

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

# AB Intro-Spect

01:48 May 22, 2008

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	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.
M	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 ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ 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

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## Lots and Grounds

This is a visual inspection only. No actual grade was shot. Inspection 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. In severe cases, recommendations may be given. At that point, the buyer may want to contact a professional in that field.

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 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 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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	A	N	P	N	I	M	D	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway: Concrete
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walks: Concrete
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steps/Stoops: Concrete
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch: Concrete
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio: Concrete
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deck: Treated wood
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balcony:
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading: Moderate slope
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swale: Adequate slope and depth for drainage
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vegetation: Shrubs, Trees, Trim vegetation away fromhouse.
11.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Wells:
12.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Retaining Walls:
13.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement Stairwell:
14.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Surface Drain:
15.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fences:
16.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinklers:

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## 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 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 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. 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.

A NP NI M D

### Complete exterior of building Exterior Surface

- |    |                                     |                          |                          |                                     |                          |  |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Type: Brick veneer, Vinyl siding, Wood   |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Trim: Aluminum, Wood   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Fascia: Aluminum, Wood   |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Soffits: Wood  |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Door Bell: Hard wired  |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Entry Doors: Metal   |
| 7. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Patio Door: French door, Metal entry door French door<br>to patio needs adjustment to operate properly |



- |     |                                     |                          |                          |                                     |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 8.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Double hung vinyl clad Peachtree thermal insulated Hard<br>operation-needs improvements for ease of operation |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Window Screens: Vinyl mesh, Several screens missing, stored in basement  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Basement Windows: Double hung vinyl clad Peachtree thermal insulated   |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Exterior Lighting: Surface mounted lamps front and rear, recessed ceiling on<br>front porch, Pole light                |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC GFCI  |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Hose Bibs: Multi-port  |

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## Exterior Surface and Components (Continued)

14. ☒ ☐ ☐ ☐ ☐ **Gas Meter:** Exterior surface mount at side of home



15. ☒ ☐ ☐ ☐ ☐ **Main Gas Valve:** Located at tank

## Roof

Roof appears to be in good condition and has been visually inspected by walking perimeter. Due to dry weather, it is not possible to know if leaks are present. Depending on the weather conditions at the time of inspection, and the pitch of the roof, the surface will be visually inspected by physically walking the entire perimeter. It is not practical to walk every square inch of the roof though care will be given to visually inspect flashings and areas of transitions. Due to the very nature of roofing material, and the weather condition at the time of the inspection, the actual integrity of the roof may not be determined. If there appears to be a warranted concern, the buyer may want to have a professional roofer examine and quote any repairs necessary. Depending on the weather conditions at the time of inspection, and the pitch of the roof, the surface will be visually inspected by physically walking the entire perimeter. It is not practical to walk every square inch of the roof though care will be given to visually inspect flashings and areas of transitions. Due to the very nature of roofing material, and the weather condition at the time of the inspection, the actual integrity of the roof may not be determined. If there appears to be a warranted concern, the buyer may want to have a professional roofer examine and quote any repairs necessary.

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof, Physically walked



2. ☒ ☐ ☐ ☐ ☐ **Unable to Inspect:** 60% due to the nature and amount of time necessary to walk every square inch
3. ☒ ☐ ☐ ☐ ☐ **Material:** Dimensional Fiberglass shingle
4. Type: Gable
5. Approximate Age: 3-5 years



Roof (Continued)

6. ☐ ☐ ☐ ☒ ☐ Flashing: Galvanized, tern metal Prone to possible leaks



7. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal  
8. ☐ ☒ ☐ ☐ ☐ Skylights:  
9. ☐ ☐ ☐ ☒ ☐ Plumbing Vents: PVC Plumbing vent flashing has failed. Replace vent flashing.



10. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities  
11. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum  
12. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum  
13. ☐ ☐ ☐ ☐ ☒ Leader/Extension: Completely seperated Reconnect to downspout where pulling loose



South Chimney

14. ☒ ☐ ☐ ☐ ☐ Chimney: Brick

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## Roof (Continued)

15. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Clay, Metal/Mortar



16. ☐ ☐ ☐ ☒ ☐ Chimney Flashing: Galvanized, tern metal Loose  
counter flashing- repair



## Garage/Carport

Garages are not inspected with the same intensity as living quarters. Detached garages are not included in the normal house inspection. Though we are including information about the garage, they are not a part of the home inspection and there for are limited in what is reported. Garages are not inspected with the same intensity as living quarters. Detached garages are not included in the normal house inspection. Though we are including information about the garage, they are not a part of the home inspection and there for are limited in what is actually inspected. Due to the nature and use of a garage in comparison to the rest of the house, the garage inspection included with this report is limited to the operation of overhead doors and GFCI circuits.

A NP NI M D

Two car attached at front of house Garage

1. Type of Structure: Attached Car Spaces: 2 Car oversized
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Overhead Door
5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Brick veneer, Vinyl siding
6. ☒ ☐ ☐ ☐ ☐ Roof: 25 year Dimensional fiberglass shingle
7. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x4 Truss, 2x12 Rafter
8. ☐ ☒ ☐ ☐ ☐ Service Doors:
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
10. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall
11. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete, Poured slab
12. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary
13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets and lighting circuits
14. ☐ ☒ ☐ ☐ ☐
15. ☐ ☒ ☐ ☐ ☐ Heating:

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## Garage/Carport (Continued)

16. ☒ ☐ ☐ ☐ ☐ Windows: Double hung vinyl clad Peachtree thermal insulated  
17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum  
18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum  
19. ☒ ☐ ☐ ☐ ☐ Leader/Extensions: Seem to be funtional



## Electrical

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 components are hidden behind wall, ceiling and floor coverings. We do examine the panel simply to assure proper grounding only.

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC  
2. ☒ ☐ ☐ ☐ ☐ Service: Copper and aluminum



3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper  
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum  
5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: Localized on 240 circuits and service cable only  
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Non-metallic sheathed cable



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## Electrical (Continued)

7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground



8. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Hard wired with battery back up and light / interconnected to each other

Basement, Utility room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer



10. Maximum Capacity: 200 Amps  
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps  
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper  
13. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only  
14. Is the panel bonded? ☒ Yes ☐ No

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## 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.

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.

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

## Attic

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.

	A	NP	NI	M	D	
Main Attic						
1.						Method of Inspection: In the attic
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to Inspect: 80% due to insulation, duct work and electrical wiring
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing: 2x4 Truss



4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing: Strand board
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Attic (Continued)

5. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge and soffit vents



6. ☒ ☐ ☐ ☐ ☐ Insulation: Blown in, Cellulose, Fiberglass, Batts



7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12" to 14"



8. ☐ ☒ ☐ ☐ ☐ Attic Fan:

9. ☐ ☒ ☐ ☐ ☐ House Fan:

10. ☐ ☐ ☒ ☐ ☐ Wiring/Lighting: Unable to inspect wiring due to depth of insulation

11. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:

12. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Garage Attic

13. Method of Inspection: In the attic

14. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 80% due to insulation, duct work and electrical wiring

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## Attic (Continued)

15. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss



16. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board

17. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge and soffit vents

18. ☒ ☐ ☐ ☐ ☐ Insulation: Blown in, Cellulose, Fiberglass, Batts



19. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12" to 14"

20. ☐ ☒ ☐ ☐ ☐ Attic Fan:

21. ☐ ☒ ☐ ☐ ☐ House Fan:

22. ☐ ☐ ☒ ☐ ☐ Wiring/Lighting: Unable to inspect wiring due to depth of insulation

23. ☐ ☒ ☐ ☐ ☐ 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.

A NP NI M D

Main Basement

1. ☒ ☐ ☐ ☐ ☐ 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



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## 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



7. ☐ ☐ ☐ ☒ ☐ **Windows:** Double hung vinyl clad Peachtree thermal insulated  
8. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC outlets and lighting circuits/ ceiling fans  
9. ☒ ☐ ☐ ☐ ☐ **Smoke Detector:** Hard wired with battery back up and light / interconnected  
10. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Air exchange ventilation  
11. ☐ ☐ ☒ ☐ ☐ **Vapor Barrier:**  
12. ☒ ☐ ☐ ☐ ☐ **Insulation:** Batting, Fiberglass, Celotex, Foil wrap  
13. ☒ ☐ ☐ ☐ ☐ **Ventilation:** Vents, Windows  
14. ☒ ☐ ☐ ☐ ☐ **Sump Pump:** Submerged



15. ☐ ☒ ☐ ☐ ☐ **Moisture Location:**  
16. ☒ ☐ ☐ ☐ ☐ **Basement Stairs/Railings:** Wood stairs carpeted with wood handrails

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## 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 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

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: PVC, Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ 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
9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum, Copper core with aluminum fins
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Low pressure and high pressure, Serviceable condition
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal ducts with corrugated cold air return
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable

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## 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!!

A NP NI M D

### Family Room Fireplace

- 1. ☒ ☐ ☐ ☐ ☐ Freestanding Stove: Decorative gas log
- 2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Prefab
- 3. Type: Gas log
- 4. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal
- 5. ☒ ☐ ☐ ☐ ☐ Hearth: Flush mounted

### Basement living area Fireplace

- 6. ☒ ☐ ☐ ☐ ☐ Freestanding Stove: Wood burning
- 7. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Brick
- 8. Type: Wood burning
- 9. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Brick
- 10. ☒ ☐ ☐ ☐ ☐ Flue: Tile
- 11. ☒ ☐ ☐ ☐ ☐ Damper: Metal

- 12. ☒ ☐ ☐ ☐ ☐ Hearth: Raised



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## 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 for your convenience and make recommendations for servicing.

A NP NI M D

Main, Basement utility room Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Appears functional
2. Manufacturer: Bryant



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



10. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
11. ☒ ☐ ☐ ☐ ☐ Circulator: Air
12. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC
14. ☒ ☐ ☐ ☐ ☐ Controls: Limit switch
15. ☒ ☐ ☐ ☐ ☐ Devices: Temp gauge



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## Heating System (Continued)

16. ☒ ☐ ☐ ☐ ☐ Humidifier: April-Aire  
17. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable  
18. ☒ ☐ ☐ ☐ ☐ Fuel Tank: Propane tank  
19. Tank Location: Rear yard 500/gal 1998 870174 Murphy's  
20. Suspected Asbestos: No

## 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 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.

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper  
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement utility room on North wall



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper  
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC



5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible  
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC  
7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Copper

Basement, Utility Room Water Heater

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## Plumbing (Continued)

8. ☒ ☐ ☐ ☐ ☐ 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  
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC  
14. ☒ ☐ ☐ ☐ ☐ 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

1. ☒ ☐ ☐ ☐ ☐ Closet: Used for private toilet area  
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Cathedral Drywal ceilings Painted  
3. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Wallpaper and tile  
4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile  
5. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood  
6. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening hectagon  
7. ☒ ☐ ☐ ☐ ☐ 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  
11. ☐ ☒ ☐ ☐ ☐ 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  
16. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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## Bathroom (Continued)

### 2nd floor main Bathroom

17. ☐ ☒ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted  
18. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Wallpaper  
19. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile  
20. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood  
21. ☒ ☐ ☐ ☐ ☐ Windows:  
22. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans  
23. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood  
24. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl  
25. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a PVC trap  
26. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and ceramic tile surround  
27. ☒ ☐ ☐ ☐ ☐ Shower/Surround:  
28. ☐ ☒ ☐ ☐ ☐ Toilets: Sterling 1.6 gpf  
29. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation  
30. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan  
31. ☒ ☐ ☐ ☐ ☐

### Half bath off main hall Bathroom

32. ☐ ☒ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted  
33. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Wallpaper  
34. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
35. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood  
36. ☒ ☐ ☐ ☐ ☐ Windows:  
37. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans  
38. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Pedestal Sink  
39. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl  
40. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a PVC trap  
41. ☒ ☐ ☐ ☐ ☐ Tub/Surround:  
42. ☐ ☒ ☐ ☐ ☐ Shower/Surround: One piece fiberglass unit located in laundry area  
43. ☒ ☐ ☐ ☐ ☐ Toilets: Sterling 1.6 gpf  
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation  
45. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan  
46. ☒ ☐ ☐ ☐ ☐

### Basement Bathroom

47. ☐ ☒ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted  
48. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall  
49. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile  
50. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood  
51. ☒ ☐ ☐ ☐ ☐ Windows:  
52. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans  
53. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood  
54. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl  
55. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Price Fistner with chrome trap  
56. ☒ ☐ ☐ ☐ ☐ Shower/Surround: One piece fiberglass unit  
57. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler  
58. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation  
59. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan  
60. ☒ ☐ ☐ ☐ ☐

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## 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 component for any period of time. 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 component for any period of time, 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 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 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. 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.

A NP NI M D

### 1st Floor Kitchen

- |     |  |                                     |                          |                          |                          |  |
|-----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 1.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: General Electric Profile                       |
| 2.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: General Electric, part of microwave unit, self venting |
| 3.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: In-Sinkerator  |
| 4.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: General Electric Quiet Power                           |
| 5.  | Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No |                                     |                          |                          |                          |  |
| 6.  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trash Compactor:   |
| 7.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: General Electric Performance                         |
| 8.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: General Electric Spacemaker                             |
| 9.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Porcelain coated cast iron                                   |
| 10. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits/ ceiling fans    |
| 11. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Chrome  |
| 12. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops: Formica, Laminate                                    |
| 13. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Laminate and composite materials, Wood                   |
| 14. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pantry: Average size single unit                                   |
| 15. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywal ceilings Painted                                   |
| 16. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |
| 17. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood  |
| 18. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Multi panel hollow core wood                                |
| 19. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Casement vinyl clad Peachtree thermal insulated           |
| 20. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.

A NP NI M D

### Master Bedroom

- |    |                                     |                          |                          |                                     |                          |  |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Closet: Average size single unit with bi-pass doors  |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Cathedral Drywal ceilings Painted   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Painted drywall   |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Carpet  |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Doors: Multi panel hollow core wood Doors need trimming/adjustment   |
| 6. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Double hung vinyl clad Peachtree thermal insulated <b>Hard operation-needs improvements for ease of operation</b> |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle Southwest corner                  |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source: Air exchange ventilation  |



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## Bedroom (Continued)

9. ☒ ☐ ☐ ☐ ☐ **Smoke Detector:** Hard wired with battery back up and light / interconnected

### West (Green room) Bedroom

10. ☒ ☐ ☐ ☐ ☐ **Closet:** Average size single unit with bi-pass doors

11. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Drywal ceilings Painted

12. ☒ ☐ ☐ ☐ ☐ **Walls:** Painted drywall

13. ☒ ☐ ☐ ☐ ☐ **Floor:** Carpet

14. ☒ ☐ ☐ ☐ ☐ **Doors:** Multi panel hollow core wood

15. ☐ ☐ ☐ ☒ ☐ **Windows:** Double hung vinyl clad Peachtree thermal insulated **Hard operation-needs improvements for ease of operation**

16. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle East wall

17. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Air exchange ventilation

18. ☒ ☐ ☐ ☐ ☐ **Smoke Detector:** Hard wired with battery back up and light / interconnected

### Northeast (Stripe painted room) Bedroom

19. ☒ ☐ ☐ ☐ ☐ **Closet:** Average size single unit with bi-pass doors

20. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Drywal ceilings Painted

21. ☒ ☐ ☐ ☐ ☐ **Walls:** Painted drywall

22. ☒ ☐ ☐ ☐ ☐ **Floor:** Carpet

23. ☒ ☐ ☐ ☐ ☐ **Doors:** Multi panel hollow core wood

24. ☐ ☐ ☐ ☒ ☐ **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. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Air exchange ventilation

27. ☒ ☐ ☐ ☐ ☐ **Smoke Detector:** Hard wired with battery back up and light / interconnected

### East (Cream Beige room) Bedroom

28. ☒ ☐ ☐ ☐ ☐ **Closet:** Average size single unit with bi-pass doors

29. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Drywal ceilings Painted

30. ☒ ☐ ☐ ☐ ☐ **Walls:** Painted drywall

31. ☒ ☐ ☐ ☐ ☐ **Floor:** Carpet

32. ☒ ☐ ☐ ☐ ☐ **Doors:** Multi panel hollow core wood

33. ☐ ☐ ☐ ☒ ☐ **Windows:** Double hung vinyl clad Peachtree thermal insulated **Hard operation-needs improvements for ease of operation**

34. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC outlets and lighting circuits/ ceiling fans Switched wall receptacle West wall

35. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Air exchange ventilation

36. ☒ ☐ ☐ ☐ ☐ **Smoke Detector:** Hard wired with battery back up and light / interconnected

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## 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.

A NP NI M D

### Living Room Living Space

1. ☒ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
3. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☐ ☒ ☐ ☐ ☐ Doors:
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
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
9. ☐ ☒ ☐ ☐ ☐

### Library / Study / Den Living Space

10. ☒ ☐ ☐ ☐ ☐ Closet: Built in book shelves
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
12. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
14. ☒ ☐ ☐ ☐ ☐ Doors: French with glass
15. ☐ ☐ ☐ ☒ ☐ Windows: Double hung vinyl clad Peachtree thermal insulated Hard 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
18. ☐ ☒ ☐ ☐ ☐

### Dining Room Living Space

19. ☐ ☒ ☐ ☐ ☐ Closet:
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
21. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Wallpaper
22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
23. ☐ ☒ ☐ ☐ ☐ Doors:
24. ☐ ☐ ☐ ☒ ☐ 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
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
27. ☐ ☒ ☐ ☐ ☐

### Family Room, Dining Room Living Space

28. ☒ ☐ ☐ ☐ ☐ Closet: Average size single unit
29. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
30. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall
31. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
32. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood, Steel entry, French, Bi-pass
33. ☐ ☐ ☐ ☒ ☐ Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation No vent gas log fireplace unit included in this area

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## Living Space (Continued)

36. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up and light / interconnected
- Basement Family / Dining / Bedroom area Living Space
37. ☒ ☐ ☐ ☐ ☐ Closet: Super large utility storage area
38. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
39. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall
40. ☒ ☐ ☐ ☐ ☐ Floor: Carpet, Ceramic tile
41. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood
42. ☐ ☐ ☐ ☒ ☐ Windows: Double hung vinyl clad Peachtree thermal insulated Hard operation-needs improvements for ease of operation
43. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation Full use wood burning fireplace included



45. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up and light / interconnected

## Laundry Room/Area

This inspection does not include the testing of appliances. We only test to see that the proper hook ups and fixture are present. If appliances stay, you may want to verify there condition. Many laundry areas do not include a floor drain. You may want to invest in one for safety precautions. This inspection does not include the testing of appliances. We only test to see that the proper hook ups and fixtures are present. If appliances are included, you may want to verify there condition through your local appliance store. Many laundry areas do not include a floor drain. You may want to invest in one for safety precautions. This inspection does not include the testing of appliances. We only test to see that the proper hook ups and fixtures are present. If appliances are included, you may want to verify there condition through your local appliance store. Many laundry areas do not include a floor drain. You may want to invest in one for safety precautions.

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### 1st Floor Utility room Laundry Room/Area

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywal ceilings Painted
3. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Wallpaper
4. ☒ ☐ ☐ ☐ ☐ Floor: Linoleum
5. ☒ ☐ ☐ ☐ ☐ Doors: Multi panel hollow core wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Double hung vinyl clad Peachtree thermal insulated
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits/ ceiling fans
8. ☐ ☒ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up and light / interconnected
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
10. ☐ ☒ ☐ ☐ ☐ Laundry Tub: A one piece fiberglass shower unit is included in laundry area
11. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Multi-port
12. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC

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## Laundry Room/Area (Continued)

13. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Plastic flex, Rigid metal Needs cleaning



14. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

15. ☐ ☒ ☐ ☐ ☐ Floor Drain:



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## 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 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

#### Roof

Flashing:

Plumbing Vents:

Leader/Extension: Replace tile leader connector

Chimney Flashing: replace flashing into joint and re-caulk

#### Basement

Doors: Minor adjustments

Low

High

\$ 10

\$ 20

\$ 20

\$ 30

\$ 10

\$ 20

\$ 20

\$ 50

\$ 10

\$ 20

Repair Total

\$ 70

\$ 140

Replacement Total

Cost Estimate Total

\$ 70

\$ 140

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## 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