

General Home Inspection Report

Mr. Paul Homebuyer

Property Address: 4717 New Home Ln Lexington KY 40515



InspectorUSA, Inc.

D. Michael Green, KY Licensed Home Inspector #HI-2003 130 Saint Ann Dr. Lexington, KY 40502 859-420-4872















Table of Contents

Cover Page1
Table of Contents2
Intro Page3
1 ROOF AND CHIMNEY7
2 EXTERIOR AND GROUNDS10
3 ATTACHED GARAGE OR CARPORT14
4 FOUNDATION AND SUBSTRUCTURE16
5 PLUMBING SYSTEM18
6 ELECTRICAL SYSTEMS20
7 CENTRAL HEATING AND AIR CONDITIONING22
8 APPLIANCES AND INTERIOR ROOMS25
9 ATTIC AND ROOF STRUCTURE31
10 WOOD DESTROYING INSECT & STRUCTURE INFESTING PEST REPORT33

4717 New Home Ln Page 2 of 34

Date: 3/28/2017	Time: 01:00:00 PM	Report ID: 032817-01
Property:	Customer:	Real Estate Professional:
4717 New Home Ln	Mr. Paul Homebuyer	Nasim Noorazar
Lexington KY 40515		Keller Williams

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

PURPOSE OF THE INSPECTOR USA PROFESSIONAL HOME INSPECTION REPORT

To render the inspector's professional opinion of real estate in it's "as is" condition, as of the date of the inspection, limited to the definitions and guidelines as established in this report.

OBJECTIVE OF THE INSPECTOR USA PROFESSIONAL INSPECTION REPORT

To provide the client with a report of the condition of real estate, consisting of a series of visual inspections of items contained in the pages of this form, which the client may, at their own discretion, use in determining the some of the risk of the purchase situation.

The <u>InspectorUSA Professional Home Inspection and Report</u> is a visual examination and status report of the items listed throughout the report to screen the property for "major and minor defects" which may affect the clients decision to proceed with the purchase situation. For the purpose of this report a "major defect" is defined as an item or group of items that may, in the opinion of the inspector, cost \$500 or more to remedy or items that may be considered hazardous to the client should they occupy the property. "Minor Defects" are defined as items that may cost \$100 or more to remedy. Any items falling under this amount (in the opinion of the inspector) whether reported on or not are considered home owner general maintenance and are the sole responsibility of the client to remedy. The reporting of apparent defects (not cosmetic related problems) that require corrective action is limited to the following categories: 1) structure; 2) unsafe or hazardous conditions; 3) inoperative systems or appliances.

1. Structure: A visible load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framing), is defective if it has one or more of these characteristics: abnormal cracking or splitting; unusual settlement; improper alignment or structural integrity compromised by modification; other characteristics that affect the buildings structural integrity. 2. Unsafe or Hazardous Condition: Any visible item that is identified, as a safety defect or a hazard, the presence or absence of that would be dangerous. (Suspected, visible friable asbestos is to be reported. The reporting of the possible or potential presence of lead paint, UFFI, radon, electromagnetic

4717 New Home Ln Page 3 of 34

radiation, toxic wastes, mold or the potential for mold growth and other indoor pollutants are outside the scope of this report.)3. Inoperative Systems and Appliances: Any installed system or built-in appliances that do not operate properly or perform their intended function in response to normal use as of the date of the inspection.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Acceptable AC</u> The component or system was inspected and found performing its intended function as of the date of the inspection. This rating is not a representation of any continued acceptable use.

Not Present NP: The component or system does not exist in the structure being inspected.

Not Inspected NT: The component or system was not inspected due to: being not visible, being not readily accessible or seasonal (weather) impediments. The Licensed Home Inspector will provide a written explanation for any items noted as "Not Inspected".

<u>Monitor/Maintain MM</u>: The Licensed Home Inspector observed conditions that appear to need monitoring or general maintenance. It is recommended that the component or system be monitored for future service needs or further evaluated and repaired as needed by homeowner or qualified service/tradesperson.

<u>Evaluate/Repair ER:</u> The Licensed Home Inspector observed conditions that appear significantly deficient. It is recommended that the component or system be further evaluated and/or repaired as needed by a licensed or qualified service/tradesperson.

Issue Perspective Ratings

<u>Major Concern MC</u>: Conditions that in the opinion of the inspector may cost \$500 or more to bring them to acceptable condition or that may be considered hazardous for the client(s) should they occupy the property.

Minor Concern MN: Those conditions that in the opinion of the inspector may require maintenance or repair but are not considered "Major" in nature and would cost \$499 or less to perform.

General Maintenance Concern GM: Those conditions that in the opinion of the inspector may require maintenance or repair that would cost \$100 or less to repair. Not all General Maintenance items will be reported on.

ABOUT YOUR REPORT

Houses are built to last a lifetime, but the various components and systems wear out at fairly regular and predictable times. There are literally thousands of variables to consider and we will not discover every item in need of attention. The purpose of our inspection is to discover the major deficiencies and unsafe conditions, but we cannot assure you that your house is free of major structural or other problems. Our inspection is basically visual and we must respect the property rights of the owner, and for that reason, we do not do any destructive testing, move personal belongings or furniture, nor can we interpret non-visual, obscured or concealed faults. Remember, all homes have problems, but not all the problems are detectable. This report is only a "snapshot" on the condition and operation of the equipment at the time of the inspection.

There are risks in home ownership, and our inspection cannot remove these risks for you. Although we will make an honest effort to shed light on problems by interpreting the signs and clues we see in our visual inspection. Unfortunately, mechanical equipment inspected today may fail after we leave, plumbing or roofs may develop leaks, air conditioning or heat may not keep you comfortable under all circumstances, or in all rooms. The water heater may not satisfy all your needs, nor can we assure you that your house complies with all codes and regulations, that repairs can be made based on our estimates or that

4717 New Home Ln Page 4 of 34

repairmen will guarantee their work or even furnish fixed estimates. In addition, repairs may not be readily available or economically feasible.

As with any home, problems will occur. Mechanical items are like automobiles, one day they work and the next day they don't, or they may sometimes work intermittently. Our inspection does not relieve you of the responsibility to perform a walk through prior to closing. Mechanical items can fail and damage can occur between the time of our inspection and your occupancy.

We can assure you that we will make a conscientious and thorough effort to discover the major deficiencies that may significantly affect the property. Naturally, the inspector is a generalist with limited knowledge in many fields and not considered an expert in any specific field.

About the only certainties of home ownership are that problems will occur, you'll find opinions that differ from ours and that taxes will rise. However, hopefully you'll experience many joys and pleasures in your new home and enjoy its comforts and the returns of one of the best investments possible. We sincerely hope our survey and report are valuable to you and that our inspector is able to communicate his knowledge and experience, fairly and honestly to you.

Neither THE COMPANY nor the inspector has any financial interest in the property or is associated in any way in the transaction other than for inspection purposes.

If you disagree with our opinion please call. There is a tendency to view service people opinions as "the expert". These include roofers, plumbers, electricians, appliance trades people and air conditioning contractors. All these "specialists" have something to sell you but good mechanics may not be good troubleshooters. WE ARE OBJECTIVE AND IMPARTIAL, RELY ON US.

We are a customer driven company with a strong desire to serve our customers by providing the best possible inspection experience available.

Our goal is for our name to be synonymous with quality, integrity and service.

Unless ordered as a special purpose inspection, the inspection opinions described below are not required as part of the examination or the inspection report.

- 1. Compliance with local or national building codes.
- 2. General and/or routine maintenance.
- 3. Cosmetic, aesthetic or janitorial conditions.
- 4. Design or engineering considerations.
- 5. Any item or component not specifically included in the system description.
- Destructive inspections.

Inspections Ordered:

7. Wood Destroying Insect/Organisms, Environmental Testing, Mold Testing, Pool/Spa, or Well and Septic Tank inspections.

Age Of Property:

General Home Inspection and Termite Ranch 14+/Inspection

Property Faces: Client Is Present: Weather:
West Yes, At conclusion only. Overcast

Style of Property:

4717 New Home Ln Page 5 of 34

Temperature: Sellers Disclosure of Property History Perm

60+/- Provided:

No

Permission to release report to Realtor:

Yes

Realtor Present?: Referral Source: Seller Present?:

Yes Google or Yahoo No

Property Occupied or Vacant: Utility Status: Additional Structures:

Occupied All Active None

Add HomeBinder?: Add HouseFax Property History Report?: Add Pest Reports?:

Yes Yes Yes

4717 New Home Ln Page 6 of 34

1. ROOF AND CHIMNEY













Styles & Materials

Method of Inspection:

Binoculars at Grade

System Visibility Limited By::

Safety Concerns

Weather Restrictions

Shingle Type/Age/Condition

Height

Design

Too Steep

Percentage Visible: : 80%+/-

Roof Style:

Gable

Approximate Roof Age:

10-15

Source: : Age of house and visual assessment.

Roof Covering:

Composition Shingle

Number of Layers: : 1

Flashing and Valleys:

Metal

Shingle Material

Roof Slope:

Steep

Normal Life Expectancy: 16-20

Roof Drainage:

Aluminum Gutters

Aluminum Downspouts

Splashblocks

Plastic Extension Pipes

Roof Ventilation:

Soffit

Roof Vents

4717 New Home Ln Page 7 of 34

		AC	NP	NI	ММ	ER	МС	MN	GM
1.0	ROOF AND CHIMNEY (Overall Condition)					•		•	•
1.1	Exterior Roof Structure	•							
1.2	Roof Covering	•							
1.3	Flashing and Valleys	•							
1.4	Roof Drainage					•		•	•
1.5	Roof Ventilation	•							
AC=	Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As								

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AC NP NI MM ER MC MN GN

Comments:

1.0 (1) See individual component comments below.

1.0 (2) For safety reasons, walking on the roof exceeds the scope of a General Home Inspection as required by the Standards of Practice. To insure the safety of our Inspector it is our policy that readily visible areas of roof surfaces and components are to be inspected from a safe vantage point using binoculars. This policy is in compliance with Kentucky Board of Home Inspectors approved Standards of Practice.

1.0 (3) Special Note Concerning Roofing Lifespan Factors

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

The following factors affect the lifespan of roof-covering materials

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.

4717 New Home Ln Page 8 of 34

- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

1.4 (1) **Inadequate Extensions** - Downspouts lack adequate extensions to carry water away from structure. Recommend extending downspouts from house.





1.4 Item 1(Picture)

1.4 Item 2(Picture)

1.4 (2) Building is missing downspouts and/or gutters. Recommend installation as soon as possible.



1.4 Item 3(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 9 of 34

2. EXTERIOR AND GROUNDS









Stoops Steps Walks and Driveways:





Styles & Materials

Method of Inspection: Visibility: Trim Fascia & Soffit:

On Grade Amount Visible: Wood Binoculars on Grade Partial Metal ======= Vinyl

Limited By: Limited Access Vegetation Height

Exterior Siding Material: Exterior Plumbing & Electrical: Exterior Doors:

======== Materials:
Exterior Electrical Components: Metal

Main Entry/Masthead Insulated Glass

Windows: Deck Patios Porches Balconies and Stairs:

GFCI's

Materials: Type: Type(s) Present:

Vinyl Covered Stoop

4717 New Home Ln Page 10 of 34

======== Raised Patio Steps/Stairs ======== Sidewalks Types: Double Hung/Single Hung Material: Driveway ========= ======= Concrete ========= Materials: Panes: **Double Paned Insulated** Location: Concrete ========= Rear Wood

Fences and Retaining Walls:

Fencing Type: Wood

		AC	NP	NI	MM	ER	МС	MN	GM
2.0	EXTERIOR AND GROUNDS (Overall Condition)					•		•	•
2.1	Exterior Siding, Veneer, Soffit, Fascia & Trim					•			•
2.2	Exterior Foundation	•							
2.3	Doors & Windows	•							
2.4	Decks, Patios, Balconies, Porches, Stoops, Stairs, Sidewalks, Driveways, Carports & Parking Lots					•		٠	
2.5	Exterior Plumbing & Electrical Components					•			•
2.6	Fences, Retaining Walls, Grading. Drainage & Landscaping					•			•

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AC NP NI MM ER MC MN GM

Comments:

4717 New Home Ln Page 11 of 34

- 2.0 (1) See individual component comments below.
- 2.0 (2) Limited visibility due to vegetation and/or personal items around structure.
- **2.1 Moss or Fungus Growth-**Moss or fungus growth refers to plant life growing on siding material. Problem is likely being caused by the moisture created by the lack of gutters on this side of the house. Remove or chemically treat moss or fungus.



2.1 Item 1(Picture)

2.4 (1) Missing or damaged handrail on exterior steps. Generally any set of stairs with more than three steps should have a handrail. Recommend having proper handrail installed.



2.4 Item 1(Picture)

2.4 (2) Sidewalks are showing heaving creating possible trip hazards. Maintenance of sidewalks are made the responsibility of the homeowner by local ordinance and is enforced by the Code Enforcement office. Failure to maintain sidewalks could lead to financial penalties up to and including municipal liens being placed on the home. Recommend having sidewalks evaluated and repaired by a reputable concrete contractor.



2.4 Item 2(Picture)

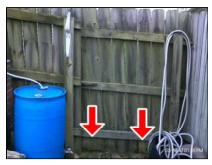
4717 New Home Ln Page 12 of 34

2.5 Outlets or switches are missing proper cover plates. Install exterior rated cover plates.



2.5 Item 1(Picture)

2.6 (1) Gate is inoperative due to grade.. Recommend making it operative.





2.6 Item 1(Picture)

2.6 Item 2(Picture)

2.6 (2) Wood fencing need water sealing or other maintenance.



2.6 Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 13 of 34

InspectorUSA, Inc.

3. ATTACHED GARAGE OR CARPORT









Styles & Materials

Storage
Percent Visible: : 75%+/
Roof Covering: Exterior Siding Material: Foundation & Floor:

Same as House Same as House Concrete

Game as riouse

Structure Ceiling & Walls: Entry Doors & Windows: Garage Door:

Type: Doors: Type: Frame on Grade Type: Overhead

Walls & Ceiling Materials: Hinged Metal

Drywall Number: : 1

Auto-opener(s) Manufacturer: Electrical Components: Fire Protection:

NUMBER: Main Entry/Masthead Doors

1 Lights Walls
WAYNE-DALTON Outlets

Plumbing Components:

Hose Faucet

		AC	NP	NI	MM	ER	MC	MN	GM
3.0	ATTACHED GARAGE OR CARPORT (Overall Condition)	•							
3.1	Foundation & Floor	•							
3.2	Structure, Ceiling & Walls	•							

GFCI

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AC NP NI MM ER MC MN GM

4717 New Home Ln Page 14 of 34

		AC	NP	NI	MM	ER	MC	MN	GM
3.3	Entry Doors & Windows	•							
3.4	Stairs or Steps	•							
3.5	Garage Door(s) & Opener(s)	•							
3.6	Electrical Components	•							
3.7	Plumbing Components	•							

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AC NP NI MM ER MC MN GM

Comments:

3.0 (1) All Visible Components Acceptable

3.0 (2) Garage inspection was limited due to vehicles, storage or other limitations.





3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 (3) Garage/Carport inspection was limited due to finished walls/ceilings or other limitations.

The garage area was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 15 of 34

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4. FOUNDATION AND SUBSTRUCTURE











Styles & Materials

Structure Type: Visibility Limited By:

Site-Built Home Finished Walls/Ceilings/Floors ======== 100% Slab Foundation

Slab Appliances Finished Furnishings

Storage

Approximate Percent Visible: 20%+/-

Moisture Peneration & Control: Foundation Walls:

Moisture Penetration: Brick or Stone Veneer

None Concrete Method of Inspection:

Entered At Exterior

Floor (Lowest):

Concrete

Not Visible due to interior floor covering.

		AC	NP	NI	MM	ER	MC	MN	GM
4.0	FOUNDATION AND SUBSTRUCTURE (Overall Condition)	•							
4.1	General Access	•							
4.2	Moisture Control & Ventilation	•							
4.3	Foundation, Foundation Walls, Columns and Piers	•							
4.4	Floor (Lowest)	•							

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NI MM ER MC MN GM

Comments:

4717 New Home Ln Page 16 of 34

- 4.0 (1) All Visible Components Acceptable
- **4.0** (2) Visibility of structural components was limited due to finished walls/ceilings/floors, storage, vegetation, furnishings and/or appliances. Only readily visible areas were inspected.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 17 of 34

5. PLUMBING SYSTEM









Styles & Materials

Visibility Limited By:

Finished Walls/Ceilings/Floors

Slab Foundation

Percent Visible: : 10%+/-

Water Supply Material:

Main water source represented as:

Municipal

==========

Material:

Copper

Main Water Valve Location:

At Water Heaters

Waste Disposal System Materials:

Main waste disposal system represented as:

Municipal

Materials:

PVC

Main Waste Clean-out Location:

Exterior

Front

Water Heater #1 Manufacturer:

A.O. SMITH

Approximate Appliance Age: 15+/-

Water Heater #1 Capacity:

50 GAL (2-3 PEOPLE)

======

Fuel Type: Electricity

Location: : Closet under stairs

Hot Water Temperture (At Fixture):

120-130 Degrees F

		AC	NP	NI	MM	ER	MC	MN	GM
5.0	PLUMBING SYSTEM (Overall Condition)	•							
5.1	Water Supply Components (Readily Visible Components Only)	•							
5.2	Waste Disposal Components (Readily Visible Components Only)	•							
5.3	Water Heater Installation Operation and Temperature #1	•							
5.4	Water Heater Pressure Relief Valve(s)	٠							

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MM ER MC MN GM

Comments:

4717 New Home Ln Page 18 of 34

- 5.0 (1) All Visible Components Acceptable
- **5.0** (2) System Components are aged and may require repair or replacement at anytime. To avoid future repair expense it is recommended that client consider the purchase of a home warranty program. Such programs are available from most Realtors or by searching the internet. Clients may also want to check with the local water/gas supplier to see if the have a sewer/water/gas line protection plan available to cover lines from the house to the street as these are usually outside the coverages of most home warranty programs. It is recommended that all warranty coverages be evaluated carefully before purchasing. InspectorUSA, Inc.takes no responsibility for any warranty program or their failure to make necessary repairs to components.

5.3 Water heater is aged and could require repair/replacement at anytime. Client should budget for future replacement of unit.



5.3 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 19 of 34

6. ELECTRICAL SYSTEMS











Styles & Materials

System Visibility:

Visibility:

Partial

===========

Visibility Limited By:

Finished Walls/Ceilings/Floors

Main Panel Access Blocked by Storage/Appliances

Blocked by: : Drum set

System Voltage/Amps (Estimated):

Volts:

125/240 V

===========

200 Amps

Main Electric/Sub- Panels:

Manufacturer(s):

Siemens

===========

Panel Type:

Circuit Breakers

===========

Number of Panels:

1

Location: : Garage

Entry/Mastheads:

Conduit

Underground

Meter Base (Approximate Size):

200 A

Conductors:

Not Visible

Ground Connection:

Not Visible

Not Verified

Branch Circuits:

15 A

20 A

220/240 V Circuits:

Range

Dryer

Water Heater #1

A/C Unit#1

Heating Unit #1

GFCI/AFCI at Main Panel:

3

Type:

AFCI

Inspection Stickers:

Present

Date Inspected: 2002

4717 New Home Ln Page 20 of 34

		AC	NP	NI	ММ	ER	МС	MN	GM
6.0	ELECTRICAL SYSTEM (Overall Condition)	•							
6.1	Main Disconnect/Sub Panel(s)	•							
6.2	Entry/Mastheads/Meter Bases	•							
6.3	Ground Connection			•					
6.4	Branch Circuits & Conductors	•							
6.5	220/240 V Circuits	•							
6.6	GFCI/AFCI Circuits at Main Panel	•							
6.7	Inspection Stickers	•							
6.8	General Wiring Practices			•					
					-				

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AC NP NI MM ER MC MN GM

Comments:

6.0 (1) All Visible Components Acceptable

6.0 (2) **Special Remark:** Main/sub electric panel cover could not be removed and wiring inspected because system was either blocked or otherwise inaccessible. Please refer to the Standards of Practice for additional information. Please have panel made accessible and contact office to schedule reinspection. Also it is not the responsibility of the inspector to communicate to the seller/owner any requests for personal belongings be moved or for the panel to be made accessible. **Please note that a return trip fee may apply.**



6.0 Item 1(Picture)

6.3 Not visible, not verified.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 21 of 34

7. CENTRAL HEATING AND AIR CONDITIONING











Styles & Materials

Heating Appliance #1:

Heat Pump (Forced Air)

Operated?:: Yes

HVAC System Access Limitations:

Restricted By Design

Exterior Temperature Restrictions

All or Part Located In Area With Restricted Access

Air Filter:

Disposable

Filter Size: 20x30x1

Air Conditioner #1:

Operated?:

No

Not inspected in operation, exterior temperature too low for safe operation

========

System Type:

Combination w/Heat Pump

Temperature Differential: : Not tested in operation

Heat System Manufacturer - Unit

#1:

#1:

RHEEM

Approximate Age: : 15+/-

HVAC Systems

Access:

HVAC System #1: Limited (49% or

Less)

System Fuel: **Distribution:**

Electric Returns Supply

Ductwork

Blower Motors: Thermostat(s):

Single Zone **Direct Drive** Electronic Not Visually Inspected

Air Conditioner Manufacturer Unit System(s) Reset to::

Heating

SAME AS HEAT Temperture: : 65

4717 New Home Ln Page 22 of 34

		AC	NP	NI	ММ	ER	МС	MN	GM
7.0	HEATING AND AIR CONDITIONING (Overall Condition)	•							
7.1	Heating Appliance #1	•							
7.2	Distribution System	•							
7.3	Thermostats	•							
7.4	Blower Motors	•							
7.5	Air Conditioner #1			•					
7.6	Air Filter(s)	•							
7.7	A/C Condensation Drainage	•							
AC=	Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As	ΔC	NP	NI	MM	FR	MC	MN	GM

Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

Comments:

7.0 (1) All Visible Components Acceptable

7.0 (2) System Components are aged and may require repair or replacement at anytime. To avoid future repair expense it is recommended that client consider the purchase of a home warranty program. Such programs are available from most Realtors or by searching the internet. Clients may also want to check with the local water/gas supplier to see if the have a sewer/water/gas line protection plan available to cover lines from the house to the street as these are usually outside the coverages of most home warranty programs. It is recommended that all warranty coverages be evaluated carefully before purchasing. InspectorUSA, Inc.takes no responsibility for any warranty program or their failure to make necessary repairs to components.

7.0 (3) It is outside the scope of a visual inspection to determine the adequacy of service provided by a particular heating or air conditioning appliance.

7.1 (1) Heating/Cooling appliance(s) is aged. Client should budget for replacement in the near future.



7.1 Item 1(Picture)

4717 New Home Ln Page 23 of 34

7.1 (2) **Damaged refrigerant line insulation on heating appliance(s).** Recommend installing new insulation on refrigerant line.



- 7.1 Item 2(Picture)
- 7.1 (3) Heating/Cooling appliance(s) is aged. Client should budget for replacement in the near future.
- 7.5 (1) Air conditioning appliance(s) is aged. Client should budget for replacement in the near future.
- **7.5** (2) Exterior temperature was too low to safely operate A/C appliance(s). System should never be engaged in cooling mode when exterior temperatures are below 65 degrees.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

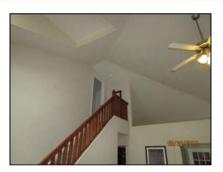
4717 New Home Ln Page 24 of 34

8. APPLIANCES AND INTERIOR ROOMS





















Styles & Materials

Visibility Limited By: Components Where Only a Representative Number and Readily

Storage Windows
Furniture Doors
Pictures Outlets

Appliances
Finished Walls/
Ceilings/Floors

Stovetop/Range: Oven(s):

Age: Same As Stovetop
11-15 =======

Operated?:

Type: Yes

Electric Number of Ovens: : 1

==========

Built-in Microwave:

Age:

11-15

=========

Operated:

Yes

Range Hood:

Type:

Part of Microwave

Recirculating w/ Grease

Catcher

Light

=========

4717 New Home Ln Page 25 of 34

InspectorUSA, Inc.

Homebuyer

Operated:
Yes

=======

Andi Tin Dunale

Anti-Tip Bracket

Present?

No

Disposal: Dishwasher:

Age: Age: 11-15 11-15

Operated: Operated:

Yes Yes

Interior Electrical Plumbing Fixtures:

Components: Toliets
Outlets Sinks
Lights Showers
GFCl's Tubs

Ceiling and Exhaust

Fans

Smoke Detectors

Ceilings and Walls: Floors and Floor Covering:

Drywall Tile

Carpet Vinyl

Interior Doors: Stairs and Railings:

Wood Hinged Bi-Fold

Sliders

Second Floor

Refrigerator & Components:

Refrigerator Ice Maker

Operated: Yes

Freezer

Approximate Age:

10 - 15

Laundry Connections:

110 v Outlet 220 V Outlet

Hot Water Connection
Cold Water Connection
Washer Drain Hook-up

Washer Hook-ups are not tested in operation.

Washer and Dryers are not

tested or inspected.

Dryer Electrical Connection Not

Tested

Dryer Vent: Not Visible

Windows:

Type:

Double Paned Insulated
Double Hung/Single Hung

Fixed

=========

Material: Vinyl

Cabinets and Counters:

Location: Kitchen

Bathrooms

Wood

Countertop Type:

Laminate Composite

4717 New Home Ln Page 26 of 34

		AC	NP	NI	ММ	ER	MC	MN	GM
8.0	Appliances and Interior Rooms(Overall Condition)					•			•
8.1	Microwave	•							
8.2	Range/Stovetop/Oven					•			•
8.3	Range Hood	•							
8.4	Disposal	•							
8.5	Dishwasher	•							
8.6	Refrigerator	•							
8.7	Interior Electrical Components					•			•
8.8	Ceilings and Walls					•			•
8.9	Floors and Floor Covering	•							
8.10	Doors and Windows	•							
8.11	Interior Plumbing Components	•							
8.12	Stairs and Railings	•							
8.13	Cabinets and Counters	•							
8.14	Laundry Connections	•							

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AC NP NI MM ER MC MN GM

Comments:

4717 New Home Ln Page 27 of 34

- 8.0 (1) See individual component comments below.
- **8.0** (2) System Components are aged and may require repair or replacement at anytime. To avoid future repair expense it is recommended that client consider the purchase of a home warranty program. Such programs are available from most Realtors or by searching the internet. Clients may also want to check with the local water/gas supplier to see if the have a sewer/water/gas line protection plan available to cover lines from the house to the street as these are usually outside the coverages of most home warranty programs. It is recommended that all warranty coverages be evaluated carefully before purchasing. InspectorUSA, Inc.takes no responsibility for any warranty program or their failure to make necessary repairs to components.
- **8.0** (3) **Special Note:** Kitchen appliance inspection is not required by approved Standards of Practice so inspection is limited to operational on/off test only. Adequacy or suitability of use by client is not guaranteed. Specialized functions such as self-cleaning mechanisms, timers or specialized baking mechanisms, etc. are not inspected or reported on.

8.1 All Visible Components Acceptable



8.1 Item 1(Picture)

8.2 Appliance is not secured to wall with anti-tip device. Such devices prevent appliance from tipping forward causing injury. Recommend installation as soon as possible.



8.2 Item 1(Picture)

8.3 All Visible Components Acceptable



8.3 Item 1(Picture)

4717 New Home Ln Page 28 of 34

8.4 All Visible Components Acceptable



8.4 Item 1(Picture)

8.5 All Visible Components Acceptable



8.5 Item 1(Picture)

8.6 All Visible Components Acceptable



8.6 Item 1(Picture)

8.7 (1) Missing Smoke Detector.



8.7 Item 1(Picture)

4717 New Home Ln Page 29 of 34

8.7 (2) Switch over kitchen counter hums when turned on but nothing seems to operate. Recommend further evaluation to determine what switch controls and if it is actually working.



8.7 Item 2(Picture)

8.8 Damaged ceiling and/or walls. Repair as needed.



8.8 Item 1(Picture)

8.14 Washer and dryer not inspected. Inspection outside the scope of home inspection.



8.14 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 30 of 34

9. ATTIC AND ROOF STRUCTURE









Styles & Materials

 Visibility:
 Attic Access Location and Type:
 Roof Framing:

 Viewed from Entry Only
 Location:
 Trusses

Viewed from Entry OnlyLocation:TrussesVisibility Limited By:Garage

No Flooring =======

InsulationType:StorageCeilingLow Head RoomHatch

Appliances Folding Ladder

Ductwork

Percent Visibile: : 20%+/-

Roof Sheathing: Electrical Wiring: Plumbing Vents:

OSB Cable Not Visible

Exhaust Ducts: Insulation: Ventilation:

Not Visible Fiberglass Soffit

Blown Roof Vents

		AC	NP	NI	IVIIVI	EK	MC	IVIN	GIVI
9.0	ATTIC AND ROOF STRUCTURE (Overall Condition)	•							
9.1	Roof Structure	•							
9.2	Roof Sheathing	•							
9.3	Electrical Wiring	•							
9.4	Plumbing Vents			•					
9.5	Exhaust Ducts			•					
9.6	Insulation	•							
9.7	Ventilation	•							
9.8	Attic Access	•							

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AC NP NI MM ER MC MN GM

4717 New Home Ln Page 31 of 34

Comments:

9.0 (1) All Visible Components Acceptable

9.0 (2) **Special Remark**: Inspection of interior attic areas were limited as noted above. Due to limited access and possible safety considerations only readily accessible/visible areas were inspected.

9.4 Not readily visible.

9.5 Not readily visible.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4717 New Home Ln Page 32 of 34

10. WOOD DESTROYING INSECT & STRUCTURE INFESTING PEST REPORT



Styles & Materials

Areas Inspected: Severity of Infestation: Treatment Recommended:

Exterior None No

Garage

Interior Rooms

		AC	NP	NI	MM	ER	МС	MN	GM
10.0	Structure Infesting Pest Infestation (Overall)					•			•
10.1	Evidence of Roach Infestation	•							
10.2	Evidence of Mice Infestation	•							
10.3	Evidence of Bed Bug Infestation	•							
10.4	Evidence of Other General Pests	•							
10.5	Wood Destroying Insect/Organism Activity					•			•

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AC NP NI MM ER MC MN GM

Comments:

4717 New Home Ln Page 33 of 34

- 10.0 No Visible Infestations Observed.
- 10.5 (1) Inspector found no visible evidence of an active infestation of wood destroying insects as of date of inspection. Please see Wood Destroying Insect Certificate in the Attachment Section of this report for more information.
- **10.5** (2) Due to limited access to some areas inspection was for wood destroying insects was limited. Inspection was completed in visually accessible areas of structure only.
- **10.5** (3) **Inspector observed conducive conditions that could draw wood destroying insects to the structure**. It is recommend that these conditions be corrected as soon as possible.

Conditions:

Scrap wood on ground next to house.



10.5 Item 1(Picture)

4717 New Home Ln Page 34 of 34