



## **AmeriSpec Inspection Services**

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**Confidential Inspection Report For:**

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AmeriSpec Home Inspection Service

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## AmeriSpec General Home Inspection

**Doc #: Inspector:**

**Date:**

**Dwelling Address:**

**Client Name:**

**Client's Agent: Real Estate Company:**



**CERTIFIED  
INSPECTOR**

The home inspection report must be in writing and shall include: A description of the scope of the inspection, including without limitation an identification of the structural elements, systems and subsystems covered by the report. 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. A description of any material defects noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. 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. Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures are used in the report to enhance comments or add clarity to problem areas.

\* Recommendations in our report are just that, recommendations, as we have no legal authority to require anyone to make repairs. Your Real Estate Professional and your real estate purchase contract will guide you in making repair decisions and requests to the property seller(s). This inspection does NOT take into account product, component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

\* 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.

\* Any code references included in this report are used only to describe currently recognized construction standards. It is not intended to imply that these codes were in place at the time of construction, or that this is a code compliance inspection. Not all code-related issues can or will be disclosed in this report.

\* There is a time period from inspection to closing that varies with each property. We can only state the condition at the time of the inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

\* A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

\* The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guarantee is expressed or implied.

\* If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defect or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

# AmeriSpec General Home Inspection

## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. Below is an index of the ratings used in this report.

**Safety Issue:** Denotes a condition that is unsafe and in need of prompt attention by a licensed/qualified professional. Correction of this condition is recommended to enhance the safety of the occupants of this home.

**Repair/Replace:** Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Corrective action by a licensed/qualified professional is needed. Where repairs, replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs or review. These may also be considered as a "material defect". A material defect is defined as an issue that poses an unreasonable risk to people on the property that shall be conspicuously identified as such.

**Further Review:** 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. These may also be considered as a "material defect". A material defect is defined as an issue that poses an unreasonable risk to people on the property that shall be conspicuously identified as such. Where further review is suggested, we recommend licensed professionals in that field be called upon to make those repairs or review.

**Recommended Improvement:** Denotes a system or component that is serviceable, but with recommended improvements to enhance safety or functionality.

**Not Present:** The item was not present at the time of inspection.

**Not Inspected:** Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**Maintenance:** This item presently requires some level of normal maintenance. Maintenance is required on all homes due to normal wear and tear associated with owning any property. Minor repair items are generally considered routine maintenance.

**Serviceable:** Dictionary definitions of serviceable include "fulfilling its function adequately" and "functional and durable rather than attractive." "Serviceable condition" is often used as a generalization in inspection reports to mean that the item appears to be satisfactory, if not perfect, when a more specific description of the condition would be more helpful to a home buyer. The materials and workmanship are acceptable and in generally satisfactory condition.

**NOTE:** All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

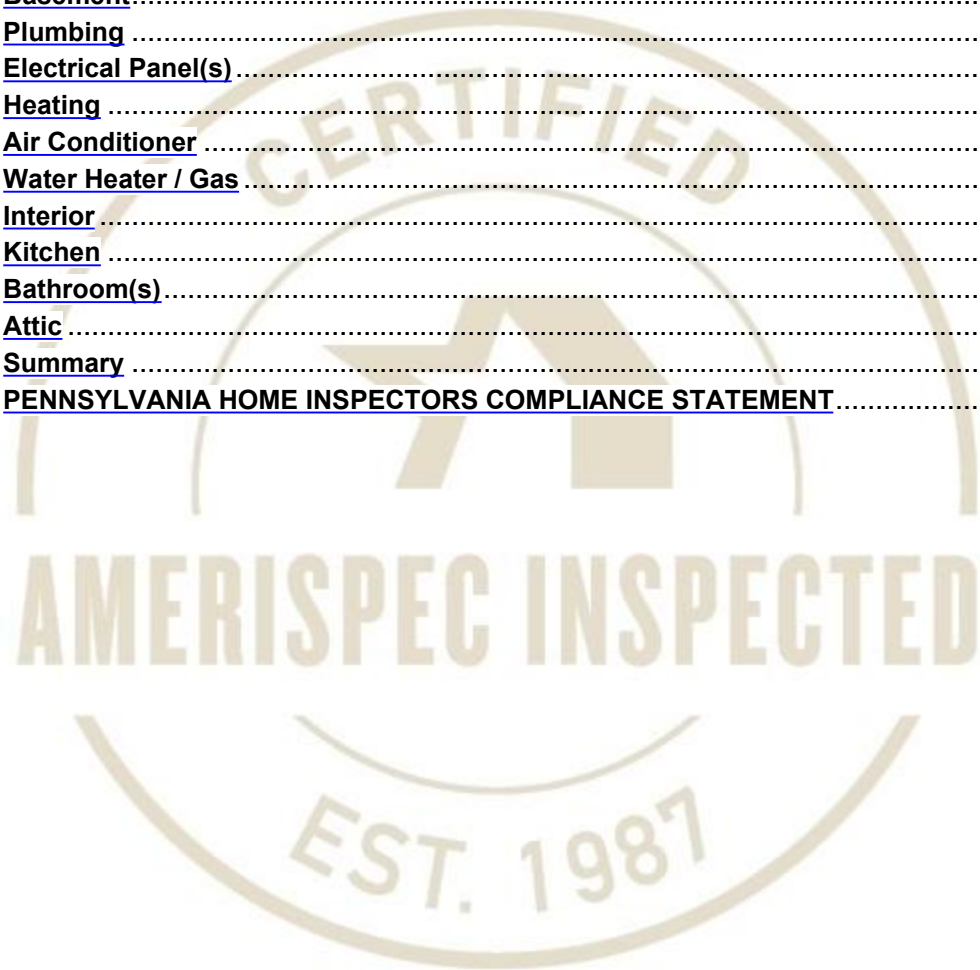
### GENERAL INFORMATION

**MAJOR SYSTEMS:** Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or 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 to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state the condition at the time of the inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take into account product, component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

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# AmeriSpec Inspection Services

## General Information

1. **In Attendance** Unattended
2. **Occupancy** Vacant for an undetermined period of time. The home was vacant at the time of the inspection. Plumbing fixtures if not used on a regular basis may corrode, deteriorate or loose their functional properties if not in use. Although these systems may function properly at the time of the inspection, recommend monitoring when taking ownership.
3. **Property Information**

**Built prior to 1978:**  
Homes built in 1978 and prior may contain lead paint. If client has any concerns regarding this possibly, EPA recommends an environmental lab should be consulted for testing. For more information you may want to visit their website: <https://www.epa.gov> to see the publication: **"Protect Your Family From Lead in Your Home"**: After April 22, 2010, property owners planning to do painting or renovation or repairs projects on pre-1978 housing or other facilities must be certified and must follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule.

**Asbestos may be in a home of this age:**  
Because of its fiber strength and heat resistance asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Asbestos has also been used in a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products) and coatings. Specific areas may be mentioned in the report as containing or possibly containing asbestos however this may not be the all inclusive. If this is a concern to the buyer, Recommend consulting the inspector or and asbestos remediation company for further testing. Also you may find the following website helpful:  
<https://www.epa.gov/asbestos/learn-about-asbestos>

**A storage shed is present on this property:**  
This type of building is omitted from the inspection. The condition of these buildings and associated equipment are not included in this report.
4. **Architectural Style** The structure is: 1 story structure
5. **Estimated Age** This structure age is determined by available real-estate information, sellers disclosure or property features. 55 to 60 years ago.
6. **Weather Conditions** Weather conditions at the time of the inspection: partly cloudy  
Temperature: 80's
7. **Start Time** 12:00 PM **Finish Time:** 2:30 PM

# AmeriSpec Inspection Services

## 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. Lawn Irrigation systems are not inspected per ASHI standards. Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside.

Item	Element	Comment
1.	Driveway	<p>The driveway was inspected for wear based on anticipated age.</p> <p><b>Maintenance:</b>  <b>Common cracks/surface deterioration were observed. This is primarily a cosmetic concern. Suggest sealing all cracks in concrete surfaces to prevent water penetration as a routine maintenance effort. Concrete driveways commonly have minor cracking. Repairs should be considered normal routine maintenance.</b></p> <div data-bbox="406 655 899 938" data-label="Image"> </div> <div data-bbox="927 655 1421 938" data-label="Image"> </div>
2.	Walkway	<p>Walkway was inspected for wear based on anticipated age.</p> <p>The walkway is: Manufactured stepping stones/pavers</p>
3.	Exterior Siding	<p>Vinyl/lapped exterior wall cladding:</p> <p>Vinyl siding is durable, never needs painting, and is not susceptible to rot or insect damage. Vinyl siding is available in popular styles like wood, brick and sandstone. The exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. The vinyl siding was in serviceable condition based on the age.</p>
4.	Trim	<p>The exterior trim evaluation is visual in nature. At the time of inspection the exterior trim appeared to be in generally good condition with no evidence of any obvious significant deterioration, breeches, or openings unless otherwise noted in the exterior section.</p>
5.	Windows	<p>The windows were inspected for visible defects or deterioration based on anticipated age and appeared to be serviceable. Minor cracking and caulking deterioration is common and repairs/re-sealing should be considered normal routine maintenance.</p>
6.	Exterior Doors	<p>The doors and frames were inspected for visible defects or deterioration based on anticipated age and appeared to be serviceable. Minor cracking and caulking deterioration is common and repairs/re-sealing should be considered normal routine maintenance. Door frames can move during seasonal changes. At times doors may tend to stick or bind.</p>
7.	Gutters Down spouts	<p>Gutters were visually inspected. A functional water flow test is not performed therefore, leakage may not be noticed, depending on weather conditions. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.</p>
8.	Electrical Lights /Outlets	<p><b>GFCI Not Installed:</b>  Exterior electrical outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.</p>

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### 9. Electrical Main Service

The main disconnect was noted at the main panel. Overhead electrical service

#### 1. Further Review:

**The service entrance cable is frayed and deteriorated. Correction of this condition is important for safety and to prevent damage from water entry into the main panel/breakers. The local utility company should be consulted.**



### 10. Energy Source

Electric and Natural Gas: Inspectors are required by the ASHI Standards of Practice (SOP) to inspect gas piping, but are not required to use instruments to do so. The SOP does not require gas-leak detection other than detection using techniques that are not technically exhaustive. Gas lines have low pressure (usually 2 psi). Areas of gas lines may be positioned so leaks may not be detected.

### 11. Faucets

The faucets appeared to be in serviceable condition.

### 12. Lot/Grade/Drainage

Exterior grading plays a major part in the structural stability and comfort of a home. Avoid slopping grading toward the foundation. Grading the area around the foundation to move water away from the structure helps to minimize water in the basement and movement of the foundation system which can be caused by poor drainage.

#### Recommended Improvement:

Areas of thick mulch were noticed. Mulch holds moisture at the foundation and attracts insects. Recommend reducing/ removing or replacing with decorative stone.

### 13. Decks/Porches/Patios/Stairs/Railings/Balconies

Porch Comments: Cracks or surface deterioration is common and usually a cosmetic concern. Sealing surfaces to prevent water penetration should be considered routine maintenance.

Porch construction: Masonry

**The surface is covered with carpet. Carpet restricts viewing of flooring material and condition. Carpeting installed over outdoor surfaces tends to trap moisture and may accelerate the deterioration of the material.**

#### Maintenance:

**Deteriorated mortar joints were observed. We recommend re-pointing the affected area to reduce the potential for water infiltration into the structure.**



Patio Comments: Cracks or surface deterioration is common and usually a cosmetic concern. Sealing surfaces to prevent water penetration should be considered routine maintenance.

Patio construction: Pavers/brick/stone

#### Recommended Improvement:

**Settlement was noticed. This is an indication that the base may not be to the proper depth or that settlement has been caused by exterior grading and ground water issues.**

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### 14. Foundation Type **Basement:**

Portions of the basement are below ground. Any below grade space can leak. We cannot certify the basement against future water infiltration. The chances of leaks increase when adjacent surfaces are not well pitched away from home and when roof drainage is within several feet of the foundation.

### 15. Additional Items **2. Further Review:**

**The retaining wall has leaning, deteriorated and bowed areas. Recommend repair or replacement as necessary to preserve its life span. Adding drainage, tie backs and corrections to grading will also extend its life.**



### 16. Comments

Typically the inspection does not include the evaluation of detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, decorative and/or low-voltage lighting.

# AmeriSpec Inspection Services

## Roof

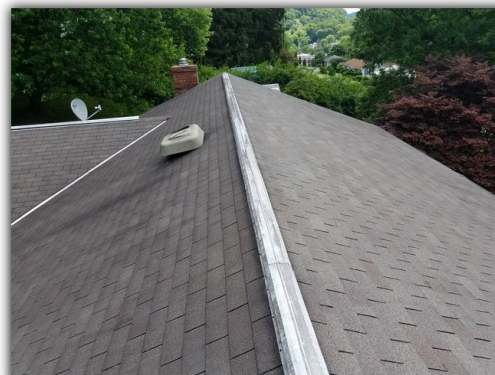
Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not 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 deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported.

**Description: Main House**

**Style: Gable**

**Estimated Age: Original to the structure**

<u>Item</u>	<u>Element</u>	<u>Comment</u>
1.	<b>Roof Covering Condition</b>	Material/Type: Asphalt Composition Shingles



### 1. **Repair/Replace:**

During our general review of the roofing materials it was observed that the roof had damaged/torn materials at the front. The roof should be reviewed by a roofing contractor for necessary repairs.



- |    |                              |   |
|----|------------------------------|---|
| 2. | <b>Exposed Flashing</b>      | The visible flashing was checked for wear based on anticipated age and appeared to be serviceable.  |
| 3. | <b>Vents/Plumbing Stacks</b> | <h3>2. <b>Repair/Replace:</b></h3> <p>The plumbing vent boot is deteriorated, which may allow water penetration. Re-sealing will provide more permanent water control at this area.</p> |

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### 4. Comments

#### 3. Repair:

The attic fan cover is deteriorated or damaged, which may allow water penetration into the attic. Repair or replace as necessary.



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### Chimney(s)

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. Loose or missing flue mortar, adequacy of installation, draft or smoke tests is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that fire place, wood burner and other solid fuel chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

**Chimney Location:** Left Side

Item	Element	Comment
------	---------	---------

- |    |                            |  |
|----|----------------------------|--|
| 1. | Chimney Type/<br>Condition |  |
|----|----------------------------|--|



#### 1. Further Review:

The Chimney has an opening between the masonry and main structure. This is an indication that the footing of the foundation is not at the proper depth, that it is experiencing settlement or otherwise failing or that it was intentionally constructed in this manner. This type of issue should be reviewed by a chimney specialist for necessary corrections.



- |    |              |  |
|----|--------------|--|
| 2. | Chimney Flue | Metal  |
| 3. | Flashing     | The visible flashing was checked for wear based on anticipated age and appeared to be serviceable. |
| 4. | Crown/Cap    | On a masonry chimney the chimney cap is a pre-cast concrete or poured in place concrete            |

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seal around the flue tile.

### 2. Repair/Replace:

**Suggest repairing/re-building chimney cap/crown to reduce opportunity for water infiltration and damage. Openings, cracks or holes in the chimney cap will collect water and crack mortar during freeze thaw cycles. This is a common maintenance item that is often neglected by homeowners. It should be made a part of the routine seasonal maintenance checklist.**



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## Garage

Our garage/carport 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. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Type: One car, Integral

Item	Element	Comment
1.	Floor Type/ Condition	<b>Concrete:</b> Structures built with concrete slab construction may have minor cracking which is common. Cracking in basement and garage floors is normal and repairs should be considered as expected maintenance. Floor drains are not tested.
2.	Garage Doors/ Hardware	Garage doors are the heaviest moving part in a home. Therefore extreme care must be taken to ensure safe and proper operation. Recommend regular review of hardware and opener to ensure smooth operation. The doors and frames were inspected for visible defects or deterioration based on anticipated age.
3.	Garage Door Openers	The garage door opener is manufactured by: Genie The door is a roll up-panel.
4.	Fire Door	The fire door material is: Metal
5.	Electrical System	<b>GFCI Not Present:</b> Ground Fault Circuit Interrupter (GFCI) protection is not present. Receptacles near water sources should be grounded. This may not have been required when home was built. Recommend a qualified electrician install (GFCI) outlets as a safety enhancement.



- |    |                      |  |
|----|----------------------|--|
| 6. | <b>Faucets/Sinks</b> | The faucet appeared to be in serviceable condition.  |
| 7. | <b>Fire Barrier</b>  | <p><b>1. Safety Issue:</b><br/>The walls/ceiling adjoining the house have openings into the living area. This compromises the fire barrier. Areas that open into the house should be sealed or otherwise repaired to prevent vapors or fire from entering the living area.</p> <p><b>2. Safety Issue:</b><br/>An open air duct was noticed. This could provide a path for fumes from the garage to enter the heating system. Recommend sealing. The garage should be separated from living space. This would include providing a vapor barrier to prevent fumes from entering the living area.</p> |


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### Basement

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 cannot guarantee that the Property is free from any water penetration, regardless of which system or component of the Property is inspected. The Client understands that the Company will use its best efforts, in accordance with the ASHI Standards of Practice, to determine, based solely on visible conditions at the time of the inspection, whether there are ongoing water penetration issues at the Property. The Client should inquire of the Sellers of the Property whether the Property has been subject to water penetration at any time prior to purchase by the Client, the source and extent of the water penetration, and whether any efforts or corrections were made to correct water penetration problems. We cannot certify the basement against future water infiltration. Some 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.

Item	Element	Comment
1.	<b>Floor Comments</b>	Concrete: Common cracks were observed which is primarily a cosmetic concern.
2.	<b>Wall Comments</b>	<b>Efflorescence was observed at the front, back and right walls. Efflorescence is a mineral deposit left behind from exterior water infiltration. This is usually prevented or reduced by reworking exterior groundwater (diverting water away from the structure). Recommend consulting Sellers as to moisture problems.</b>
		
3.	<b>Ceiling Comments</b>	The ceilings are unfinished.
4.	<b>Beams/Supports</b>	The inspection does not provide an engineering or architectural analysis of the support system. The beams/support: Metal support post, Steel I Beam
5.	<b>Framing/Joists</b>	At the time of the inspection, a representative number of joists were checked for evidence of deterioration or rot and appeared to be serviceable. Conventional Framing
6.	<b>Sub-floor/Sheathing</b>	The sub-floor/sheathing material is: Plywood The visible areas of the sub-floor was reviewed for deterioration, rot and moisture damage.
7.	<b>Electrical</b>	A representative sampling of the lighting and outlets was tested and operated properly. All three-way lights and outlets may not be tested. The inspector makes reasonable efforts to inspect each features however due to accessories or location, these may not be tested. The inspection does not locate or identify the purpose of each switch or outlet.
8.	<b>Exterior Doors</b>	Doors and hardware were operated and observed for function.
9.	<b>Windows</b>	Windows were visually inspected.
10.	<b>Heating/Cooling</b>	Central heating was observed.
11.	<b>Comments</b>	<b>Basement Stored Items:</b> Stored items were in the basement. Areas of the wall and floor may be concealed, limiting visibility. Basement walls are subject to moisture, cracking or other defects. Recommend reviewing these areas during final walk through.

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### Plumbing

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.

**Water Supply: Public utility**

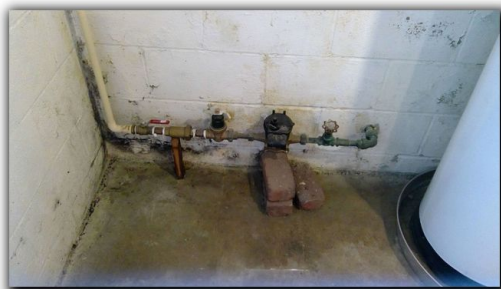
**Sewage Disposal: Public utility**

**Item Element**

**Comment**

**1. Main Shutoff**

Shutoff valve is not tested. **Shut Off Valve Location: Basement**



**2. Supply Line Material**

It may not be possible to identify every supply material.  
CPVC

**3. Supply Line Condition**

The visible areas of supply lines were inspected and appeared to be serviceable based on the age.

**4. Drain Line Material**

ABS, PVC

**5. Drain Line Condition**

The visible areas of drain lines appeared to be serviceable based on age.

**6. Comments**

Material descriptions are based on a limited/random check of components.

**7. Information**

Homes with this type of construction have plumbing lines running behind walls, ceilings and interior finishes. Efforts were made to observe suspect areas, stains, leaks or other indications of plumbing defects.

- With concealed plumbing it is difficult to determine the position of these items. These areas were specifically excluded from the scope of this inspection.
- Blockage may occur during the life of any system. For this reason you may want to consider having them video-scanned.
- Because areas of plumbing are concealed, It may not be possible to identify all system condition or concerns that may be present.
- Metal plumbing commonly has areas of oxidation at valves and supply lines. This may be caused by normal oxidation or water condition.

**Nearly 100% concealed piping**

## AmeriSpec Inspection Services

### Electrical Panel(s)

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system or assessment of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. 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. The electrical system inspection is not a code inspection. Codes change on a regular basis and compliance would require regular updates by a licensed electrician. This should not be viewed as a pass fail 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.

**Main Panel Location:** Basement

**Service Amperage:** 100

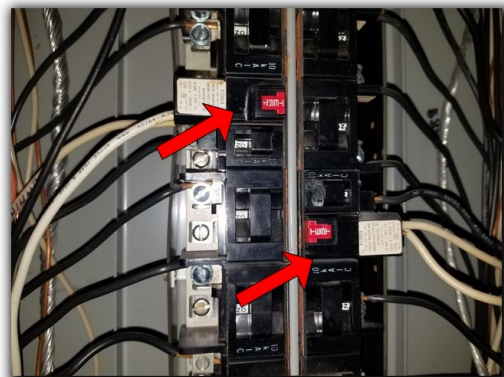
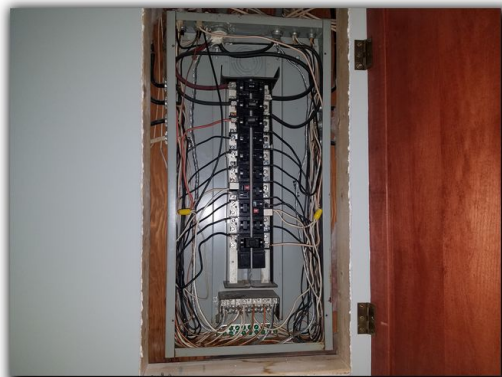
**Main Service Entrance Cable:** Braided Aluminum.

**Overload Protection:** Breakers

**Service Voltage:** 120 & 240 Volt Circuits

Item	Element	Comment
------	---------	---------

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | <b>Electrical Panel Condition</b> | <b>1. Repair:</b> Double tapping was observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible loosening of lugs, overload and tripping breakers. Currently manufactured breakers that allow 2 wires to be terminated at the breaker are Square D Q O type and Cutler Hammer CH type. Recommend professional repair as necessary. |
|----|-----------------------------------|---|



- |    |   |  |
|----|---|--|
| 2. | <b>Grounding System</b>                   | At times the exterior grounding rods are concealed and not inspected. The exterior grounding system is serviceable.  |
| 3. | <b>Branch Wiring</b>                      | The branch circuit wiring type is: Non-metallic cladding   |
| 4. | <b>Comments</b>                           | ASHI standards do not require the home inspector to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device, except ground fault circuit interrupters; or dismantle any electrical device or control, other than to remove the covers of the main and auxiliary distribution panels.   |
| 5. | <b>Smoke/CO Detectors Safety Comments</b> | For safety reasons, we recommend that you install photo-electric smoke alarms instead of the more common ionic type due to serious concerns about the ionic alarm's ability to detect certain types of fires in sufficient time to alert occupants. For more information about the two alarm types, please visit: <a href="http://www.theworldfiresafetyfoundation.org">www.theworldfiresafetyfoundation.org</a> . |

## AmeriSpec Inspection Services

### Heating

Our evaluation of major systems 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. The Client understands that the adequacy of heat and air conditioning distribution is difficult to determine on a one time visit. Weather conditions can limit the testing of heating and air conditioning systems. The Company cannot warrant that the heating and/or the air conditioning systems present at the time of the Inspection adequately distribute heat or air conditioning throughout the building. The Client should inquire of the Seller as to the adequacy of heat and air conditioning distribution prior to finalizing your sales agreement.

**Manufacturer: Rheem**

**Estimated Age: 2015**

**Design Type: High-Efficiency Forced-Air**

**Location of Unit: Basement**

**Design Life: 15 to 20 years**

**Approximate Capacity: 80,000 BTU**

Item	Element	Comment
------	---------	---------

- |    |                         |   |
|----|-------------------------|---|
| 1. | <b>General Comments</b> | The evaluation of the heating system is both visual and functional, provided power and/or fuel is supplied to the unit. It is tested using normal operating controls. |
|----|-------------------------|---|



- |    |                                     |  |
|----|-------------------------------------|--|
| 2. | <b>Conditions</b>                   | The furnace was activated to check the operation of the burner/exhaust and blower. A detailed review of the heating capacity of this unit is beyond the scope of this inspection and we make no warranty as to the adequacy of the system. |
| 3. | <b>Exhaust Venting</b>              | Power Vent/ABS/PVC   |
| 4. | <b>Thermostat</b>                   | Tested and operational   |
| 5. | <b>Blower/Filter</b>                | High efficiency air filter was installed. The filter should be replaced every 6-12 months.   |
| 6. | <b>Condensation Drain Line</b>      | The condensation is discharged to: Laundry Tub   |
| 7. | <b>Heating/Cooling Distribution</b> | <b>Rusted ductwork was noticed. There was no indication of failure. Recommend removing rust and protecting the metal surface.</b>  |
| 8. | <b>Comment</b>                      | A standard home inspection does not include evaluation of the adequacy or capacity of the heating supply systems.  |

## AmeriSpec Inspection Services

### Air Conditioner

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. 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.**

**Manufacturer: Lennox**

**Design Life: 15 to 20 years**

**Estimated Age: 1998**

**System Type: Split System**

Item	Element	Comment
------	---------	---------

- |    |                          |  |
|----|--------------------------|--|
| 1. | <b>General Condition</b> | The evaluation of the cooling system is both visual and functional, provided power and/or fuel is supplied to the unit. The air conditioner is tested using normal operating controls. at the: furnace. <b>Energy Source: Electric with disconnect</b> |
|----|--------------------------|--|



- |    |                                    |   |
|----|------------------------------------|---|
| 2. | <b>Temperature/Condensing Coil</b> | <b>A/C Tested and Operational:</b><br>The air conditioner is activated to check the operation of the motor and the compressor. The temperature difference is within the recommended range. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy. |
| 3. | <b>Thermostat</b>                  | Tested and operational  |
| 4. | <b>Air Filter</b>                  | The filter size is: Same as the furnace.<br>The furnace air filter appeared to be in serviceable condition at the time of the inspection. It is recommended that the filter be changed or cleaned every 30 to 45 days for best performance.   |
| 5. | <b>HVAC Distribution</b>           | The means of distributing heating/cooling is: Ductwork/forced Air   |
| 6. | <b>Comments</b>                    | A standard home inspection does not include evaluation of the adequacy or capacity of the cooling supply systems.<br><b>Maintenance:</b><br><b>The condenser fins have excessive oxidation present. Recommend professional cleaning to ensure adequate airflow and operation.</b>   |

## AmeriSpec Inspection Services



## AmeriSpec Inspection Services

### Water Heater / Gas

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

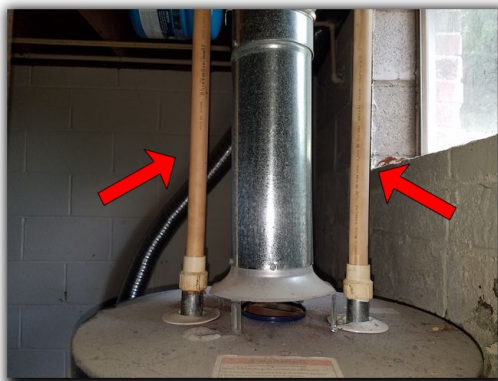
**Manufacturer: Bradford White**

**Design Life: 15 to 20 years**

**Estimated Age: 2008**

**Tank Size: 40 gallons**

Item	Element	Comment
1.	<b>General Conditions</b>	The evaluation of the water heating system is both visual and functional, provided power and/or fuel is supplied to the unit. It is tested using normal operating controls. <b>Energy Source: Gas</b>
2.	<b>Combustion Chamber &amp; Gas Supply Line</b>	Unit was tested and operated properly.
3.	<b>Supply Lines</b>	Supply lines were checked for leaks and overall condition and appears serviceable.
4.	<b>Exhaust Venting</b>	The venting system was visually inspected and tested for the presence of carbon monoxide. <b>1. Repair/Replace:</b> <b>Plastic CPVC piping should start a minimum of 18 inches from the top of gas water heaters. This is due to the vent clearance requirements. Plastic CPVC/Polybutylene supply lines may melt due to vent line heat..</b>



5.	<b>Temperature Pressure Release Valve</b>	Serviceable: The relief valve is installed as a safety feature. These valves are not tested, as they tend to drip/leak afterwards.
6.	<b>Thermal Expansion Tank</b>	Thermal Expansion Tank Installed: The water heater has a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Water expands when heated. The extra volume of water pushes the cold water back into the city water main. The tank is checked for visual leaks and signs of corrosion however verifying the tank is functional is not part of the home inspection.

# AmeriSpec Inspection Services

## Interior

Our interior review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Personal belongings, wall fixtures or pictures, curtains, window accessories and furniture may restrict access to receptacles, windows, walls, and flooring. A representative sample of windows, outlets and lights are inspected. Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment In harmony with ASHI standards, cosmetic considerations and flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Cosmetic items such as paint, wallpaper, and other finish treatments, carpeting, flooring and window treatments are omitted from the report. During the inspection, a sample of the electrical outlets and lighting is tested. Operation of all light switches, dimmers, three way lighting and outlets may not have been tested. Furniture stored items duct work or radiator controls may inhibit our testing of the heating system. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool, or may not be heated or cooled. This information should be accessible on the seller's disclosure. 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.

Item	Element	Comment
1.	Floor Comments	<p><b>Predominant Flooring: Carpet and Vinyl</b></p> <p>The floors were inspected for unusual conditions that may indicate structural issues. Defects such as cosmetic issues, stains, slight irregularities or squeaking may not be mentioned. The floors showed no unusual concerns at the time of the inspection. Some squeaking is typical and is usually not an indication of a structural defect. This is usually due to slight joist movement.</p>
2.	Walls/Ceilings	<p>The walls and ceilings were inspected and appeared to be serviceable. Cracks in walls are quite common and are considered cosmetic unless otherwise noted. These can usually be easily repaired using standard maintenance or repair procedures. Walls surface condition at times is concealed by furnishings, household items, pictures, shelving, window treatment or other items. Recommend reviewing wall condition at the time of final walk-through.</p>
3.	Doors	<p>The doors and frames were inspected for visible defects or deterioration based on anticipated age and appeared to be serviceable. Minor cracking and caulking deterioration is common and repairs/re-sealing should be considered normal routine maintenance. Door frames can move during seasonal changes. At times doors may tend to stick or bind.</p>
4.	Windows	<p><b>Window Comments: Single-pane</b></p> <p>The windows are an older style single pane window. Single pane windows are present at all or several areas. Older single pane windows are more likely to have missing or compromised weather stripping and hardware that is in poor condition. These defects may not be detailed in the report.</p> <p><b>1. Repair/Replace:</b></p> <p><b>Fog and condensation were noted in the double glazed insulated window panes. 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.</b></p>



- |    |            |  |
|----|------------|--|
| 5. | Electrical | <p>A representative sampling of the lighting and outlets was tested and operated properly. All three-way lights and outlets may not be tested. The inspector makes reasonable efforts to inspect each features however due to accessories or location, these may not be tested. The inspection does not locate or identify the purpose of each switch or outlet.</p> |
|----|------------|--|


## AmeriSpec Inspection Services

6. **Heating/Cooling** Adequacy of heating and cooling distribution is difficult to determine on a one time visit. Weather conditions can limit the testing of heating and cooling systems. Recommend confirming with the seller which areas are unconditioned or perhaps problematic. Central heating/cooling was observed.
7. **Smoke/CO Detectors** Smoke/fire detection systems and fire extinguishers are generally recommended for all homes, and may be required in some areas.
- The potential for elevated carbon monoxide levels exists in most homes, particularly if an attached garage or fuel-burning units are present.
  - Carbon monoxide and gas detectors are also recommended on each level of the home for homes with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly.
  - Based on ASHI standards, the home inspector is not required to observe: Low voltage systems; Security system devices; Heat detectors; or Carbon monoxide detectors.
8. **Interior Stairs/Railings** Stairs appeared to be serviceable.
9. **Comments** Our interior review is visual and evaluated with similarly aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked. Thus, it is recommended that 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.

# AmeriSpec Inspection Services

## Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all **built-in appliances**. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a rinse or wash cycle to determine if the system is free of leaks and excessive corrosion. 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. 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.

Item	Element	Comment
1.	Flooring	The floor covering is: Laminate Flooring
2.	Walls/Ceilings	The walls and ceilings were inspected and appeared to be serviceable.
3.	Windows	The windows appeared to be serviceable.
4.	Electrical	<p><b>GFCI Not Present:</b> Ground Fault Circuit Interrupter (GFCI) protection is not present. Receptacles near water sources should be grounded. This may not have been required when home was built. Recommend a qualified electrician install (GFCI) outlets as a safety enhancement.</p>
		
5.	Sink	The sink appeared to be in serviceable condition at the time of inspection.
6.	Faucets/Supply	The faucet appeared to be in serviceable condition.
7.	Drains/Waste	<p><b>1. Further Review:</b> <b>Evidence of gurgling noises was noticed with the sink drain when the dishwasher was used. This condition is an indication that the waste plumbing drain line associated with the fixture is not properly sloped, vented or trapped. Recommend consulting a qualified plumber for further assessment to determine modification options.</b></p>
8.	Countertop	Countertops appeared to be serviceable. All countertops should also be checked prior to closing when clear of obstructions.
9.	Cabinetry	The cabinets were reviewed primarily for functionality based on age. Cosmetic issues may not be pointed out as a concern. All cabinetry/countertops should also be checked prior to closing when clear of obstructions.
10.	Disposal	<p>Manufactured by: In-Sink-Erator Inspection of garbage disposals is limited to a visual check of the motor operation. Disposals are high maintenance items. No assessment of the unit's ability to grind and dispose of waste is made.</p> <p><b>Repair/Replace:</b></p>

## AmeriSpec Inspection Services

**Excessive vibration when activated. This seems to be a mechanical issue.  
Recommend replacement by a qualified plumber.**

- 11. Dishwasher**  
Manufactured by: Maytag. Inspected/Serviceable  
Inspecting the dishwasher involves determining if it fills with water, operates and drains.  
Running the dishwasher on any cycle that requires it to perform these functions satisfies the inspection requirement. The dishwasher is not checked on all cycles.
- 12. Refrigerator**  
Manufactured by: Maytag. Inspected/Serviceable
- 13. Stove/Oven**  
Manufactured by: Maytag. Inspected/Serviceable, Electric
- 14. Range Hood/  
Fan/Light**  
Inspected/Serviceable
- 15. Microwave**  
Manufactured by: Maytag. Inspected/Serviceable
- 16. Comments**  
Regardless of age, appliances can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.

## AmeriSpec Inspection Services

### 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, missing stoppers or dripping faucets. If considered important, you should check these items independently. Testing bathtub overflows and shower pans for leaks is not required by ASHI standards, because of the possibility of causing water damage. 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.

#### Bathroom Location: Main Floor

<u>Item</u>	<u>Element</u>	<u>Comment</u>
1.	Floor Condition	The floor condition was inspected, however cosmetic concerns may not always be mentioned. The floor covering is: Vinyl
2.	Walls/Ceiling	The walls and ceilings were inspected and appeared to be serviceable.
3.	Doors	The doors and frames were inspected for visible defects or deterioration based on anticipated age and appeared to be serviceable. Minor cracking and caulking deterioration is common and repairs/re-sealing should be considered normal routine maintenance. Door frames can move during seasonal changes. At times doors may tend to stick or bind.
4.	Windows	The windows appeared to be serviceable.
5.	Heating/Cooling	Central heating was observed.
6.	Electrical	GFCI outlet was tested and operated properly. Reset location: electric outlet.
7.	Exhaust Fan	The bathroom exhaust fan was tested and operated properly at the time of the inspection.
8.	Bath Fixtures	The tub/shower surround appeared to be in serviceable condition at the time of inspection. The faucets appeared to be in serviceable condition. The visible areas of drain lines appeared to be serviceable based on age.
9.	Sink	The sink appeared to be in serviceable condition at the time of inspection.
10.	Sink Faucet	The sink faucet appeared to be in serviceable condition.
11.	Traps/Drains	The traps/drains and supply were tested for flow and drainage. The drain flow appeared to be in serviceable condition at the time of inspection.
12.	Cabinets/ Countertop	The cabinets were reviewed primarily for functionality based on age. Cosmetic issues may not be pointed out as a concern. All cabinetry/countertops should also be checked prior to closing when clear of obstructions.
13.	Toilet	The toilet was tested and there were no leaks at the time of the inspection.

#### Bathroom Location: Basement

<u>Item</u>	<u>Element</u>	<u>Comment</u>
1.	Floor Condition	The floor condition was inspected, however cosmetic concerns may not always be mentioned. The floor covering is: Tile
2.	Walls/Ceiling	The walls and ceilings were inspected and appeared to be serviceable.
3.	Doors	The doors and frames were inspected for visible defects or deterioration based on anticipated age and appeared to be serviceable. Minor cracking and caulking deterioration is common and repairs/re-sealing should be considered normal routine maintenance. Door frames can move during seasonal changes. At times doors may tend to stick or bind.
4.	Heating/ Cooling	Central heating was observed.
5.	Electrical	1. <b>Repair/Replace:</b>

## AmeriSpec Inspection Services

Ground fault circuit interrupter (GFCI) had power when tested. This is often the result of mis-wiring and is usually easily fixed. Advise repair or replacement as needed.



### 6. Exhaust Fan

#### Recommended Improvement:

Exhaust fan is not exterior vented. Suggest extending the vent duct to the exterior for **proper** ventilation.



### 7. Bath Fixtures

The shower surround appeared to be in serviceable condition at the time of the inspection.

The shower faucet appeared to be in serviceable condition.

The visible areas of drain lines appeared to be serviceable based on age.

### 8. Sink

The sink appeared to be in serviceable condition at the time of inspection.

### 9. Sink Faucet

The sink faucet appeared to be in serviceable condition.

### 10. Traps/Drains

The traps/drains and supply were tested for flow and drainage. The drain flow appeared to be in serviceable condition at the time of inspection.

### 11. Cabinets/ Countertop

The cabinets were reviewed primarily for functionality based on age. Cosmetic issues may not be pointed out as a concern. All cabinetry/countertops should also be checked prior to closing when clear of obstructions.

### 12. Toilet

#### 2. Further Review:


**A gurgling sound was noticed at the drain. When the toilet is flushed and this sound occurs, this is an indication that the building drain-vent system is inadequate. This can occur when plumbing fixtures are installed too distant from the vertical plumbing stack vent or too small in diameter. Recommend review by a qualified plumber.**

## AmeriSpec Inspection Services

### 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 Dept. of Energy website ([www.eren.doe.gov/consumerinfo](http://www.eren.doe.gov/consumerinfo)) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

#### Access:Bedroom

<u>Item</u>	<u>Element</u>	<u>Comment</u>
1.	<b>Inspection Method</b>	Our attic inspection includes a visual review of the rafters and/or trusses, the underside of the roof, any evidence of leakage, the presence of insulation and ventilation. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless they are leaking at the time of the inspection.
		
2.	<b>Framing Type</b>	The attic framing system was reviewed for evidence of deterioration and structural concerns. The type of framing is: Conventional framing
3.	<b>Sheathing</b>	Plywood
4.	<b>Evidence of Leaking</b>	Visible areas of the attic were inspected for evidence of moisture. It is common to see previous staining, or damage however the inspector may be unable to determine if the area is active. Moisture detection methods are utilized in making this determination.
5.	<b>Insulation</b>	For more information visit: <a href="http://www.ornl.gov/sci/roofs+walls/insulation/ins_05.html">http://www.ornl.gov/sci/roofs+walls/insulation/ins_05.html</a> The insulation is: Fiberglass and 4-5 inches thick.
6.	<b>Ventilation</b>	The attic ventilation is: Ridge and Soffit
7.	<b>Electrical</b>	<b>1. Repair/Replace:</b> <b>Open electrical wire splice was present at the attic fan, which could be a safety concern. Whenever electrical wiring is cut and re-connected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice. This type of electrical repair should be performed by a qualified electrician.</b>

## AmeriSpec Inspection Services



8. Chimney  
9. Comments

The chimney is not visible from the attic.

**2. Repair:**

Bathroom vent fan is venting into the attic. Trapped moisture backs into the attic and may present problems such as wood deterioration or fungal growth. Recommend extending fan exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation.



**3. Further Review:**

Areas of the attic are inaccessible. The attic inspection determines the presence of insulation, visible evidence of leakage, the condition of the underside of the roof, ventilation, and rafters and/or trusses. Also areas stains around roof penetrations such as chimneys, plumbing, and vents are inspected. Because no attic is present these areas are not inspected. Typically buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas

## AmeriSpec Inspection Services

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Ph: (724) 452-5025 Fax: (724) 452-5027

Doc #: 201907-SAMPLE  
Date: 07/02/2019  
Dwelling Address:  
Client Name:

Inspector: Rich Onega ASHI # 247233

### INSPECTION REPORT SUMMARY

The following is a summary of the inspector's findings during this inspection. These items were determined by the inspector to be worthy of further attention, investigation, or improvement. Some of these conditions require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by a homeowner. Although the summary is a good tool for the real estate transaction, it is recommended that you read through the main body of the report as soon as possible. The body of the report will include a list of the defects/deficiencies of the home, the systems/components of the home, the details/limitations of the inspection and maintenance tips specific to the home.

*In listing these summary items, your inspector is not offering any opinion as to who, among the parties of this transaction, should take responsibility for addressing the concerns. The items listed in the summary comments are intended to help prioritize remedial needs. The final decision regarding action to be taken must be determined after consultation with the appropriate contractors, specialists and Real Estate Professional.*

#### EXTERIOR

**1. Further Review:**

The service entrance cable is frayed and deteriorated. Correction of this condition is important for safety and to prevent damage from water entry into the into the main panel/breakers. The local utility company should be consulted.

**2. Further Review:**

The retaining wall has leaning, deteriorated and bowed areas. Recommend repair or replacement as necessary to preserve its life span. Adding drainage, tie backs and corrections to grading will also extend its life.

#### ROOF

**1. Repair/Replace:**

During our general review of the roofing materials it was observed that the roof had damaged/torn materials at the front. The roof should be review by a roofing contractor for necessary repairs

**2. Repair/Replace:**

The plumbing vent boot is deteriorated, which may allow water penetration. Re-sealing will provide more permanent water control at this area.

**3. Repair:**

The attic fan cover is deteriorated or damaged, which may allow water penetration into the attic. Repair or replace as necessary.

#### CHIMNEY(S)

**1. Further Review:**

The Chimney has an opening between the masonry and main structure. This is an indication that the footing of the foundation is not at the proper depth, that it is experiencing settlement or otherwise failing

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or that it was intentionally constructed in this manner. This type of issue should be reviewed by a chimney specialist for necessary corrections.

### 2. Repair/Replace:

Suggest repairing/re-building chimney cap/crown to reduce opportunity for water infiltration and damage. Openings, cracks or holes in the chimney cap will collect water and crack mortar during freeze thaw cycles. This is a common maintenance item that is often neglected by homeowners. It should be made a part of the routine seasonal maintenance checklist.

## GARAGE

### 1. Safety Issue:

The walls/ceiling adjoining the house have openings into the living area. This compromises the fire barrier. Areas that open into the house should be sealed or otherwise repaired to prevent vapors or fire from entering the living area.

### 2. Safety Issue:

An open air duct was noticed. This could provide a path for fumes from the garage to enter the heating system. Recommend sealing. The garage should be separated from living space. This would include providing a vapor barrier to prevent fumes from entering the living area.

## ELECTRICAL PANEL(S)

1. **Repair:** Double tapping was observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible loosening of lugs, overload and tripping breakers. Currently manufactured breakers that allow 2 wires to be terminated at the breaker are Square D Q O type and Cutler Hammer CH type. Recommend professional repair as necessary.

## WATER HEATER / GAS

### 1. Repair/Replace:

Plastic CPVC piping should start a minimum of 18 inches from the top of gas water heaters. This is due to the vent clearance requirements. Plastic CPVC/Polybutylene supply lines may melt due to vent line heat.

## INTERIOR

### 1. Repair/Replace:

Fog and condensation were noted in the double glazed insulated window panes. 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.

## KITCHEN

### 1. Further Review:

Evidence of gurgling noises was noticed with the sink drain when the dishwasher was used. This condition is an indication that the waste plumbing drain line associated with the fixture is not properly sloped, vented or trapped. Recommend consulting a qualified plumber for further assessment to determine modification options.

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### BATHROOM(S)

#### 1. **Repair/Replace:**

Ground fault circuit interrupter (GFCI) had power when tested. This is often the result of mis-wiring and is usually easily fixed. Advise repair or replacement as needed.

#### 2. **Further Review:**

A gurgling sound was noticed at the drain. When the toilet is flushed and this sound occurs, this is an indication that the building drain-vent system is inadequate. This can occur when plumbing fixtures are installed too distant from the vertical plumbing stack vent or too small in diameter. Recommend review by a qualified plumber.

### ATTIC

#### 1. **Repair/Replace:**

Open electrical wire splice was present at the attic fan, which could be a safety concern. Whenever electrical wiring is cut and re-connected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice. This type of electrical repair should be performed by a qualified electrician.

#### 2. **Repair:**

Bathroom vent fan is venting into the attic. Trapped moisture backs into the attic and may present problems such as wood deterioration or fungal growth. Recommend extending fan exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation.

#### 3. **Further Review:**

Areas of the attic are inaccessible. The attic inspection determines the presence of insulation, visible evidence of leakage, the condition of the underside of the roof, ventilation, and rafters and/or trusses.

Also areas stains around roof penetrations such as chimneys, plumbing, and vents are inspected.

Because no attic is present these areas are not inspected. Typically buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas

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### PENNSYLVANIA HOME INSPECTORS COMPLIANCE STATEMENT



#### **Pennsylvania Association of REALTORS®**

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### PENNSYLVANIA HOME INSPECTORS COMPLIANCE STATEMENT

#### CLIENT INFORMATION

Client

Name(s): \_\_\_\_\_

Inspection Property \_\_\_\_\_

Address: \_\_\_\_\_

#### INSPECTOR ACKNOWLEDGMENT

I represent that I am full member in good standing of a national home inspection association\* and that I will conduct a home inspection of the above property in accordance with the ethical standards and code of conduct or practice of the association and the Pennsylvania Home Inspection Law.

*Rich Onega*

07/09/2019

AmeriSpec Inspection Service

Signature

Date

Rich Onega

Inspection Co.

100 Rylie Drive  
Harmony PA 16037

Inspector Name

Address

American Society of Home Inspectors  
ASHI # 247233

Phone 724-452-5025 Fax 724-452-5027

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