



AMERISPEC[®] INSPECTION SERVICES

AmeriSpec Inspection Services

Bardstown, KY 40004

502-403-7995

KY LIC#2419875

IN LIC#HI02100063

ASHI Certified #266590

Doc #:	82223	Inspector:	Todd Newman
Date:	8/22/2023		
Dwelling Address:	433 S 5th Street Office Building Louisville KY 40202		
Client Name:	Archdiocese of Louisville		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

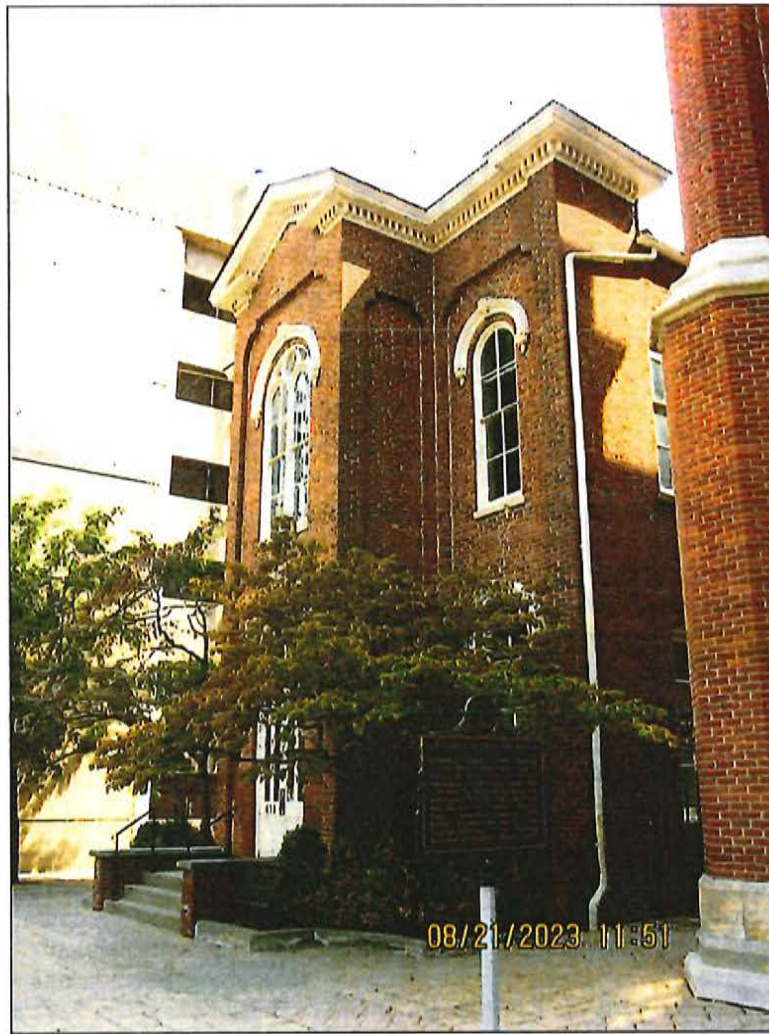


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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

INSPECTED (I) = Visually observed the item, component or unit.

Not Applicable (N/A) = The item(s) do not apply to this property.

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'.

OCCUPIED BUILDING DISCLAIMER: Building is currently occupied, being actively lived in, or has staged furniture. This is a limited visual inspection due to items such as personal storage, rugs, paintings, pictures, furniture, appliances, filled closets, covered/blocked windows, basements, crawlspaces, garages and attic access that can limit our visual access. This accounts for items blocking walls, floors and ceilings which has created a limited visual inspection of these areas. Per our Standards of Practice and Agreement, it is not a requirement for the inspector to move furniture, personal belongings or storage to view these concealed areas. There also may be safety related issues as to why certain areas can't be inspected where there is a chance of injury to the inspector. We advise our client to consult with the sellers for further information about these hidden and inaccessible areas that can not be seen unless items are moved. We are also not responsible for a seller's act in which they intentionally hide damages to prevent our inspection of affected areas.

EXCLUSIONS: A system or component is not readily accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to persons or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are not required to report on or engage in any practice or act that is not included or that is specifically excluded in the inspection guidelines unless otherwise agreed to in writing signed by the parties. We are not required to inspect anything identified in the inspection guidelines as limitations or exclusions specific to the systems and components inspected. The list of the following specific exclusions is not an exhaustive list; see the inspection guidelines for additional exclusions and limitations. We are NOT required to determine the following: remaining life of any system or component, the causes of any condition or deficiency, methods and costs of corrections, suitability of the property for a specialized use, market value or marketability, advisability of purchase of the property, the presence of pests such as wood damaging organisms (including termites), rodents or insect, rot/decay, fungus, including mold and mildew, decorative items, underground items, breached vacuum seals in insulated glass, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances, enter hazardous areas, or perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certification in your jurisdiction (unless the inspector holds a valid license or certification and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment), outbuildings (other than garage or carport), sprinkler systems, private and community waste disposal systems, telephones, cable television, intercoms, security-systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceiling or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine window treatment (such as blinds or draperies). We are not required to determine non-compliance with manufacturer's specifications or applicable regulatory requirements, including (but not limited to) building code compliance. Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of

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rain. It is thus impossible to observe water/moisture, leaks, seepage and drainage problems unless the inspection is conducted during or immediately after a rain sufficient to reveal such problems.

It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component.

DRYWALL MANUFACTURED IN CHINA EXCLUSION: AmeriSpec is not responsible for testing, discovering or reporting drywall that was manufactured in China. Furthermore, AmeriSpec is not responsible for any damages that arise from or related to drywall manufactured in China. Drywall manufactured in China was shipped to the United States between 2004-2008. If your home was constructed or repaired during this time period, AmeriSpec recommends that further testing is conducted to determine the presence of drywall manufactured in China.

MOLD EXCLUSION: AmeriSpec is not responsible for discovering or reporting on the presence or absence of mold or mildew. Furthermore, AmeriSpec is not responsible for any damages that arise from or related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which AmeriSpec is required to report as set forth in this agreement.

ADDITIONAL SERVICES: We may be able to perform any one or more of the Ancillary Services listed in this agreement. The availability of the Ancillary Services varies depending on location. You should confirm availability prior to execution of this Agreement. Unless you request Ancillary Services by checking the appropriate line beside the desired service and we agree to perform the Ancillary Service by executing this agreement, this agreement is for the general home inspection only and does not include the other delineated Ancillary Services, including but not limited to the following: carbon monoxide test, radon gas test, water analysis, on-site waste disposal system inspection, basic energy assessment, wood destroying insects (or organisms) inspection, pool & spa inspection, or invasive testing of EIFS, Exterior Insulation & Finishing Systems (also known as artificial or synthetic stucco) to determine the existence of moisture and damage relates thereto.

GENERAL CONDITIONS

Type of building:

Church/Commercial

In Attendance:

Client

Approximate age of building:

Over 100 Years

Temperature:

90 degrees (F)

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Start Time:

Start Time: 9:30 AM

Finish Time:

Finish Time: 3:00 PM

Occupied?:

Occupied

Exclusions:

Exclusions

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Exterior Wall Cladding:

Brick Veneer

Windows and Frames:

Single-hung

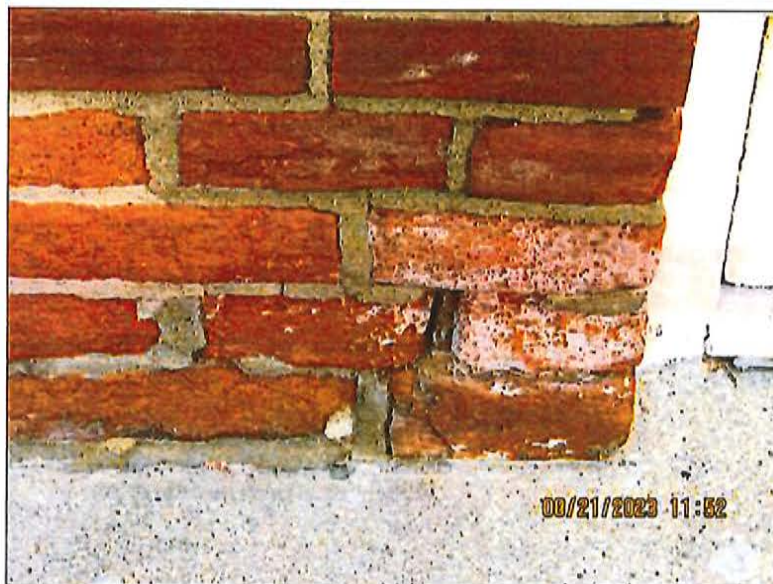
Casement

Items

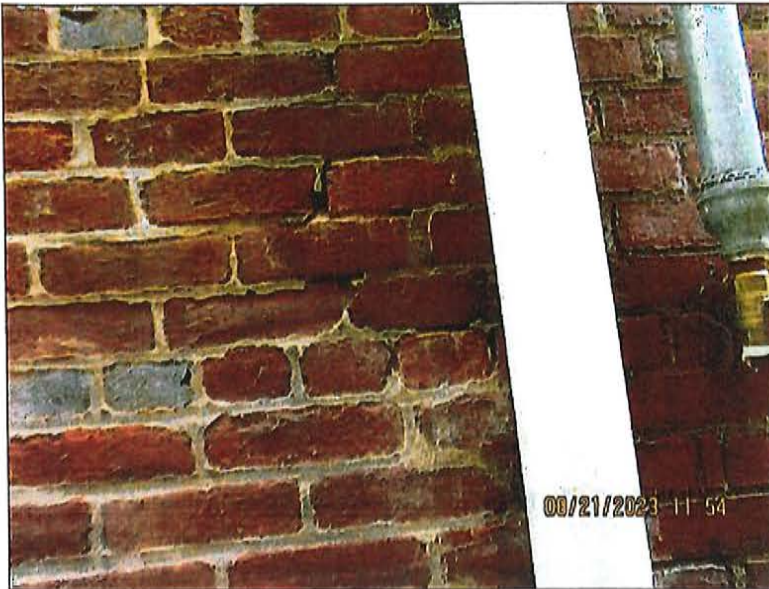
1.0 Exterior Wall Cladding

Comments: Repair or Replace

Cracked brick and mortar joints observed at front and right side of building. We recommend professionally repairing the affected area to reduce the potential for water infiltration into the home and further displacement.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Trim, Eaves, Soffits and Fascias**Comments:** Repair or Replace**Peeling paint observed at various locations; suggest scraping and painting as necessary as part of normal maintenance.**

1.1 Item 1(Picture)

1.2 Windows & Frames**Comments:** Inspected**1.4 Doors (Exterior)****Comments:** Inspected**1.5 Electrical (exterior)****Comments:** Inspected**1.6 Exterior Water Faucets****Comments:** Inspected

1.7 Walkways**Comments:** Inspected**1.8 Driveways & Parking****Comments:** Inspected**1.9 Fences, Walls and Gates****Comments:** Inspected**1.10 Lot Grade and Drainage****Comments:** Inspected**1.11 Gas Meter****Comments:** Inspected**1.12 Stairs and Steps****Comments:** Inspected**1.15 Porch****Comments:** Inspected

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation can cause issues over time. Skylights and Chimneys are vulnerable to leaking and we recommend sealing and checking flashing of these areas by a roofer before closing.

Styles & Materials

Method Used to Inspect Roof:

Ground
Binoculars

Roof Material Type:

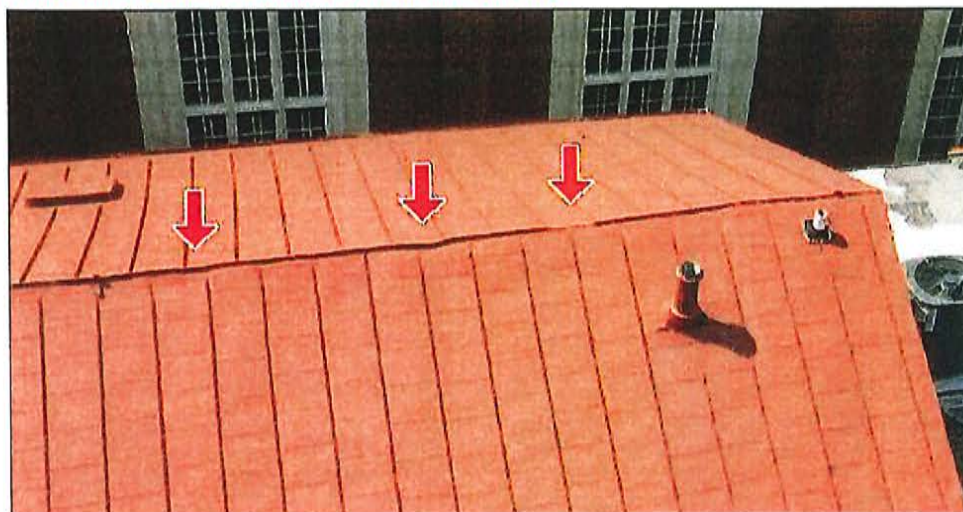
Metal
Rubber Membrane
Tar and Gravel

Items

2.0 Roof Conditions

Comments: Repair or Replace

Damaged ridge observed. This may be more of a cosmetic concern, or possibly be a water entry issue. Recommend review and repairs as needed by a licensed roofer.



2.0 Item 1(Picture)

2.1 Roof Penetrations and Exposed Flashings

Comments: Inspected

2.2 Roof Drainage Systems (Gutters/Downspouts)

Comments: Repair or Replace

Damage observed at front. Recommend review for repair or replacement as necessary.



2.2 Item 1(Picture)

5. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:

Slab on Grade

Items

5.0 Slab

Comments: Inspected

- Buildings built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

7. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Items

7.0 Floors

Comments: Inspected

7.1 Walls

Comments: Inspected

7.2 Ceiling

Comments: Inspected

7.3 Doors

Comments: Inspected

7.4 Closets

Comments: Inspected

7.5 Windows

Comments: Inspected

7.6 Heat / Cooling Source

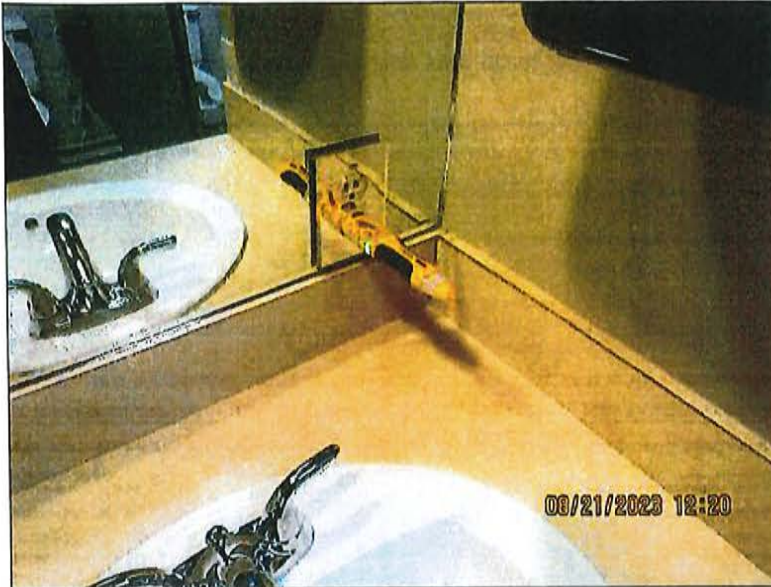
Comments: Inspected

7.7 Receptacles, Switches and Fixtures

Comments: Repair or Replace

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A Ground Fault Circuit Interrupter (GFCI) is not present in the mens and women's bathrooms at first floor. Suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



7.7 Item 1(Picture)

7.8 Exhaust Fan(s)

Comments: Inspected

7.9 Bath Tub

Comments: Inspected

7.10 Shower

Comments: Inspected

7.11 Sinks

Comments: Inspected

7.12 Toilet

Comments: Inspected

7.13 Counters and Cabinets

Comments: Inspected

8. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Items

8.0 Floors

Comments: Inspected

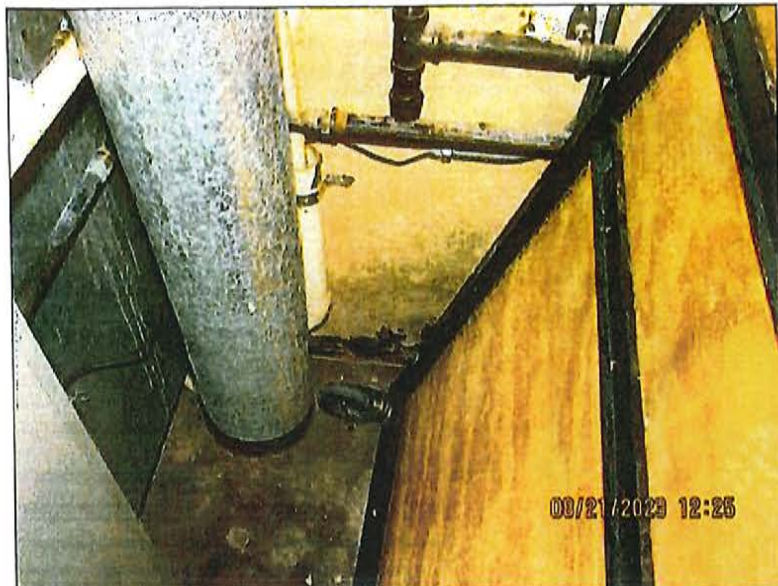
8.1 Walls

Comments: Repair or Replace

Stains, discoloration, growth and/or evidence of moisture observed in the HVAC closet on first floor. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is strongly recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home. AmeriSpec does offer mold and air quality testing services if client would like additional information.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 Ceilings**Comments:** Repair or Replace

Due to recent dry conditions the inspector is unable to determine if stains are active or passive in the storage room. This also may be from condensation from ductwork above. Recommend review and repairs as needed by a qualified contractor.



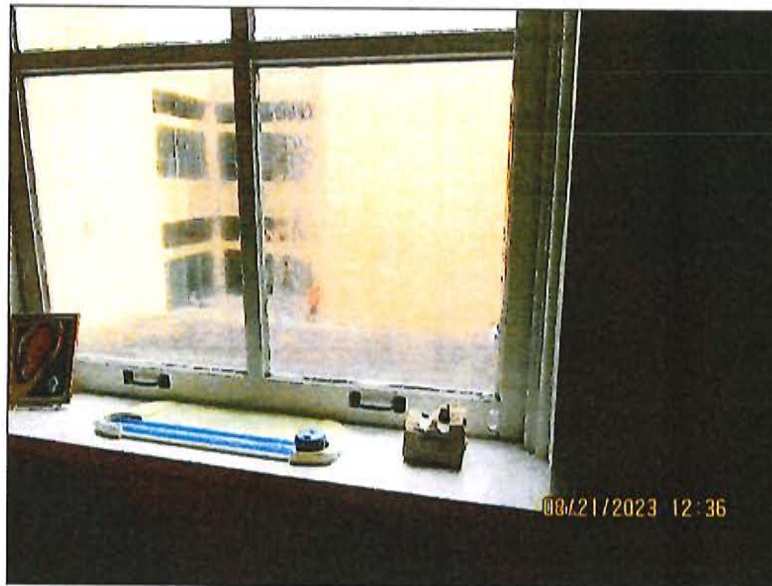
8.2 Item 1(Picture)

8.3 Doors (representative number)**Comments:** Inspected**8.4 Closet Interiors/Doors (representative number)****Comments:** Inspected**8.5 Windows (representative number)****Comments:** Repair or Replace

(1) Fog and condensation was noted in the double glazed insulated window panes in the entry way and rear second floor window. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

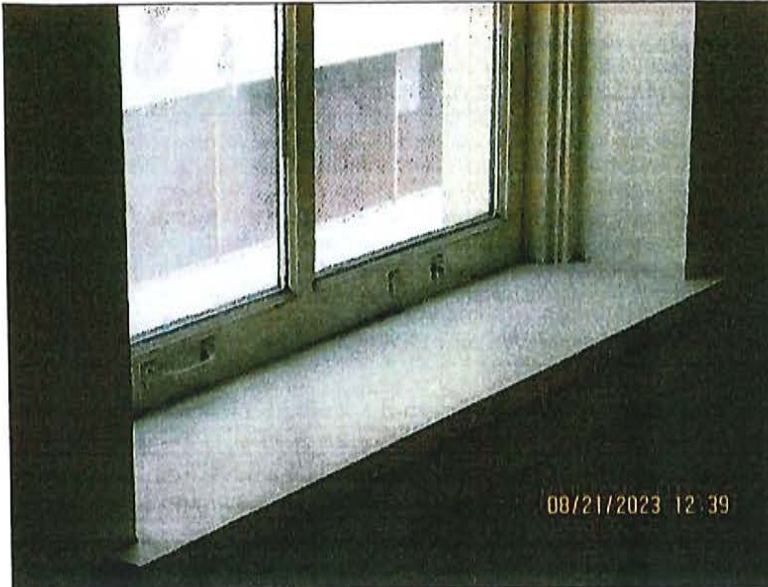


8.5 Item 1(Picture)



8.5 Item 2(Picture)

(2) Windows in various rooms of the building were difficult to operate. This may be from the lack of use over time or other issues. We recommend having all windows reviewed by a window specialist for proper operation and safety.



8.5 Item 3(Picture)

8.6 Heat / Cooling Source

Comments: Inspected

8.7 Receptacles, Switches and Fixtures

Comments: Inspected

8.8 Sinks

Comments: Repair or Replace

Faucet leaks at break room on first floor. Recommend review by Licensed/Qualified plumber for repair or replacement as necessary.



8.8 Item 1(Picture)

8.10 Stairways

Comments: Inspected

10. Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Before closing we recommend a full maintenance check of the HVAC systems (furnace & air conditioner) for proper operation by a licensed HVAC contractor.

Styles & Materials

Number of Heating Systems:	Heating Unit Location(s):	Heating System Type(s):
Multiple	Roof Mounted	Gas Forced Air Furnace
	Various locations	
Energy Source:	Heating System Brand:	
Natural Gas	VARIOUS	

Items

10.0 Heating Equipment Condition

Comments: Comment

System at roof was not accessible for inspection. Other systems were inspected in closets that were accessible.

10.1 Energy Source

Comments: Inspected

10.2 Exhaust Venting

Comments: Inspected

10.3 Thermostat

Comments: Inspected

10.4 Air Filters

Comments: Inspected

10.5 Distribution / Ducting Systems

Comments: Inspected

10.6 Automatic Safety Controls

Comments: Inspected

11. Water Heating Systems

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace. Before closing we recommend a full maintenance check of the system by a licensed plumber.

Styles & Materials

Number of Water Heating Systems:

Multiple Systems

Water Heater Location(s):

Closet

Water Heater Design Type/Source:

Electric

Water Heater Brand:

VARIOUS

Items

11.0 Water Heater Condition

Comments: Inspected

11.1 Supply Lines

Comments: Inspected

11.2 Energy Source

Comments: Inspected

11.4 Temperature / Pressure Release Valve

Comments: Inspected

11.6 Hot Water Temperature

Comments: Inspected

12. Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

Number of AC Systems:	AC Unit Location(s):	Cooling Equipment Type(s):
Multiple	Exterior	Split Air Conditioning System
	Roof System	
Cooling Equipment Energy Source:	Air Conditioner Brand:	
Electricity	VARIOUS	

Items

12.0 Cooling and Air Handler Equipment Condition

Comments: Inspected

12.1 Temperature Difference Measurements

Comments: Inspected

12.2 Energy Source

Comments: Inspected

12.3 Thermostat

Comments: Inspected

12.4 Air Filters

Comments: Inspected

12.5 Distribution / Ducting Systems

Comments: Inspected

13. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Styles & Materials

Plumbing Water Distribution (Inside home):

Plastic, PEX, CVPC
Copper

Plumbing Waste & Vent Pipes:

Plastic

Water Shut Off Location:

Water Heater Area

Main Fuel Shut Off Location:

Exterior

Items

13.0 Plumbing Water Supply System

Comments: Inspected

13.1 Drain Waste and Vent Systems

Comments: Inspected

13.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Comments: Inspected

13.3 Plumbing Comments Tree & Septic

Comments: Inspected

At the time of inspection plumbing appeared to be draining correctly, although it is not a guarantee of future reliability. For advanced examination of plumbing that is not visually accessible, we recommended that before closing a licensed plumber or septic contractor camera scope the main drain lines to look for possible damage that could cause sewer back up issues into the home if client wishes further evaluation.

14. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Styles & Materials

Service Amperage:	Main Electrical Panel Location:	Sub-Panel Location(s):
Multiple, varying AMP services	Each floor	Each Floor
Equipment Grounding Present:	Electrical Main Service:	Panel Type:
Yes	Underground	Breakers
Branch Wiring Type:	Wiring Methods:	AFCI Reset Location(s):
Copper	Non Metallic Sheathed Cable (Romex)	Main Electrical Panel
Electric Panel Manufacturer:		
VARIOUS		

Items

14.0 Electrical Main Service

Comments: Inspected

14.1 Equipment Grounding

Comments: Inspected

14.2 Main Electrical Panel Condition

Comments: Inspected

No representations are made concerning the amperage and/or voltage capacity. We recommend contacting the electric company or an electrician to determine the exact service capacity especially if this is a factor in your offer to purchase the property.

14.3 Electrical Sub Panel Condition

Comments: Inspected

14.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

14.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Inspected

14.6 Smoke Alarms

Comments: Not Operated

Not tested due to occupants in building and causing noise issues.

14.7 Carbon Monoxide Alarms

Comments: Repair or Replace

Recommend full review and having these installed if smoke detectors do not have this feature.

AmeriSpec Inspection Services

15. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Styles & Materials

Method Used to Inspect Attic:

Inaccessible

Attic Access Type:

None

Items**15.0 Attic Access**

Comments: Comment

- Attic does not have access and is totally enclosed per maintenance staff information. Unable to inspect further interior.

15.1 Attic Framing

Comments: Not Inspected

15.2 Attic Sheathing

Comments: Not Inspected

15.3 Attic Insulation

Comments: Not Inspected

15.4 Attic Ventilation

Comments: Not Inspected

15.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Inspected

15.6 Electrical Wiring, Switches and Fixtures

Comments: Not Inspected

15.7 Ductwork

Comments: Not Inspected

18. Elevators

Items

18.0 Ride elevators using normal operating controls

Comments: Yes

18.1 The passenger elevators are located on an accessible path of travel

Comments: Yes

18.2 The passenger elevator doors have a clear opening of not less than 36 inches

Comments: Yes

18.3 The passenger elevators have wheelchair turning spaces that are at least 68 inches wide by 51 inches deep

Comments: Yes

18.4 The passenger elevators have controls that are not higher than 54 inches for side approach and not higher than 48 inches for front approach

Comments: Yes

18.5 The passenger elevators have controls that are labeled in raised Braille

Comments: Yes

18.6 The passenger elevators serve all public levels of the building

Comments: Yes

18.7 Elevator Room Equipment and Condition

Comments: Yes

18.8 Elevator Inspection Evidence

Comments: Yes

**AMERISPEC[®]**
INSPECTION SERVICES**SUMMARY REPORT**

AmeriSpec Inspection Services
Bardstown, KY 40004
502-403-7995
KY LIC#2419875
IN LIC#HI02100063
ASHI Certified #266590

SUMMARY

Doc #: 82223
Dwelling Address: 433 S 5th Street
Office Building
Louisville KY 40202

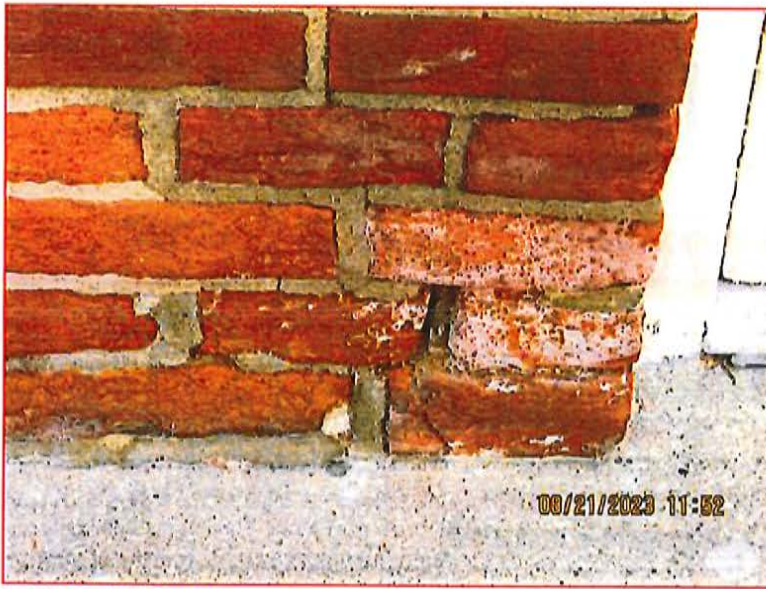
Client Name: Archdiocese of Louisville
Inspector: Todd Newman

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior**1.0 Exterior Wall Cladding****Repair or Replace**

Cracked brick and mortar joints observed at front and right side of building. We recommend professionally repairing the affected area to reduce the potential for water infiltration into the home and further displacement.



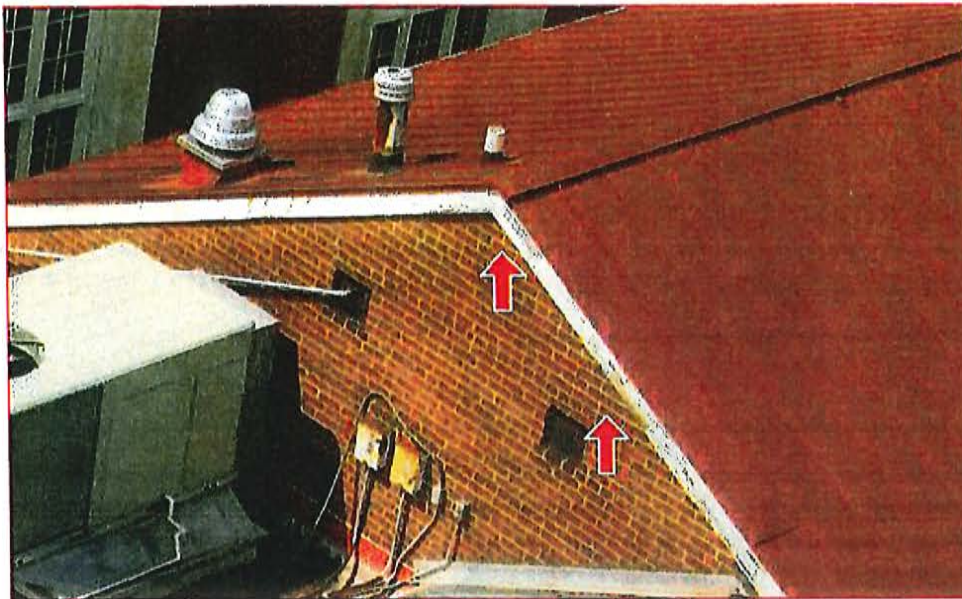
1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Trim, Eaves, Soffits and Fascias**Repair or Replace**

Peeling paint observed at various locations; suggest scraping and painting as necessary as part of normal maintenance.



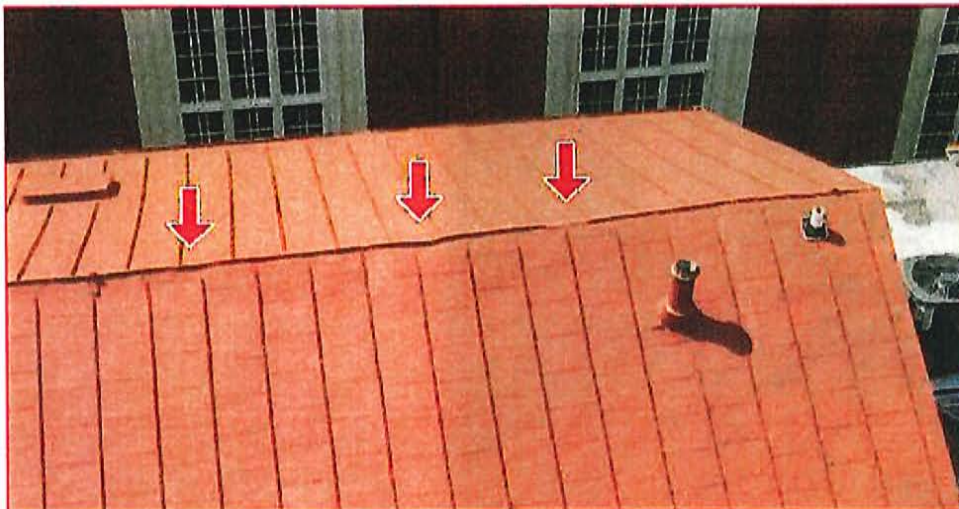
1.1 Item 1(Picture)

2. Roof System

2.0 Roof Conditions

Repair or Replace

Damaged ridge observed. This may be more of a cosmetic concern, or possibly be a water entry issue. Recommend review and repairs as needed by a licensed roofer.



2.0 Item 1(Picture)

2.2 Roof Drainage Systems (Gutters/Downspouts)

Repair or Replace

Damage observed at front. Recommend review for repair or replacement as necessary.



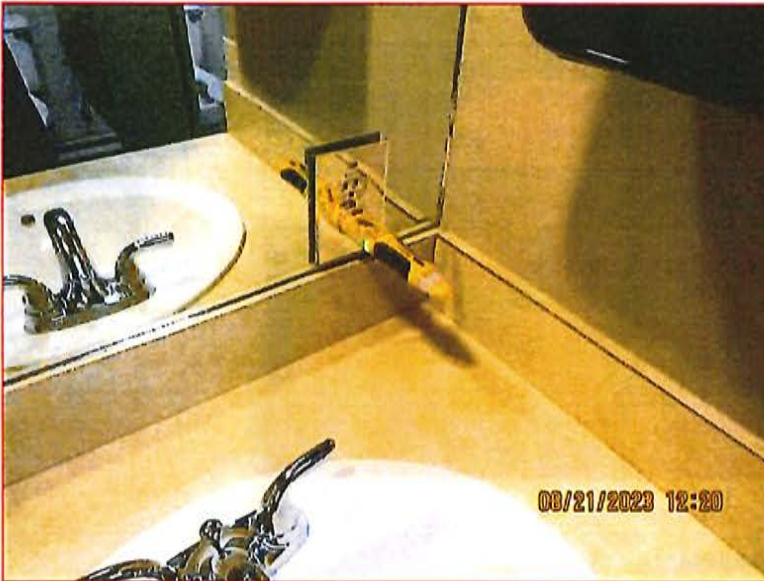
2.2 Item 1(Picture)

7. Bathroom(s)

7.7 Receptacles, Switches and Fixtures

Repair or Replace

A Ground Fault Circuit Interrupter (GFCI) is not present in the mens and women's bathrooms at first floor. Suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



7.7 Item 1(Picture)

8. Interior Rooms and Areas

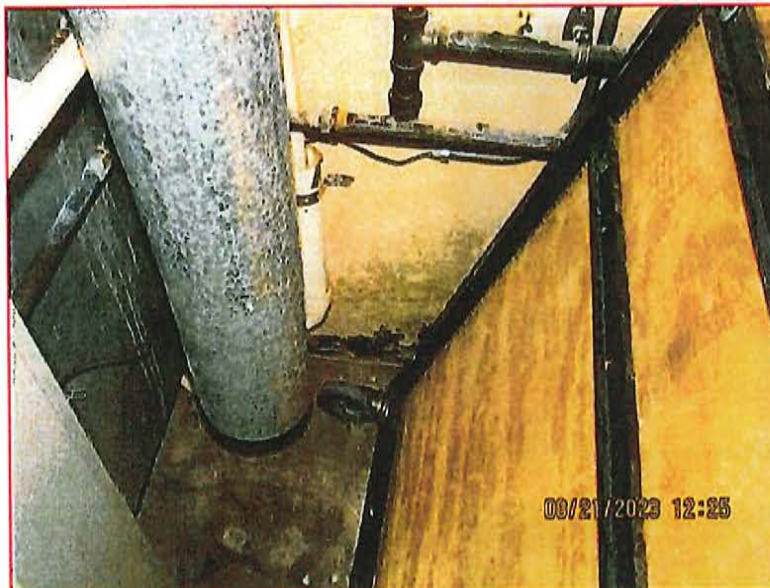
8.1 Walls

Repair or Replace

Stains, discoloration, growth and/or evidence of moisture observed in the HVAC closet on first floor. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is strongly recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home. AmeriSpec does offer mold and air quality testing services if client would like additional information.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 Ceilings

Repair or Replace

Due to recent dry conditions the inspector is unable to determine if stains are active or passive in the storage room. This also may be from condensation from ductwork above. Recommend review and repairs as needed by a qualified contractor.



8.2 Item 1(Picture)

8.5 Windows (representative number)**Repair or Replace**

(1) Fog and condensation was noted in the double glazed insulated window panes in the entry way and rear second floor window. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

(2) Windows in various rooms of the building were difficult to operate. This may be from the lack of use over time or other issues. We recommend having all windows reviewed by a window specialist for proper operation and safety.



8.5 Item 3(Picture)

8.8 Sinks

Repair or Replace

Faucet leaks at break room on first floor. Recommend review by Licensed/Qualified plumber for repair or replacement as necessary.