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PRE-LISTING HOME INSPECTION REPORT

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Move-In-Certified

Sellers Pre-Listing Home Inspection Report

Jerry Seller
Ms. Donna Seller

Property Address:
940 Home Seller Road
Tyner KY 40486



InspectorUSA, Inc.

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Date: 3/8/2018	Time: 01:00 PM	Report ID: 030818-02
Property: 940 Home Seller Road Tyner KY 40486	Customer: Jerry Seller Ms. Donna Seller	Real Estate Professional: April Thomas Century 21 Advantage, A Robins

IMPORTANT PLEASE READ:

BY ACCESSING AND READING THIS REPORT ALL INTERESTED PARTIES AGREE TO BE BOUND BY THE TERMS OF SERVICE AND LIMITATIONS AS OUTLINED HEREIN AND IN THE ATTACHED INSPECTION AGREEMENT.

PLEASE DO NOT PROCEED BEYOND THIS POINT UNLESS YOU UNDERSTAND AND AGREE.

This report is being provided by the seller in a desire to provide full disclosure to any potential buyer. Although it is the sole property of the seller you are being allowed to review the information herein without obligation. 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.

This inspection report is to inform you of current condition as observed at time of inspection therefore it is recommended that the purchaser consider having it updated before fully relying on it in the purchase transaction. The inspection company will be happy to provide such updates for a small fee. 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.

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 **InspectorUSA Professional Home Inspection and Report** 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 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.

Acceptable AC 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".

Monitor/Maintain MM: 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.

Evaluate/Repair ER: 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

Major Concern MC: 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 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.

6. Destructive inspections.

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

Inspections Ordered:

General Home Inspection and Termite
Inspection

Style of Property:

Ranch

Age Of Property:

Unknown

Client Is Present:

No

Weather:

Cloudy

Temperature:

40+/-

**Sellers Disclosure of Property History
Provided:**

No

Permission to release report to Realtor:

Yes

Realtor Present?:

Yes, Providing access only., At Conclusion

Referral Source:

Website

Seller Present?:

No

Property Occupied or Vacant:

Vacant

Utility Status:

All Active

Additional Structures:

Storage Shed

Inspection Ordered? : No

Add Pest Reports?:

Yes

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: : 98%+/-	Roof Slope: Steep
Roof Style: Gable	Approximate Roof Age: Unknown	Normal Life Expectancy: 25+
Roof Covering: Metal Number of Layers: : 1	Flashing and Valleys: Metal Shingle Material	Roof Drainage: Aluminum Gutters Aluminum Downspouts Plastic Extension Pipes

Roof Ventilation:

None

		AC	NP	NI	MM	ER	MC	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	Chimneys and Vents		•						
1.5	Roof Drainage					•			•
1.6	Roof Ventilation		•						

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AC NP NI MM ER MC MN GM

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

1.5 Inadequate Extensions - Downspouts lack adequate extensions to carry water away from structure. Recommend extending downspouts from house.



1.5 Item 1(Picture)



1.5 Item 2(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.

2. EXTERIOR AND GROUNDS



Styles & Materials

Method of Inspection: On Grade Binoculars on Grade	Visibility: Amount Visible: Partial ===== Limited By: Limited Access Vegetation	Trim Fascia & Soffit: Wood Metal Vinyl
Exterior Siding Material: Aluminum	Exterior Plumbing & Electrical: Exterior Electrical Components: Main Entry/Masthead Outlets Lights	Exterior Doors: Type: Hinged ===== Materials: Metal ===== Number: 3
Windows: Materials: Vinyl ===== Types: Double Hung/Single Hung =====	Deck Patios Porches Balconies and Stairs: Type: Deck Porch ===== Material: Wood	Stoops Steps Walks and Driveways: Gravel Stone Pads

Panes:
Double Paned Insulated
=====

Location:
Front
Right Side
Number: : 2

Exterior Storage Shed:

Detached

Not Inspected

		AC	NP	NI	MM	ER	MC	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					•	•	•	
2.5	Exterior Plumbing & Electrical Components					•		•	•
2.6	Fences, Retaining Walls, Grading. Drainage & Landscaping				•				•

AC= Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

Comments:

- 2.0 (1) See individual component comments below.
- 2.0 (2) Limited visibility due to vegetation around structure.
- 2.4 (1) Deck or balcony needs maintenance. Recommend cleaning and sealing with a waterproof sealant.



2.4 Item 1(Picture)

2.4 (2) Deck or Balcony is showing significant weather deterioration. Recommend that it be evaluated and repair by a qualified deck contractor.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 Loose/Damaged Outlets Observed. Repair or replace.

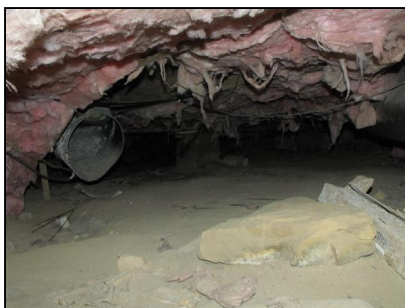
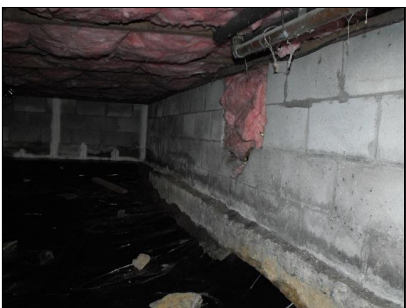
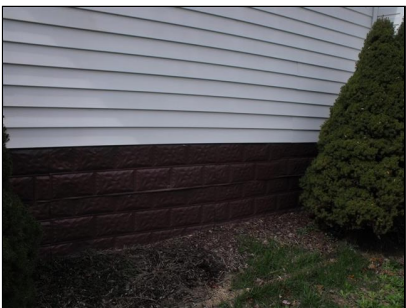
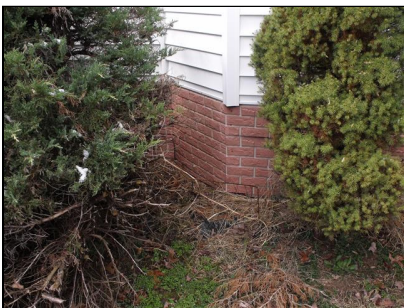


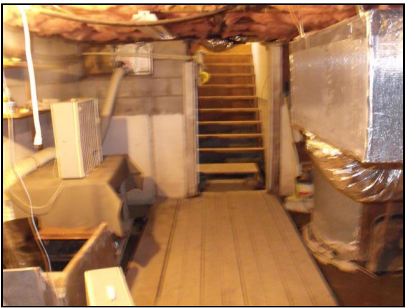
2.5 Item 1(Picture)

2.6 Vegetation Overgrown. Trees, shrubs and vines should be kept trimmed back away from the building to prevent moisture build-up and pest harborage.

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.

3. FOUNDATION AND SUBSTRUCTURE





Styles & Materials

Structure Type:

Site-Built Home
=====
Basement
Crawl Space

Visibility Limited By:

Appliances
Duct Work
Storage
Insulation
Plumbing
Debris/Junk
Low Headroom
Approximate Percent Visible : 50%+/-

Method of Inspection:

Entered
At Access Hatch Only
At Exterior

Moisture Penetration & Control:

Moisture Penetration:
Excessive
=====
Control Measures:
None

Height to Joist:

0 -1'
1-2'
4-5'

Column and Piers:

Wood
Block/Masonry

Foundation Walls:

Block
Skirting
Percent Visible: : 30%+/-

Floor (Lowest):

Dirt
Concrete
Not visible due to limited or no access.

Sub-Flooring:

Not-Visible

Floor Joist:

2x10
16" on center

Beams and Girders:

Wood

Insulation:

Location:
Rim
Sub-Floor
=====
Type:
Fiberglass Batt

		AC	NP	NI	MM	ER	MC	MN	GM
3.0	FOUNDATION AND SUBSTRUCTURE (Overall Condition)					•	•	•	•
3.1	General Access	•							
3.2	Moisture Control & Ventilation					•		•	
3.3	Foundation, Foundation Walls, Columns and Piers	•							
3.4	Floor (Lowest)	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
3.5	Beams, Girders, Floor & Sub-floor	•							
3.6	Insulation					•			•
3.7	Environmental Issues					•	•		

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AC NP NI MM ER MC MN GM

Comments:

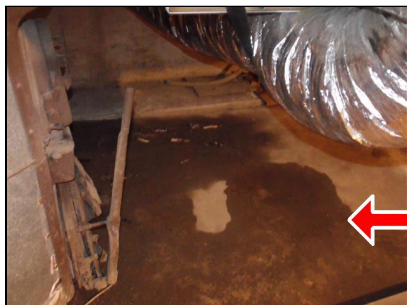
3.0 (1) See individual component comments below.

3.0 (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.

3.0 (3) Crawl space visibility was limited due to blocked access due height, storage, debris, insulation, duct work, plumbing, appliances, etc.. Only readily visible areas were inspected.

3.0 (4) Crawl space visibility was limited due to insulation, duct work, plumbing and appliances. Only readily visible areas were inspected.

3.2 Moisture penetration. Inspector observed evidence of ongoing moisture penetration into crawl space/cellar area. In many cases this problem is the result of improper roof drainage control. If this is the case, it is recommended that downspouts be extended to better move water away from structure. Be aware that ongoing moisture penetration is conducive to mold/fungus growth and termite and powder post beetle infestation.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.6 Collapsed/fallen insulation observed. Recommend re-installation.



3.6 Item 1(Picture)

3.7 Inspector observed old coal burning furnace in cellar. The unit is inactive but is of a type that commonly contained asbestos. Recommend that unit be evaluated and removed by a qualified asbestos abatement contractor.



3.7 Item 1(Picture)



3.7 Item 2(Picture)

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.

4. PLUMBING SYSTEM



Styles & Materials

Visibility Limited By: Finished Walls/Ceilings/Floors Inaccessible Crawl Space Percent Visible: : 30%+/-	Water Supply Material: Main water source represented as: Municipal ===== Material: Copper CPVC ===== Main Water Valve Location: Basement	Waste Disposal System Materials: Main waste disposal system represented as: Unknown ===== Materials: Plastic
Natural Gas/Propane Lines & Shut-off Valve Location:	Water Heater #1 Manufacturer: UNKNOWN	Water Heater #1 Capacity: 50 GAL (2-3 PEOPLE)

Shut-off Location:
On Propane Tank
=====

Meter/Tank Location:
Exterior Yard

Approximate Appliance Age :
15-20+/-

Fuel Type:
Electricity
Location: : Basement

Hot Water Temperture (At Fixture):
100 - 110 Degrees F

		AC	NP	NI	MM	ER	MC	MN	GM
4.0	PLUMBING SYSTEM (Overall Condition)					•		•	•
4.1	Water Supply Components (Readily Visible Components Only)	•							
4.2	Waste Disposal Components (Readily Visible Components Only)	•							
4.3	Gas, Oil or Propane Components			•					
4.4	Water Heater Installation Operation and Temperature #1				•				•
4.5	Water Heater Pressure Relief Valve(s)					•		•	

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Comments:

- 4.0 (1) See individual component comments below.
- 4.0 (2) Special Remark: 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. 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.
- 4.3 Special Remark: Natural gas and propane lines cannot be properly tested for leaks without removing the meter and pressure testing the lines. If you have concerns about the gas lines please contact your local natural gas/propane supplier to have test completed.



4.3 Item 1(Picture)

4.4 (1) **Water heater is aged and could require repair/replacement at anytime.** Client should budget for future replacement of unit.

4.4 (2) **Hot water temperature is measuring below the recommended setting for proper sanitation.** Recommend resetting to at least 120 degrees.



4.4 Item 1(Picture)

4.5 **Pressure relief valve drain line appears to be improperly installed.** Recommend further evaluation and repairs by a licensed plumber.



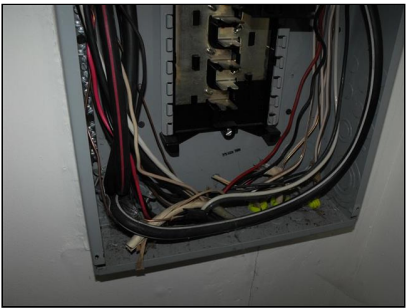
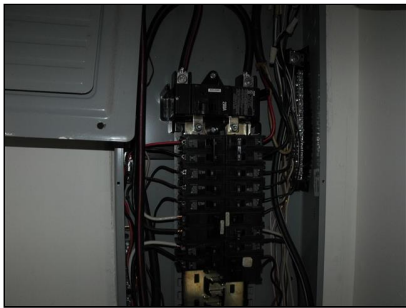
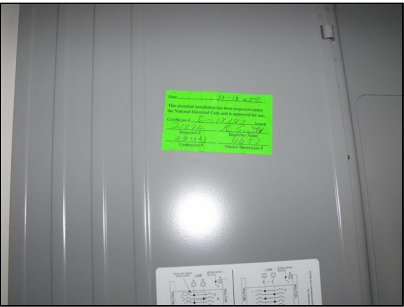
4.5 Item 1(Picture)



4.5 Item 2(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.

5. ELECTRICAL SYSTEMS



Styles & Materials

System Visibility: Visibility: Partial ===== Visibility Limited By: Finished Walls/Ceilings/Floors	System Voltage/Amps (Estimated): Volts: 125/240 V ===== Amps: 200 Amps	Main Electric/Sub- Panels: Manufacturer(s): Siemens ===== Panel Type: Circuit Breakers ===== Number of Panels: 1 Location: : Interior
Entry/Masthead: Cable Overhead	Meter Base (Approximate Size): 200 A	Conductors: Copper Romex
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:

None

Inspection Sticker:

Present

Date Inspected : 2008

		AC	NP	NI	MM	ER	MC	MN	GM
5.0	ELECTRICAL SYSTEM (Overall Condition)	•							
5.1	Main Disconnect/Sub Panel(s)	•							
5.2	Entry/Masthead/Meter Base	•							
5.3	Ground Connection			•					
5.4	Branch Circuits & Conductors	•							
5.5	220/240 V Circuits	•							
5.6	GFCI/AFCI Circuits at Main Panel		•						
5.7	Inspection Sticker	•							
5.8	General Wiring Practices	•							

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AC NP NI MM ER MC MN GM

Comments:

5.0 All Visible Components Acceptable

5.3 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.

6. CENTRAL HEATING AND AIR CONDITIONING



Styles & Materials

Heating Appliance #1: Heat Pump (Forced Air) Operated?: : Yes	Heat System Manufacturer - Unit #1: AMERISTAR Approximate Age : 10+/-	HVAC Systems Access: HVAC System #1: Limited (49% or Less)
HVAC System Access Limitations: Restricted By Design Exterior Temperature Restrictions	System Fuel: Electric	Distribution: Returns Supply Ductwork
Air Filter: Disposable	Thermostat(s): Single Zone Standard	Blower Motors: Direct Drive Not Visually Inspected
Air Conditioner #1: Operated?: No Not inspected in operation, exterior temperature too low for safe operation ===== System Type: Combination w/Heat Pump Return/Supply Air Temperture: : NI	Air Conditioner Manufacturer Unit #1: SAME AS HEAT	System(s) Reset to:: Heating Unchanged

		AC	NP	NI	MM	ER	MC	MN	GM
6.0	HEATING AND AIR CONDITIONING (Overall Condition)	•							
6.1	Heating Appliance #1	•							
6.2	Distribution System	•							
6.3	Thermostats	•							
6.4	Blower Motors	•							
6.5	Air Conditioner #1			•					
6.6	Air Filter(s)	•							
6.7	A/C Condensation Drainage	•							

AC= Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

AC NP NI MM ER MC MN GM

Comments:

6.0 (1) See individual component comments below.

6.0 (2) Special Remark: 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. 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.

6.0 (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.

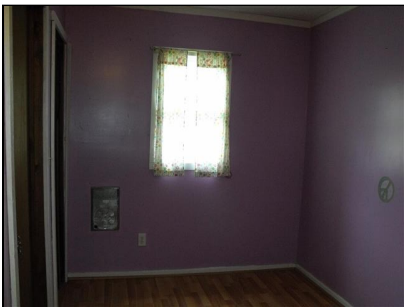
6.1 Heating appliance(s) is aged. Client should budget for replacement in the near future.

6.5 (1) Air conditioning appliance(s) is aged. Client should budget for replacement in the near future.

6.5 (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 60 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.

7. APPLIANCES AND INTERIOR ROOMS





Styles & Materials

Visibility Limited By: Floor Covering Appliances Finished Walls/ Ceilings/Floors	Components Where Only a Representative Number and Readily Accessible Compnents Are Operated: Windows Doors Outlets	Built-in Microwave: Not Present
Stovetop/Range: Type: Electric ===== Operated: No Not Active ===== Anti-Tip Bracket Present? No	Oven(s): Same As Stovetop	Range Hood: Not Present
Disposal: Not Present	Dishwasher: Not Present	Refrigerator & Components: Refrigerator Freezer ===== Approximate Age: 1-5
Interior Electrical Components: Outlets Lights Ceiling and Exhaust Fans	Plumbing Fixtures: Toiliets Sinks Showers Tubs	Laundry Connections: 110 v Outlet 220 V Outlet Hot Water Connection Cold Water Connection Washer Drain Hook-up Washer and Dryers are not

tested or Inspected.
Dryer Electrical Connection Not
Tested
Dryer Vent:
Plastic Dryer Vent Pipe

Ceilings and Walls: Drywall
Floors and Floor Covering: Wood-Like Material
Carpet
Vinyl
Laminent

Windows:
Type:
Double Paned Insulated
Double Hung/Single Hung
Fixed
=====
Material:
Vinyl

Interior Doors: Wood
Hinged
Stairs and Railings: Basement

Cabinets and Counters:
Location:
Kitchen
Bathrooms
=====
Cabinet Type:
Wood
=====
Countertop Type:
Laminate

Fireplace(s):
Number of Fireplaces:
1
=====
Type:
Artificial Gas Log
Fireplace
=====
Gas Logs Not Tested
In Operation
Flue(s) Visible? (Yes
or No) : NP

		AC	NP	NI	MM	ER	MC	MN	GM
7.0	APPLIANCES AND INTERIOR ROOMS (Overall Condition)				•	•		•	•
7.1	Microwave		•						
7.2	Range/Stovetop/Oven			•					
7.3	Range Hood		•						
7.4	Disposal		•						
7.5	Dishwasher		•						

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		AC	NP	NI	MM	ER	MC	MN	GM
7.6	Refrigerator	•							
7.7	Interior Electrical Components					•			•
7.8	Ceilings and Walls					•			•
7.9	Floors and Floor Covering					•		•	
7.10	Doors and Windows					•		•	
7.11	Interior Plumbing Components				•	•			•
7.12	Stairs and Railings					•		•	
7.13	Cabinets and Counters					•		•	
7.14	Fireplaces			•					
7.15	Other Interior Heating Devices (Woodstoves, Room Heaters)	•				•			
7.16	Laundry Connections					•		•	•

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AC NP NI MM ER MC MN GM

Comments:

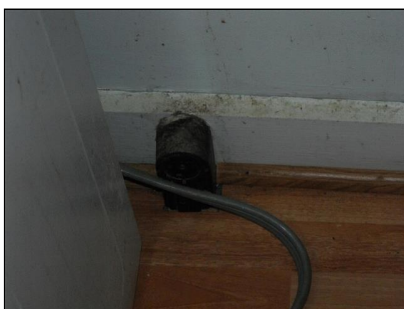
7.0 (1) **See individual component comments below.**

7.0 (2) **Special Note: Appliance inspection is limited to basic activation and verification of operation only.** Operation of timers, self-cleaning mechanisms or other components re excluded. InspectorUSA makes no guarantee that appliances will meet client's needs.

7.2 **Kitchen appliance was not active at time of inspection.** Not inspected in operation.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.6 All Visible Components Acceptable



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

7.7 (1) **Damaged electrical fixture.** Repair or Replace.



7.7 Item 1(Picture)

7.7 (2) **Inoperative smoke detectors.** Restore to working status.



7.7 Item 2(Picture)

7.8 (1) **Stained ceiling or walls observed indicating a past or present leak.** Recommend further evaluation and repair as needed by a qualified tradesperson.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

7.8 (2) **Damaged ceiling and/or walls.**



7.8 Item 3(Picture)

7.9 Interior floors are unlevel.

7.9 Item 1(Picture)

7.10 Failed Thermoseal(s) - Inspector observed insulated windows that appear to be fogged or show other signs that the seals have failed. Such condition can leave window(s) opaque making it impossible to look through it. The only correction for this condition is replacement of the glass panes. Normal costs associated with such replacement are \$200 - \$300 per pane for windows and \$400 - \$800 for glass doors.



7.10 Item 1(Picture)

7.11 (1) Kitchen sink is heavily chalked with silicon indicating possible issue. Recommend further evaluation and repair as deemed necessary.



7.11 Item 1(Picture)

7.11 (2) Inoperative Showerhead. Recommend repair or replacement.



7.11 Item 2(Picture)

7.12 (1) Missing, damaged or loose handrail on stairs.

7.12 Item 1(Picture)

7.12 (2) Stairs appear unsafe. Recommend evaluation by a general contractor and repair as deemed necessary.

7.12 Item 2(Picture)



7.12 Item 3(Picture)

7.13 Damaged cabinet or drawer.

7.13 Item 1(Picture)



7.13 Item 2(Picture)

7.14 Due to insurance restrictions and liability concerns gas logs or gas starters were not tested in operation.

7.14 Item 1(Picture)

7.15 (1) All Visible Components Acceptable

7.15 Item 1(Picture)

7.15 (2) Due to insurance and liability concerns gas room heaters were not activated and tested in operation.

7.15 Item 2(Picture)

7.15 (3) Bathroom wall heater was inoperative.

7.15 Item 3(Picture)

7.16 (1) Improper Dryer Vent Pipe-Dryer vents plastic accordion vent pipe. This material has been removed from market by the Consumer Products Safety Council due to a history of causing fires when used for dryer vents. Recommend replacement with updated aluminum foil type vent pipe.



7.16 Item 1(Picture)

7.16 (2) **Washer and dryer not inspected**. Inspection outside of scope of home inspection.



7.16 Item 2(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.

8. ATTIC AND ROOF STRUCTURE



Styles & Materials

Visibility:
Access Blocked

Attic Access Location and Type:
Location:
Closet
=====
Type:
Ceiling
Hatch

Roof Framing:
Not Visible

Roof Sheathing:
Not Visible

Electrical Wiring:
Conduit

Plumbing Vents:
Not Visible

Exhaust Ducts:
Not Visible

Insulation:
Not Visible

Ventilation:
Not Visible

		AC	NP	NI	MM	ER	MC	MN	GM
8.0	ATTIC AND ROOF STRUCTURE (Overall Condition)			•					
8.1	Roof Structure			•					
8.2	Roof Sheathing			•					
8.3	Electrical Wiring			•					
8.4	Plumbing Vents			•					
8.5	Exhaust Ducts			•					
8.6	Insulation			•					
8.7	Ventilation			•					
8.8	Attic Access			•					

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ACNPNI MMER MC MN GM

Comments:

8.0 Special Remark: Attic access was too small, blocked, damaged or otherwise inaccessible during the inspection. It is not the responsibility of the inspector to request that the seller remove personal belongings to make area accessible. Please have area made fully accessible and contract office for a return visit to inspect attic areas. *Please note an additional trip charge may apply for return visits.*



8.0 Item 1(Picture)



8.0 Item 2(Picture)

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.

9. WOOD DESTROYING INSECT & STRUCTURE INFESTING PEST REPORT



Styles & Materials

Areas Inspected:

Exterior
Crawl Space
Basement
Interior Rooms

Treatment Recommended:

No

Severity of Infestation:

None

		AC	NP	NI	MM	ER	MC	MN	GM
9.0	Structure Infesting Pest Infestation (Overall)	•							
9.1	Evidence of Roach Infestation	•							
9.2	Evidence of Mice Infestation	•							
9.3	Evidence of Bed Bug Infestation	•							
9.4	Evidence of Other General Pests	•							
9.5	Wood Destroying Insect/Organism Activity	•							

AC= Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

AC NP NI MM ER MC MN GM

Comments:

9.0 No Visible Infestations Observed.

9.5 (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.**

9.5 (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.

9.5 (3) **House has evidence of past termite treatment.** Recommend client inquire as to when and if house is still under contract with a pest control company.



9.5 Item 1(Picture)



INVOICE

InspectorUSA, Inc.
 130 Saint Ann Dr.
 Lexington, KY 40502
 859-420-4872 / 1-877-INSPECT
 inspectorusa.orders@gmail.com
 www. InspectorUSA.com
 Inspected By: D. Michael Green, KY Licensed
 Home Inspector #HI-2003

Inspection Date: 3/8/2018
 Report ID: 030818-02

Customer Info:	Inspection Property:
Jerry Seller Ms. Donna Seller 30523 Alcrest Ave Sorrento FL 32776 Customer's Real Estate Professional: April Thomas Century 21 Advantage, A Robins	940 Home Seller Road Tyner KY 40486

Inspection Fee:

Service	Price	Amount	Sub-Total
General Home Inspection w/Termite	399.00	1	399.00
Travel Fee	50.00	1	50.00
			Tax \$0.00
			Total Price \$449.00

Payment Method: Credit Card

Payment Status: Paid

Note:



InspectorUSA, Inc.

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Lexington, KY 40502
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inspectorusa.orders@gmail.com
www. InspectorUSA.com

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 Pest Form](#)



InspectorUSA, Inc.

D. Michael Green, KY Licensed Home Inspector #HI-2003

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Date: 3/8/2018	Time: 01:00 PM	Report ID: 030818-02
Property: 940 Home Seller Road Tyner KY 40486	Customer: Jerry Seller Ms. Donna Seller	Real Estate Professional: April Thomas Century 21 Advantage, A Robins

IMPORTANT PLEASE READ:

BY ACCESSING AND READING THIS REPORT ALL INTERESTED PARTIES AGREE TO BE BOUND BY THE TERMS OF SERVICE AND LIMITATIONS AS OUTLINED HEREIN AND IN THE ATTACHED INSPECTION AGREEMENT.

PLEASE DO NOT PROCEED BEYOND THIS POINT UNLESS YOU UNDERSTAND AND AGREE.

This report is being provided by the seller in a desire to provide full disclosure to any potential buyer. Although it is the sole property of the seller you are being allowed to review the information herein without obligation. 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.

This inspection report is to inform you of current condition as observed at time of inspection therefore it is recommended that the purchaser consider having it updated before fully relying on it in the purchase transaction. The inspection company will be happy to provide such updates for a small fee. 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.

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 **InspectorUSA Professional Home Inspection and Report** 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 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.

Acceptable AC 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".

Monitor/Maintain MM: 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.

Evaluate/Repair ER: 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

Major Concern MC: 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 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.

6. Destructive inspections.

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

Inspections Ordered:

General Home Inspection and Termite
Inspection

Style of Property:

Ranch

Age Of Property:

Unknown

Client Is Present:

No

Weather:

Cloudy

Temperature:

40+/-

**Sellers Disclosure of Property History
Provided:**

No

Permission to release report to Realtor:

Yes

Realtor Present?:

Yes, Providing access only., At Conclusion

Referral Source:

Website

Seller Present?:

No

Property Occupied or Vacant:

Vacant

Utility Status:

All Active

Additional Structures:

Storage Shed

Inspection Ordered? : No

Add Pest Reports?:

Yes

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: : 98%+/-	Roof Slope: Steep
Roof Style: Gable	Approximate Roof Age: Unknown	Normal Life Expectancy: 25+
Roof Covering: Metal Number of Layers: : 1	Flashing and Valleys: Metal Shingle Material	Roof Drainage: Aluminum Gutters Aluminum Downspouts Plastic Extension Pipes

Roof Ventilation:

None

		AC	NP	NI	MM	ER	MC	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	Chimneys and Vents		•						
1.5	Roof Drainage					•			•
1.6	Roof Ventilation		•						

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AC NP NI MM ER MC MN GM

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

1.5 Inadequate Extensions - Downspouts lack adequate extensions to carry water away from structure. Recommend extending downspouts from house.



1.5 Item 1(Picture)



1.5 Item 2(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.

2. EXTERIOR AND GROUNDS



Styles & Materials

Method of Inspection: On Grade Binoculars on Grade	Visibility: Amount Visible: Partial ===== Limited By: Limited Access Vegetation	Trim Fascia & Soffit: Wood Metal Vinyl
Exterior Siding Material: Aluminum	Exterior Plumbing & Electrical: Exterior Electrical Components: Main Entry/Masthead Outlets Lights	Exterior Doors: Type: Hinged ===== Materials: Metal ===== Number: 3
Windows: Materials: Vinyl ===== Types: Double Hung/Single Hung =====	Deck Patios Porches Balconies and Stairs: Type: Deck Porch ===== Material: Wood	Stoops Steps Walks and Driveways: Gravel Stone Pads

Panes:
Double Paned Insulated
=====

Location:
Front
Right Side
Number: : 2

Exterior Storage Shed:

Detached

Not Inspected

		AC	NP	NI	MM	ER	MC	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					•	•	•	
2.5	Exterior Plumbing & Electrical Components					•		•	•
2.6	Fences, Retaining Walls, Grading. Drainage & Landscaping				•				•

AC= Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

Comments:

- 2.0 (1) See individual component comments below.
- 2.0 (2) Limited visibility due to vegetation around structure.
- 2.4 (1) Deck or balcony needs maintenance. Recommend cleaning and sealing with a waterproof sealant.



2.4 Item 1(Picture)

2.4 (2) Deck or Balcony is showing significant weather deterioration. Recommend that it be evaluated and repair by a qualified deck contractor.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 Loose/Damaged Outlets Observed. Repair or replace.



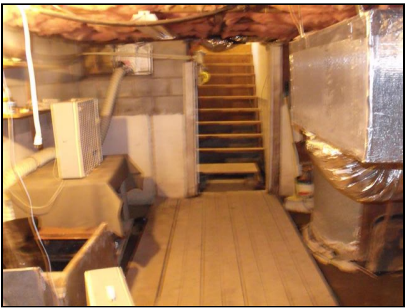
2.5 Item 1(Picture)

2.6 Vegetation Overgrown. Trees, shrubs and vines should be kept trimmed back away from the building to prevent moisture build-up and pest harborage.

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.

3. FOUNDATION AND SUBSTRUCTURE





Styles & Materials

Structure Type:

Site-Built Home
=====
Basement
Crawl Space

Visibility Limited By:

Appliances
Duct Work
Storage
Insulation
Plumbing
Debris/Junk
Low Headroom
Approximate Percent Visible : 50%+/-

Method of Inspection:

Entered
At Access Hatch Only
At Exterior

Moisture Penetration & Control:

Moisture Penetration:
Excessive
=====
Control Measures:
None

Height to Joist:

0 -1'
1-2'
4-5'

Column and Piers:

Wood
Block/Masonry

Foundation Walls:

Block
Skirting
Percent Visible: : 30%+/-

Floor (Lowest):

Dirt
Concrete
Not visible due to limited or no access.

Sub-Flooring:

Not-Visible

Floor Joist:

2x10
16" on center

Beams and Girders:

Wood

Insulation:

Location:
Rim
Sub-Floor
=====
Type:
Fiberglass Batt

		AC	NP	NI	MM	ER	MC	MN	GM
3.0	FOUNDATION AND SUBSTRUCTURE (Overall Condition)					•	•	•	•
3.1	General Access	•							
3.2	Moisture Control & Ventilation					•		•	
3.3	Foundation, Foundation Walls, Columns and Piers	•							
3.4	Floor (Lowest)	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
3.5	Beams, Girders, Floor & Sub-floor	•							
3.6	Insulation					•			•
3.7	Environmental Issues					•	•		

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AC NP NI MM ER MC MN GM

Comments:

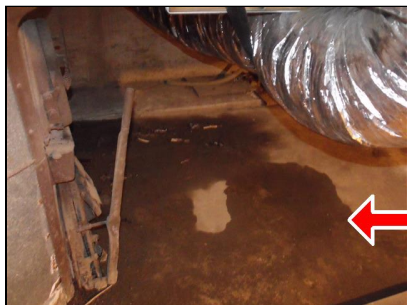
3.0 (1) See individual component comments below.

3.0 (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.

3.0 (3) Crawl space visibility was limited due to blocked access due height, storage, debris, insulation, duct work, plumbing, appliances, etc.. Only readily visible areas were inspected.

3.0 (4) Crawl space visibility was limited due to insulation, duct work, plumbing and appliances. Only readily visible areas were inspected.

3.2 Moisture penetration. Inspector observed evidence of ongoing moisture penetration into crawl space/cellar area. In many cases this problem is the result of improper roof drainage control. If this is the case, it is recommended that downspouts be extended to better move water away from structure. Be aware that ongoing moisture penetration is conducive to mold/fungus growth and termite and powder post beetle infestation.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.6 Collapsed/fallen insulation observed. Recommend re-installation.



3.6 Item 1(Picture)

3.7 Inspector observed old coal burning furnace in cellar. The unit is inactive but is of a type that commonly contained asbestos. Recommend that unit be evaluated and removed by a qualified asbestos abatement contractor.



3.7 Item 1(Picture)



3.7 Item 2(Picture)

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.

4. PLUMBING SYSTEM



Styles & Materials

Visibility Limited By: Finished Walls/Ceilings/Floors Inaccessible Crawl Space Percent Visible: : 30%+/-	Water Supply Material: Main water source represented as: Municipal ===== Material: Copper CPVC ===== Main Water Valve Location: Basement	Waste Disposal System Materials: Main waste disposal system represented as: Unknown ===== Materials: Plastic
Natural Gas/Propane Lines & Shut-off Valve Location:	Water Heater #1 Manufacturer: UNKNOWN	Water Heater #1 Capacity: 50 GAL (2-3 PEOPLE)

Shut-off Location:
On Propane Tank
=====

Meter/Tank Location:
Exterior Yard

Approximate Appliance Age :
15-20+/-

=====

Fuel Type:
Electricity
Location: : Basement

Hot Water Temperture (At Fixture):
100 - 110 Degrees F

		AC	NP	NI	MM	ER	MC	MN	GM
4.0	PLUMBING SYSTEM (Overall Condition)					•		•	•
4.1	Water Supply Components (Readily Visible Components Only)	•							
4.2	Waste Disposal Components (Readily Visible Components Only)	•							
4.3	Gas, Oil or Propane Components			•					
4.4	Water Heater Installation Operation and Temperature #1				•				•
4.5	Water Heater Pressure Relief Valve(s)					•		•	

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Comments:

- 4.0 (1) See individual component comments below.
- 4.0 (2) Special Remark: 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. 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.
- 4.3 Special Remark: Natural gas and propane lines cannot be properly tested for leaks without removing the meter and pressure testing the lines. If you have concerns about the gas lines please contact your local natural gas/propane supplier to have test completed.



4.3 Item 1(Picture)

4.4 (1) **Water heater is aged and could require repair/replacement at anytime.** Client should budget for future replacement of unit.

4.4 (2) **Hot water temperature is measuring below the recommended setting for proper sanitation.** Recommend resetting to at least 120 degrees.



4.4 Item 1(Picture)

4.5 **Pressure relief valve drain line appears to be improperly installed.** Recommend further evaluation and repairs by a licensed plumber.



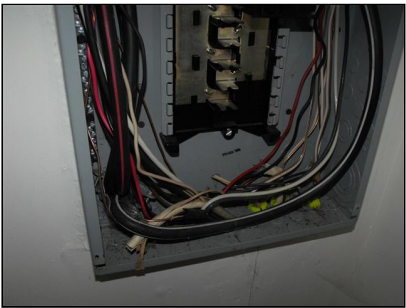
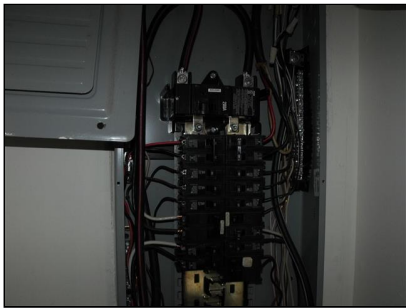
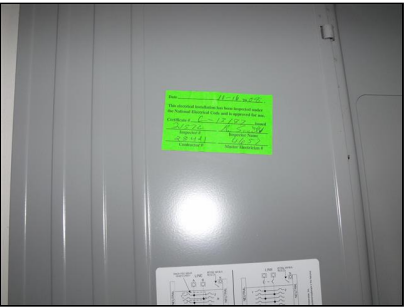
4.5 Item 1(Picture)



4.5 Item 2(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.

5. ELECTRICAL SYSTEMS



Styles & Materials

System Visibility: Visibility: Partial ===== Visibility Limited By: Finished Walls/Ceilings/Floors	System Voltage/Amps (Estimated): Volts: 125/240 V ===== Amps: 200 Amps	Main Electric/Sub- Panels: Manufacturer(s): Siemens ===== Panel Type: Circuit Breakers ===== Number of Panels: 1 Location: : Interior
Entry/Masthead: Cable Overhead	Meter Base (Approximate Size): 200 A	Conductors: Copper Romex
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:

None

Inspection Sticker:

Present

Date Inspected : 2008

		AC	NP	NI	MM	ER	MC	MN	GM
5.0	ELECTRICAL SYSTEM (Overall Condition)	•							
5.1	Main Disconnect/Sub Panel(s)	•							
5.2	Entry/Masthead/Meter Base	•							
5.3	Ground Connection			•					
5.4	Branch Circuits & Conductors	•							
5.5	220/240 V Circuits	•							
5.6	GFCI/AFCI Circuits at Main Panel		•						
5.7	Inspection Sticker	•							
5.8	General Wiring Practices	•							

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AC NP NI MM ER MC MN GM

Comments:

5.0 All Visible Components Acceptable

5.3 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.

6. CENTRAL HEATING AND AIR CONDITIONING



Styles & Materials

Heating Appliance #1: Heat Pump (Forced Air) Operated?: : Yes	Heat System Manufacturer - Unit #1: AMERISTAR Approximate Age : 10+/-	HVAC Systems Access: HVAC System #1: Limited (49% or Less)
HVAC System Access Limitations: Restricted By Design Exterior Temperature Restrictions	System Fuel: Electric	Distribution: Returns Supply Ductwork
Air Filter: Disposable	Thermostat(s): Single Zone Standard	Blower Motors: Direct Drive Not Visually Inspected
Air Conditioner #1: Operated?: No Not inspected in operation, exterior temperature too low for safe operation ===== System Type: Combination w/Heat Pump Return/Supply Air Temperture: : NI	Air Conditioner Manufacturer Unit #1: SAME AS HEAT	System(s) Reset to:: Heating Unchanged

		AC	NP	NI	MM	ER	MC	MN	GM
6.0	HEATING AND AIR CONDITIONING (Overall Condition)	•							
6.1	Heating Appliance #1	•							
6.2	Distribution System	•							
6.3	Thermostats	•							
6.4	Blower Motors	•							
6.5	Air Conditioner #1			•					
6.6	Air Filter(s)	•							
6.7	A/C Condensation Drainage	•							

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AC NP NI MM ER MC MN GM

Comments:

6.0 (1) See individual component comments below.

6.0 (2) Special Remark: 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. 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.

6.0 (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.

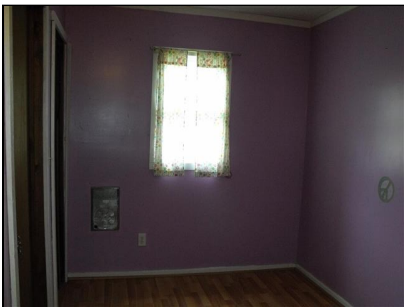
6.1 Heating appliance(s) is aged. Client should budget for replacement in the near future.

6.5 (1) Air conditioning appliance(s) is aged. Client should budget for replacement in the near future.

6.5 (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 60 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.

7. APPLIANCES AND INTERIOR ROOMS





Styles & Materials

Visibility Limited By: Floor Covering Appliances Finished Walls/ Ceilings/Floors	Components Where Only a Representative Number and Readily Accessible Components Are Operated: Windows Doors Outlets	Built-in Microwave: Not Present
Stovetop/Range: Type: Electric ===== Operated: No Not Active ===== Anti-Tip Bracket Present? No	Oven(s): Same As Stovetop	Range Hood: Not Present
Disposal: Not Present	Dishwasher: Not Present	Refrigerator & Components: Refrigerator Freezer ===== Approximate Age: 1-5
Interior Electrical Components: Outlets Lights Ceiling and Exhaust Fans	Plumbing Fixtures: Toilets Sinks Showers Tubs	Laundry Connections: 110 v Outlet 220 V Outlet Hot Water Connection Cold Water Connection Washer Drain Hook-up Washer and Dryers are not

tested or Inspected.
Dryer Electrical Connection Not Tested
Dryer Vent:
Plastic Dryer Vent Pipe

Ceilings and Walls:
Drywall

Floors and Floor Covering:
Wood-Like Material
Carpet
Vinyl
Laminent

Windows:
Type:
Double Paned Insulated
Double Hung/Single Hung
Fixed
=====
Material:
Vinyl

Interior Doors:
Wood
Hinged

Stairs and Railings:
Basement

Cabinets and Counters:
Location:
Kitchen
Bathrooms
=====
Cabinet Type:
Wood
=====
Countertop Type:
Laminate

Fireplace(s):
Number of Fireplaces:
1
=====
Type:
Artificial Gas Log
Fireplace
=====
Gas Logs Not Tested
In Operation
Flue(s) Visible? (Yes
or No) : NP

		AC	NP	NI	MM	ER	MC	MN	GM
7.0	APPLIANCES AND INTERIOR ROOMS (Overall Condition)				•	•		•	•
7.1	Microwave		•						
7.2	Range/Stovetop/Oven			•					
7.3	Range Hood		•						
7.4	Disposal		•						
7.5	Dishwasher		•						

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ACNPNI MMER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
7.6	Refrigerator	•							
7.7	Interior Electrical Components					•			•
7.8	Ceilings and Walls					•			•
7.9	Floors and Floor Covering					•		•	
7.10	Doors and Windows					•		•	
7.11	Interior Plumbing Components				•	•			•
7.12	Stairs and Railings					•		•	
7.13	Cabinets and Counters					•		•	
7.14	Fireplaces			•					
7.15	Other Interior Heating Devices (Woodstoves, Room Heaters)	•				•			
7.16	Laundry Connections					•		•	•

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AC NP NI MM ER MC MN GM

Comments:

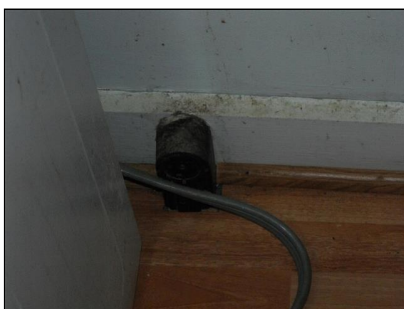
7.0 (1) **See individual component comments below.**

7.0 (2) **Special Note: Appliance inspection is limited to basic activation and verification of operation only.** Operation of timers, self-cleaning mechanisms or other components re excluded. InspectorUSA makes no guarantee that appliances will meet client's needs.

7.2 **Kitchen appliance was not active at time of inspection.** Not inspected in operation.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.6 All Visible Components Acceptable



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

7.7 (1) **Damaged electrical fixture.** Repair or Replace.



7.7 Item 1(Picture)

7.7 (2) **Inoperative smoke detectors.** Restore to working status.



7.7 Item 2(Picture)

7.8 (1) **Stained ceiling or walls observed indicating a past or present leak.** Recommend further evaluation and repair as needed by a qualified tradesperson.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

7.8 (2) **Damaged ceiling and/or walls.**



7.8 Item 3(Picture)

7.9 Interior floors are unlevel.

7.9 Item 1(Picture)

7.10 Failed Thermoseal(s) - Inspector observed insulated windows that appear to be fogged or show other signs that the seals have failed. Such condition can leave window(s) opaque making it impossible to look through it. The only correction for this condition is replacement of the glass panes. Normal costs associated with such replacement are \$200 - \$300 per pane for windows and \$400 - \$800 for glass doors.



7.10 Item 1(Picture)

7.11 (1) Kitchen sink is heavily chalked with silicon indicating possible issue. Recommend further evaluation and repair as deemed necessary.



7.11 Item 1(Picture)

7.11 (2) Inoperative Showerhead. Recommend repair or replacement.



7.11 Item 2(Picture)

7.12 (1) Missing, damaged or loose handrail on stairs.

7.12 Item 1(Picture)

7.12 (2) Stairs appear unsafe. Recommend evaluation by a general contractor and repair as deemed necessary.

7.12 Item 2(Picture)



7.12 Item 3(Picture)

7.13 Damaged cabinet or drawer.

7.13 Item 1(Picture)



7.13 Item 2(Picture)

7.14 Due to insurance restrictions and liability concerns gas logs or gas starters were not tested in operation.

7.14 Item 1(Picture)

7.15 (1) All Visible Components Acceptable

7.15 Item 1(Picture)

7.15 (2) Due to insurance and liability concerns gas room heaters were not activated and tested in operation.

7.15 Item 2(Picture)

7.15 (3) Bathroom wall heater was inoperative.

7.15 Item 3(Picture)

7.16 (1) Improper Dryer Vent Pipe-Dryer vents plastic accordion vent pipe. This material has been removed from market by the Consumer Products Safety Council due to a history of causing fires when used for dryer vents. Recommend replacement with updated aluminum foil type vent pipe.



7.16 Item 1(Picture)

7.16 (2) **Washer and dryer not inspected**. Inspection outside of scope of home inspection.



7.16 Item 2(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.

8. ATTIC AND ROOF STRUCTURE



Styles & Materials

Visibility:
Access Blocked

Attic Access Location and Type:
Location:
Closet
=====
Type:
Ceiling
Hatch

Roof Framing:
Not Visible

Roof Sheathing:
Not Visible

Electrical Wiring:
Conduit

Plumbing Vents:
Not Visible

Exhaust Ducts:
Not Visible

Insulation:
Not Visible

Ventilation:
Not Visible

		AC	NP	NI	MM	ER	MC	MN	GM
8.0	ATTIC AND ROOF STRUCTURE (Overall Condition)			•					
8.1	Roof Structure			•					
8.2	Roof Sheathing			•					
8.3	Electrical Wiring			•					
8.4	Plumbing Vents			•					
8.5	Exhaust Ducts			•					
8.6	Insulation			•					
8.7	Ventilation			•					
8.8	Attic Access			•					

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ACNPNI MMER MC MN GM

Comments:

8.0 Special Remark: Attic access was too small, blocked, damaged or otherwise inaccessible during the inspection. It is not the responsibility of the inspector to request that the seller remove personal belongings to make area accessible. Please have area made fully accessible and contract office for a return visit to inspect attic areas. *Please note an additional trip charge may apply for return visits.*



8.0 Item 1(Picture)



8.0 Item 2(Picture)

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.

9. WOOD DESTROYING INSECT & STRUCTURE INFESTING PEST REPORT



Styles & Materials

Areas Inspected:

Exterior
Crawl Space
Basement
Interior Rooms

Treatment Recommended:

No

Severity of Infestation:

None

		AC	NP	NI	MM	ER	MC	MN	GM
9.0	Structure Infesting Pest Infestation (Overall)	•							
9.1	Evidence of Roach Infestation	•							
9.2	Evidence of Mice Infestation	•							
9.3	Evidence of Bed Bug Infestation	•							
9.4	Evidence of Other General Pests	•							
9.5	Wood Destroying Insect/Organism Activity	•							

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AC NP NI MM ER MC MN GM

Comments:

9.0 No Visible Infestations Observed.

9.5 (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.**

9.5 (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.

9.5 (3) **House has evidence of past termite treatment.** Recommend client inquire as to when and if house is still under contract with a pest control company.



9.5 Item 1(Picture)



INVOICE

InspectorUSA, Inc.
 130 Saint Ann Dr.
 Lexington, KY 40502
 859-420-4872 / 1-877-INSPECT
 inspectorusa.orders@gmail.com
 www. InspectorUSA.com
 Inspected By: D. Michael Green, KY Licensed
 Home Inspector #HI-2003

Inspection Date: 3/8/2018
 Report ID: 030818-02

Customer Info:	Inspection Property:
Jerry Seller Ms. Donna Seller 30523 Alcrest Ave Sorrento FL 32776 Customer's Real Estate Professional: April Thomas Century 21 Advantage, A Robins	940 Home Seller Road Tyner KY 40486

Inspection Fee:

Service	Price	Amount	Sub-Total
General Home Inspection w/Termite	399.00	1	399.00
Travel Fee	50.00	1	50.00
			Tax \$0.00
			Total Price \$449.00

Payment Method: Credit Card

Payment Status: Paid

Note:



InspectorUSA, Inc.

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Lexington, KY 40502
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inspectorusa.orders@gmail.com
www. InspectorUSA.com

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 Pest Form](#)



InspectorUSA, Inc.

D. Michael Green, KY Licensed Home Inspector #HI-2003

130 Saint Ann Dr.
Lexington, KY 40502
859-420-4872 / 1-877-INSPECT
inspectorusa.orders@gmail.com
www. InspectorUSA.com



Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
InspectorUSA, Inc.
130 Saint Ann Dr.
Lexington, KY 40502
859-420-4872 / 1-877-INSPECT
inspectorusa.orders@gmail.com

Company's Business Lic. No.

LPCO 14402

Date of Inspection

3/8/2018

Address of Property Inspected

940 Home Seller Road
Tyner KY 40486

Inspector's Name, Signature & Certification, Registration, or Lic. #

D. Michael Green, KY Licensed
Home Inspector #HI-2003 Cert.#

Structure(s) Inspected

House only

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☒ **A. No visible** evidence of wood destroying insects was observed.

☐ **B. Visible** evidence of wood destroying insects was observed as follows:

☐ 1. Live insects (description and location):

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☒ No ☐ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:
Old termite baiting stations in ground around the house

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☒ No treatment recommended: (Explain if Box B in Section II is checked)

☐ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 5 9 11 13 25

☒ Crawlspace 5 11 13 25

☒ Main Level 1 3 4 6 11 13

☒ Attic 12

☐ Garage

☒ Exterior 11 13 17

☐ Porch 12

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

None

Attachments Home Inspection Report # 030818-02

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

The InterNational Association of Certified Home Inspectors



International
Standards of Practice
And
Code of Ethics
For Performing Residential Home
Inspections

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1. Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

1.3. A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to properties with four or fewer residential units.

2.2. Exclusions:

I. The inspector is not required to determine:

- A. property boundary lines or encroachments.
- B. the condition of any component or system that is not readily accessible.
- C. the service life expectancy of any component or system.
- D. the size, capacity, BTU, performance or efficiency of any component or system.
- E. the cause or reason of any condition.
- F. the cause for the need of repair or replacement of any system or component.
- G. future conditions.
- H. compliance with codes or regulations.
- I. the presence of evidence of rodents, birds, animals, insects, or other pests.
- J. the presence of mold, mildew or fungus.
- K. the presence of airborne hazards, including radon.
- L. the air quality.
- M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

- N. the existence of electromagnetic fields.
- O. any hazardous waste conditions.
- P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- Q. acoustical properties.
- R. replacement or repair cost estimates.
- S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over-current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

- A. move any personal items or other obstructions, such as, but not limited to, throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- B. dismantle, open or uncover any system or component.
- C. enter or access any area that may, in the opinion of the inspector, be unsafe.
- D. enter crawlspaces or other areas that may be unsafe or not readily accessible.

- E. inspect underground items, such as, but not limited to, lawn-irrigation systems, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems or security systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than general home inspection.
- M. research the history of the property, report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 or environmental audits.
- Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. walk on any roof surface.

- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering material, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, ramps, porches, railings, eaves, soffits and fascias;
- C. and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways, ramps, balconies and railings;
- D. a representative number of windows;
- E. the vegetation, surface drainage, retaining walls and grading of the property when they may adversely affect the structure, especially due to moisture intrusion;
- F. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.

- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace;
- D. and report observed indications of active water penetration;
- E. for wood in contact with or near soil;
- F. and report observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors;
- G. and report on any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

- A. the heating systems, using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems that do not operate;
- C. and report if the heating systems are deemed inaccessible.

II. The inspector is not required to:

- A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

I. The inspector shall inspect:

- A. the central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

- E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall:

- A. determine and report whether the water supply is public or private;
- B. verify the presence and identify the location of the main water shut-off valve;
- C. inspect the water heating equipment, including venting connections, energy-source supply system, and seismic bracing, and verify the presence or absence of temperature-/pressure-relief valves and/or Watts 210 valves;
- D. inspect all toilets for proper operation by flushing;
- E. inspect all sinks, tubs and showers for functional drainage;
- F. inspect the interior water supply, including all fixtures and faucets, by running the water;
- G. inspect the drain, waste and vent systems;
- H. describe any observed fuel-storage systems;
- I. inspect the drainage sump pumps, and operate pumps with accessible floats;
- J. inspect and describe the location of the main water supply and main fuel shut-off valves;
- K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- L. inspect and report as in need of repair deficiencies in installation of hot and cold water faucets;
- M. inspect and report as in need of repair any mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- N. inspect and report any evidence that toilets are damaged, have loose connections to the floor, leak, or have tank components that do not operate.

II. The inspector is not required to:

- A. light or ignite pilot flames.
- B. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or

shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps or bladder tanks.
- Q. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close safety controls, manual stop valves and/or temperature or pressure-relief valves.
- T. examine ancillary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene plumbing.

3.7. Electrical

I. The inspector shall inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the means for disconnecting the service main;
- D. and describe the service disconnect amperage rating, if labeled;
- E. panelboards and over-current devices (breakers and fuses);
- F. and report on any unused circuit breaker panel openings that are not filled;
- G. the service grounding and bonding;

- H. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter or AFCI-protected using the AFCI test button, where possible;
- I. and test all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
- J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible;
- K. and report on any tested receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall;
- L. the service entrance conductors and the condition of the conductor insulation;
- M. for the general absence of smoke or carbon monoxide detectors; and
- N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade and rooftops.

II. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate smoke or carbon monoxide detectors.
- F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- G. inspect the fire and alarm system or components.
- H. inspect the ancillary wiring or remote control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

- A. and describe the fireplace;
- B. and open and close the damper door, if readily accessible and operable;
- C. hearth extensions and other permanently installed components;
- D. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including the fireplace opening's clearance from visible combustible materials.

II. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-feed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- A. the insulation in unfinished spaces;
- B. for the presence of attic ventilation;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation or ventilation in unfinished spaces.

II. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. the walls, ceilings, steps, stairways and railings;
- C. and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways and railings;
- D. the garage doors and garage door openers' operation using the installed automatic door control;
- E. and report as improper any photo-electric safety sensor that fails to respond adequately to testing;
- F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when the garage door opener is in use;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.

- B. inspect central vacuum systems.
- C. inspect for safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- G. move suspended-ceiling tiles.
- H. inspect or move any household appliances.
- I. inspect or operate equipment housed in the garage, except as otherwise noted.
- J. verify or certify proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- K. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- M. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- N. inspect microwave ovens or test leakage from microwave ovens.
- O. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary devices.
- P. inspect elevators.
- Q. inspect remote controls.
- R. inspect appliances.
- S. inspect items not permanently installed.
- T. discover firewall compromises.
- U. pools, spas or fountains.
- V. determine the adequacy of whirlpool or spa jets, water force, or bubble effect.
- W. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

- **accessible:** in the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** to turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

- **adversely affect:** to constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** a household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** a permanently installed or attached fixture, element or part of a system.
- **condition:** the visible and conspicuous state of being of an object.
- **crawlspace:** the area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** ornamental; not required for the operation of essential systems or components of a home.
- **describe:** to report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** to arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** to open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- **enter:** to go into an area to observe visible components.
- **evaluate:** to assess the systems, structures and/or components of a property.
- **examine:** to visually look (see **inspect**).
- **foundation:** the base upon which the structure or wall rests; usually masonry, concrete or stone, and generally partially underground.
- **function:** the action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** performing, or able to perform, a function.

- **general home inspection:** the process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
- **home inspection:** see **general home inspection**.
- **household appliances:** kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** to notice and report.
- **inspect:** to examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with these Standards of Practice.
- **inspected property:** the readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspector:** one who performs a real estate inspection.
- **installed:** attached or connected such that the installed item requires a tool for removal.
- **material defect:** a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.
- **normal operating controls:** describes method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** to visually notice.
- **operate:** to cause systems to function or turn on with normal operating controls.
- **readily accessible:** a system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report:** a written communication (possibly including images) of any material defects observed during the inspection.
- **representative number:** a sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** four or fewer residential units.
- **residential unit:** a home; a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** tempered glass, laminated glass, or rigid plastic.
- **shut down:** turned off, unplugged, inactive, not in service, not operational, etc.
- **structural component:** a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** an assembly of various components which function as a whole.

- **technically exhaustive:** a comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** in the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** to confirm or substantiate.

International Code of Ethics for Home Inspectors

The International Association of Certified Home Inspectors (InterNACHI) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI members subscribe to the following Code of Ethics in the course of their business.

I. Duty to the Public

1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.
2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI member shall be fair, honest, impartial, and act in good faith in dealing with the public.
4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation or handicap, and shall comply with all federal, state and local laws concerning discrimination.
5. The InterNACHI member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI member shall have no undisclosed conflict of interest with the client, nor shall the InterNACHI member accept or offer any undisclosed commissions, rebates, profits or other benefit, nor shall the InterNACHI member accept or offer any disclosed or undisclosed commissions, rebates, profits or other benefit from real estate agents, brokers or any third parties having financial interest in the sale of the property, nor shall the InterNACHI member offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

7. The InterNACHI member shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except where it may affect the safety of others or violates a law or statute.
8. The InterNACHI member shall always act in the interests of the client, unless doing so violates a law, statute or this Code of Ethics.
9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI member shall comply with all government rules and licensing requirements of the jurisdiction where s/he conducts business.
11. The InterNACHI member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI Standards of Practice.

II. Duty to Continue Education

1. The InterNACHI member shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI member shall pass InterNACHI's Online Inspector Exam once every calendar year.

III. Duty to the Profession and InterNACHI

1. The InterNACHI member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.
2. The InterNACHI member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership.
3. The InterNACHI member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI, fellow InterNACHI members, InterNACHI employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics committee for possible sanctions and/or expulsion from InterNACHI.
4. The InterNACHI member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI member shall abide by InterNACHI's current message board rules.



The InterNational Association of Certified Home Inspectors (INACHI) Home Buy Back Guarantee Certificate

If your participating inspector misses anything, we'll buy your home back.

Terms:

- Honored for 90 days after closing.
- Valid for home inspections performed for home buyers by participating InterNACHI members.
- We'll pay you whatever price you paid for the home.

Excludes homes with material defects not present at the time of the inspection, or not required to be inspected per [InterNACHI's Residential Standards of Practice](#).

Privacy Policy: We don't collect identifiable consumer data; therefore, we can't sell or release it. No data is sold or released to any third party.



Report #: _____ Date: _____

Client Name: _____

Property Address: _____

City/State/Zip: _____

Home Buy-Back Guarantee Agreement:

CLIENT understands that under the "We'll Buy Your Home Back" Program, InterNACHI purchases the home – not the INSPECTOR. INSPECTOR's role is limited to his/her participation in the "We'll Buy Your Home Back" Program, but InterNACHI purchases the home. CLIENT understands that INSPECTOR has no obligation to purchase the home under the "We'll Buy Your Home Back" Program, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.

Client Signature: _____ Date: _____

Client Signature: _____ Date: _____



AHWC 120-DAY LIMITED HOME WARRANTY FOR FULL-HOUSE INSPECTIONS ONLY



This AHWC 120-Day Limited Home Warranty is for the person(s) selling the home that is the subject of the home inspection report by the AHWA Member Company and is non-transferable. AHWA member is not an employee, agent, or representative of AHWC. This AHWC 120-Day Limited Home Warranty is effective from the date of the home's inspection for a period of 120 days, or whenever the home is sold, whichever occurs first. **Benefits under this limited warranty cover failures of listed covered items only, after the full-house inspection, and are subject to all exclusions set forth below. Notice of claims must be received by AHWC on or before expiration date or all limited warranty coverage is no longer valid.** Your inspection report is considered as an addendum to this limited warranty for claims purposes only.

WHAT MECHANICAL COMPONENTS IN MY HOME ARE COVERED?

Under **PLUMBING**: components covered — water lines, drain lines (except sewer), faucets, water heaters. Under **GAS LINES**: components covered — gas lines within house. Under **ELECTRICAL**: components covered — main service panel, wiring. Under **BUILT- IN APPLIANCES ONLY**: components covered — range, cook top and oven, dishwasher, microwave oven, trash compactor, garbage disposal. Under **CLIMATE CONTROL**: components covered — all central heating and air conditioning systems. **All coverage is subject to the exclusions set forth below.**

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Under **FOUNDATION**: components covered — poured concrete and block wall foundations only. Under **FRAMEWORK**: components covered — floor joists, structural framing. Under **ROOFING**: components covered — roof covering (limited to repair of leaking area only). Under **WALLS**: components covered — exterior and/or load bearing walls, interior wall framing. Under **GARAGE DOORS**: components covered — attached garage vehicle doors only. **All coverage is subject to the exclusions set forth below.**

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL and STRUCTURAL WARRANTY?

Any item, system, or component not specifically listed above as covered. All secondary or consequential damages. Items noted with defect(s), needing further professional evaluation, not verifiable, not inspected or not visible at the time of the inspection. Painting. Cosmetic repairs. Water damage in any form. Acts of God, natural disasters, catastrophic weather events, acts of war or terrorism. Items, systems, or components beneath concrete or underground. Damages caused by the lack of normal maintenance and care. Any climate control system, hot water heater, or built-in appliances 11 years of age or older. Removal and repair or replacement of walls, floors, roof, or concrete to repair components or systems (pipes, wiring, gas lines, etc.). Automatic garage door openers. Clogged or blocked pipes. Shower pans. Toilets. Sewer lines/pipes and sewage/septic systems. Mold in any form. Improvements, modifications, upgrades and bringing systems or components up to code, rule or regulation. Service calls and routine maintenance. Fireplaces and chimneys. Skylights and flashing around them, roof vents and pipe stacks. Roof repair is limited to repair of the immediate leakage area only and not to replacement of the entire roof. Concrete cracking or scaling. Windows and doors. Any damage caused by vermin (insects, termites, rodents, etc.). **All mechanical coverage is limited to within the home's foundation and to a maximum of \$500.00, except for Climate Control (HVAC) coverage, which shall be limited to \$1000.00. All Mechanical Components claims coverage shall be limited to an aggregate of \$1000.00. All Structural Components coverage, including foundation and roofing, is limited to within the home's foundation and to an aggregate maximum of \$2000.00. Indemnification from all loss is not implied in any way by this limited warranty.**

REQUIRED CLAIMS PROCEDURES

The following items must be received by AHW in order for a claim to be processed:

1. Written notification of claim must be received before the expiration of the limited warranty period: Send a brief summary of the problem and include your name, complete address, and the home inspector's name.
2. A copy of an itemized estimate or repair bill with breakdown of all costs for each claim and the specific cause for the failure from a licensed repair person. AHWC reserves the right to request up to two (2) additional estimates.
3. A copy of the page(s) from your home inspection report pertaining to your claim.
4. A copy of this side of the limited warranty.

Claims will be fully processed only after all necessary information and documentation has been received from the claimant, and all claims documentation must be received by no later than 60 days following the expiration date of coverage under the limited warranty, failing which the claim will be finalized as non-valid and the claim process terminated. Once made by AHW, all claims decisions are final.

AMERICAN HOME WARRANTY COMPANY
PHONE: 1-800-404-5479
P.O. BOX 10
NEW RICHMOND, OH 45157
FAX: 513-553-2120
EMAIL: claims@ahomewarranty.com



Guaranteed Home Inspection Program

The Home Inspection Company, InspectorUSA, Inc. (Company) has certified that on the inspection date their Licensed Inspector conducted an inspection of the home in accordance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI), a copy of which is attached to and made a part of this Guarantee. Based on this certification, the Company hereby agrees that it will pay the reasonable costs of repairing or replacing any defective items or defective conditions the Inspector has failed to observe and report in the inspection report up to a total payment not to exceed in the aggregate for all claims the sum of One Thousand dollars (\$1,000.00) subject to the terms and conditions herein, provided (a) the defective item is an item which the Inspector is required to inspect pursuant in the Standards of Practice and (b) such claim is made pursuant to this Guarantee no later than Ninety (90) days after the date of inspection.

IDENTITY OF GUARANTOR

InspectorUSA, Inc. is the Guarantor under this Home Inspection Guarantee.

TO WHOM GIVEN

This Guarantee is extended to you as the owner, seller or purchaser of the Home.

CONSEQUENTIAL DAMAGES

Consequential damages are not covered by this Guarantee.

OTHER INSURANCE OR WARRANTIES

In the event the InspectorUSA, Inc. pays the Home Owner the reasonable cost of repairing or replacing any defective item covered by this Guarantee which is also covered by other insurance or warranties, the Home Owner must, upon request by InspectorUSA, Inc., assign the proceeds of such insurance or warranties to InspectorUSA, Inc. to the extent of the cost to InspectorUSA, Inc. of such repair, replacement or payment.

DEDUCTIBLES

This Guarantee Program requires an initial deductible payment to be made by the Home Owner of not more than \$100.00 per claim.

OTHER RIGHTS

This Guarantee gives specific legal rights to the Home Owner. Other rights, which vary from state to state, may also be available.

Exclusions

This Guarantee shall not extend to or include or be applicable to:

- A. Defects in items not required to be inspected under the InterNACHI Standards of Practice;
- B. Defects which become apparent following inspections;
- C. Defects in out buildings including, but not limited to: site-located swimming pools and other recreational facilities; driveways; walkways; patios; boundary walls; bulkheads; fences; landscaping (including sodding, seedlings, shrubs, trees and plantings); off-site improvements; or any other improvements which are not required to be inspected under the InterNACHI Standards unless specifically addressed in the warranty standards;
- D. Any damage to the extent it is caused or made worse by
 - 1. Negligence improper maintenance or improper operation occurring after the date of inspection; or
 - 2. Failure by the Home Owner to give notice to the Home Inspector of any defects within specified time; or
 - 3. Changes of the grading of the ground occurring after the date of inspection;
 - 4. Changes, alterations or additions made to the Home after the date of inspection;
- E. Loss or damages which the Home Owner has not taken timely action to minimize;
- F. Normal wear and tear or normal deterioration following inspection;
- G. Coverage for wood destroying insect infestation missed by inspector is limited to treatment of infested area only and is available only to client's that purchased the WDI Inspection as a add-on to the whole house inspection. Guarantee does not cover any repair of past or present or future damage by wood destroying insects.
- H. Any condition which does not result in actual physical damage to the Home, including, but not limited to: un-inhabitability or health risk due to the presence or consequence of unacceptable levels of radon gas, formaldehyde, molds or other biologic or non-biologic pollutants and contaminants; or the presence of hazardous or toxic on-site materials;
- I. Bodily injury or damage to personal property;
- J. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to inconvenience or relocation during repairs;
- K. Loss of use, loss of opportunity, loss of market value, loss of rental value or any consequential loss or consequential damages (except where required by state law); and
- L. Request for Guarantee Performance claim not filed in a manner set forth herein.
- M. Any claim filed for up to the stated Home Owners deductible amount of this Guarantee Program.
- N. Any condition that was inaccessible or hidden during inspection.

InspectorUSA, Inc.

D. Michael Green – KY Licensed Home Inspector # HI-2003

130 Saint Ann Dr., Lexington, KY 40502

859-420-4872 – Cell Phone Email: dmg4872@gmail.com

www.inspectorusa.com

Request For Guarantee Performance

MAIL TO: **InspectorUSA, Inc.**
130 Saint Ann Dr., Lexington, KY 40502
dmg4872@gmail.com

INSTRUCTIONS: This form should be completed and mailed to InspectorUSA, Inc. if you have a claim under the Guaranteed Home Inspection Program. InspectorUSA, Inc., must receive the form no later than Ninety 90-days after the date of the inspection. Information, which you need to complete this form, will be found on the Enrollment Form, which is part of your Guarantee. If you do not know the answer to a particular question, write "Don't Know". Please do not leave any item blank. Please attach any additional documents that could help in the processing of your claim. (i.e. estimates, invoices, etc.) **Form may be delivered via email but must be signed.**

Inspection Service Agreement Number: _____

Date of Inspection: _____ - _____ - _____

Your Name: _____

Your Address: _____

Home Phone:(____)____-____ **Business Phone:** (____)____-_____

Describe the condition or defect, which you believe the inspector failed to identify in the inspection report, and when you first noticed the condition or defect (use additional sheets if necessary). Also please attach 3 estimates for repair:

I hereby certify under the penalties of perjury that the above information and attached documentation is true and correct to the best of my knowledge.

Signature

Date