

K&I KENTUCKY INDIANA **INSPECTIONS**

THE PROFESSIONAL CHOICE

P.O. BOX 1

BORDEN, Indiana 47106

502-640-4005

License Number **KYHI2031- IN500084**

charlie@kiinspections.com



**Property Inspected :
125000 OUR HOME LANE
LOUISVILLE, KY 40000**

Date : 04/09/2007

"THE TEAM AT K&I WISH YOU ALL THE BEST IN YOUR HOME"

THE PROFESSIONAL CHOICE
 P.O. BOX 1
 BORDEN, Indiana 47106
 502-640-4005



Fax: --

License Number KYHI2031- IN500084

charlie@kiinspections.com

Property Inspected By: CHARLIE HUNTER

Inspected For: **HOMEOWNER, WILLIAM & MARY**

Inspection Date: **04/09/2007**

Start Time: 10:47 am

Property: 125000 OUR HOME LANE
 LOUISVILLE, KY 40000

Completion Time: 1:45 pm

Present During Inspection: Buyer

OUTSIDE CONDITIONS AT TIME OF INSPECTION

Temperature : 77 Degrees F

Dry, Clear

PROPERTY INFORMATION:

Single Family, Vacant

Age of :

Building - Actual 45 YEARS
 Roof - Estimated 19 YEARS
 Heating System - Actual 8
 Cooling System - Actual 8

Building Faces : Northeast

Size : 2,250 Square Feet

Levels : 2nd Floor

CHARACTERISTICS:

<u>Construction Material</u>	<u>Attic</u>	<u>Roof Style</u>	<u>Auto Storage</u>
Frame : 1st Floor, 2nd Floor	Scuttle	Gable	Attached

Roof Covering :

Composite Shingles

UTILITIES

Water Source : Municipal

Waste Destination : Sewer

Gas: Natural

Well Inspected : NA

Water Shut-Off Location : BASEMENT

Septic Tank Inspected? NA

Gas Line/Tank
Inspected ? NA

Electrical
Connection : Underground

Gas Shut-Off
Location : METER

Heating Type

Gas

Cooling Type

Central

Sanitary Disposal

Sewer



Summary:

While this summary page is intended to highlight the defects identified during the inspection, it does not represent a complete accounting of the findings. Please refer to the entire attached report for an accurate description of the condition of the described property, and related disclaimers pertaining to the investigation. **Walls Chimney :INTERNAL CHIMNEY NOT INSPECTED**

SUMMARY OF ITEMS OR SYSTEMS SUGGESTED FOR REPAIRS:

- 1. MAIN ELECTRIC PANEL HAS 2 WIRES ENTERING 1 BREAKER (DOUBLE TAP) RECOMMEND REPAIRS BY LICENSED ELECTRICIAN.**
- 2. FURNACE FLAME PATTERN IS RED AND WHITE TIPPED AND BURNER CHAMBER IS DIRTY. RECOMMEND CLEANING AND EVALUATION BY LICENSED HVAC CONTRACTOR.**
- 3. ROOF HAS 2 LAYERS OF SHINGLES AND THERE IS EVIDENCE OF WATER INTRUSION IN THE INTERIOR CEILING. RECOMMEND LICENSED ROOFER EVALUATE FOR REPAIRS OR REPLACEMENT**

ITEMS OF SYSTEMS TO MONITOR:

- 1. DRAIN LINES ARE CAST IRON. THERE ARE NO LEAKS AT THIS TIME, HOWEVER THE AVERAGE LIFE OF CAST IRON IS 40/45 YEARS. ADVISE MONITORING FOR LEAKS AND REPLACEMENT AS NEEDED.**

Disclaimer:

This inspection and report are designed to conform to the standard Real Estate contract requirements and may not include an inspection of cosmetic or aesthetic items. The inspection will be performed only on readily accessible components of the home. This includes general

systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair.

The inspection is performed in compliance with accepted standards of practice and performance and conforms to or exceeds the standards established by the American Society of Home Inspectors (ASHI) and the National Association of Property Inspectors (NAPI). The report includes all of the following items that apply:

Grounds (fences & gates, porches, decks, and patios)

Exterior Walls (trim, doors, chimney, windows, garage and foundation)

Roof (roof structure, gutters)

Attic

Plumbing system (supply, waste lines, water heaters)

Heating Systems

Cooling Systems

Electrical (main panel, sub panel) Wiring, Fixtures

Interior (doors, baths, basement, windows, walls, ceilings, floors, stairs and fireplace)

Kitchen and Laundry

The inspection is limited to visual observations of apparent conditions existing at the time of the inspection. When necessary and appropriate the inspector will perform simple mechanical tests to determine whether or not a system or appliance is in good working order.

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer and / or the customer's agent or delegate. If the inspector recommends consulting other specialized experts, any such consultation shall be at the customer's sole discretion and expense.

The inspection of Septic Tanks and Natural gas or Propane tanks and lines should be done by qualified persons, trained specifically for these items. Unless otherwise noted, the inspector makes no representation as to such specialty training. Findings reported here are based solely on a visual inspection. When evaluating the safety aspect of these critical systems, a trained, qualified technician should be employed.

This inspection and report is not an expressed or implied warranty of any items inspected. Deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area with less than 24 inches clearance or ATTIC entrances higher than 10 feet.

This inspection is not a substitute to replace any real property disclosure statements required by law; nor does it substitute or replace any disclosure obligation of the customer.

The inspector has no present or contemplated future interest in the property described and covered by this inspection report.

The inspector will not report on cosmetic/aesthetic defects which includes but is not limited to the following: foggy window panes, scratches, small holes, defective carpet, typical minor cracks

found in concrete, stucco, CB construction and asphalt, painting requirements when structural damage is not imminent, and other minor defects which have no bearing on the structural integrity of the property.

When an asterisk (" * ") appears in the report, this indicates a licensed contractor for that area may be required.

General Notes:

It is not the scope of this inspection to determine compliance to code or local ordinance. The inspector is not required to enter any area having less than 24-inch clearance in any area, which would endanger the inspector or cause harm to the structure. It is not the scope of this inspection to determine the presence of radon or any other harmful substance unless otherwise stated for a specific substance.

Code of Ethics

1. The inspector will express an opinion only when it is based on practical experience and honest conviction.
2. The inspector will always act in good faith toward each client.
3. The inspector will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The inspector will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The inspector will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the inspector is responsible.
6. The inspector will promptly disclose to his or her client any interest in a business, which may affect the client. The inspector will not allow an interest in any business to affect the quality of the results of their inspection work, which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession.

GROUNDS

Driveway:

Composition : None, Concrete

Findings : **Functional at time of inspection**
Common Cracks(COSMETIC)

Sidewalk:

Composition : Concrete

Findings : **Functional at time of inspection**
Surface raised/settled

Retaining Wall:

Composition : None, BRICK

Findings : Damage/deterioration/displacement

Grading

Grading : Flat

Findings : **No significant findings**

Fence/Gate:

Composition : Chain Link
Findings : **No significant findings**

Patio:

Roof : No
Part of Main Roof : No
Floor : Concrete
Roof Covering :
Location : REAR
Findings : **No significant findings**

Deck:

Roof : No
Part of Main Roof : No
Floor : Wood
Roof Covering :
Location : (R) Rear
Findings : Flashing not visible

Note: It is beyond the scope of this inspection to include site stability information or geological conditions. USFT (underground fuel storage tank) location determination is beyond the scope of this inspection. The inspector cannot determine the future stability of wood decks, patios or balconies. The current general condition is observed and reported without regard to current age or expected life. Subterranean drains are not evaluated. The inspector shall inspect the exterior wall covering, flashing and trim, all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings, walkways, patios, and driveways leading to dwelling entrances, the eaves, soffits, and fascias where accessible from the ground level, as well as the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. The inspector will also describe the exterior wall covering.

EXTERIOR**Exterior :**

Exterior Walls : Brick Veneer
Findings : **No significant findings**

Trim:

Exterior Trim : Aluminium
Findings : **No significant findings**

Stairs:

Stairs : Concrete
Location : Front
Findings :

REAR ENTRY:

Stairs :
Location :
Findings :

Chimney:

Chimney : Brick
Findings : **EVIDENCE OF SCALING**
INTERNAL CHIMNEY NOT INSPECTED

FRONT ENTRY:

Findings : **No significant findings**

REAR ENTRY:

Findings : **No significant findings**

DECK ENTRY:

Findings : **EVIDENCE OF MOISTURE DAMAGE AT HIGH SIDE OF FRAME**

WINDOWS:

Findings : **No significant findings**
DOUBLE PAIN INSULATED

Garage:

Findings : **Functional at time of inspection**

Note: Most slabs experience some degree of cracking as a result of shrinkage during the drying process. Most all cracks in the slabs, unless severe, are not visible or noticeable due to the floor covering. Floor coverings are not removed for this inspection. The inspector does not determine the effectiveness of any device or system installed to remove hazardous substances. No engineering calculations are performed during this inspection. The inspector shall inspect the structural foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist., and describe the foundation and report the methods used to inspect the under-floor crawl space, the floor structure, the wall structure, the ceiling structure, the roof structure and report the methods used to inspect the attic.

Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.



CONCRETE SUPPORTS IN CRAWL SPACE



MOISTURE DAMAGE TO WOOD TRIM AT DECK DOOR



BRICK SCALEING ON REAR CHIMNEY

ROOF

Roof:

Roof Covering : Comp Shingle

All Type:

Findings :

Composition :

Findings : **More than two layers of composition shingles installed**

Gutters :

Findings : **No significant findings**

Note: Clay tiles, concrete tile and slate tile roofs are often not walked to avoid damage. Not all tiles can be checked for proper attachment. The report is an opinion of the general condition and general quality of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject for future leakage. The inspector cannot offer an opinion of current leakage unless leakage occurs and is visible at the time of the inspection. Gutters and subsurface drains are not water tested for leakage or blockage. Ongoing maintenance of roof drain systems is required to avoid water problems at the roof and foundation. Damage to roofs can occur when tenting a home for fumigation. Recommend inspection for damage after the fumigation (tenting) is completed. It is beyond the scope of this inspection to determine the presence of asbestos or other hazardous materials not specified. In the event the inspector notes "asbestos-like" material this is not a specific declaration of the presence of asbestos.

The inspector shall inspect the roof covering, the roof drainage systems, the flashings, and skylights, chimneys, and roof penetrations, and describe the roof covering and the methods used to inspect the roof.



EVIDENCE OF ROLL ROOFING BEYOND
DESIGN LIFE

ATTIC**Attic:**

Insulated : Yes

Estimated Average "R" Value : 30

Insulated Depth : 8"+

Insulated Type : Blown

Findings : ***Insulation coverage depth is too varied**

Note: Attic spaces will not be entered with openings less than 24". Inspection of attic includes a visible inspection from an available opening and an assessment of the type, amount, and condition of insulation, as well as the structural condition of trusses, roof decking and other roof supports.

Inspection also notes any appearance or evidence of moisture as well as their cause or location. Inspector cannot determine the existence of issues in areas that cannot be seen or examined from the areas that can be reached without damage to the dwelling.



ELECTRIC JUNCTION BOX WITH NO COVER



ATTIC INSULATION DEPTH TO VARRIED

PLUMBING SYSTEMS

MainSupply : Copper

Distribution : PVC,Copper

Supply Line:

Findings : **No significant findings**

Laundry:

Findings : **No significant findings**

FAUCETS NOT TESTED APPLIANCE NOT PRESENT

Waste Line:

Composition : PVC

Findings : **No significant findings**

Note: Underground and wall hidden pipes cannot be judged for sizing, leaks, and corrosion or other damage / problems. Water quality testing and testing for hazardous material is not performed during this inspection. Sizing of pipes and adequacy determinations are not performed. Some polybutylene plastic piping supply systems have documented problems. Some ABS plastic drain systems have documented problems. Contact the polybutylene / ABS manufacturer or a plumbing expert for details regarding these problems. Underground pipes for sprinkler systems are not tested. Supply water pressure exceeding 80 psi can cause damage to fixtures and may result in leaks. Underground fuel supply lines and fuel tanks cannot be inspected nor judged. Fuel pipes inside walls concealed from view cannot be judged. The inspector does not determine sizing or adequacy of fuel lines.

The inspector is not required to do the following:

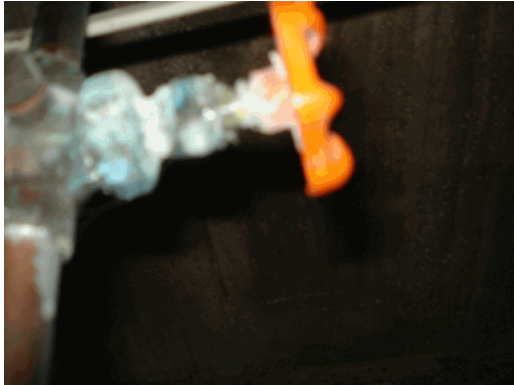
Operate a main shut-off valve. Inspect any system that has been shut down and secured. Inspect any components that are not readily accessible or visible. Inspect any exterior plumbing components such as private sewer systems, water wells, pressure tanks, sprinkler systems, spas, or swimming pools unless specifically contracted to do so by the customer. Inspect fire sprinkler systems. Inspect or operate drain pumps or waste ejector pumps. Inspect the quality / potability of water. Inspect water conditioning such as water softeners or water filters. Determine the effectiveness of anti-siphoning devices. Determine proper sizing, design or use of proper materials in the system.

Water Heaters:

The inspector does not provide an estimate of remaining life of water heaters. Solar heating system heating elements are not inspected. The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. A carbon monoxide test will be performed only for operational fuel burning systems. The water heater pressure relief valve is not tested. Manually opening this valve may result in leaking. The water heater shut-off valve, if present, is not operated. The inspector will not remove an insulation blanket to gain access to a water heater.

The inspector shall inspect the interior water supply and distribution systems including all fixtures and faucets, the drain, waste and vent systems including all fixtures, the water heating equipment, the vent systems , flues,

and chimneys, the fuel storage and fuel distribution systems, the drainage sumps, sump pumps, and related piping, and describe the water supply, drain, waste, and vent piping materials, the water heating equipment including the energy source, and the location of main water and main fuel shut-off valves.



WATER VALVE IN CRAWL SPACE LEAKING



RUSTED LEAKING WATER PIPE AT WATER HEATER

HEATING SYSTEMS

Heating:

Manufacturer : TRANE

Approx Age : 8

Types of Heating Units : Forced Air, Gas

Location : Basement

Forced Air :

ForcedAir/Oil/Gas/Electric/HeatPump : 115 F

Findings : * **Recommend /servicing/cleaning**

Note: The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. A carbon monoxide test will be performed for operational fuel burning systems. It is recommended all homes having a fuel burning system should have a carbon monoxide detector installed. The inspector cannot thoroughly inspect many heat exchangers. Inspections to determine cracks or holes can only be done by dismantling or other technical procedures. This is beyond the scope of the inspection. In some furnaces, due to the design, a thorough inspection is practically impossible. The inspector does not inspect furnace safety devices. Asbestos materials are commonly used in heating systems. It is beyond the scope of this inspection to determine the presence of asbestos. This is usually performed in the laboratory.

The inspector does not determine the efficiency or adequacy of the heating system. The inspector does not dismantle any equipment, controls or gauges. Accessories such as humidifiers, air purifiers, motorized dampers and heat reclaimers are not inspected.

The inspector will inspect wood burning heating systems only if that is the only source of heat. Solar heating systems are not inspected. Radiant systems and steam systems, which are not fired, are not inspected. Thermostats are not tested for calibration or time functions. Determining the adequacy of the system; the efficiency of the system; or the effectiveness of the distribution through the house is beyond the scope of this inspection.

Fuel oil, gas, and electric self-contained space heaters are not inspected. However, if an operating fuel oil / gas unit is present the inspector may at his / her discretion test for carbon monoxide and discuss safety issues with the customer. Any safety issues or lack of safety issues regarding space heaters is beyond the scope of this inspection. Humidifiers, dehumidifiers and electronic air cleaners / filtration units are beyond the scope of this inspection.

Capacity: The capacity of a fossil fuel heating unit is in Btu per hour (Btu / hr.). The capacity of an electric

heating unit is in kilowatts per hour (kW /hr). 1 kW = 1000 watts = 3413 Btu / hr
The temperature measured at the output for forced air systems should be as follows:
ELECTRIC FORCED AIR HEAT = 85 - 105 degrees F
FUEL FORCED AIR HEAT = 105 - 145 degrees F
HEAT PUMP FORCED AIR HEAT = 80 - 90 degrees F



RUST ON DUCT WORK CAUSED BY
LEAKING AC COIL.

COOLING SYSTEMS

Cooling:

Manufacturer : TRANE

Approx Age : 8

Tonnage : 2.5

TD Measurement : 17 F

Type : Central

Location : EXTERIOR LEFT SIDE

Capacity(btu) : 30,000

Air Distribution : Metal Duct

General :

Findings : **Functional at time of inspection**

Air Distribution

Findings : **Functional at time of inspection**

Note: No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 60 degrees (F).

Window or wall mounted and gas fired units are not inspected. Due to variations in the type of materials and construction methods the adequacy of the cooling system for this home is not determined specifically by the inspector, however the typical home requires one (1) ton (12,000 Btu) per 600 square feet. The inspector observes and reports when rust (oxidation) covers more than 25% of a component of the air conditioning system. This is done to inform the customer of potential problems, which may be caused by the deterioration. When this is reported, the customer should consider having an air conditioner specialist review the unit thoroughly. The TD measurement is the TEMPERATURE DIFFERENTIAL measurement between the input and output air. The usual range for normal operation is 14 to 22 degrees (F).

Pressure checks of system coolant and system coolant leaks are not checked. The inspector does not check the electric draw (current) or the system.

COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE)

The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are

conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

The inspector shall inspect central and through-wall cooling equipment, and describe the energy source and the cooling method by its distinguishing characteristics.

ELECTRICAL MAIN

Input Services:

Access : Overhead

Findings : **Functional at time of inspection**

Main Panel :

Manufacturer : SQUARE D

Condition : AVERAGE

Service : 240VAC

Main Panel Distribution : Number of 120V circuits: 25, Number of 240V circuits: 4

Is 3 Phase Present? : No

Location : Basement

Type : Circuit Breakers

Main Breaker/Fuse AMP Capacity (in Amps) : 200

Main Panel Capacity (in Amps) : 200

Inspection:

Findings : *** Two wires connected to one breaker in panel**

Aluminum wiring in distribution wiring

Disconnect Box:

Manufacturer : MIDWEST

Condition : ADVERAGE

Breaker AMP Capacity : 40

Location : A/C Unit

Findings : **Functional at time of inspection**

Wiring:

Findings : **Functional at time of inspection**

NON METALIC SEATHED CABLE

Box cover missing at: : Attic

Note: The inspector will not determine the adequacy of the electrical service for servicing the home. Six or fewer breakers may not require a main breaker. This could indicate minimum electrical capacity. A GFCI (ground fault circuit interrupter) is used for protection in wet areas (bath, kitchen, laundry, wet bar, etc.). These are safety devices. These may not be present in older homes. It is recommended this be upgraded, if not present. The inspector will not:

Determine the compliance to municipal or NEC electrical code. Dismantle any electrical device or control other than to gain access to visibly inspect electrical components.

Insert any tool, probe or testing device into the main or sub panels.

Activate electrical systems or branch circuits, which are not energized.

Operate overload protection devices.

Inspect any electrical equipment, which is not in a readily accessible area, or move furniture, stored items or appliances to inspect panels, wiring or connections.

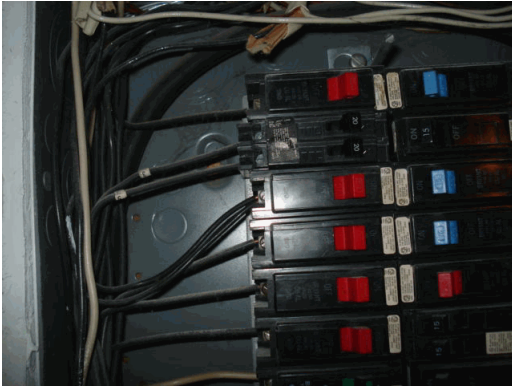
Remove switch or outlet cover plates.

Trace wiring origins or destinations.

Inspect ancillary systems such as wiring for telephones, audio / video systems, landscape lighting, intercom wiring and burglar alarm / security system wiring.

The inspector shall inspect the service drop, the service entrance conductors, cables, and raceways, the service equipment and main disconnects, the service grounding, the interior components of service panels and sub panels, the conductors, the over current protection devices, a representative number of installed lighting fixtures, switches, and receptacles, and the ground fault circuit interrupters.

The inspector shall describe the amperage and voltage rating of the service, the location of main disconnect(s) and sub panels, the wiring methods used in the dwelling and report on the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors.



DOUBLE TAP IN MAIN PANEL

INTERIOR

INTERIOR PASSAGE DOORS:Findings : **Functional at time of inspection****CLOSET DOORS:**Findings : **Functional at time of inspection****GARAGE PASSAGE DOOR:**Findings : **Functional at time of inspection**

FIREWALL

Windows:Findings : **Functional at time of inspection****Floors:**Findings : **Functional at time of inspection****Walls:**Findings : **Functional at time of inspection****Ceilings:**Findings : **Functional at time of inspection****Stairs:**Findings : **Functional at time of inspection****Fireplace:**Findings : **Functional at time of inspection***** Internal chimney not inspected**

MASTER BATH

GFI Outlets(s) Operational : Yes

Sink:Findings : **Functional at time of inspection****Tub:**

Hydro Therapy? : Yes

Findings : **Functional at time of inspection**

Toilet:Findings : **Tank seal leaks****Ventilation:**Findings : **Functional at time of inspection****Shower:**Findings : **Functional at time of inspection****Appearance:**Findings : **Functional at time of inspection****BATH****BASEMENT BATH :**

Functional at time of inspection

GFI Outlets(s) Operational : Yes

HALF BATH :

Functional at time of inspection

Note: The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

The inspector shall inspect the walls, ceilings, and floors, the steps, stairways, and railings, the countertops and a representative number of installed cabinets a representative number of doors and windows, garage doors and garage door operators.

EVIDENCE OF WATER INTRUSION IN
CEILINGSEVIDENCE OF WATER INTRUSION IN
BASEMENT WALL

EVIDENCE OF MOISTURE & ROT IN SUB

FLOOR

KITCHEN AND LAUNDRY

Oven:

Manufacturer : G/E

Condition : AVERAGE

Findings : **Functional at time of inspection****Dish Washer:**

Manufacturer : KITCHEN AID

Condition : DEFECTIVE

Findings : **Signs of leaks around dishwasher****Sink:**

Manufacturer : STAINLESS STEEL

Condition : AVERAGE

Findings :

Note: The inspector does not test washing machines and dryers other than for functional operation. The adequacy of the washer to wash clothes or the dryer to dry clothes is not tested. The condition of walls behind these units or floors under these units is not determined since the units are not moved during this inspection. Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection. The inspector will not move appliances. The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate programmable feature of devices