

GENERAL INFORMATION

CONFIDENTIAL CLIENT USE ONLY

Report prepared by Mark Oerther Associates, Inc. Kentucky License # HI-2045
Office (502) 459-1446 Fax (502) 345-3733

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 12-21-04.
TIME OF INSPECTION: 8:30 A.M.
CLIENT NAME: Joseph Sample.
INSPECTION LOCATION: 825 Sample Road Louisville, Kentucky 40200.

CLIMACTIC CONDITIONS:

WEATHER: Clear & Sunny.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 30's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: 1 family.
STORIES: 1
SPACE BELOW GRADE: Basement, Crawl space, slab.

UTILITY SERVICES:

WATER SOURCE: Public.

NOTE: It is recommended that you verify if the waste system is public or private on site system with the present owner. Water is run through the waste piping to test the function drainage at the time of the inspection. Underground piping is not visible and can not be checked for leaks. Ask the present owner about the past history and maintenance of the system. Generally a on site septic system should be pumped every 3 to 5 years. **The function of an on site system is not checked in this inspection.**

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.
PEOPLE PRESENT: Client, Selling agent.

Environmental issues are not addressed in this inspection. This would include but not limited to the presence of asbestos, lead, mold, fungi, radon or any other airborne hazard.

NOTE: PLEASE READ THE ENTIRE REPORT. THERE IS IMPORTANT INFORMATION THAT CAN BE OBTAINED FROM ALL AREAS.

The purpose of this report is intended to assist you in the evaluation of the overall condition of the house being inspected. If you have any questions or do not fully understand any aspect of the report, please give us a call.

If the house was built prior to 1978 it may have lead paint on the walls and woodwork. If the house was built prior to 1987, the copper water pipes were possibly soldered with a 50% tin and 50% lead solder. If the house was built prior to 1987 and has 9 inch floor tiles, the tiles may contain asbestos. Older staple mounted ceiling tiles also may contain asbestos.

Using a number of methods, we will try to approximate the age of some systems of the house. However, sometimes it is impossible to give an approximate age. We do not determine if the heating or cooling units are adequately sized for the house. This is the responsibility of the HVAC contractor who installed these units. We do not estimate remaining life expectancy of any system or installed item of the house.

We check some items only to bring your attention to them so as to increase the safety of your new home. It is not the responsibility of the seller to bring an existing house up to today's standards.

Roof Report

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This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected periodically. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically.

ROOF COMPONENTS:

ROOF STYLE: Roof Style- Combination; part gable style with part hip style roof.



Damage shingle front left

ROOF MATERIAL: **TYPE-** shingle.
 Number of layers- One,
 Method of Inspection- Roof was walked upon.
OBSERVATIONS- There are two different ages of shingles. There is some discoloration of the shingles due to mold / fungi. The original shingles are showing some aging. There is some granular loss visible on the shingles. The shingles over the kitchen are newer. There has been multiple patched areas. There are a couple of damaged shingles at the front roof at the gutter line. This has caused some drip back / deterioration of small area of roof sheeting. No drip edge was used. There is an unrepaired nail pop at one area. **It is recommend that a qualified roofing contractor repair as needed.**



Unrepaired nail pop.

ROOF FLASHING: **OBSERVATIONS-** Components serviceable.

ROOF EXTRUSIONS: **OBSERVATIONS-** static vents, power vent, plumbing vents, skylights.

CHIMNEYS: Number of Chimneys- Two,
 Chimney Type- Masonry,
 Chimney Cap- A masonry cap is in place.
 The top of the newer chimney is below the 2,3,10 rule to insure a good draft. Three feet of the roof for hot ash purposes and two feet above anything in a ten feet radius to insure a good draft.
 It is recommended to install a rain hood and screen combination over the chimney flue at the original chimney.

GUTTERS:

TYPE- Aluminum,

OBSERVATIONS- There is indications of leakage at some gutter joints. It is recommended to reseal as needed. The gutter is bent slightly at one area. **The gutters have leaves and debris. It is recommend to clean out the gutters for proper function.**

Exterior Report

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All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level.

EXTERIOR:

EXTERIOR SURFACES: Type- Brick, Stone / synthetic stone,
 Wood siding,
 Exterior trim type - Wood,
OBSERVATIONS- Step cracking is noted in the brick / mortar rear right side. This cracking does not effect the overall structure of the house. The wood siding has pulled out some.
Renail as needed.
Deterioration is noted at the bottom of the right front porch column.
Repair or replace as needed.



There are no weep holes visible brick mortar. Weep holes are intended to allow moisture out from behind the brick.
There is some deterioration at the wood trim of one of the built in gable vent. Replace as needed.

WINDOWS: Window Type - Double hung. Casement.
OBSERVATIONS- Painting of some / all windows is recommended.

STORM WINDOWS This inspection is limited to observing the presence or absence of storms only. We do not check their functionality. Ask the present owner if screens are available. Storms are visible on only some windows.

EXTERIOR DOORS: FRONT DOOR- This door is serviceable.
 REAR DOOR - This door is serviceable.
 REAR KITCHEN DOOR - This door is serviceable.
 REAR MASTER BEDROOM - This door is serviceable.
 GARAGE SERVICE DOOR - This door is serviceable.

EXTERIOR ATTACHMENTS:

PORCHES & STEPS: FRONT- Concrete porch.
OBSERVATIONS: Serviceable

REAR DOOR - Concrete steps.
OBSERVATIONS: There is settlement / displacement noted at the steps. Serviceable
 There is an electrical conduit at the side of these steps that has rusted through. When tested with a electrical sensor, these wires tested with no power.

REAR KITCHEN DOOR - Wood step to deck

REAR MASTER BEDROOM - Wood step to deck

DECKS & RAILINGS:

TYPE- Unknown; The decking materials have either been painted or stained making it impossible to determine the type of wood used.

OBSERVATIONS- The decking material is showing signs of weathering. This is an indicator of aging. The deck is built on the ground. Components serviceable.

The brick wall around the patio is cracked but still serviceable.

The fencing around the yard is not inspected. However both wood gates do not close.

Grounds

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This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Most, but not all, interior below grade water problems are caused by improper grading or drainage. Gutters and downspouts must be kept free flowing. Proper grading around your house is necessary to carry the water away from the house. The soil should slope down and away from the house at the rate of at least one inch per foot. As a general rule, this sloping grade should extend out for a distance of the measured depth of your basement below grade plus one foot. Areas of possible water entry on the foundation such as small holes or cracks should be sealed. Using these recommendations should help lessen the possibility of heavy basement leakage. However, in some cases, proper grading and drainage does not guarantee a dry basement. Basements that have not leaked in the past might leak under certain conditions. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including 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. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Any displacement in a driveway or sidewalk should be considered a possible tripping hazard. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Asphalt.
CONDITION: Cracks noted are moderate.

SIDEWALKS:

TYPE: Concrete, gravel.
CONDITION: The sidewalk is serviceable.

GRADING:

SITE: Grade has mixed slopes at: front, rear.
 Grade has little to no slope at the foundation at: left side.
 Grade slopes away from the foundation at: right side.
 It would be recommended to lower the grade to below the top of the foundation.
 Brick will not hold out moisture.
 Also there are built in flower beds that could allow moisture through the brick.
 Take caution when watering these built up beds or install planters inside.
 Extend the sump pump discharge further away from the house at the left side.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached garage Two car.

ROOF:

CONDITION: The roof over the garage is part of the main house roof. See roof page.

FLOOR:

CONDITION: Typical to moderate cracks noted.

FIRE WALL:

CONDITION: Serviceable.

GARAGE DOOR(S):

CONDITION: Automatic door opener is operational.
There are photo eye sensors at the bottom of the door.
It is recommended to have the door opener adjusted to retract with less resistance upon impact.

MISCELLANEOUS:

Stored items restrict viewing of the lower portions of the garage walls.

Structural / Basement / Crawlspace / Attic

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All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed to prevent moisture entry as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

STRUCTURAL COMPONENTS:

FOUNDATION:

Foundation Type- Concrete. Block.
 OBSERVATIONS- Some cracking is visible. The cracking is less than 1/8". Components serviceable at this time.

NOTE: There is erosion at the front of the house at the foundation. **Steps need to be taken to insure that no additional erosion occurs or it may cause loosening of the soil below the foundation.**



Erosion at the front

MAIN BEAM:

TYPE: Steel.

SUPPORT COLUMNS:

TYPE: Steel.

SILL PLATE:

OBSERVATIONS- Sill plate is anchored.

FLOOR JOIST:

JOIST TYPE: Wood floor joist.

WALL STRUCTURE:

TYPE: Wood frame structure. Drywall covering.

CEILING STRUCTURE:

TYPE: Wood frame structure. Drywall covering.

ROOF STRUCTURE & ATTIC:

Method of Inspection- Only a portion of the attic could be entered.

Rafter type: 2(X) Wood.

Roof Sheeting Type: 1(X) Board sheathing.

OBSERVATIONS- Past staining is visible on some of the rafters or roof sheathing.

Note: No access to the attic area over the master bedroom. This area could not be inspected. The condition of the components in this area is unknown.

ATTIC:

INSULATION TYPE: Insulation Type: Blown / loose fill.

INSULATION DEPTH: The depth varies from 3" to 7". Most of the insulation is at about 6". **The insulation has dropped down near the original fireplace. Reinsulate as needed.**

There is no insulation over the garage. This is typical.



Insulation has dropped down.

ATTIC VENTILATION TYPE:

Soffit vents, static vents, built in roof gable end vents, ridge vent. The power vent is very noisy. You should expect to replace.

ATTIC VENTILATION OBSERVATIONS:

Serviceable.

BASEMENT

BASEMENT:

Type : The basement covers only a partial area under the house.

Floor: Floor is serviceable.

Sump Pump: Present and functional at this time.

There is no visible floor drain or other means of discharging water from the basement.

OBSERVATIONS: There has been previous water proofing / diversion type repairs made at the foundation. Recommend asking the present owners if there are warranties on the workmanship and what does it cover.

There is a musty type odor present at the unfinished area.

CRAWL SPACE

CRAWL SPACE:

TYPE: This crawl space covers only a partial area under the house.

Method of Inspection- Portions of the crawl space were entered.

Inspection Limitations- **Some areas are not accessible or cannot be viewed. The area under the master bedroom and master bath are not accessible due to water.**

Some areas are not accessible due to the duct work.



Standing water in the crawl space

Moisture Barrier: A moisture barrier is present in some areas of the crawl space. It is recommended to cover the open areas with a plastic vapor barrier. Insulation: There is insulation present in the floor joist areas under the master bedroom area that could be partially viewed. No insulation in the rest of the crawl space areas.

There is some voids or fallen insulation in master bedroom / bath areas. It is recommended to replace the insulation as needed.

Ventilation: Some of the crawl space is open to the basement. Crawl space vents are present at the rear kitchen crawlspace.

OBSERVATIONS- There is wood framing members in contact with the ground. This can be an invitation for termites.

There is heavy moisture under the vapor barrier. There are areas where there is mud on top of the vapor barrier that indicates water intrusion. There is standing water visible in the crawl space under the master bath / bedroom area. There are areas where moisture has been entering at the top of the concrete foundation and through the block foundation. Steps should be taken to correct as needed; consult qualified contractor about correcting the water and moisture issues. After the water corrections have been made, a proper inspection of this crawlspace area should be made.

Electrical Report

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Due to the possibility of shock hazards or possible fire issues caused by poor connections, we recommend only a qualified electrician make any repairs that might be needed. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. **Lights that are activated by photo cells or timed devices are not checked in this inspection. This would also include all landscape lighting. Lighting that is not directly attached to the house is not checked.** Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. **Smoke Alarms are not tested in this inspection.** Furniture is not moved in this inspection. Plug receptacles and switches concealed behind furniture are not checked. Security alarm systems and their components are not addressed by this inspection.

Any correction / evaluation of any electrical item or items listed in this report should be done by a licensed electrician.

SERVICE ENTRANCE

TYPE: Overhead.

METER LOCATION: Rear. The meter is presently sealed.

SERVICE CABLE TYPE AND SIZE: Aluminum, 4/0.

SERVICE GROUND: Water piping.

LOCATION OF MAIN DISCONNECT: Exterior of house at the disconnect below the meter.

NUMBER OF DISCONNECTS TO SHUT OFF ALL POWER: Number of disconnects to shut off all power .- One.

MAIN PANEL SIZE, TYPE AND LOCATION: 200 amp, Type of disconnects in this panel are breakers. Located in the basement.

There are 44 poles in a panel designed for 40. Consult a licensed electrician.

BRANCH WIRE TYPE: Copper.

OBSERVATIONS:

Correction of the following is recommended.

The exterior light fixture has pulled apart outside the garage.
 Improper use of romex type wire at: basement at multiple areas (laundry area). Lacks wire protection.
 There is a loose junction box at the basement ceiling. There are a couple of loosely run wires at the unfinished area hanging down that should be stapled up. .
 Plug receptacle / switch box / junction box cover (s) are missing at: basement under the steps(1). These covers provide protection against the exposed terminal connections. Receptacle / switch covers are an inexpensive replacement item. Replacement of any missing covers is recommended for your safety.
 Recommend changing the AC breaker to an appropriate size as per the manufactures' data plate. Refer to the AC page.
 The screws are missing at the inside cover of the exterior disconnect.

GENERAL COMMENTS: It is recommended that the electrical be checked and corrected as needed by a licensed electrician.

Air Conditioning Report

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The best preventative maintenance for air conditioners is regular cleaning and changing of air filters. Evaporator cooling coils periodically need cleaning by an air conditioning (licensed HVAC) contractor to insure optimum performance. Proper air flow around the exterior condensing unit needs to be maintained. We offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures.

INSTALLED CENTRAL EQUIPMENT:

PRIMARY UNIT MFG.: Manufacture- Bryant.
UNIT AGE: Approximate age- 1999.
UNIT SIZE: Approximate tonnage- 5.
**MFG. RECOMMENDED
BREAKER SIZE** Amp size- 60 amp. Maximum / minimum.
PANEL SIZE: Amp size- 50 amp.
 Recommend changing the breaker to the AC unit to the appropriate size as
 listed on the manufacturers' data plate.

**EXTERIOR
DISCONNECT
PRESENT:** YES.

**TEMPERATURE AT
SUPPLY:** Not Tested.

**TEMPERATURE AT
RETURN:** Not Tested.

GENERAL COMMENTS:

NOTE: The function of this unit could not be determined due to low outside temperatures.

Heating Report

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The best preventative maintenance for heating systems is regular cleaning or changing of air filters, at least every 90 days. The inspection of the heat exchanger is limited to the condition of the areas that can be readily seen. Most furnaces have limitations of the areas to be viewed. High efficiency furnaces are designed in such a way that inspection of most areas is impossible. We do not guarantee that the heat exchanger is free from cracks. The only sure way is to break down the furnace and remove the heat exchanger. Operation of limit switches is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures.

PRIMARY INSTALLED HEATING EQUIPMENT:

PRIMARY UNIT INFO: Manufacturer - Carrier
 Approximate age - unknown; possibly 1999 if installed at the same time as the AC
 System Type- Forced air furnace,
 Energy Source- Natural Gas,
 System Size -input- 120,000
 Flow Type: Vertical Updraft,
 Blower: Direct drive,
 Filter: Size - 16X25X1
 Evaporator /condensate drain is properly extended.
 Combustible air is adequate.

**PRIMARY FLUE
 FUNCTION:** The flue is functioning without indications of back drafting.

**PRIMARY UNIT
 DIFFERENTIAL** Manufacturers' expected temperature differential (TD) as per data plate- 35-65
 Actual supply temperature - 116
 Actual return temperature - 67.

**PRIMARY UNIT
 OBSERVATIONS:** The unit operated. The humidifier is not presently functional. There is a humming noise present even when the unit is not operating. **It is recommended that this unit be serviced and evaluated prior to closing by a licensed a HVAC contractor.**

PRIMARY DUCT WORK: Return air: Multiple returns.
 Supply vents are serviceable.

Plumbing Report

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It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Safety and shutoff valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packings, a common occurrence.

PLUMBING COMPONENTS:

| | |
|--|--|
| MAIN SHUTOFF | Within the crawl space at the basement wall. |
| MAIN WATER PIPE SUPPLY MATERIAL | Predominant Material- Copper, Pipe size- 3/4" |
| INTERIOR PIPE MATERIAL | Predominant Material- Copper. |
| WASTE PIPE MATERIAL | Predominant Material- Cast iron, copper, PVC plastic piping. |
| WASTE VENTING | OBSERVATIONS- serviceable. |

WATER HEATER:

| | |
|----------------------|--|
| WATER HEATER: | Energy Source: gas Tank size: 50 gallons Approximate age: 2000 Flue: serviceable Temperature Pressure Relief Valve is present. TPR extension pipe is properly extended. Observations: The water heater is serviceable. |
|----------------------|--|

GAS PIPING:

| | |
|----------------------|--|
| OBSERVATIONS: | Gas Piping is supplied to: furnace, water heater, fireplace. |
|----------------------|--|

LAUNDRY:

| | |
|----------------|---|
| WASHER: | Washer supply: serviceable. Washer drain type: pipe. |
| DRYER: | Dryer supply: electric. Dryer Vent: The dryer vents to the outside. The vent pipe is dented. This restricts air flow. There is a screw through the vent pipe. This will cause the lint to catch on the screw. There is an improper cover at the exterior steps where the dryer vents. This vent is clogged. Correction is needed. |



Improper dryer vent; clogged

LAUNDRY SINK: Laundry Sink: serviceable. **The faucet is loosely attached at the edge of the sink. Correct as needed.**

Bath

BATH LOCATION: Off the kitchen.
SINK OBSERVATIONS: Components serviceable, with normal aging.
TOILET/BIDET OBSERVATIONS: Components serviceable, with normal aging.
BATH VENTILATION: Fan.
BATH ELECTRIC: GFCI protected plug: present in the bath.
BATHROOM WALLS: Serviceable.
BATHROOM FLOOR: Serviceable.
BATHROOM CEILING: Serviceable.

Bath

BATH LOCATION: Front right bedroom.
SINK OBSERVATIONS: Components serviceable, with normal aging.
TOILET/BIDET OBSERVATIONS: Components serviceable, with normal aging.
SHOWER OBSERVATIONS: Components serviceable, with normal aging.
SHOWER ENCLOSURE OBSERVATIONS: Shower wall and floor areas appear serviceable. There is evidence of past leakage under this shower. **Further evaluation is recommended.**



BATH VENTILATION: Window, Fan.
BATH ELECTRIC: GFCI protected plug: present in the bath.
BATHROOM WALLS: Serviceable.
BATHROOM FLOOR: Serviceable.
BATHROOM CEILING: Serviceable.

Bath

BATH LOCATION: 1st floor hall.

SINK OBSERVATIONS: Components serviceable, with normal aging.

TOILET/BIDET OBSERVATIONS: Components serviceable, with normal aging.

TUB OBSERVATIONS: Components serviceable, with normal aging.

SHOWER OBSERVATIONS: Components serviceable, with normal aging.

SHOWER ENCLOSURE OBSERVATIONS: Shower wall and floor areas appear serviceable, with normal aging.

BATH VENTILATION: Fan.

BATH ELECTRIC: GFCI protected plug: present in the bath.

BATHROOM WALLS: Serviceable.

BATHROOM FLOOR: Serviceable.

BATHROOM CEILING: Serviceable.

Bath

BATH LOCATION: Master bath.

SINK OBSERVATIONS: Components serviceable, with normal aging.

TOILET/BIDET OBSERVATIONS: Components serviceable, with normal aging.

TUB OBSERVATIONS: Tub is a jetted type, which has a motor that creates whirlpool action when activated.
The drain stopper connection is broken. Replace as needed.

SHOWER OBSERVATIONS: Components serviceable, with normal aging.

SHOWER ENCLOSURE OBSERVATIONS: Shower wall and floor areas appear serviceable, with normal aging.

BATH VENTILATION: Fan.

BATH ELECTRIC: GFCI protected plug: present in the bath.

BATHROOM WALLS: Serviceable.

BATHROOM FLOOR: Serviceable.

BATHROOM CEILING: Serviceable.

Interior Report

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Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. If moisture staining is noted in the report, the determination whether there is active leaking may be impossible. The present owner should be consulted to see if repairs have been made to correct the problem. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows during the inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.

INTERIOR COMPONENTS:

- CEILINGS:** The ceilings are serviceable.
- WALLS:** The walls are serviceable.
- FLOORS:** The floors are serviceable with average wear.
 There are highs and lows in the floor at the master bedroom.
- DOORS:** All doors close.
- WINDOWS:** All windows open and close that could be tested.
 Window spring is not attached at one window in the kitchen.
 Defective thermal panes are noted at the sidelights at the left and right of the door at the den. Thermal panes can be costly. **We recommend that you get an estimate to replace as needed so that you know the total cost of replacement.**
- STAIRS:** A handrail is in place on the steps.
 Lower than normal ceiling height noted at the basement steps.

FIREPLACES AND WOOD BURNING APPLIANCES:

There is an outdoor grill that looks like a fireplace.
 There is no hearth or damper present.
 There is wood below the opening. If ashes or charcoal drops out the fire, it could catch the deck on fire.

If your house contains a fireplace or wood stove, fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Only the firebox of a fireplace or insert is viewed. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion makeup air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. Inspection of the interior of any chimney should be done by a certified chimney sweep should be done before any usage of a fireplace or insert.

- FIREPLACE LOCATION:** Living Room.
- FIREPLACE TYPE:** Masonry.
- FIREBOX:** Serviceable.
- DAMPER:** Serviceable.
- HEARTH:** Serviceable.

GAS: N/A.
FIREPLACE LOCATION: Office.
FIREPLACE TYPE: Masonry.
FIREBOX: Serviceable.
DAMPER: The original damper is rusted through. There is a flue top mounted damper now in use.

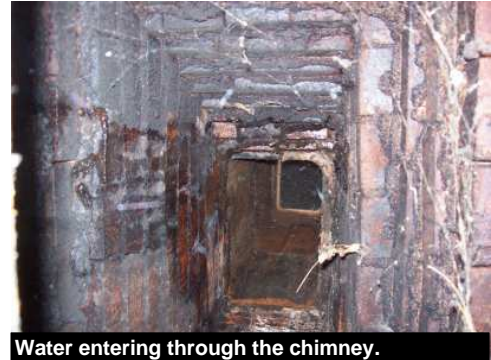
HEARTH: Serviceable.

GAS: N/A.

FIREPLACE LOCATION: Master bedroom.

FIREPLACE TYPE: Masonry.

FIREBOX: Serviceable.
There is water coming down through the upper part of the chimney. Recommend correction as needed.



Water entering through the chimney.

DAMPER: Serviceable.

HEARTH: Serviceable.

GAS: A gas starter is in place.

APPENDIX ADDITIONAL COMMENTS

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Photo:

Comments: See photo.



Gable vent wood trim deterioration

Photo:

Comments: See photo.



Water in the crawlspace

Photo:

Comments: See photo.



Water in the crawlspace

Photo:

Comments:

See photo.



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