



AMERISPEC[®] INSPECTION SERVICES

AmeriSpec Inspection Services

Bardstown, KY 40004

502-403-7995

KY LIC#2419875

IN LIC#HI02100063

ASHI Certified #266590

Doc #:	82123 Church Building	Inspector:	Todd Newman
Date:	8/20/2023		
Dwelling Address:	433 S 5th Street Church 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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AmeriSpec Inspection Services

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 150 Years

Temperature:

95 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



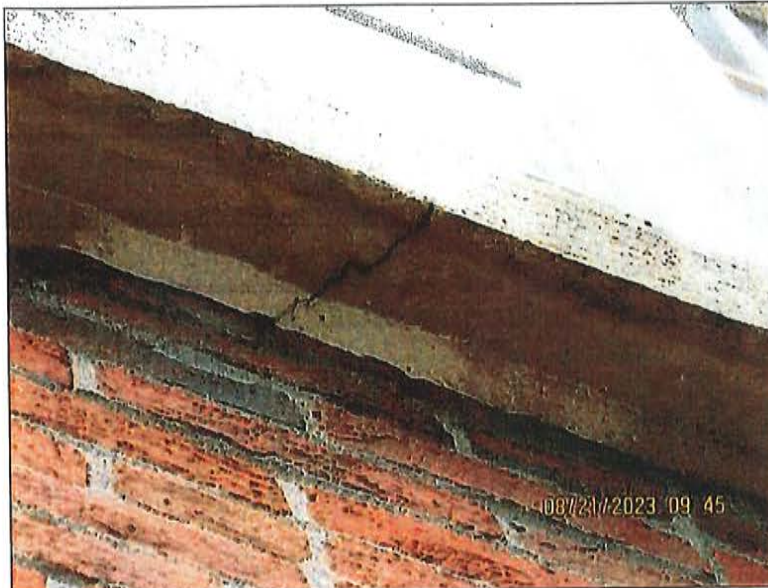
1.0 Item 2(Picture) Building Front



1.0 Item 3(Picture) Building Front



1.0 Item 6(Picture) Right of building



1.0 Item 7(Picture) Building Right

(3) Evidence of prior repairs observed at various locations. We are unable to verify the effectiveness of these repairs although there didn't appear to be further issue.

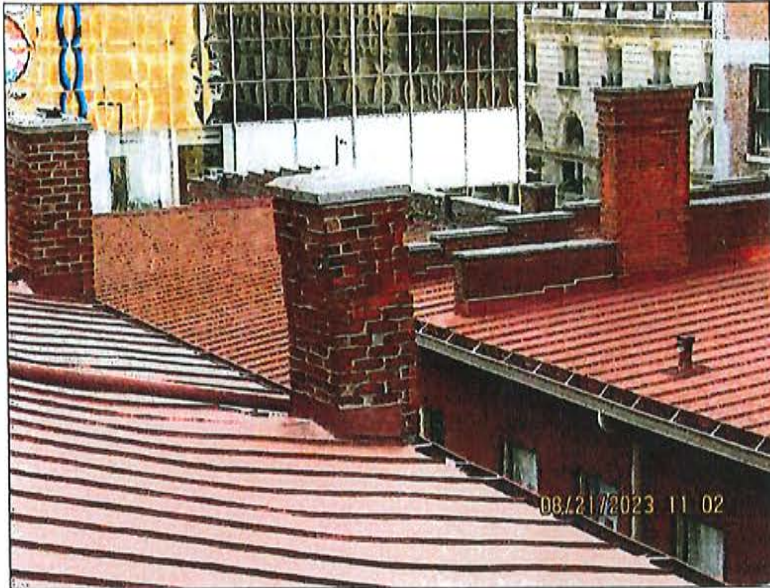


1.0 Item 10(Picture)

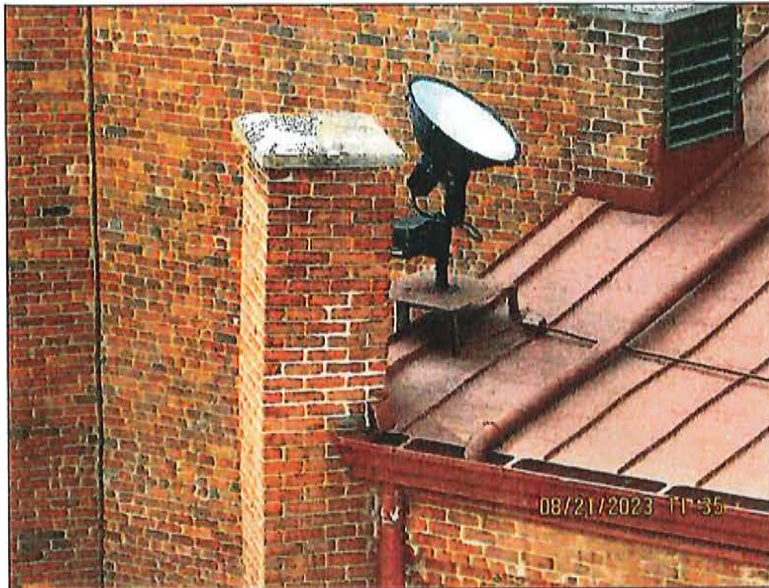
(4) Cracked brick and mortar joints observed at left side and left side roof area near door. We recommend professionally repairing the affected area to reduce the potential for water infiltration into the home and further displacement.



1.0 Item 11(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)

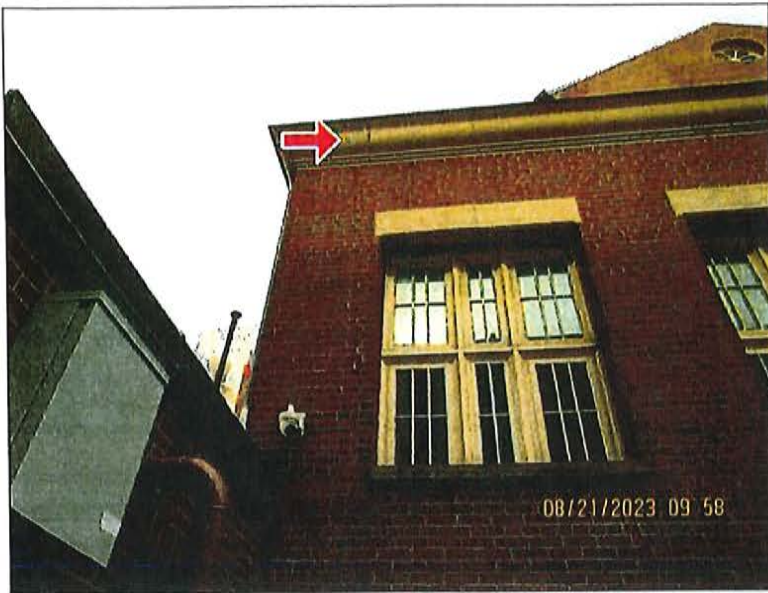
(2) Deterioration observed at front of building. It is possible these may be prior repairs where the concrete is not matching and showing signs of failure. Suggest repairs/replacement as needed.



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 6(Picture)

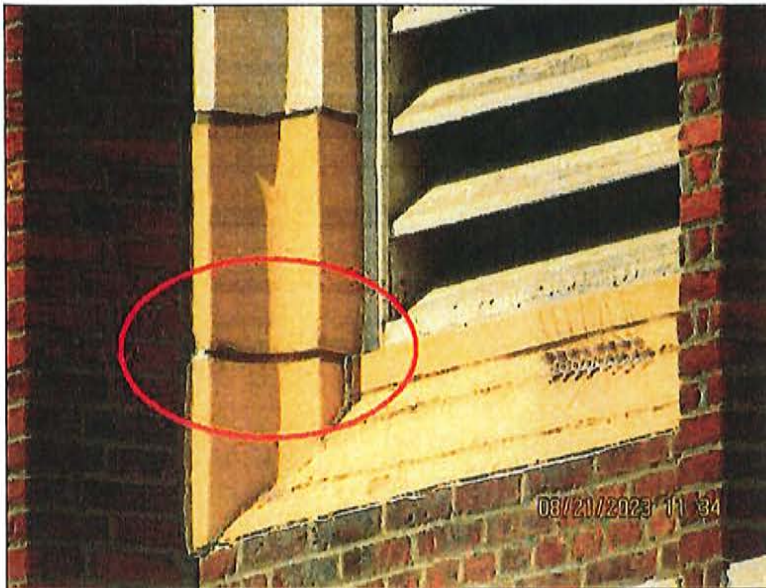
(5) Damaged, cracking trim observed at left side steeple. Recommend review by a qualified professional for repair or replacement as necessary.



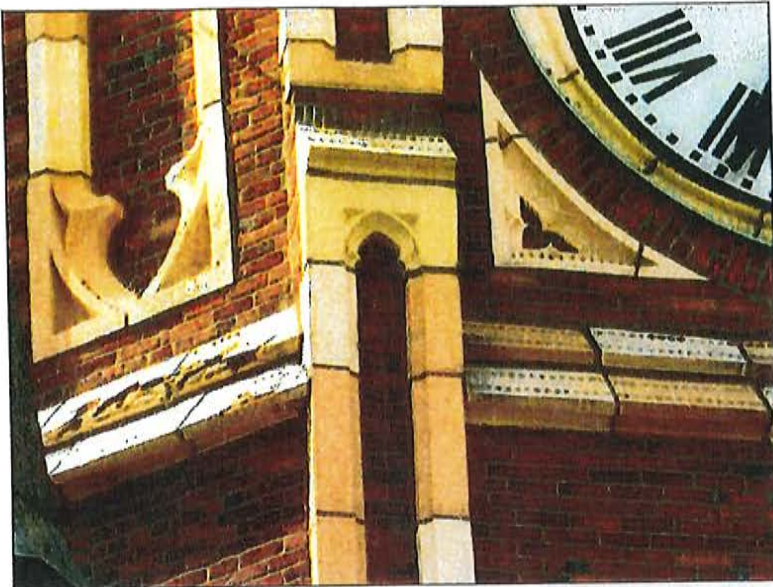
1.1 Item 7(Picture)



1.1 Item 10(Picture)



1.1 Item 11(Picture)



1.1 Item 14(Picture)

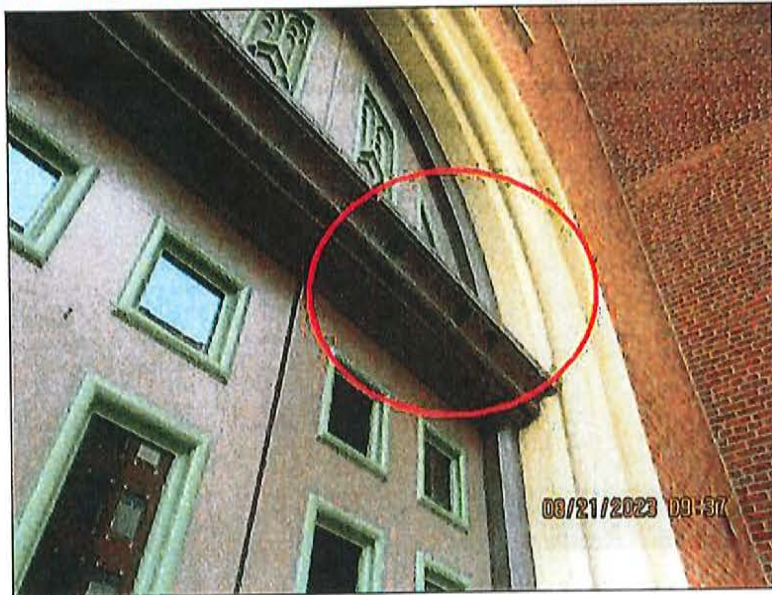
1.2 Windows & Frames

Comments: Inspected

1.4 Doors (Exterior)

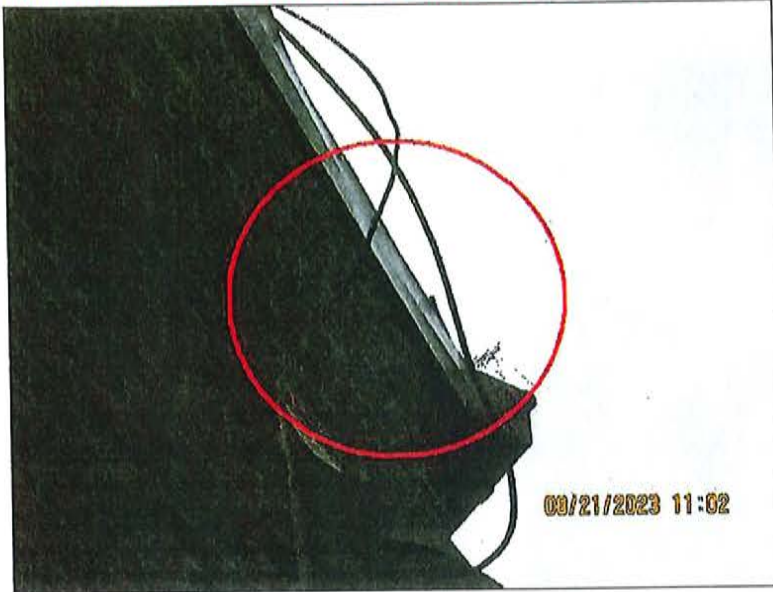
Comments: Repair or Replace

(1) Peeling paint observed; suggest scraping and painting as necessary as part of normal maintenance.



1.4 Item 1(Picture)

(2) Frayed grounding wire observed at right roof, near door. This may no longer be in use, although that could not be confirmed. Recommend review and repairs as needed by a licensed electrician if client wishes further evaluation.



1.5 Item 2(Picture)

1.6 Exterior Water Faucets

Comments: Inspected

1.7 Walkways

Comments: Inspected

1.8 Driveways & Parking

Comments: Inspected

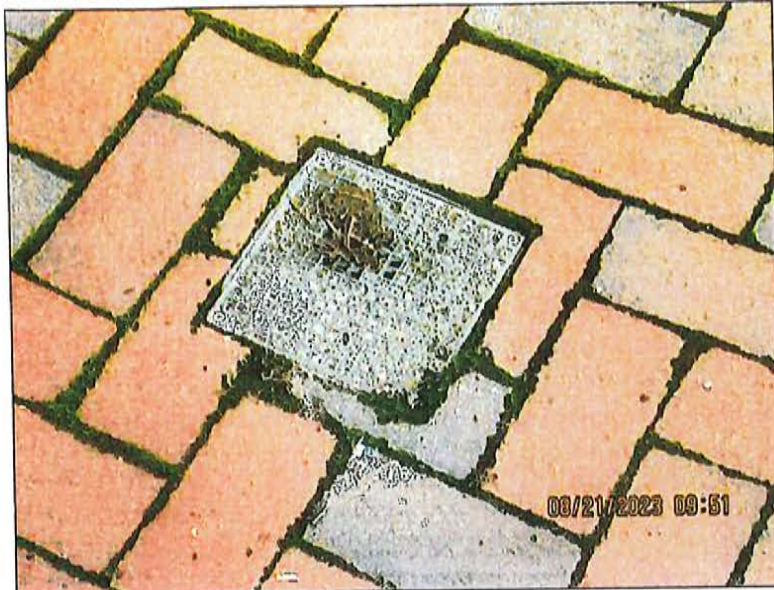
1.9 Fences, Walls and Gates

Comments: Inspected

1.10 Lot Grade and Drainage

Comments: Repair or Replace

(3) Blocked drainage observed at right side of building. Recommend review, cleaning as needed.



1.10 Item 3(Picture)

1.11 Gas Meter

Comments: Inspected

1.12 Stairs and Steps

Comments: Repair or Replace

(1) Cracks/deterioration, missing mortar/grout observed at various locations of steps in front of the building, recommend licensed contractor review for repairs as needed.



1.12 Item 1(Picture)



1.12 Item 4(Picture)



1.12 Item 5(Picture) Rear of building

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
Walked roof

Roof Material Type:

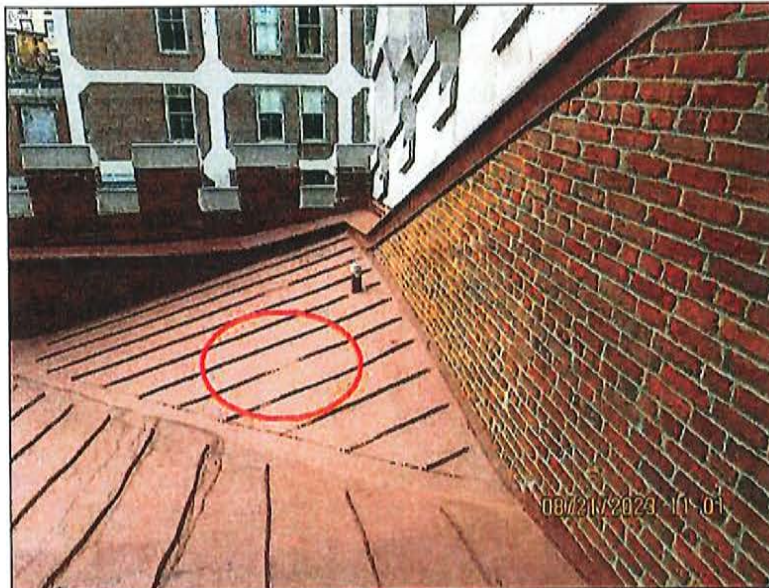
Metal

Items

2.0 Roof Conditions

Comments: Repair or Replace

Damaged ridges observed at various locations around the roof where possibly people have walked on them. Recommend review by a licensed roofer for repairs as needed.

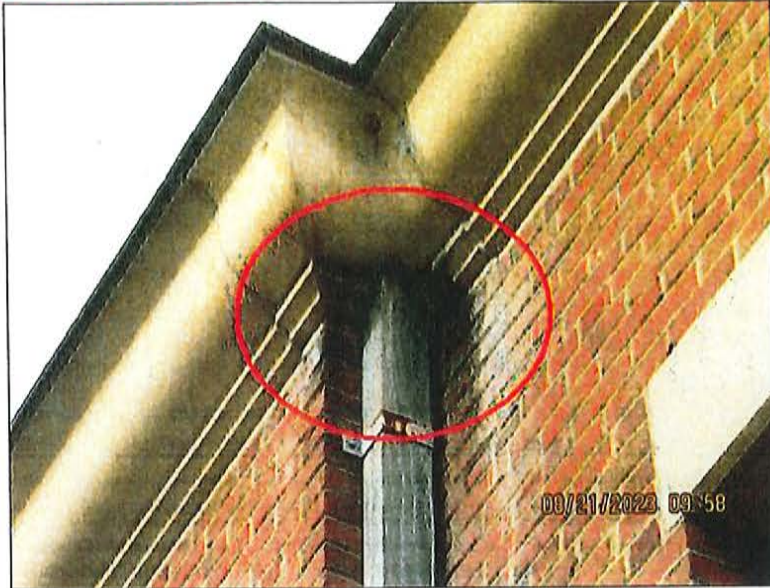


2.0 Item 1(Picture)

2.1 Roof Penetrations and Exposed Flashings

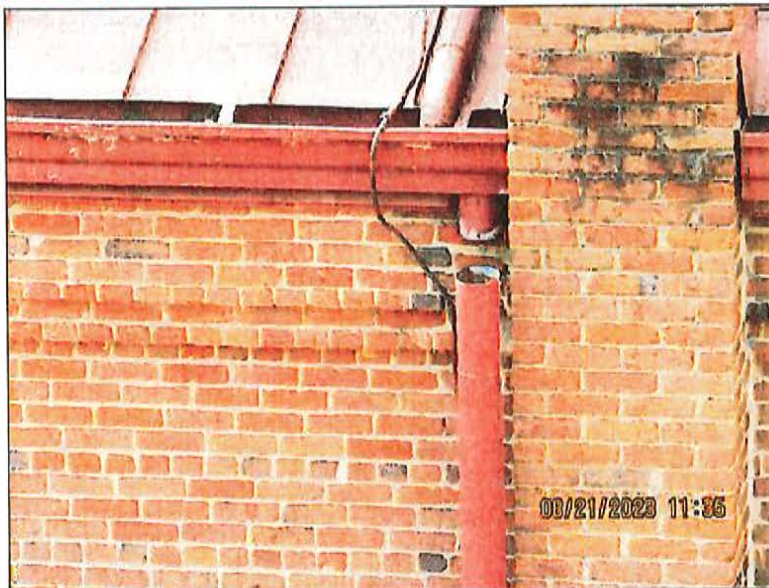
Comments: Repair or Replace

(1) Staining observed from possible water leakage at left side of building. Recommend review and repairs as needed by a qualified contractor.



2.2 Item 1(Picture)

(2) Damage observed at left side. Recommend review for repair or replacement as necessary.



2.2 Item 2(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:

Basement

Floor Structure:

Concrete

Wall Structure:

Concrete Block Walls

Brick Walls

Metal Studs

Ceiling Structure:

Wood framing

Items

5.1 Foundation, Basement and Crawlspace

Comments: Repair or Replace

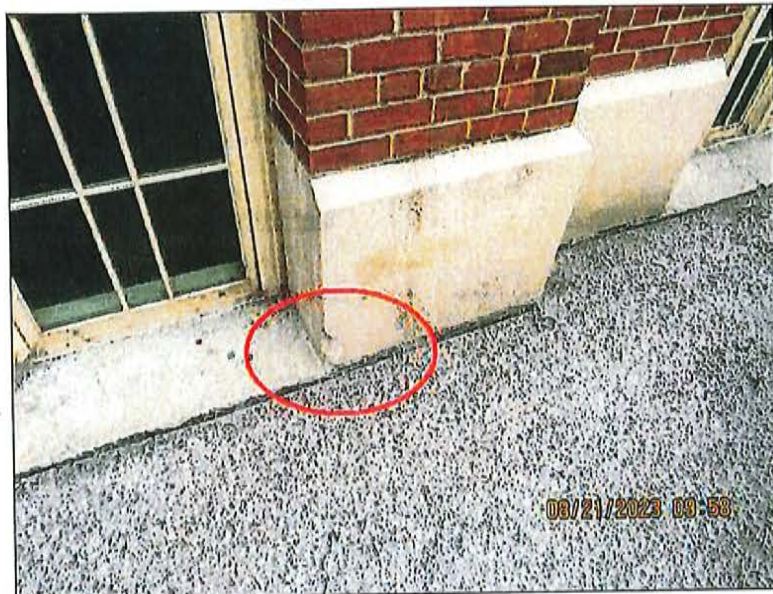
(1) Cement parging is flaking/deteriorated at various locations. Recommend review for repair as necessary.



5.1 Item 1(Picture)



5.1 Item 4(Picture)



5.1 Item 5(Picture) Rear of building

6. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. It is recommended that all appliances be reviewed for proper operation by a qualified technician per manufacturer standards as an added safeguard prior to closing.

Items

6.0 Floors

Comments: Inspected

6.1 Walls

Comments: Inspected

6.2 Ceiling

Comments: Inspected

6.3 Doors

Comments: Inspected

6.4 Windows

Comments: Inspected

6.5 Heat / Cooling Source

Comments: Inspected

6.6 Receptacles, Switches and Fixtures

Comments: Inspected

6.7 Counters and Cabinets (representative number)

Comments: Inspected

6.8 Sinks

Comments: Inspected

6.9 Plumbing Drains

Comments: Inspected

6.10 Food Waste Disposer

Comments: Inspected

6.11 Dishwasher(s)

Comments: Inspected

6.12 Ranges/Ovens/Cooktops

Comments: Inspected

6.13 Range Hood(s)

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: Repair or Replace

Damaged grout observed at right side of alter steps. Recommend repairs as needed by a qualified contractor.

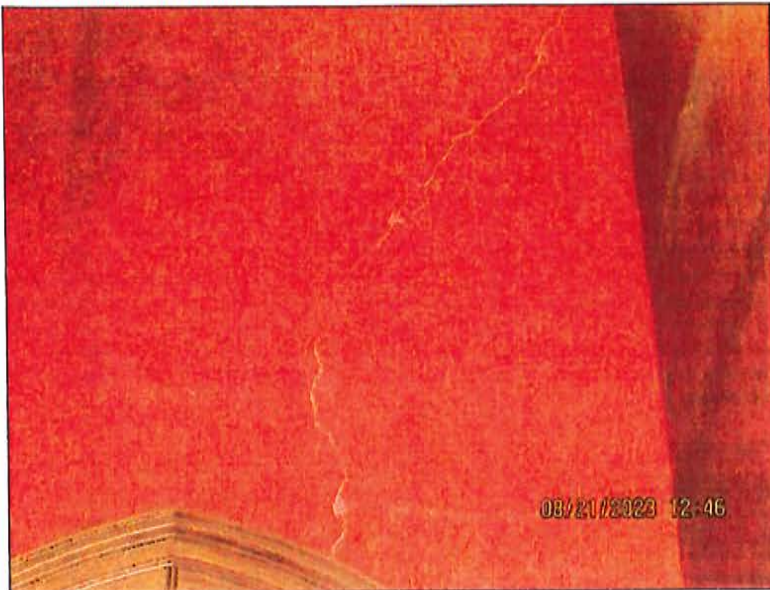


8.0 Item 1(Picture)

8.1 Walls

Comments: Repair or Replace

(2) Damage, cracking observed at entry way. Recommend repairs as needed by a qualified contractor.



8.1 Item 3(Picture)

8.2 Ceilings

Comments: Inspected

8.3 Doors (representative number)

Comments: Inspected

8.4 Closet Interiors/Doors (representative number)

Comments: Inspected

8.5 Windows (representative number)

Comments: Inspected

8.6 Heat / Cooling Source

Comments: Inspected

8.7 Receptacles, Switches and Fixtures

Comments: Inspected

8.8 Sinks

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.

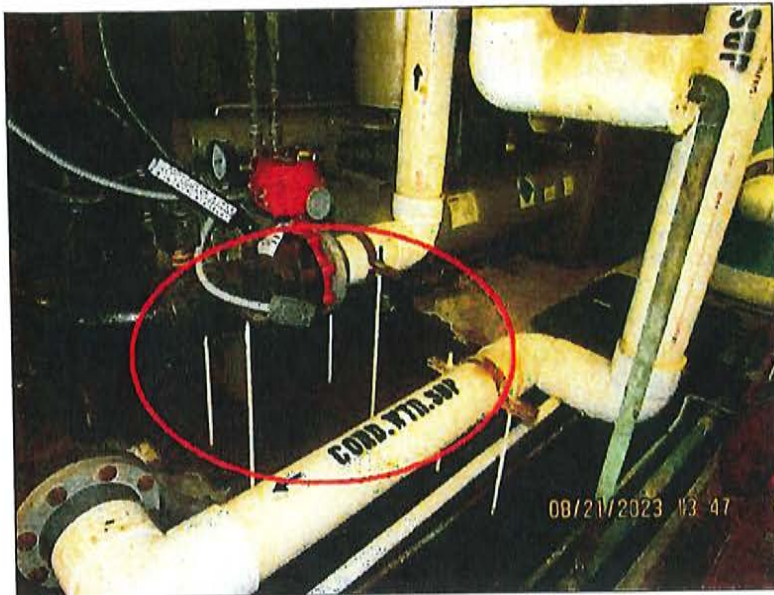
Styles & Materials

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type/Source:
Multiple Systems	Mechanical Room Basement Closet	Electric

Water Heater Brand:
VARIOUS SYSTEMS

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
- 11.5 Overflow Pan / Drain Line
Comments: Inspected
- 11.6 Hot Water Temperature
Comments: Inspected



12.0 Item 2(Picture)

12.1 Temperature Difference Measurements

Comments: Inspected

12.2 Energy Source

Comments: Inspected

12.3 Thermostat

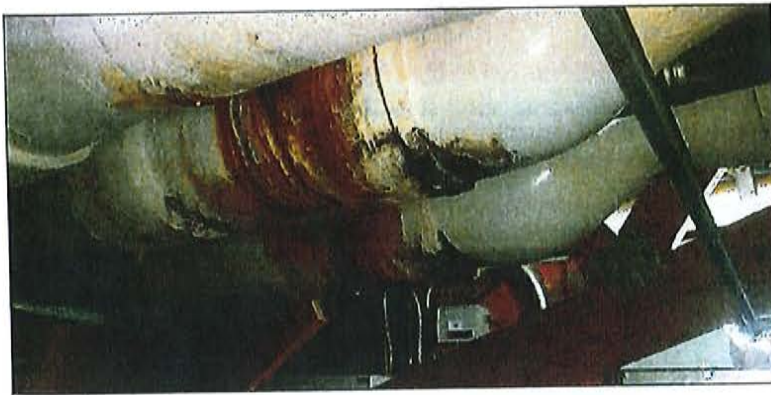
Comments: Inspected

12.4 Air Filters

Comments: Inspected

12.5 Distribution / Ducting Systems

Comments: Inspected



13.0 Item 2(Picture)



13.0 Item 3(Picture)

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

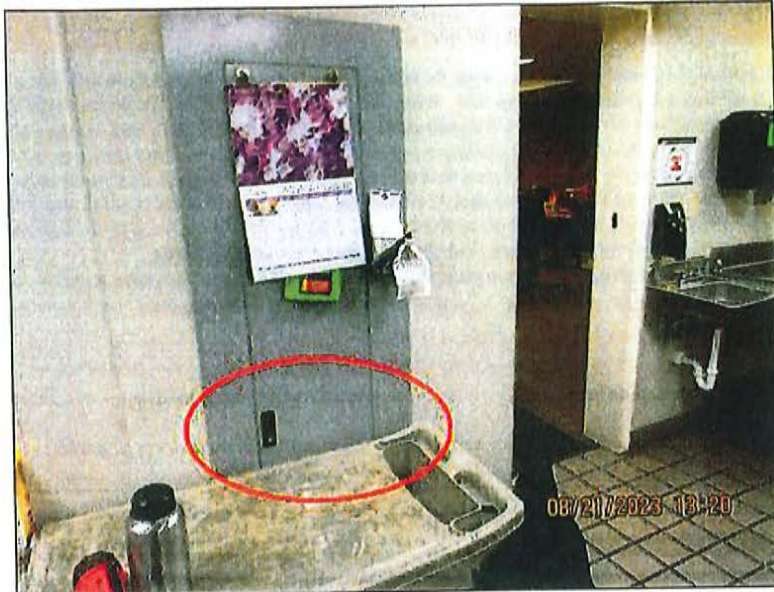
Comments: Repair or Replace

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.

13.4 Sump Pump(s)

Comments: Inspected

Blocked electrical panel observed in kitchen area. This is a potential safety concern. Recommend clearing space.



14.3 Item 1(Picture)

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.



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INSPECTION SERVICES

SUMMARY REPORT

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

SUMMARY

Doc #:	82123 Church Building	Client Name:	Archdiocese of Louisville
Dwelling Address:	433 S 5th Street Church Building Louisville KY 40202	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

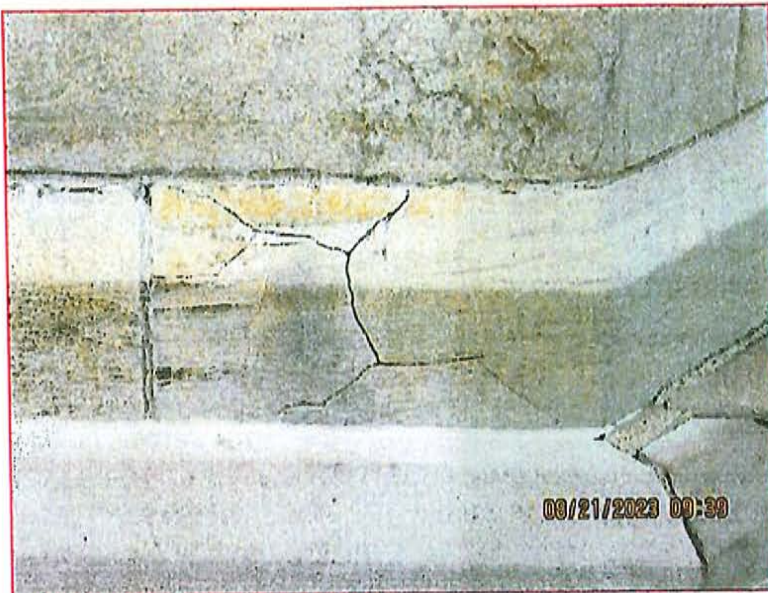
1.0 Exterior Wall Cladding

Repair or Replace

(1) Common cracks observed at various locations, primarily a cosmetic concern. Suggest sealing all concrete joints as well as any cracks in concrete/brick surfaces to prevent water penetration as a routine maintenance effort.



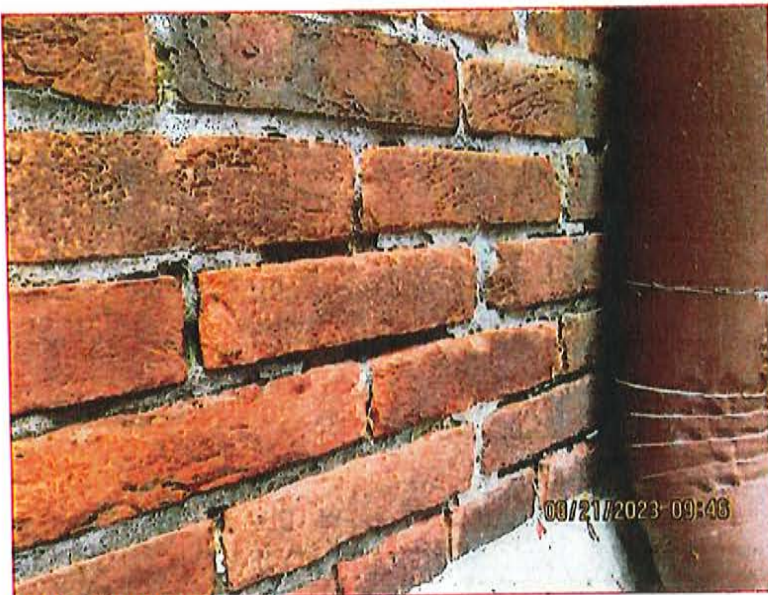
1.0 Item 1(Picture) Building Front



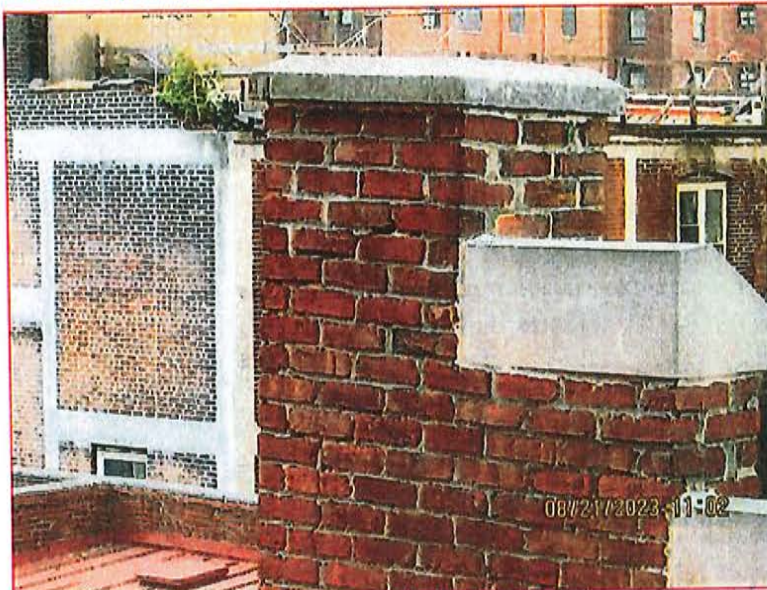
1.0 Item 4(Picture) Building Front



1.0 Item 5(Picture) Building Front

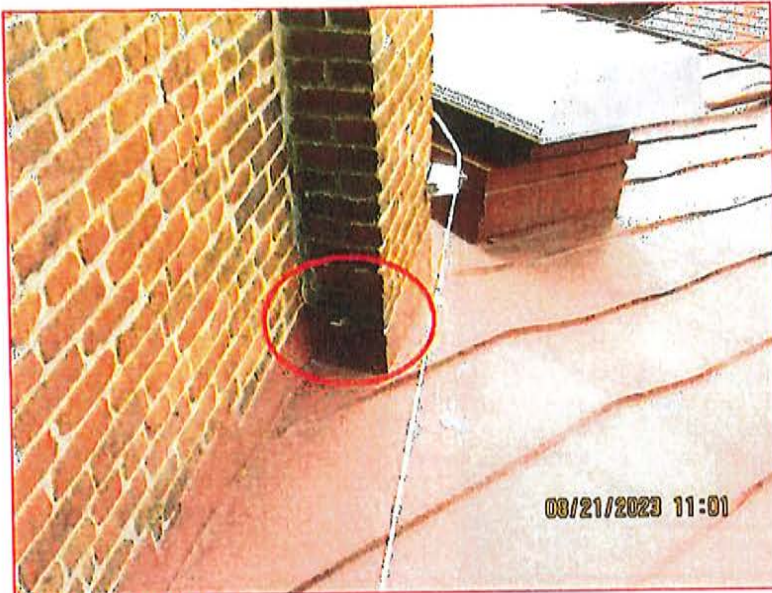


1.0 Item 8(Picture)



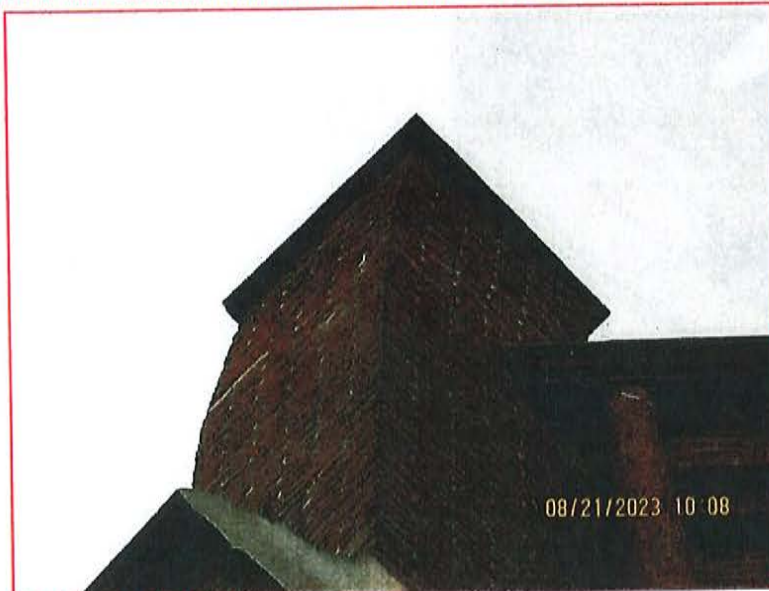
1.0 Item 9(Picture) Butters at right side of building

(3) Evidence of prior repairs observed at various locations. We are unable to verify the effectiveness of these repairs although there didn't appear to be further issue.

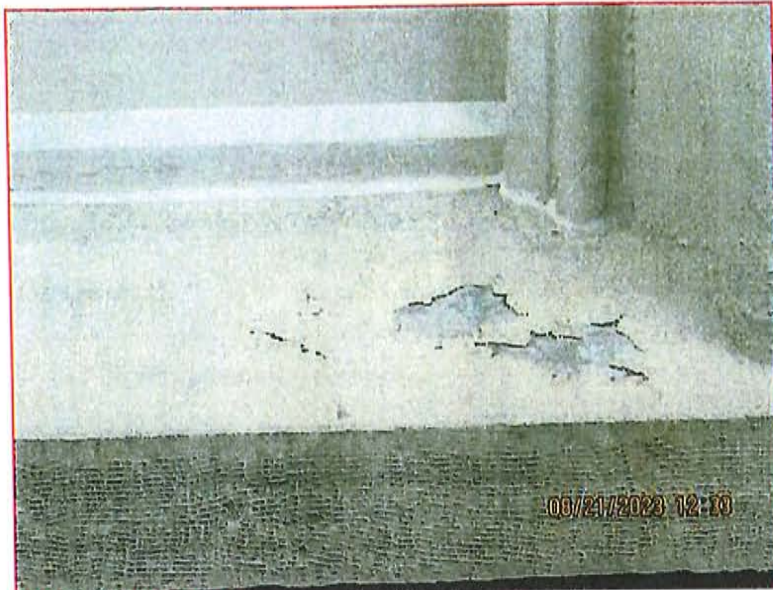


1.0 Item 12(Picture)

(5) Leaning buttresses observed at various locations. These appear that some have been repaired, although it is difficult to estimate if further leaning will occur. Recommend review and repair by a qualified contractor.



1.0 Item 13(Picture)



1.0 Item 16(Picture)

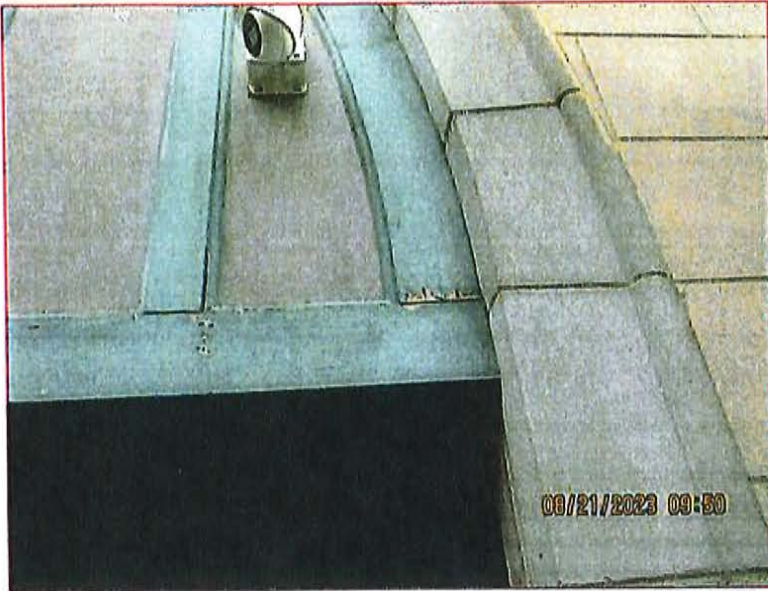
1.1 Trim, Eaves, Soffits and Fascias
Repair or Replace

(1) Caulking should be applied around all windows, doors, and any voids where necessary.



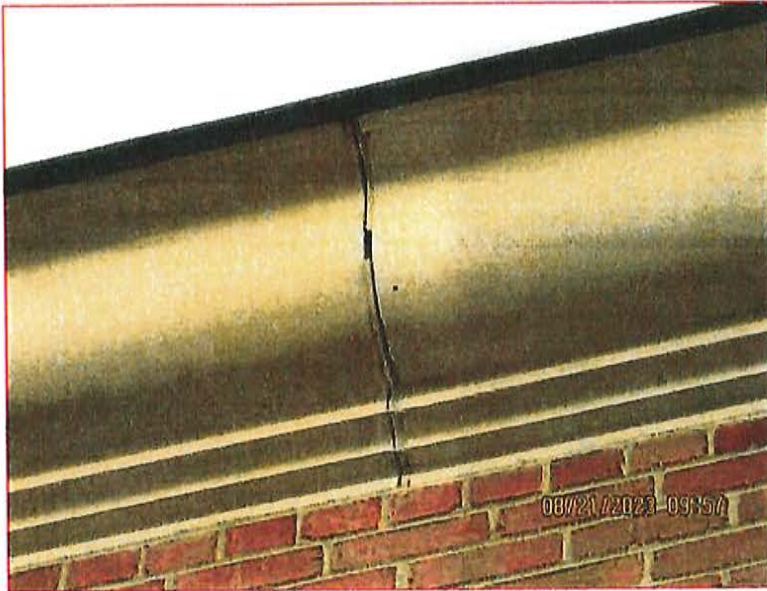
1.1 Item 1(Picture)

(2) Deterioration observed at front of building. It is possible these may be prior repairs where the concrete is not matching and showing signs of failure. Suggest repairs/replacement as needed.

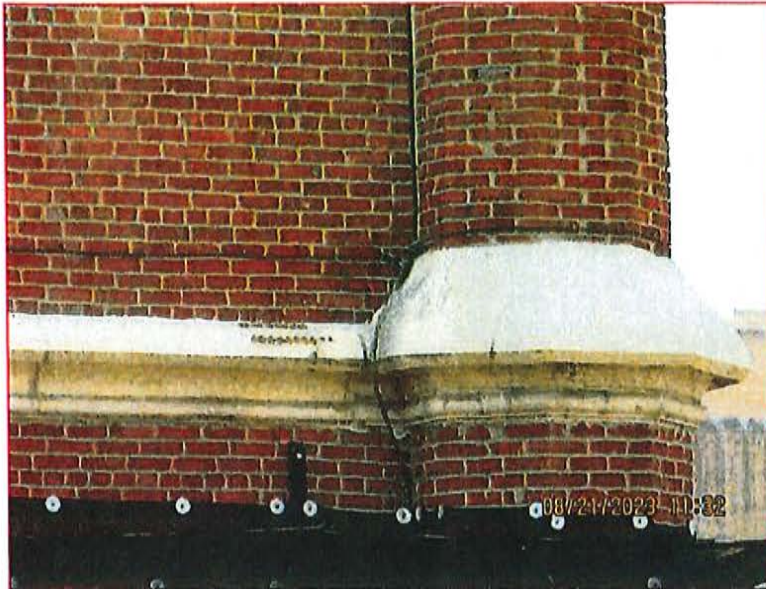


1.1 Item 4(Picture)

(4) Missing grout/mortar observed at rear of building; suggest replacement as needed.

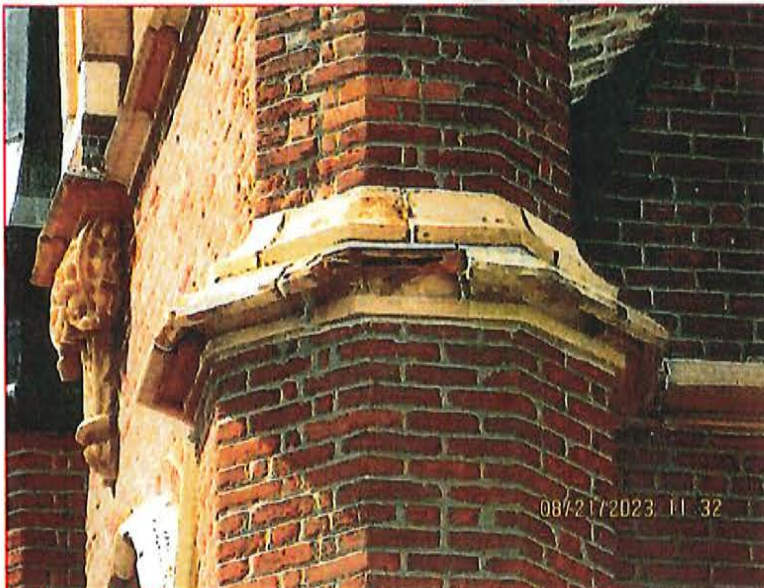


1.1 Item 5(Picture)

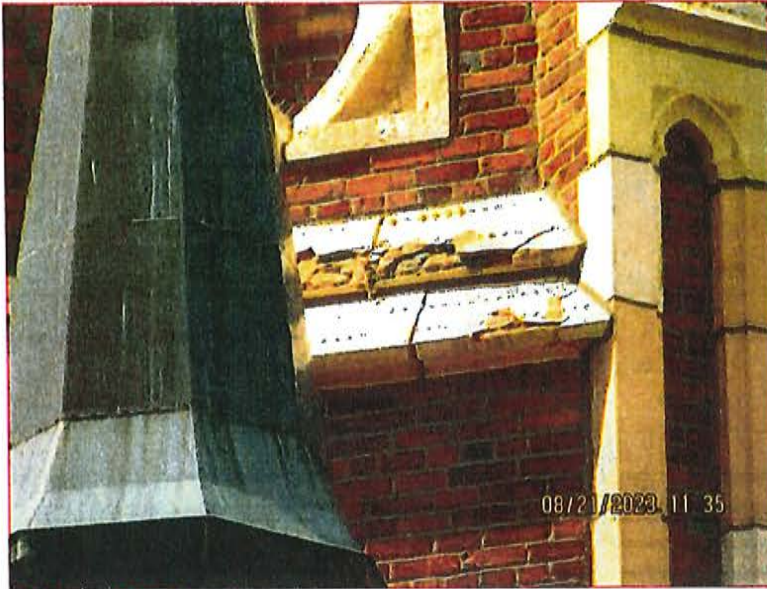


1.1 Item 8(Picture)

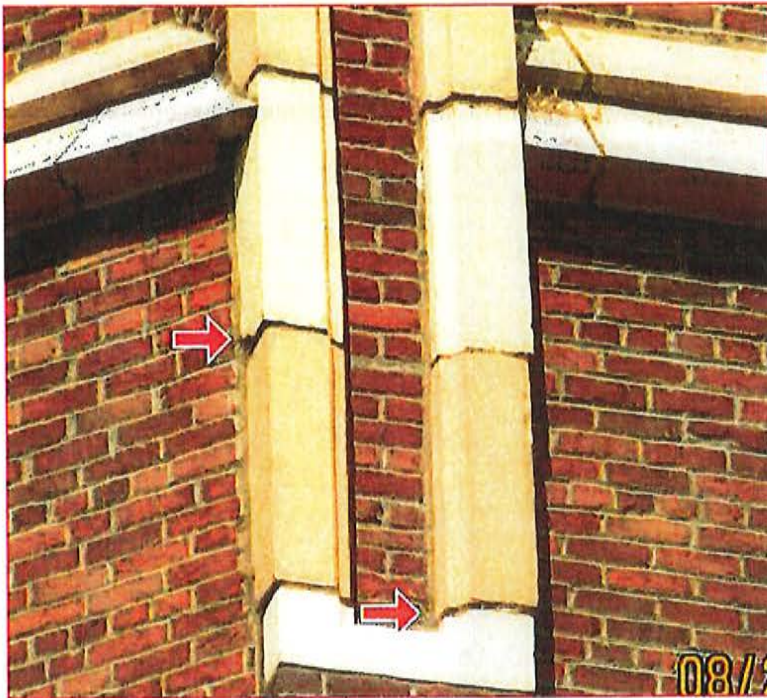
(6) Damaged/deteriorated trim, missing mortar/grout observed at various locations around steeple area. Recommend review of steeple and repairs as needed as these tiles may be a fall hazard. Recommend repairs to prevent further damage.



1.1 Item 9(Picture)



1.1 Item 12(Picture)



1.1 Item 13(Picture)

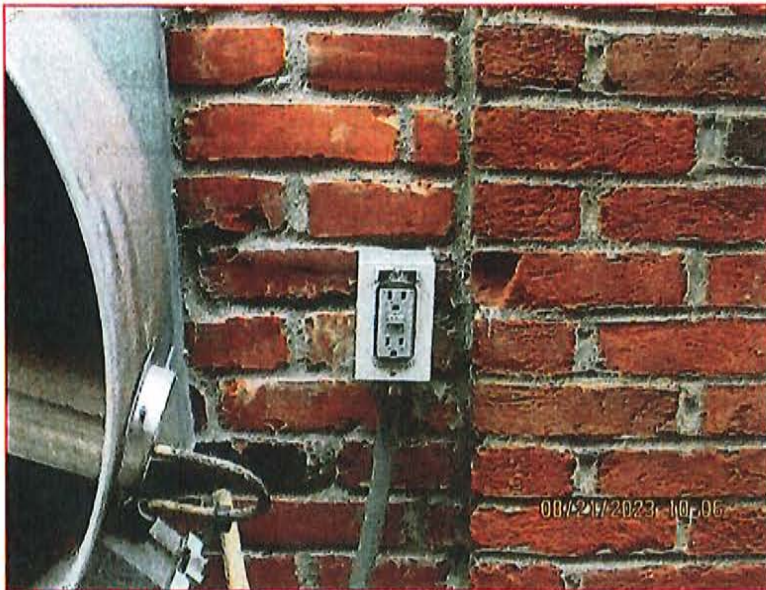


1.4 Item 2(Picture)

1.5 Electrical (exterior)

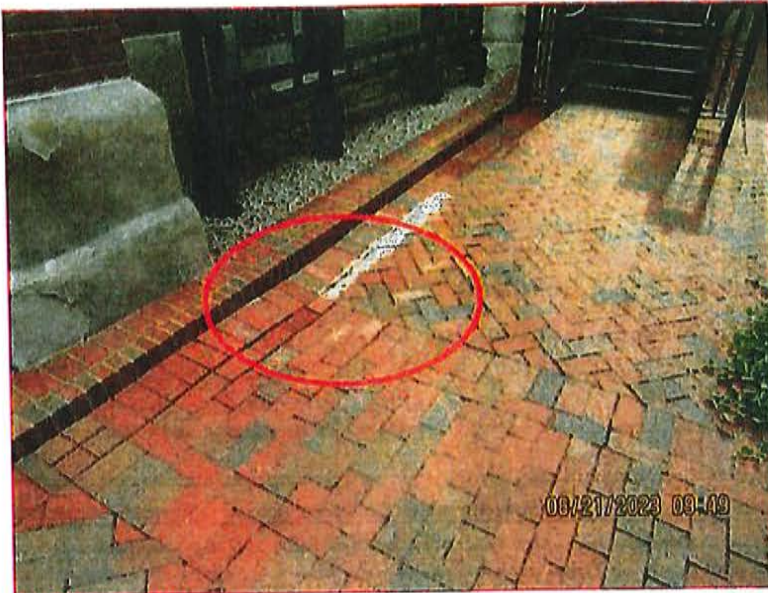
Repair or Replace

(1) The outside receptacle cover at right rear of building is damaged and needs repair or replacement.



1.5 Item 1(Picture)

(2) Frayed grounding wire observed at right roof, near door. This may no longer be in use, although that could not be confirmed. Recommend review and repairs as needed by a licensed electrician if client wishes further evaluation.



1.10 Item 2(Picture)

(3) Blocked drainage observed at right side of building. Recommend review, cleaning as needed.



1.10 Item 3(Picture)

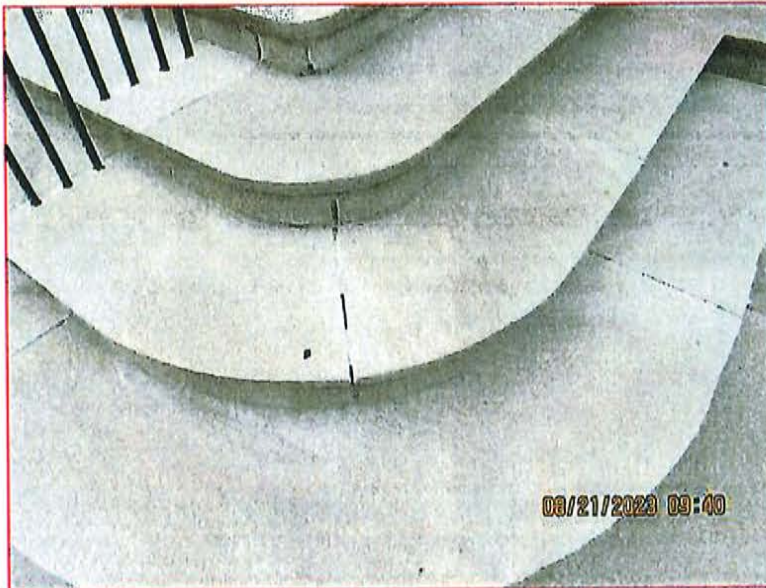
1.12 Stairs and Steps

Repair or Replace

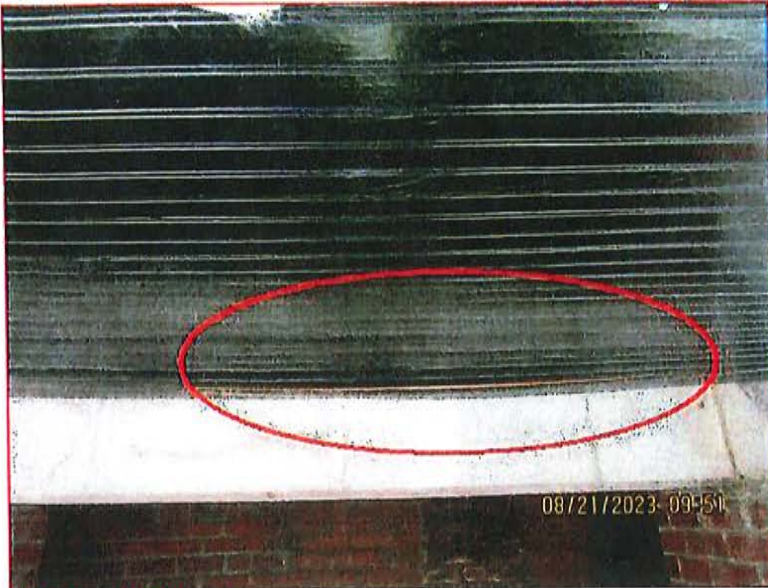
(1) Cracks/deterioration, missing mortar/grout observed at various locations of steps in front of the building, recommend licensed contractor review for repairs as needed.



1.12 Item 2(Picture)



1.12 Item 3(Picture)



1.12 Item 6(Picture)



1.12 Item 7(Picture)

2. Roof System

2.0 Roof Conditions

Repair or Replace

Damaged ridges observed at various locations around the roof where possibly people have walked on them. Recommend review by a licensed roofer for repairs as needed.

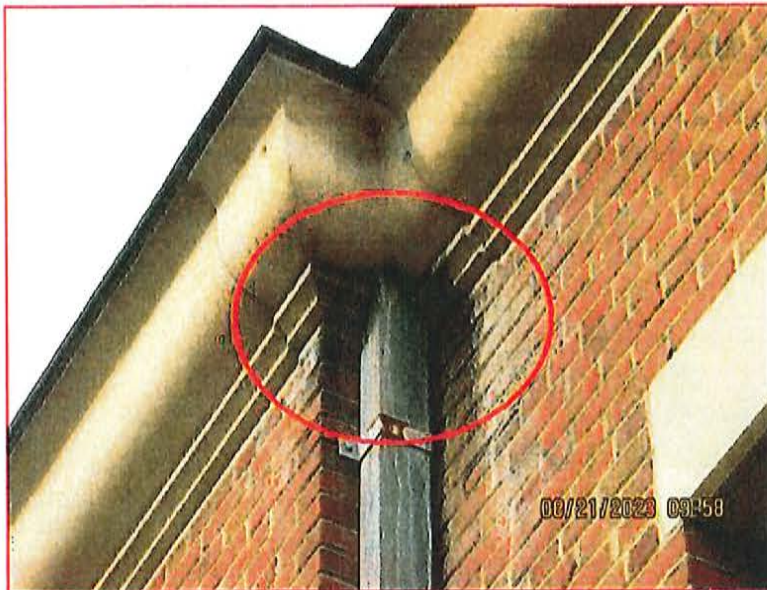


2.1 Item 2(Picture)

2.2 Roof Drainage Systems (Gutters/Downspouts)

Repair or Replace

(1) Staining observed from possible water leakage at left side of building. Recommend review and repairs as needed by a qualified contractor.



2.2 Item 1(Picture)

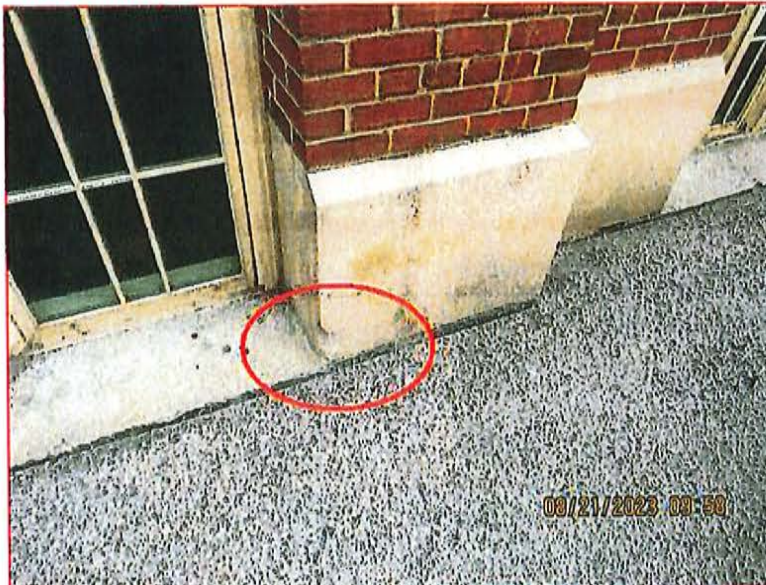
(2) Damage observed at left side. Recommend review for repair or replacement as necessary.



5.1 Item 1(Picture)



5.1 Item 4(Picture)

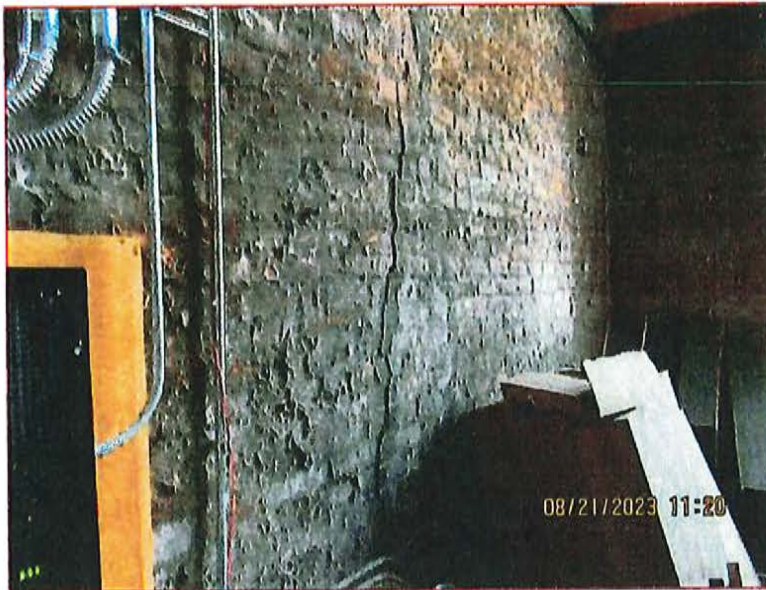


5.1 Item 5(Picture) Rear of building

(2) Damaged, deterioration observed at right side of building, recommend repairs as needed by a qualified contractor..

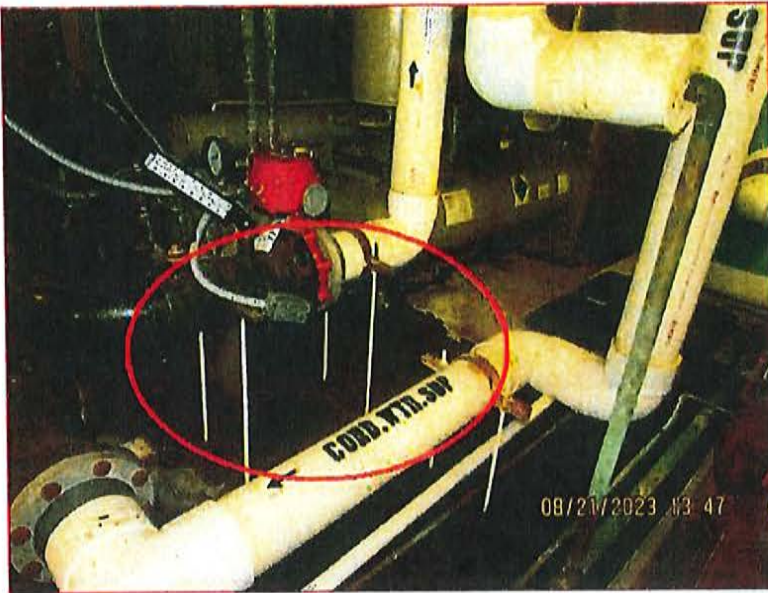


8.1 Item 1(Picture)



8.1 Item 2(Picture)

(2) Damage, cracking observed at entry way. Recommend repairs as needed by a qualified contractor.



12.0 Item 2(Picture)

13. Plumbing System

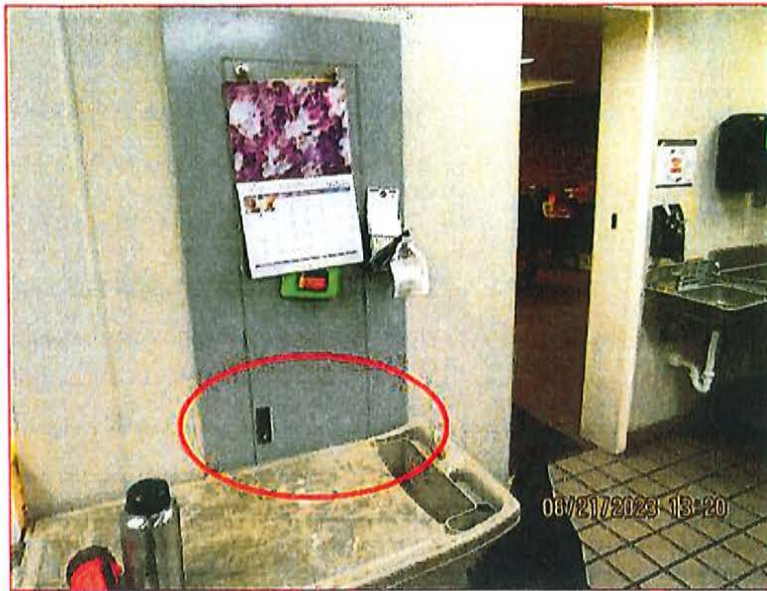
13.0 Plumbing Water Supply System

Repair or Replace

Supply plumbing was leaking at the time of the inspection at two different areas. These would be for water from the chiller and supply. Recommend review by a licensed plumber for repair or replacement, as necessary.



13.0 Item 1(Picture)



14.3 Item 1(Picture)

14.7 Carbon Monoxide Alarms

Repair or Replace

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

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