Prospect, KY 40059

Prepared for: Mr. Kevin Greene



Prepared by: HomeMD Inspection Services, LLC

1919 Rutherford Avenue

Louisville, KY 40205

502-419-7887 rjohnson@homemd.com

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Report: 0000261

Inspection Address: 6003 Laurel Lane, Prospect, KY 40059

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Date: August 5, 2009

August 6, 2009

Mr. Kevin Greene
3318 Grandview Ave
Louisville, KY 40207

RE: 6003 Laurel Lane
Prospect, KY 40059



Dear Mr. Greene:

At your request, a visual inspection of the above referenced property was conducted on August 5, 2009. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The 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.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Robb Johnson
HomeMD Inspection Services, LLC
KY Lic#: HI-2225
502-419-7887

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

August 5, 2009 12:00 PM.

Client:

Mr. Kevin Greene
3318 Grandview Ave
Louisville, KY 40207

Inspection Site:

6003 Laurel Lane
Prospect, KY 40059

House Occupied?

Yes.

People Present:

Homeowner, Purchaser, Purchaser's spouse

Building Characteristics:

Main Entry Faces:

East.

Estimated Age:

3 years old.

Building Type:

1 family

Stories:

2.

Space Below Grade:

Basement

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

70-80.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Payment Information:*Total Fee:*

445.00.

Paid By:

Check.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

OK MM RR



Walks:

p

Sidewalk type: Concrete.



Exterior Steps / Stoops:

p

Handrails serviceable.



Patio / Porch:

Slab:

OK MM RR

Patio type: Concrete.



Structure:

Type: Same as structure.

Cover / Roof:

Same as main roof. See Roofing page.

Decks / Balcony:

Condition:

Wood, Maintain deck surface.



Grading

Site:

Gentle slope, Grade at foundation appears serviceable.

Landscaping:

Condition:	OK	MM	RR
	p		

Sample Report

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

OK MM RR

Flashing & Trim:

Walls are constructed with: Brick.

Metal materials. Vinyl materials.



Foundation:

Materials & Condition:

OK MM RR

Poured in place slab concrete, 8 inches or more thick. Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted. The exterior view of the foundation is limited to the portions visible above grade. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

Recent Movement:

There is no evidence of any recent movement.

Sample Report

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style:

Hip with multi gable sections.



Roof Access:

Viewed from ground level.
OK MM RR

Roof Covering:

Composition shingles, Appears serviceable/within useful life.

Flashings:

OK MM RR
p " " Metal.

Valleys:

p " " Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

**Eaves - Soffits - Fascias:**

p " "

Gutters & Downspouts:

p " " Full centered no carriage return.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

Attic is full size.

Structure:

p " "

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition. The rafter spacing is 24 inch on center. The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.



OK MM RR

Ventilation:

␣ " " Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.



Insulation:

␣ " " Fiberglass batts, insulation is installed between floor joists.

Depth & R-factor:

13 inches, R-38

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Built-In, Three car.



Roof:

OK MM RR

Condition:

Same as house.

Ceilings:

Condition:

Same as house.

Garage Door:

Material - Condition:

Same as house.



Door Operator:

Same as house.

Automatic door opener(s)- operational, Automatic reverse feature is, operational.

Service Doors:

p " " Hardware operational, There is a fire rated door separating the garage from the living areas of the house.

Windows:

Condition:

OK MM RR

p " "

Garage Walls:

Type & Condition:

p " " Drywall, General condition appears serviceable.

Fire Wall

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Floor:

Condition:

p " "

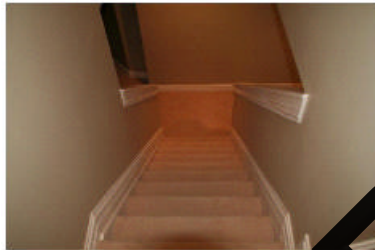
BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:

Basement is fully accessible, Basement is finished, Stairs and handrail serviceable.



OK MM RR

Walls:

Walls are poured concrete. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



Foundation Bolts:

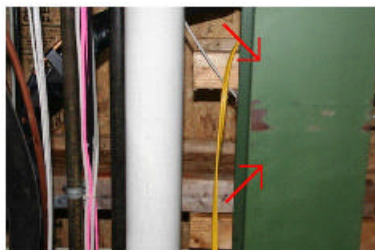
This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Moisture:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Beams Under floor:

Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of steel.



Posts & Piers:

p " " Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above. Satisfactory - The piers as installed appear to be adequate.

OK MM RR

Floor:

p " " Concrete, Sump pump present.

Windows:

p " " There are basement level windows. The windows as installed appear to be satisfactory. The installed windows are above grade, and no leakage problems are anticipated. The windows installed in the basement level appear to be egress accessible in case of an emergency.

Insulation & Vapor Retarders:*In Unfinished Areas:*

p " " There is a vapor barrier installed. The walls have a vapor barrier installed that deters moisture from entering the crawlspace through the walls.

**Walkout Basement:***Exposed Walls:*

p " " One basement wall is exposed to daylight. Only the walkout doorway is exposed to daylight at ground level.

Walkout Drainage:

p " " The area around the walkout door appears to have adequate drainage.

Outside Entry Doors:

p " " Satisfactory - The outside entry door to the walkout basement is satisfactory. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

OK MM RR

Underground, 110/220 Volt, Circuit breakers.



Grounding Equipment:

Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

Main Panel Location:

Basement, Appears serviceable.

**Main Panel Observations:**

Circuit and wire sizing correct so far as visible, Grounding system is present.
OK MM RR

Subpanel #1:

Located at both the Air conditioners, Circuit and wire sizing correct so far as visible, Grounding system is present.

Conductors:**Entrance Cables:**

Copper.

Branch Wiring:

Copper, Appears serviceable.

Switches & Fixtures:**General:**

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlets:**General:**

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Garage Walls:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Basement:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Master Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

1st Floor Half Bath

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

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Date: August 5, 2009

Laundry:

Electrical outlet is grounded, 220 Service-operational.

Sample Report

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced Air, The furnaces is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Basement.



Fuel Source:

Natural Gas, Electronic ignition is provided.

Capacity / Approx. Age:

The typical service life for a forced air natural gas furnace is 18 - 20 years.
OK MM RR

General Operation & Cabinet:**Burners / Heat Exchangers:**

p
p

Burner Flame(s) appear typical, The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

Pump / Blower Fan:

p

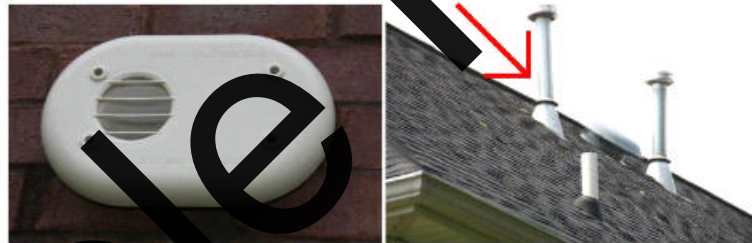
Combustion Air:

p

Flues, Vents, Plenum:

p

The flue pipe is plastic from the furnace to the exterior on the basement unit and The flue pipe is metal on the second floor unit. The flue appears to be lined with a metal liner.

**Air Filters:**

p

Satisfactory - The filters are clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

Normal Controls:

p

Thermostat is located in the living room for the downstairs unit and in master bedroom for second floor unit. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not overridden.

Fireplaces / Solid Fuel Heating:**Fireplaces / Solid Fuel Heating:**

p

Gas - The fireplace is designed to use gas fuel only. The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility. There is a log set installed. Mortar joints are intact, Damper is operational, Hearth Observations: The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side. There is a mantle installed, and it meets the 12"

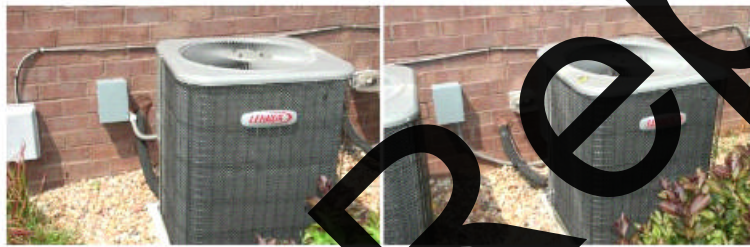
minimum clearance above the firebox.



Air Conditioning:

Primary Type:

Dual Central Air, Electric.



Fuel Source:

220 Volt, Electrical disconnect present.
OK MM RR

System Condition:

Condensate Line:

p ...
p ... Condensate line installed.

Normal Controls:

p ...

Ductwork / Distribution:

Ducts / Air Supply:

p ... Insulated sheet metal, Flexible Round.



Kitchen Interior:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing) rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Water meter is located, at the east side of the house. Main shutoff valve is located in basement, Valve is operational.

Material:

Copper, No active leakage is noted at this time. Monitor in the future.

Pressure:

Water pressure appears adequate.

Supply Lines:

Material:

Combination of materials, Copper, Plastic- PEX.
OK MM RR

Condition:

Plumbing vents appear serviceable. No leakage is noted, but monitor in the future.

Waste Lines:

Material:

Plastic.



OK MM RR

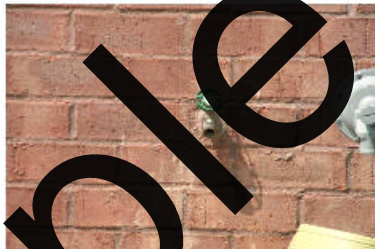
Condition:

Plumbing vents appear serviceable.

Hose Bibs / Hookups:

General:

Sample operated, appeared serviceable, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heaters:

Power Source:

Gas.



Capacity:

80 Gallons.

Location:

Basement.

OK MM RR

Condition:

p Appears serviceable, Pressure relief valve noted, not tested, Blue vent intact, A water shutoff valve is installed.

Fuel System:

Meter / Tank:

p Meter located at exterior, System appears serviceable.



Sump Pump:

p



Basement:

p " " The pump appears functional.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

OK MM RR

p " " Stainless Steel, Faucet is serviceable, Hand sprayer is serviceable.



Hose Bibs / Hookups/Sink Faucets.

Laundry:

p " " Plumbing appears serviceable, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



KITCHEN - APPLIANCES

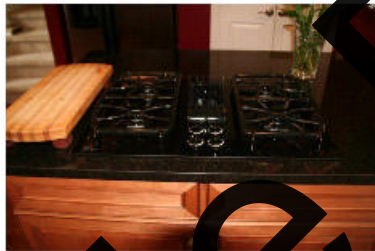
We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

OK MM RR

Type & Condition:

p . . . Gas, Separate cook top, Appears serviceable.



Ventilation:

Type & Condition:

p . . . External, Downdraft.

Refrigerator:

Type & Condition:

p . . . Electric.

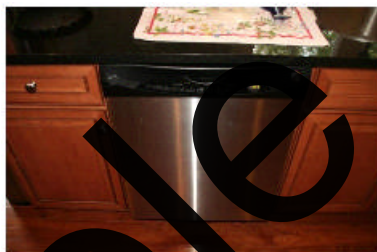


Dishwasher:

OK MM RR

Condition:

properly installed. Air gap device or high-loop is present on drain line- Proper.



Garbage Disposal:

Condition:

properly installed. Wiring appears serviceable.



Other Built-ins:

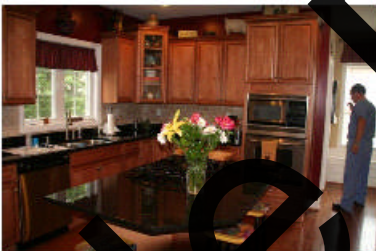
Microwave: OK MM RR
p



Ice Maker: p

Kitchen Interior:

Counters & Cabinets: p Granite, Cabinets appear serviceable.



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

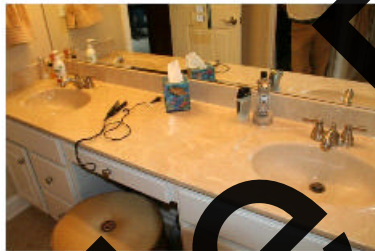
Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath:

OK MM RR

p ... Counters/cabinets appear serviceable.



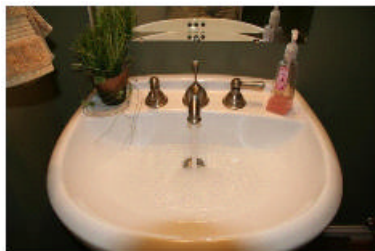
Bath Between Bedrooms

p ... Counters/cabinets appear serviceable.



1st Floor Half Bath

p ... Counters/cabinets appear serviceable.

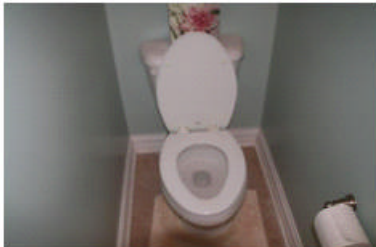


Toilet:

OK MM RR

Master Bath:

p



Bath Between Bedrooms

p



1st Floor Half Bath

p



Tub/Shower Fixtures:

Master Bath:

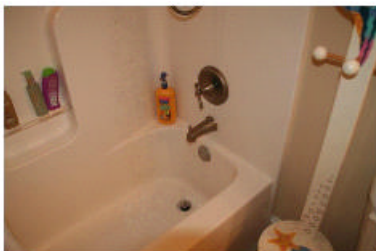
.. ..

Hydro-spa is functional, but its supply pipes should be periodically flushed with anti-bacterial cleanser.



Bath Between Bedrooms

p



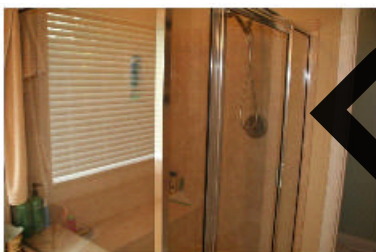
Tub/Shower And Walls:

OK MM RR

Master Bath:

p

Shower walls appear serviceable. Enclosure appears serviceable.



Bath Between Bedrooms

.. ..



Bath Ventilation:

Master Bath:

p

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

	OK	MM	RR	
Main Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.
Other Exterior Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard side/rear door, Appears serviceable, Hardware operational.
Overall Interior Door Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen Interior:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.
Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.
1st Floor Half Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.
Laundry:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.

Windows:

OK MM RR

General Type & Condition:

p

.. ..

Clad-Metal/Vinyl, Insulated glass, Sliding, A representative sampling was taken. Windows as a grouping are generally operational.

Walls:*General Material & Condition:*

p

.. ..

Drywall, General condition appears serviceable.

Ceilings:*General Type & Condition:*

p

.. ..

Drywall, General condition appears serviceable.

Floors:*General:*

p

.. ..

Rugs and floor coverings prevent viewing of primary floor materials.

Kitchen Interior:

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

Master Bath:

The floor covering material is ceramic or glazed tile. Good - The floor covering is newer, and it should provide years of service.

1st Floor Half Bath

The floor covering material is ceramic or glazed tile. Good - The floor covering is newer, and it should provide years of service.

Closets:*General:*

p

.. ..

Master Bath:

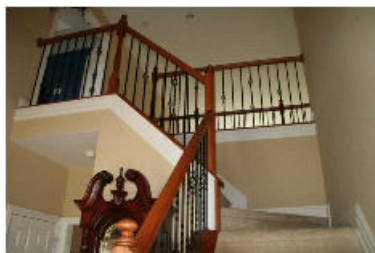
The closet is lighted.

Stairs & Handrails:*Condition:*

p

.. ..

Interior stairs serviceable, Stair handrail serviceable.



Smoke / Fire Detector:

General:

OK MM RR

p " " Smoke alarm(s) responded to test button operation.



Kitchen Interior:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Service area main floor, Dryer venting is provided.



OK MM RR

Fuel System:

⌒ No gas service viewed.

Clothes Washer:

⌒ Appears serviceable, Washer was not operated at the time of inspection.

Clothes Dryer:

⌒ There is only a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. Appears serviceable, Dryer was not operated at the time of inspection.

Dryer Vent:

A dryer vent is provided, and in good visual condition. No tears were noted.

