AB Intro-Spect 2853 Bentbrook Drive Cincinnati, OH 45251 812-320-9695 / 513-939-7530 abintrospect@fuse.net

Home Inspection Report



2214 Gardner Road Hamilton, Ohio 45013

01:48 May 22, 2008

Definitions

NOTE	: All definitions I	isted below refer to the property or item listed as inspected on this report at the time of inspection
А	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Μ	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 2214 Gardner Road City Hamilton State Ohio Zip 45013 Contact Name Christopher Owens / Carolyn Ashby Phone 513-305-8664 Fax 513-779-5911

Client Information

Client Name Rex Merchant Client Address 7917 35 Street West University Place City Tacoma State Washington Zip 98466-3904 Phone 253-565-4593 Fax 253-573-0657 Office E-Mail merchant@stanfordalumni.org

Inspection Company

Inspector Name Grover Brown Company Name AB Intro-Spect Company Address 2853 Bentbrook Drive City Cincinnati State OH Zip 45251 Phone 513-939-7530 Fax 513-851-0072 E-Mail abintrospect@fuse.net File Number 05212008900AM Amount Received \$450.00

Conditions

Others Present Home Owner, Seller's Agent Property Occupied Occupied Estimated Age 9 Years Entrance Faces West Inspection Date 05/21/2008 Start Time 8:30 am End Time 1:00 pm Electric On I Yes O No O Not Applicable Gas/Oil On I Yes O No O Not Applicable Water On I Yes O No O Not Applicable Temperature 65 Weather Sunny, Clear Soil Conditions Wet Space Below Grade Basement Building Type Single family Garage Attached/2 car oversize Sewage Disposal City How Verified Multiple Listing Service Water Source City How Verified Multiple Listing Service Additions/Modifications New roof installed 2005 Permits Obtained N/A How Verified Visual Inspection, Seller

Lots and Grounds

This is a visual inspection only. No actual grade was shot. Inpection was done during dry weather. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground that the home sits on. This is very basic for the home owners record. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual inspection only and may or may not be effected by weather conditions at the time of the inspection. In severe cases, recommendations may be given. At that point, the buyer may want to contact a professional in that field. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground that the home sits on. This is very basic for the home owners record. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual inspection only and may or may not be effected by weather conditions at the time of the inspection only use a visual inspection only and may or may not be effected by weather conditions at the time of the inspection. In severe cases, recommendations may be given. At that point, the buyer may want to contact a professional in that field. This is a visual inspection only. No actual grade was shot. Inspection was done during average weather conditions. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground that the home sits on. This is very basic as is for the home owner's record only. However, the main part of our inspection will pertain to the building itself. The inspection only and may or may not be effected by weather conditions at the time of the residential home inspection only and may or may not be effected by weather conditions at the time of the residential home inspection only. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual in

The lay of the ground has been visually inspected while walking the exterior of the property and an opinion given by the inspector without the use of survey equipment necessary to determine proper drainage. If water drainage is a concern, owner should contact a qualified survey company. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground that the home sits on. This is very basic for the home owners record. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual inspection only and may or may not be effected by weather conditions at the time of the residential home inspection was done during average weather conditions. Due to the nature of the residential home inspection was done during average weather conditions. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground will be a visual grade was shot. Inspection was done during average weather conditions. Due to the nature of the residential home inspection, we will give basic information regarding the lot and ground that the home sits on. This is very basic as is for the home owner's record only. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual inspection only and may or may not be effected by weather conditions at the time of the inspection to the lot and ground will be a visual inspection only. However, the main part of our inspection will pertain to the building itself. The inspection to the lot and ground will be a visual inspection only and may or may not be effected by weather conditions at the time of the inspection. In severe cases, recommendations may be given. At that point, the buyer may want to contact a professional in that field.

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Α	NP N	ΙM	D	
1. 🖂				Driveway: Concrete
2. 🛛				Walks: Concrete
3. 🖂				Steps/Stoops: Concrete
4. 🖂				Porch: Concrete
5. 🖂				Patio: Concrete
6. 🛛				Deck: Treated wood
7. 🗌				Balcony:
8. 🛛				Grading: Moderate slope
9. 🛛				Swale: Adequate slope and depth for drainage
10. 🛛				Vegetation: Shrubs, Trees, Trim vegetation away fromhouse.
11. 🔲				Window Wells:
12. 🗌				Retaining Walls:
13. 🗌				Basement Stairwell:
14. 🗌				Exterior Surface Drain:
15. 🔲				Fences:
16. 🗌	$\boxtimes \square$			Lawn Sprinklers:

Exterior Surface and Components

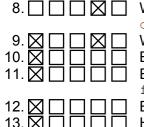
Visual inspection on a dry day, Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection and may be limited due to weather conditions and time allowances for this inspection. Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection and may be limited due to weather conditions and time allowances for this inspection. The visual inspection of the exterior of the house may be effected by weather conditions at the time of the inspection. Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection. Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection and may be limited due to weather conditions and time allowances for this inspection. The inspection is not to determine color variances or fading of siding but to simply reveal any defects that are present and able to be seen the day and time of inspection. The visual inspected may not include every detail. The report will only list the defective items viewed the due to weather conditions at the time of the inspection of the exterior of the house may be effected by weather conditions at the time of the inspection. Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection and may be limited due to weather conditions and time allowances for this inspection. Exterior surfaces of the building be inspected may not include every detail. The report will only list the defective items viewed the day of inspection and may be limited due to weather conditions and time allowances for this inspection. The inspection is not to determine color variances or fading of siding but to simply reveal any defects that are pre

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Complete exterior of building Exterior Surface -----

	lype:Brick veneer, Vinyl siding, Wood
2. 🛛 🗌 🗌 🗌 🗌	Trim: Aluminum, Wood
3. 🛛 🗌 🗌 🗌 🗌	Fascia: Aluminum, Wood
4. 🛛 🗌 🗌 🗌 🗌	Soffits: Wood
5. 🛛 🗌 🗌 🗌 🗌	Door Bell: Hard wired
6. 🛛 🗌 🗌 🗌 🗌	Entry Doors: Metal
7.	Patio Door: French door, Metal entry door French door
	to patio needs adjustment to operate properly





Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation

 Window Screens: Vinyl mesh, Several screens missing, stored in basement

 Window Screens: Vinyl mesh, Several screens missing, stored in basement

Basement Windows: Double hung vinyl clad Peachtree thermal insulated Exterior Lighting: Surface mounted lamps front and rear, recessed ceiling on front porch, Pole light



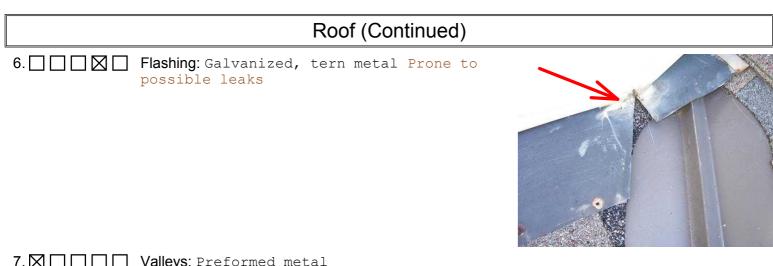
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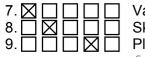
Page 4 of 26 2214 Gardner



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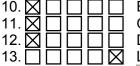
Page 5 of 26 2214 Gardner





Valleys: Preformed metal Skylights: Plumbing Vents: PVC Plumbing vent flashing has failed. Replace vent flashing.





Electrical Mast: Underground utilities Gutters: Aluminum Downspouts: Aluminum Leader/Extension: Completely seperated Reconnect to downspout where pulling loose

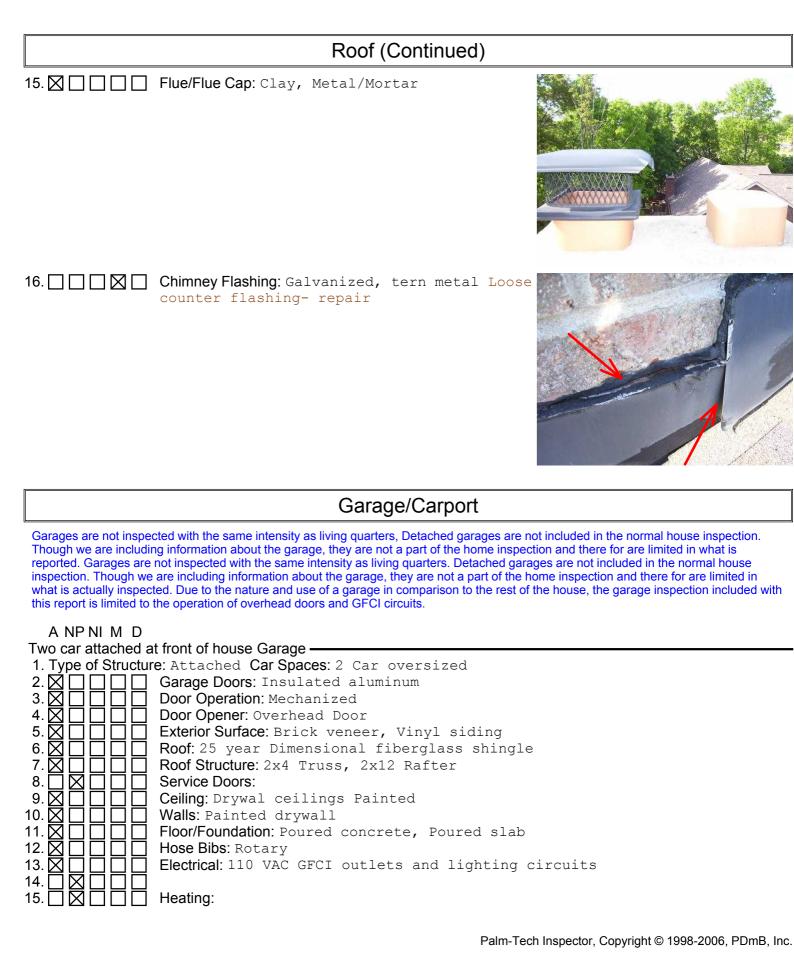




14. X Chimney: Brick

01:48 May 22, 2008

Page 6 of 26 2214 Gardner



01:48 May 22, 2008

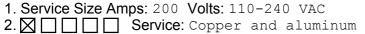
Page 7 of 26 2214 Gardner



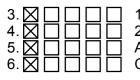


Electrical inspections only report what is inoperable or hazardous at the time of inspection and to not necessarily show code violations or sufficient voltage. Electrical inspections only report what is inoperable or hazardous at the time of inspection and to not necessarily show code violations or sufficient voltage. Electrical inspections only report what is inoperable or hazardous at the time of inspection and does not necessarily show code violations or insufficient voltage. Due to the very nature of the electrical system, many of the components are hidden behind wall, ceiling and floor coverings. We do examine the panel simply to assure proper grounding only. Electrical inspections only report what is inoperable or hazardous at the time of inspection and does not necessarily show code violations or insufficient voltage. Due to the very nature of the electrical system, many of the time of inspection and does not necessarily show code violations or insufficient voltage. Due to the very nature of the electrical system, many of the components are hidden behind wall, ceiling and floor coverings. We do examine the panel simply to assure proper grounding only. We do examine the panel simply to assure proper grounding only. We do examine the panel simply to assure proper grounding only.

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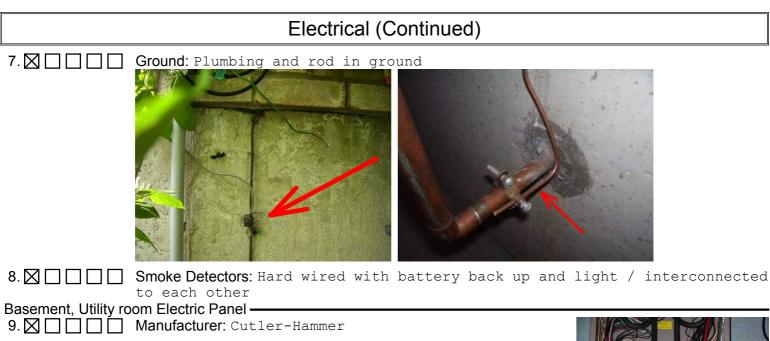




120 VAC Branch Circuits: Copper
240 VAC Branch Circuits: Copper and aluminum
Aluminum Wiring: Localized on 240 circuits and service cable only
Conductor Type: Non-metallic sheathed cable

01:48 May 22, 2008

Page 8 of 26 2214 Gardner





10. Maximum Capacity: 200 Amps

- 11. Main Breaker Size: 200 Amps
- 12. X I Breakers: Copper
- 13. \square \square \square \square \square GFCI: At GFCI receptacles only
- 14. Is the panel bonded? Yes O No

Structure

When discussing structural, inspections are very limited due to wall, floor and ceiling coverings. This report is not to be a substitution for a structural engineer. When discussing the structural integrity of a house, inspections are very limited due to wall, floor and ceiling coverings. This report is in NO way to be considered as or a substitution for a structural engineer report. If there is reason to believe the structural integrity of the house is in question, you are responsible for contacting a certified structural engineer.

Slab foundations generally have very little structural problems, When discussing structural, inspections are very limited due to wall, floor and ceiling coverings. This report is not to be a substitution for a structural engineer.

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ANPNIMD	
1.	Structure Type: Wood frame, Brick veneer
2.	Foundation: Poured concrete
3.	Differential Movement: No movement or displacement noted
4.	Beams: Steel I-Beam, Solid wood
	Bearing Walls: Frame, poured concrete
	Joists/Trusses: 2x10 floor joist, 2X4 Manufacture Truss system
	Piers/Posts: Steel posts, wood post
	Floor/Slab: Poured slab
9.	Stairs/Handrails: Wood stairs with wood handrails carpeted
10.	Subfloor: Due to floor coverings, sub floor was not able to be inspected,
	Composite manufactured materials

A	tti	С

Insulated or floor covered attics make it impossible to thoroughly inspect all areas, especially wiring. Insulated or floor covered attics make it impossible to thoroughly inspect all areas, especially wiring and other mechanical components. Though we do check insulation value, proper ventilation and physical inspection of rafters; they are very non intrusive and usually inaccessible to a visual inspection. This part of the inspection is to determine if there are areas of concern that may not of been visible from the on roof inspection. Insulated or floor covered attics make it impossible to thoroughly inspect all areas, especially wiring and other mechanical components. Though we do check insulation value, proper ventilation and physical inspection of rafters; they are very non intrusive and usually inaccessible to a visual inspection. This part of the inspection is to determine if there are areas of concern that may not of been visible from the on roof inspection. This part of the inspection is to determine if there are areas of concern that may not of been visible from the on roof inspection. This part of the inspection is to determine if there are areas of concern that may not of been visible from the on roof inspection.

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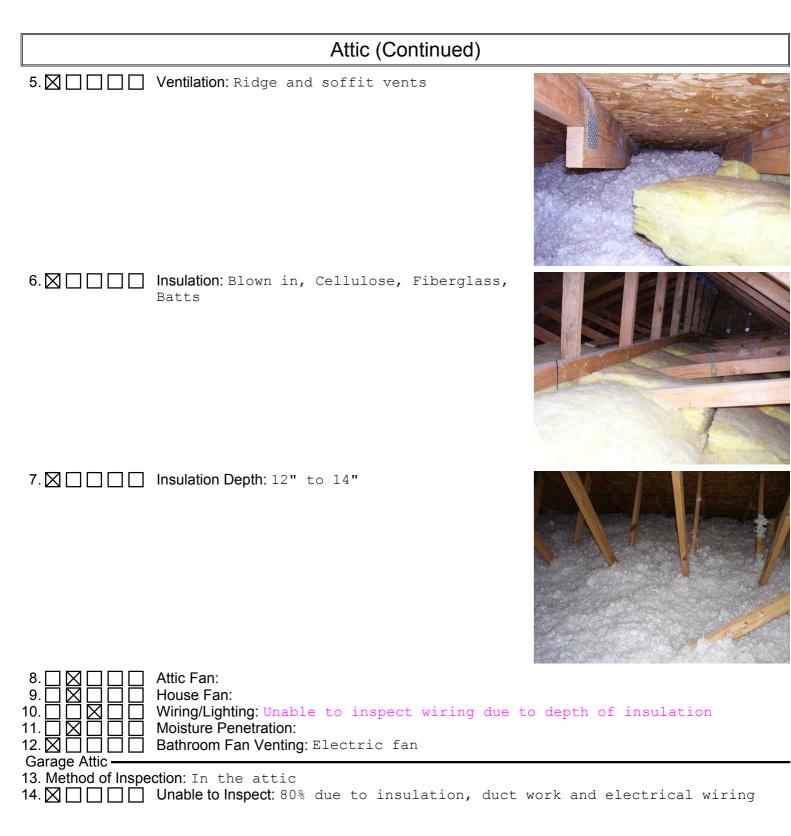
Main Attic -

- 1. Method of Inspection: In the attic



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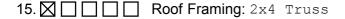
Page 10 of 26 2214 Gardner



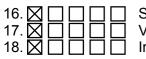
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Page 11 of 26 2214 Gardner

Attic (Continued)







Sheathing: Strand board Ventilation: Ridge and soffit vents Insulation: Blown in, Cellulose, Fiberglass, Batts



19. 🖂				
20. 🗌	\boxtimes			
21. 🗌	\boxtimes			
22. 🗌		\boxtimes		1
23. 🗌	\boxtimes			

Insulation Depth: 12" to 14" Attic Fan: House Fan: Wiring/Lighting: Unable to inspect wiring due to depth of insulation Moisture Penetration:

Basement

Basements that are finished are impossible to thoroughly inspect. Unfinished basements are limited due to plumbing, HVAC duct work, wiring or other obstructions. Basements that are finished are impossible to thoroughly inspect. Unfinished basements are limited due to plumbing, HVAC duct work, wiring or other obstructions. Plumbing, HVAC systems and Electrical components are the main concern as well as structural integrity during our inspection of this part of the house. Basements that are finished are impossible to thoroughly inspect. Unfinished basements are limited due to plumbing, HVAC duct work, wiring or other obstructions. Plumbing, HVAC systems and Electrical components are the main concern as well as structural integrity during our inspection of this part of the house.

ANPNIMD

Main Basement —	
	Unable to Inspect: 80% due to insulation, duct work and electrical wiring
2.	Ceiling: Drywal ceilings Painted
3.	Walls: Painted drywall
4.	Floor: Carpet, Poured, Tile
5. 🛛 🗌 🗍 🗍	Floor Drain: Surface drain

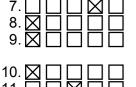
01:48 May 22, 2008

Page 12 of 26 2214 Gardner

Basement (Continued)

6. Doors: Multi panel hollow core wood The door is sticking, Sill plate needs to be adjusted, Latch plate needs to be re-aligned



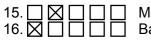


Windows: Double hung vinyl clad Peachtree thermal insulated Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Smoke Detector: Hard wired with battery back up and light / interconnected HVAC Source: Air exchange ventilation

11. 12. 🛛 13. 🕅 14.

Vapor Barrier: Insulation: Batting, Fiberglass, Celotex, Foil wrap Ventilation: Vents, Windows Sump Pump: Submerged





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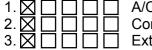
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Page 13 of 26 2214 Gardner

Air Conditioning

Due to temperature, AC unit was not able to be tested. Refrigerant must be tested by a certified HVAC contractor and are only tested above 70 degree Fahrenheit. Depending on the temperature at the time of inspection, the air conditioning unit may not be able to be tested. Due to the nature of the air conditioning refrigerant pumping systems, they should only be tested when the outdoor temperature has been a consistent temperature of 55 Fahrenheit or higher, for a period of 24 hours. Refrigerant pressure must be tested by a certified HVAC contractor and are only tested above 70 degree Fahrenheit. Depending on the temperature at the time of inspection, the air conditioning unit may not be able to be tested. Due to the nature of the air conditioning refrigerant pumping systems, they should only be tested when the outdoor temperature has been a consistent temperature of 55 Fahrenheit. Depending on the temperature at the time of inspection, the air conditioning unit may not be able to be tested. Due to the nature of the air conditioning refrigerant pumping systems, they should only be tested when the outdoor temperature has been a consistent temperature of 55 Fahrenheit or higher, for a period of 24 hours. Refrigerant pressure must be tested by a certified HVAC contractor and are only tested above 70 degree Fahrenheit.

A NP NI M D Central air unit AC System -



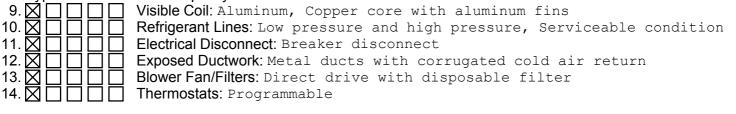
A/C System Operation: Appears serviceable Condensate Removal: PVC, Plastic tubing Exterior Unit: Suspended



4. Manufacturer: Bryant

- 5. Model Number: 561CJ036-4 Serial Number: 4798E07813
- 6. Area Served: Whole building Approximate Age: Original equipment 9 years
- 7. Fuel Type: 220-240 VAC Temperature Differential: 10

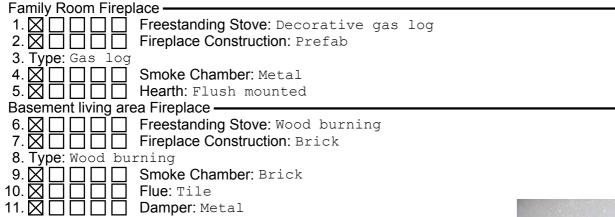
8. Type: Central A/C Capacity: 3 Ton



Fireplace/Wood Stove

Due to the nature of this component, the actual integrity of same will not be apart of the inspection!!, Due to the nature of this component, the actual integrity of same will not be apart of the inspection!!

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01:48 May 22, 2008

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Page 15 of 26 2214 Gardner

Heating System

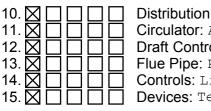
Heat exchangers are one of the most important components of a heating system and must be serviced by your HVAC contractor. We are only testing to see if the unit appears to be functional at the time of the inspection. We include make,model and serial numbers for your convenience and make recommendations for servicing. Heat exchangers are one of the most important components of a heating system and must be serviced by your HVAC contractor. We are only testing to see if the unit appears to be functional at the time of the inspection. We include make,model and serial numbers for your convenience and make recommendations for servicing. Heat exchangers are one of the most important components of a heating system and must be serviced by your HVAC contractor. We are only testing to see if the unit appears to be functional at the time of the inspection. We include make,model and serial numbers of a heating system and must be serviced by your HVAC contractor. We are only testing to see if the unit appears to be functional at the time of the inspection. We include make,model and serial numbers of a heating system and must be serviced by your HVAC contractor. We are only testing to see if the unit appears to be functional at the time of the inspection. We include make,model and serial numbers for your convenience and make recommendations for servicing.

A NP NI M D



- 3. Model Number: 350MAV043080 Serial Number: 4398A02031
- 4. Type: Natural gas Forced air convirted to Liquid Petrolium Capacity: 80,000 BTUHR
- 5. Area Served: Whole building Approximate Age: Original equipment 9 years
- 6. Fuel Type: Propane gas
- 7. X X Heat Exchanger: Enclosed high efficiency furnace
- 8. Unable to Inspect: 90% enclose fire box
- 9. D D Blower Fan/Filter: Direct drive with disposable filter





Distribution: Metal duct Circulator: Air Draft Control: Automatic Flue Pipe: PVC Controls: Limit switch Devices: Temp gauge

01:48 May 22, 2008

Page 16 of 26 2214 Gardner

Heating System (Continued)

Plumbing

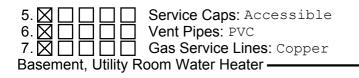
Because of the amount of damage that can occur from a broken water line, we recommend turning water off after the inspection in vacant properties. We are not responsible for the quality of the water or for any damage due to frozen or broken lines. The main focus of the plumbing inspection is to check proper water flow and to check for leaks, drainage and venting. We do not check beyond the scope of the visible components at the time of the inspection. Due to many of the components being hidden, you may want to contact a certified licensed plumber. Because of the amount of damage that can occur from a broken water line, we recommend turning water off after the inspection in vacant properties. We are not responsible for the quality of the water or for any damage due to frozen or broken lines. The main focus of the plumbing inspection is to check proper water flow and to check for leaks, drainage and venting. We do not check beyond the scope of the visible components at the time of the inspection. Due to many of the components at the time, we recommend turning water off after the inspection in vacant properties. We are not responsible for the quality of the water or for any damage and venting. We do not check beyond the scope of the visible components at the time of the inspection. Due to many of the components being hidden, you may want to contact a certified licensed plumber. Because of the amount of damage that can occur from a broken water line, we recommend turning water off after the inspection in vacant properties. We are not responsible for the quality of the water or for any damage and venting. We do not check beyond the scope of the visible components at the time of the inspection. Due to many of the components being hidden, you may want to contact a certified licensed plumber. Because of the amount of damage that can occur from a broken water line, we recommend turning water off after the inspection in vacant properties. We are not responsible for the quality of the water or for any damage due to frozen



Service Line: Copper Main Water Shutoff: Basement utility room on North wall







Water Lines: Copper

01:48 May 22, 2008

Page 17 of 26 2214 Gardner

Plumbing (Continued) 8. X . Water Heater Operation: Functional at time of inspection, Adequate 9. Manufacturer: Rheem 10. Model Number: 81V80D Serial Number: RH 0998 003034 11. Type: Electric Capacity: 80 Gallon 12. Approximate Age: Original equipment 9 years Area Served: Whole building **Flue Pipe:** PVC 13. X TPRV and Drain Tube: Copper **Bathroom** Bathrooms are inspected to make sure all components are in working order and do not insure the quality or function ability of these components, Bathrooms are inspected to make sure all components are in working order and do not insure the quality or functional ability of these components. None of the individual fixtures will be tested if the water to these fixtures is not functioning. The inspection is only to test so see if they are in working order, not to how well they work or look. Bathrooms are inspected to make sure all components are in working order and do not insure the quality or functional ability of these components. None of the individual fixtures will be tested if the water to these fixtures is not functioning. The inspection is only to test so see if they are in working order, not to how well they work or look. A NP NI M D Master Bathroom Closet: Used for private toilet area **Ceiling:** Cathedral Drywal ceilings Painted Walls Painted drywall, Wallpaper and tile

	Wans. Taineea arywarry warrpaper and erre
4. 🛛 🗌 🗌 🗌 🗌	Floor: Ceramic tile
5.	Doors: Multi panel hollow core wood
6. 🛛 🗌 🗌 🗌 🗌	Windows: Non-opening hectagon
	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
8. 🛛 🗌 🗌 🗌 🗌	Counter/Cabinet: Composite and wood / 2 units
9. 🛛 🗌 🗌 🗌 🗌	Sink/Basin: Molded single bowl / 2 units
10.	Faucets/Traps: Moen fixtures with a PVC trap
	Tub/Surround:
12.	Shower/Surround: Fiberglass pan and ceramic tile surround, Glass panel
	walls and door
13.	Spa Tub/Surround: fiberglass jacuzzi garden tub
14.	Toilets: Sterling 1.6 gpf
15.	HVAC Source: Air exchange ventilation
	Ventilation: Electric ventilation fan

	Bathroom (Continued)					
2nd 1	2nd floor main Bathroom —					
17.	_					
18.		i⊢	١H	H	Ceiling: Drywal ceilings Painted	
19.		i⊢	ΙH	H	Walls: Painted drywall, Wallpaper	
20.		i⊨	H	H	Floor: Ceramic tile	
20.0		ł⊢	H	H	Doors: Multi panel hollow core wood	
22.		╎┝╴	H	H	Windows:	
23.		╎┝	H	Н	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans	
23. <u>/</u> 24. /		╎┝╴	H	Н	Counter/Cabinet: Composite and wood	
25.		╎┝╴	님	Н	Sink/Basin: Molded single bowl	
26. X		╎┝╴	님	Н	Faucets/Traps: Moen fixtures with a PVC trap	
20. <u>/</u> 27. /		╎┝	H	H	Tub/Surround: Fiberglass tub and ceramic tile surround	
27.2		╎┝	님	H	Shower/Surround:	
		╎┝	님	H		
29. 🔀 30. 🕅		╎┝	님	Н	Toilets: Sterling 1.6 gpf	
30. <u>⊿</u> 31. 🔽		╎┝	님	H	HVAC Source: Air exchange ventilation Ventilation: Electric ventilation fan	
			Г f m		hall Bathroom —	
32.		╎┝	님	Н	Colling: David and Linger Deinted	
33.		╎┝	님	H	Ceiling: Drywal ceilings Painted	
34.		╎┝	님	H	Walls: Painted drywall, Wallpaper Floor:Hardwood	
35.		╎┝	님	Н		
36.		╎┝	님	Н	Doors: Multi panel hollow core wood	
37.		╎┝	님	Н	Windows:	
38.		╎┝	님	Н	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans	
39. 🛛		╎┝	님	Н	Counter/Cabinet: Pedestal Sink	
40.		╎┝	님	Н	Sink/Basin: Molded single bowl	
41.		╎└─		Н	Faucets/Traps: Moen fixtures with a PVC trap	
42.		╎└─	님	Н	Tub/Surround:	
43.		╎┝	님	Н	Shower/Surround: One piece fiberglass unit located in laundry area	
44.		╎└─	님님	Н	Toilets: Sterling 1.6 gpf	
45.		╎┝		Н	HVAC Source: Air exchange ventilation	
46.					Ventilation: Electric ventilation fan	
Base						
47. [╏┝─	님	Н	Colling Davas Lasilians Deinted	
48.		╎┝	님	Н	Ceiling: Drywal ceilings Painted	
49.		╎┝	님	Н	Walls: Painted drywall	
50.		╎┝		Н	Floor: Ceramic tile	
51.		╎└─		Н	Doors: Multi panel hollow core wood	
52.	ļ₽	╎┝	님	H	Windows:	
53.		╎┝	님님	Н	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans	
54.		╎┝	¦Ц	Ц	Counter/Cabinet: Composite and wood	
55.		╎┝	¦Ц	Ц	Sink/Basin: Molded single bowl	
56. X		╎┝	님	Н	Faucets/Traps: Price Fistner with chrome trap	
57.		╎┝	¦Ц	Ц	Shower/Surround: One piece fiberglass unit	
58.		╎┝	¦Ц	Ц	Toilets: Kohler	
59.		╎└─	IЦ	Ц	HVAC Source: Air exchange ventilation	
60. 🛛				\Box	Ventilation: Electric ventilation fan	

01:48 May 22, 2008

Kitchen

Kitchens are made of many components. We test each of these at the time of the inspection and report there working ability at that time. We in no way guarantee any components of these at the time of the inspection and report there working ability at that time. We in no way guarantee any components. We test each of these at the time of the inspection and report there working ability at that time. We in no way guarantee any component for any period of time. Kitchens are made of many component for any period of time, Kitchens are made of many component for any period of time. We in no way guarantee any component for any period of time. Our main focus is upon the integrity of the actual kitchen and not the appliances with in though they may be checked and remarks included in this report. Kitchens are made of many component for any period of time. Our main focus is upon the integrity of the actual kitchen and not the appliances with in though they may be checked and remarks included in this report. We in no way guarantee any component for any period of time. Our main focus is upon the integrity of the actual kitchen and not the appliances with in though they may be checked and remarks included in this report.

ANPNIM D	
1st Floor Kitchen -	
	Cooking Appliances: General Electric Profile
	Ventilator: General Electric, part of microwave unit, self venting
	Disposal: In-Sinkerator
4.	Dishwasher: General Electric Quiet Power
5. Air Gap Present	t? ⊙Yes ONo
	Trash Compactor:
	Refrigerator: General Electric Performance
	Microwave: General Electric Spacemaker
9.	Sink: Porcelain coated cast iron
10.	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
11. 🛛 🗌 🗍 🗍 🗍	Plumbing/Fixtures: Chrome
12.	Counter Tops: Formica, Laminate
13.	Cabinets: Laminate and composite materials, Wood
14.	Pantry: Average size single unit
	Ceiling: Drywal ceilings Painted
	Walls: Painted drywall
	Floor: Hardwood
	Doors: Multi panel hollow core wood
	Windows: Casement vinyl clad Peachtree thermal insulated
	HVAC Source: Air exchange ventilation

Bedroom

Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins, Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins, Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins, Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins, Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins. Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins.

ANPNIMD	
Master Bedroom -	
	Closet: Average size single unit with bi-pass doors
	Ceiling: Cathedral Drywal ceilings Painted
3.	Walls: Painted drywall
4.	Floor: Carpet
$5. \square \square \square \square$	Doors: Multi panel hollow core wood Doors need trimming/adjustment
6.	Windows: Double hung vinyl clad Peachtree thermal insulated Hard
	operation-needs improvements for ease of operation
7. 🛛 🗌 🗌 🗌 🗌	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched
	wall receptacle Southwest corner
8.	HVAC Source: Air exchange ventilation

01:48 May 22, 2008

Page 20 of 26 2214 Gardner

Bedroom (Continued)				
9.	Smoke Detector : Hard wired with battery back up and light / interconnected			
West (Green room) 10.) Bedroom — Closet: Average size single unit with bi-pass doors Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood			
15	<pre>Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle East wall HVAC Source: Air exchange ventilation</pre>			
18. 🛛 🗌 🔲 🔲 🔲 🖸 Northeast (Stripe p	Smoke Detector: Hard wired with battery back up and light / interconnected ainted room) Bedroom			
19.	Closet: Average size single unit with bi-pass doors Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation			
25. 🛛 🗌 🗌 🗌 🗌	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle South wall			
26. 🛛 🗌 🔲 🔲 🔤 27. 🗶 🗌 🔲 🔲	HVAC Source: Air exchange ventilation Smoke Detector: Hard wired with battery back up and light / interconnected			
East (Cream Beige 28. 29. 30. 31. 32. 33.	<pre>room) Bedroom Closet: Average size single unit with bi-pass doors Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation</pre>			
34. 🛛 🗌 🗌 🗌	Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle West wall			
35. 🛛 🗌 🗌 🗌 🔤 36. 🗶 🗌 🔤 🔲	HVAC Source: Air exchange ventilation Smoke Detector: Hard wired with battery back up and light / interconnected			

Living Space

Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins, Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins. Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins. Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins. Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins. Bedrooms and living areas are inspected minimally and if there are any specific concerns that you the homeowner want checked, you must request this in writing before the inspection begins.

LIVING	NP NI M D Room Living	
1. 🗌		Closet:
2.	AHHH	Ceiling: Drywal ceilings Painted
3. 🔀		Walls: Painted drywall
4. 🖂		Floor: Carpet
5.		Doors:
6.		Windows: Double hung vinyl clad Peachtree thermal insulated Hard
7. 🖂		operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
8. 🕅	HHHH	HVAC Source: Air exchange ventilation
9.		HV/ Coolice. htt chonange venettaeten
	y / Study / D	en Living Space
10. 🔀		Closet Built in book shelves
11. 🔀		Ceiling: Drywal ceilings Painted
12.		Walls: Painted drywall
13.	님님님님	Floor: Carpet
14. ⊠ 15. □	HHHH	Doors: French with glass Windows: Double hung vinyl clad Peachtree thermal insulated Hard
15.		operation-needs improvements for ease of operation
16. 🕅		Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched
		wall receptacle North wall
17. 🛛		HVAC Source: Air exchange ventilation
	g Room Livin	
		•
		Closet:
20. 🕅		Closet: Ceiling: Drywal ceilings Painted
20. X 21. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper
20. X 21. X 22. X		Closet: Ceiling: Drywal ceilings Painted
20. X 21. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet
20. X 21. X 22. X 23. ↓ 24. ↓		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
20. X 21. X 22. X 23. □ 24. □ 25. X 26. X 27. □		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ Family		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ Family 28. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ Family		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ 28. X 29. X 30. X 31. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ 26. X 27. ↓ 28. X 29. X 30. X 31. X 32. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood, Steel entry, French, Bi-pass
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ 28. X 29. X 30. X 31. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood, Steel entry, French, Bi-pass Windows: Double hung vinyl clad Peachtree thermal insulated Hard
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ 7amily 28. X 29. X 30. X 31. X 32. ↓ 33. ↓		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood, Steel entry, French, Bi-pass Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
20. X 21. X 22. X 23. ↓ 24. ↓ 25. X 26. X 27. ↓ 26. X 27. ↓ 28. X 29. X 30. X 31. X 32. X		Closet: Ceiling: Drywal ceilings Painted Walls: Painted drywall, Wallpaper Floor: Carpet Doors: Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation Electrical: 110 VAC outlets and lighting circuits/ ceiling fans HVAC Source: Air exchange ventilation ng Room Living Space Closet: Average size single unit Ceiling: Drywal ceilings Painted Walls: Painted drywall Floor: Carpet Doors: Multi panel hollow core wood, Steel entry, French, Bi-pass Windows: Double hung vinyl clad Peachtree thermal insulated Hard

01:48 May 22, 2008

area

 11.
 Image: Constraint of the sector of t

Page 22 of 26 2214 Gardner

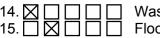
Living Space (Continued)						
in	moke Detector: Hard wired with battery back up and light /					
37. C 38. C 39. C 40. C 41. C 42. C 43. C 44. C	<pre>hing / Bedroom area Living Space loset: Super large utility storage area eiling: Drywal ceilings Painted /alls: Painted drywall oor: Carpet, Ceramic tile oors: Multi panel hollow core wood /indows: Double hung vinyl clad Peachtree thermal insulated Hard peration-needs improvements for ease of operation /ectrical: 110 VAC outlets and lighting circuits/ ceiling fans VAC Source: Air exchange ventilation Full se wood burning fireplace included</pre>					
45. X X X Smoke Detector: Hard wired with battery back up and light / interconnected						
	Laundry Room/Area					
stay, you may want to veri precautions. This inspection present. If appliances are include a floor drain. You only test to see that the pr	nclude the testing of appliances. We only test to see that the proper hook ups and fixture are present. If appliances fy there condition. Many laundry areas do not include a floor drain. You may want to invest in one for safety on does not include the testing of appliances. We only test to see that the proper hook ups and fixtures are included, you may want to verify there condition through your local appliance store. Many laundry areas do not may want to invest in one for safety precautions. This inspection does not include the testing of appliances. We oper hook ups and fixtures are present. If appliances are included, you may want to verify there condition. This inspection does not include the testing of appliances. We oper hook ups and fixtures are present. If appliances are included, you may want to verify there condition through Many laundry areas do not include a floor drain. You may want to invest in one for safety precautions.					
2. X C C 3. X C C Y 4. X C C F 5. X C C C Y 6. X C C Y 7. X C C C Y 8. X C C Y 9. X C C Y 11 9. X C C Y 11 11 11 11 11 11 11 11 11 1	Laundry Room/Area loset: eiling: Drywal ceilings Painted /alls: Painted drywall, Wallpaper OOT: Linoleum OOT: Linoleum OOT: Multi panel hollow core wood /indows: Double hung vinyl clad Peachtree thermal insulated lectrical: 110 VAC outlets and lighting circuits/ ceiling fans moke Detector: Hard wired with battery back up and light / hterconnected VAC Source: Air exchange ventilation aundry Tub: A one piece fiberglass shower unit is included in laundry					

01:48 May 22, 2008

AB Intro-Spect

Page 23 of 26 2214 Gardner

Laundry Room/Area (Continued) 13. 🛛 🗌 🔲 🔲 Dryer Vent: Plastic flex, Rigid metal Needs cleaning



Cost Estimate Summary

All cost to repair estimates are given exclusively to give the buyer an idea of what expenses he may incur over and above the cost of the property. The estimate given is not an actual quote. If the owner desires an actual quote for specific work, he is responsible for contacting qualified repairmen to secure a legitimate cost for each item. AB Intro-Spect offers this service for the sole purpose of making the buyer aware of possible cost that he may incur. All cost to repair estimates are given exclusively to give the buyer an idea of what expenses he may incur over and above the cost of the property. The estimate given is not an actual quote. If the owner desires an actual quote for specific work, he is responsible for contacting qualified repairmen to secure a legitimate cost for each item. AB Intro-Spect offers this service for the sole purpose of making the buyer service for the sole purpose of making the buyer aware of possible cost that he may incur and to give an estimate for that purpose only.

Client Name: Rex Merchant Property Address: 2214 Gardner Road Hamilton, Ohio 45013

Items Recommended for Repair	Low	<u>High</u>	
Roof			
Flashing:		\$ 10	\$ 20
Plumbing Vents:		\$ 20	\$ 30
Leader/Extension: Replace tile leader connector		\$ 10	\$ 20
Chimney Flashing: replace flashing into joint and re-caulk		\$ 20	\$ 50
<u>Basement</u>			
Doors: Minor adjustments		\$ 10	\$ 20
	Repair Total	\$70	\$ 140
	Replacement Total		
	Cost Estimate Total	\$ 70	\$ 140

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

- 1. Patio Door: French door, Metal entry door French door to patio needs adjustment to operate properly
- 2. Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 3. Window Screens: Vinyl mesh, Several screens missing, stored in basement

Roof

- 4. Flashing: Galvanized, tern metal Prone to possible leaks
- 5. Plumbing Vents: PVC Plumbing vent flashing has failed. Replace vent flashing.
- 6. South Chimney Chimney Flashing: Galvanized, tern metal Loose counter flashing- repair

Basement

- 7. Main Basement Doors: Multi panel hollow core wood The door is sticking, Sill plate needs to be adjusted, Latch plate needs to be re-aligned
- 8. Main Basement Windows: Double hung vinyl clad Peachtree thermal insulated

Bedroom

- 9. Master Bedroom Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 10. West (Green room) Bedroom Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 11. Northeast (Stripe painted room) Bedroom Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 12. East (Cream Beige room) Bedroom Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation

Living Space

- 13. Living Room Living Space Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 14. Library / Study / Den Living Space Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 15. Dining Room Living Space Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 16. Family Room, Dining Room Living Space Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
- 17. Basement Family / Dining / Bedroom area Living Space Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Leader/Extension: Completely seperated Reconnect to downspout where pulling loose