

Amerispec Home Inspection

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

INSPECTION #:

DATE OF INSPECTION:

TIME OF INSPECTION:

9 AM.

CLIENT NAME:

INSPECTION LOCATION:



CITY/STATE/ZIP:

Crossville, TN 38558.

INSPECTOR:

Jon Reiver.

CLIMATIC CONDITIONS:**WEATHER:**

Partly Cloudy.

SOIL CONDITIONS:

Dry.

**APPROXIMATE OUTSIDE
TEMPERATURE:**

65.

BUILDING CHARACTERISTICS:**ESTIMATED AGE OF HOUSE:**

1

BUILDING TYPE:

1 family.

NUMBER BEDROOMS:

4

BUILDING FACES:

West.

STORIES:

2.5 (bonus room over garage and a finished basement section).

SPACE BELOW GRADE:

Crawl space. Basement.

UTILITY SERVICES:**WATER SOURCE:**

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:**HOUSE OCCUPIED?**

Yes.

CLIENT PRESENT:

Yes.

HOME OPENED BY:

Homeowner.

COMMENTS:

This home is full of personal belongings. This limits our inspection.

REPORT LIMITATIONS

This report is intended only as a guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the professional opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The report is a snapshot of the home as it existed at the time of the inspection, the inspector cannot predict items which may break in the future or conditions which may become apparent only with a

every component was inspected, or that every possible defect was discovered. The purpose of this report is to identify "Major" problems associated with this home, although minor items or cosmetic issues may also be identified. No disassembly of equipment, opening of walls, moving of furniture, appliances, rugs or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The home inspector is a generalist, technical experts may be consulted if the client deems necessary or as recommended in the report.

The supplied Home Repair Manual is for reference, we do not recommend the client attempt repairs unless he/she has a safe working knowledge of the defective item. We cannot take responsibility for any attempted repairs made by non-professionals. When repairs or replacements are recommended we recommend that all repairs should be accomplished by licensed professionals. We recommend that all receipts and written paperwork for all repairs or replacements be obtained and kept. The client is urged to inquire with the seller and his representative about any recent appliance repairs or service and to obtain written documented results or services or conditions from him.

All components designated for inspection in the NAHI Standards of Practice have been inspected except where noted.

Please refer to the Pre-inspection Agreement for a full explanation of the scope of the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to:

formaldehyde, mold, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, fences and gates, seasonal items like screens and storm windows and items not installed or removable like accounting for all non-installed screens or storm windows, efficiency measurement of insulation or heating and cooling equipment, hidden internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity; outbuildings; boat docks. Any general comments about these systems and conditions are informational only and do not represent an inspection. If you have ANY concerns about these items (including mold) we highly suggest you obtain the services of a licensed professional to evaluate.

Additionally, this report may contain digital photographs and/or line diagrams of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. All defects are not photographed - the entire written report must be reviewed.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

This report is for YOUR EXCLUSIVE USE (our client - the name of which is noted in this report). This is a confidential report and any use by unauthorized persons is prohibited.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Additionally, this report is void unless AmeriSpec has on record your signed inspection agreement.

Client fully understands that payment in full constitutes agreement to terms and conditions laid out in Inspection Agreement.

We thank you for your business. If you have any questions or concerns, please call us at 931-484-7212 or 888-670-9732 (toll free).

Our address is: Amerispec

EXTERIOR - FOUNDATION - CRAWLSPACE

Areas hidden from view by finished walls, roof shingles or stored items can not be examined and are not a part of this inspection. Areas which the Inspector cannot examine include but are not limited to the wood behind the roof gutters and the edges of the roof under the shingles.

The determination of the presence of or damage caused by termites or any other wood-destroying insects or organism is excluded. In the state of Tennessee all homes prior to sale will have a complete pest inspection performed by a pest control specialist. You should fully review the pest report and if any damage is noted we suggest you obtain the services of a licensed contractor for further evaluation/repair.

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer.

All exterior grades should allow for surface and roof water to flow away from the foundation.

All concrete slabs experience some degree of cracking due to shrinkage in the drying process. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Water seepage and moisture penetration are common problems in crawlspace/basement usually resulting from inadequate water management above ground. Most causes (80%) can be corrected by improving drainage and grading. Our review of this area cannot always detect the past or future possibility of water penetration. Due to our knowledge of our area we suggest clients consider all crawlspace/basements wet until experience proves otherwise.

Mold/mildew/fungus in the crawlspace/basement and attic is very common (due to high levels of moisture) - as outlined in our inspection agreement these issues (mold/mildew/fungus) are not within the scope of our inspection. The presence of mold/mildew/fungus in the crawl space/basement or attic does not necessarily indicate that any is present in the conditioned living space. Mold/mildew/fungus can enter the living space via leaks in the duct work or holes in the floor or ceilings or due to water leaks into the living spaces or plumbing leaks or if the house is left unoccupied for a prolonged period without heating or cooling to control humidity. If mold/mildew/fungal growth is a concern of yours we suggest you obtain the services of an expert in these areas.

Most water problems in basements are the result of surface water, for instance, improper gutter drainage, improper

WALLS:

MATERIAL:

Vinyl siding. Exterior Insulation and Finishing System (EIFS), also known as Synthetic Stucco.

CONDITION:

Vinyl Siding: appears serviceable.

Siding is too close to grade, especially the right rear and sections of the front to the right of the garage. All types of siding should not be any closer than six inches above finish grade. Proper distance will help prevent deterioration to the surface and moisture entering the house and insect infestation.

Recommend sealing all through wall penetrations as part of routine maintenance, especially near the electric meter. (See the Home Repair Manual)

EIFS:

Some siding of this home appear to be "Exterior Insulation and Finishing System" (EIFS), also referred to as "Synthetic Stucco". Some homes using this material have experienced moisture related problems inside the wall cavity resulting in substantial damage including rot and wood deterioration to structure. Any cracks, improper installation or damage may allow water to seep through the impermeable siding and accumulate under it. This damage is usually not visible to the inspector as it is hidden inside the wall. No visible deterioration noted on this home. This was a visual inspection only. No destructive testing was performed. It is importance to note that Not all homes with EIFS will have water intrusion problems. Because our inspection is limited in scope we suggest client consider having an EIFS inspection performed.

Limited EIFS comments:

There did not appear to be adequate drainage at the bottom of the EIFS siding in the vicinity of the garage. There should be drainage at the bottom of all EIFS siding. Some of the EIFS was in contact with the concrete drive or less then 6 inches above grade, all EIFS should be at least 6 inches above grade.

A test bore was made on the EIFS with permission from the owner. A void was noted behind the siding but no dedicated drainage channels or mats were noted. The Inspector could not verify the existence of a weatherproof membrane behind the EIFS. If desired the client could have this further evaluated.

TRIM:**MATERIAL:**

Wood. Metal. Vinyl.

CONDITION:

Appears serviceable.
Recommend painting and preserving
the front door lower trim and frame.

**WINDOWS:****CONDITION:**

All windows appear serviceable, all panes appear intact. See interior section for further information. Recommend caulking and keeping caulked all joints around windows as part of routine maintenance

GAS METER:**CONDITION/LOCATION:**

Located on exterior of home. The gas to this home can be safely shut off at the meter. The valve is located on the utility company side of the meter. (See the Home Repair Manual)

CHIMNEY:**MATERIAL:**

Pre-fabricated.

CONDITION:

Appears serviceable. We routinely recommend client having the chimney and fireplace inspected every year.
Spark arrester noted.
Presence of rain-hood limits our inspection.

ELECTRICAL:**CONDITION:**

GFCI outlet by basement sliding glass door is inoperative. Recommend correcting.
Other GFCI: GFCI installed as a safety feature. Note: Ground fault circuit interrupters (GFCI) act on current imbalances before the breaker trips, therefore providing an additional safety margin.
The GFCI noted resets on a receptacle in the crawl space or in the garage.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Crawl space is fully accessible. Crawl space door appears serviceable.

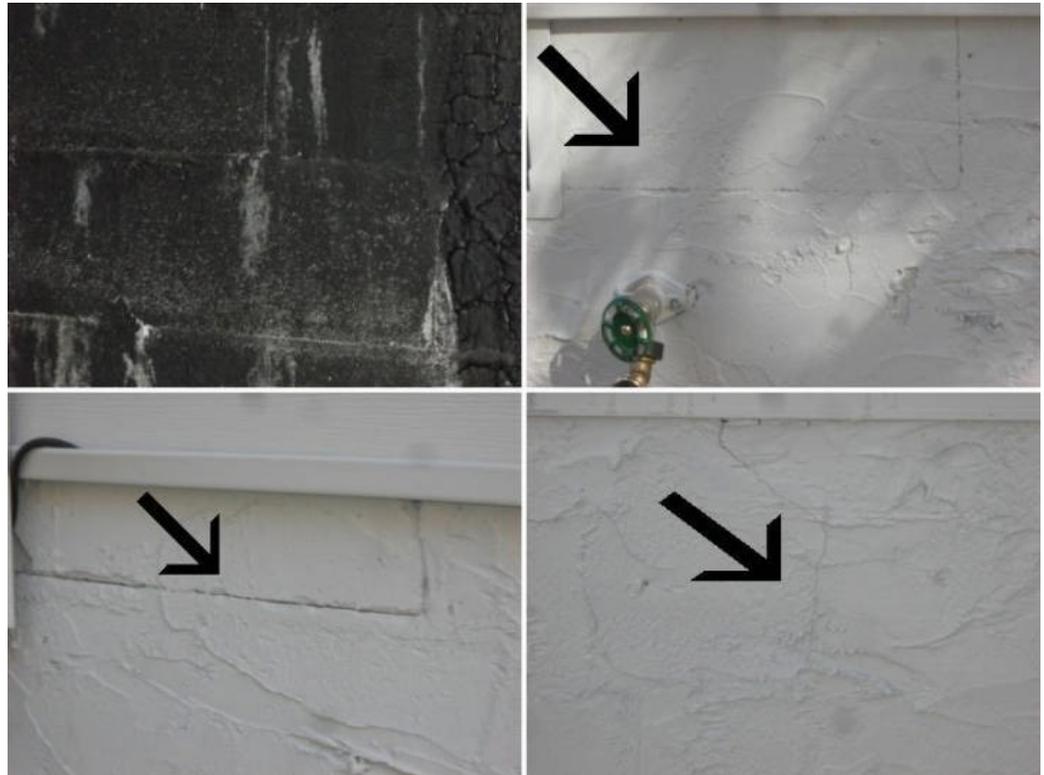
CRAWL SPACE:

Appears serviceable. Sections of vapor barrier missing. Recommend replace missing sections to ensure a clean, dry crawlspace. Note: The vapor barrier is a barrier, usually made of plastic, that prevents water vapor from entering the crawl space from the dirt underneath.

WALLS - TYPE:

Concrete block.

CONDITION:



Waterproofing on walls prevents full viewing.

Normal settlement step cracks and other normal settlement cracks observed at several locations, especially near crawl space vents and at garage slab. Not significant at this time, recommend monitoring. Re pointing (repairing mortar)/sealing these cracks are recommended to prevent moisture penetration. This should be considered part of routine maintenance.

Efflorescence(mineral deposits) noted on concrete, especially front walls. This is usually a sign of past water penetration. See the header of this section for additional information on moisture in the crawlspace/basement. See grounds section for more details on grading. (See the Home Repair Manual)

Possible leakage from overflowing vent wells seen along front foundation walls in crawl space. The client has elected to have the vents sealed on the inside by insulation panel. See the Ventilation section below for more details.

BEAMS:

Appears serviceable. Layered dimensional lumber used. Beam is a tripled 2x10.

FLOOR JOISTS/SUB-FLOOR:

Appear serviceable. Floor joists are wooden "I" joists.

COLUMNS/SUPPORTS:

Cement block columns noted. Appear serviceable.

INSULATION:

CONDITION/LOCATION:

Insulation noted between joists, while this is a great means to insulate the floor framing it does limit our inspection to the visible portions of the framing (which sometimes means only a very small portion of the framing is inspected). If a more detailed inspections is desired we suggest obtaining the services of a licensed contractor.

ELECTRICAL:

CONDITION:

Appears serviceable.

VENTILATION:



2 vent wells are below grade, recommend periodic monitoring to ensure they are kept free of debris and well drained to minimize water entry into crawlspace. There is evidence that water has overflowed these wells and entered the crawl space. The client has elected to have all vents sealed on the inside and a dehumidifier installed. this is not recommended. Normally if it is decided to create a sealed crawl space it is completely sealed by a contractor with a 100% sealed vapor barrier extending up the walls and columns and with conditioned air supplied to the crawl space. Since the client has elected to seal the inside of the 2 vents with vent wells, he may consider having a contractor remove these vents entirely and seal up the crawl space block foundation walls and remove the wells on the outside to minimize water entry.

INSPECTOR NOTES:

Dehumidifier noted, recommend verifying it is operating properly as part of routine maintenance.

Recommend installing a trap in the dehumidifier line for the condensate.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas immediately around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems or underground drainage systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. We suggest all wood decks be cleaned and sealed on a routine basis and observed for deterioration. Generally garages and carports are inspected, but not seasonal, recreational devices or outbuildings. Exterior lights and outlets not physically attached to the home, fountains, pools, docks, sprinkler systems or similar items not actually part of the home are not inspected. If you have any concerns about these items, we recommend you consult an expert, for instance an reputable pool service.

DRIVE/PARKING:

CONDITION:

Appears serviceable. The drive slants towards the home. Recommend caution in icy conditions.

SIDEWALKS:

TYPE:

Front: Concrete.
Rear: stone Pavers.

CONDITION:

Appears serviceable.
Rear: Tripping hazard caused by the uneven junction of the stone pavers (very common). Recommend caution.

GRADING:

SITE:

The front sidewalk may trap water between the home foundation and the sidewalk. Recommend verifying proper drainage in a heavy rain and if necessary installing a surface drain in this area and running the drain line under the sidewalk to a lower location. Recommend re-landscaping if necessary.

The grounds to the right of the front entrance and outside the front bedroom may not be sloped properly. There is a low spot directly against the foundation wall to the right of the front door. The client may wish to verify proper drainage in a heavy rain and if necessary install a swale. Recommend re-landscaping if necessary.



minimum of 1 inch per foot and extend at least 10 feet away from the foundation. If re sloping the grade is not possible we suggest installing drain tile around the perimeter of the home to aid in proper drainage (some homes already have this drain). Another option would be to add a swale to allow water to drain off to a remote location. This is needed to help ensure a dry crawlspace/basement. We also suggest our client hesitate to build any type of flower beds that might "trap" water against the foundation.

PATIO/PORCH:

TYPE:

Front: concrete porch.
Rear screened in porch above decking.

CONDITION:

Rear screened porch has a low half wall that is not high enough for safety, the client may wish to install another rail to minimize the possibility of a person falling through the second story screens.
Carpet on decking in screened porch, this may trap water and restricts viewing. The client may wish to remove this carpet.
Front: appears satisfactory.

DECKS:

TYPE:

Wood (rear screened in porch and deck).

CONDITION:

Appears serviceable. Deck is a semi-freestanding unit. Deck is attached to the home and relies on the home foundation for part of its weight load. The remaining weight load is supported by separate supports around the perimeter.

RAILINGS:

Appears serviceable.

PATIO/PORCH COVER:

TYPE:

Same as structure.

CONDITION:

Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Appears serviceable.
Minor settlement noted on front steps. This is very common. Suggest sealing cracks to prevent moisture penetration. This penetration can cause deterioration, especially in the

ROOF/ATTIC SYSTEM

The foregoing is an informed opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection. Portions of the under layment and decking are hidden from view and cannot be evaluated. Most 3 tab composite shingles have a statistical life average of 14-17 years, which can vary greatly depending on numerous factors.

Skylights - After many years in the home inspection business and numerous inspections we want our client to understand that with skylights most eventually will leak if not properly maintained. If you keep a close eye on the skylight and caulk when appropriate you can eliminate costly damage.

ATTIC AND INSULATION:

ACCESSIBILITY:

Attic is only partially accessible for inspection (about 80%) due to construction methods . If a more detailed inspection is required we suggest you obtain the services of a licensed contractor.

Access to attic is located at bonus room door.

CONSTRUCTION TYPE AND

CONDITION:

Roof is framed using trusses (pre-engineered/pre-manufactured). Roof is framed using rafters. Roof decking is wafer board (OSB) with "H" clips being used.

Suspected fungal growth noted on roof sheathing by access door. If desired the services of a pest control company could be utilized to further evaluate suspected fungal growth and a contractor could evaluate the cause of the suspected fungal growth.

INSULATION TYPE AND

CONDITION:

Blown-in. Batts. Appears serviceable.

DEPTH:

Blown: 11-13 inches(R30-R38).

Batts: 8-9.5 inches(R-20-30).

ELECTRICAL:

Appear serviceable.

VENTILATION:

Ventilation provide by, ridge, soffit, Appears serviceable.

Suggest client consider adding additional vents, possibly a Power fan operated on a thermostat, to reduce heat build-up and suspected fungal growth in attic. This would in-turn lower cooling costs and extend life of roofing materials. (See the Home Repair Manual). Typically 1 square feet of natural ventilation is required every 300 square feet of floor area. A power fan can be used in lieu of some natural ventilation.

EVIDENCE OF MOISTURE:

No evidence of moisture penetration seen in the attic.

There is a stain from a previously wetted area in the ceiling of the rear right bedroom closet. The owner reports that this leak was active recently. The owner reports that the plumbing boot on the roof in this area was caulked and tarred.

Insulation was pulled back by suspected leak in the attic above the closet, no wetted insulation or damaged sheetrock was noted. No stained or wetted sheathing around the plumbing vent was noted.

Tarring or caulking a plumbing boot on the roof is not the proper way to correct a roof leak.

Some possible causes are offered below but this list is not all inclusive and a contractor should evaluate to determine the cause of the recent roof leak and perform repairs.

Possible causes: The roof leak could be caused at a distance from the actual wetted ceiling, traveling down roof from the leak location between the shingles and tar paper.

It is noted that a piece of flashing is missing at the roof peak where the higher roof line above the foyer joins the roof peak. This is a possible cause.

The plumbing vent at this location above the rear right bedroom closet has a elbow directly above the ceiling stain. It is possible that this elbow leaks in a heavy rain.

The plumbing roof vent might leak at this location. If so, the boot should be replaced.

ROOF:

ROOF STYLE:

Combination of styles.

ROOFING MATERIAL:

Dimensional Composition (Laminated) Shingles.

INSPECTION METHOD:

Mounted roof.

ROOF COVERING STATUS:

See attic section above, evidence of moisture for more details.

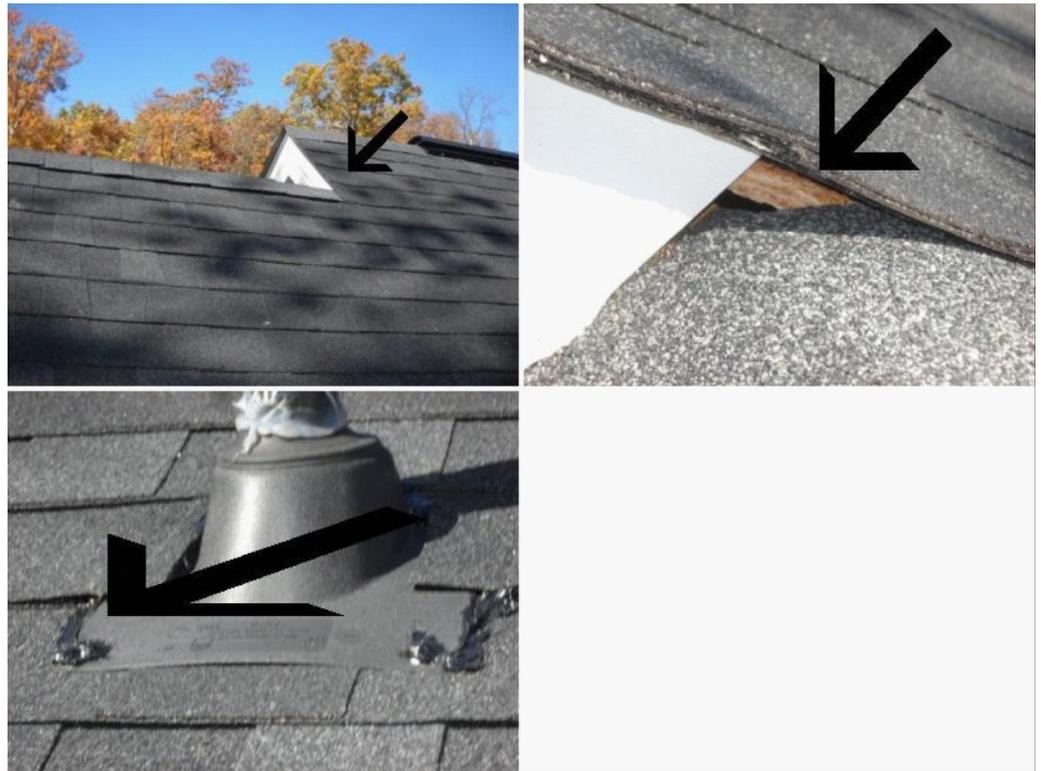
Skylight noted in this home. After several years in the home inspection business and numerous inspections we want our client to understand that with skylights most will eventually leak if not properly maintained. If you inspect the skylight periodically and caulk when appropriate you can eliminate costly damage.

NUMBER OF LAYERS:

1 layer of shingles noted.

EXPOSED FLASHINGS:

TYPE AND CONDITION:



missing flashing at roof peak

Metal, Rubber.

See attic section above, evidence of moisture for more details.

There is a gap in the flashing at the roof peak where the higher foyer section of roof meets the peak on the right end of the foyer roof. Recommend properly flashing this area.

The plumbing vent above the right rear bedroom closet has been caulked and tarred in response to a roof leak. This is not the preferred method of correcting a leak, the boot should be replaced. If it is not desired to replace the boot this tar and caulk needs to be refreshed on a periodic basis as part of routine maintenance.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Complete guttering is noted around the home. Appears serviceable.

There is evidence of a gutter end cap leak or gutter overflow at the rear of the great room. Recommend correcting.

Minor debris noted on gutter guards at corners, recommend correcting as part of routine maintenance.

PLUMBING

Water quality or hazardous materials(lead, bacteria, radon, etc.) testing is available from testing labs and will be performed, if desired, for an additional charge when pre-arranged. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

We cannot forecast future plumbing leaks - leaks are fairly common with all types of plumbing. If this home has been vacant for any length of time you should be careful during the first few weeks of usage and watch for leaks. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. If the water heater is located inside the home a catch pan should be installed with a drain extending to the outdoors to prevent water damage to the home (in case of leakage). We do not operate any valves during the inspection except at fixtures due to chance of causing leaks. We suggest homeowners operate key valves (isolation valves to fixtures and main house isolation valve) on a regular basis to ensure proper operation during emergency.

Main water supply valves are not operated - they should be turned by the homeowners on a regular basis to ensure they are free of rust and corrosion. If they have not been turned on a regular basis and we turn them they are subject to leaking.

Evidence of past leakage (stains or corrosion) is very common and will not be noted unless an active leak is seen.

Water conditioning systems such as water softeners are beyond the scope of this inspection.

The septic system, if utilized, should be inspected and pumped if necessary approximately every 5 years, depending on usage. Recommend inquiring with the owner about septic system maintenance and location of the septic tank and drain field.

MAIN LINE:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable, no leaks noted at time of inspection. Shut-off valve is noted. Static water pressure at the time of the inspection was 45 PSI and water flow rate was 6 GPM. Normal range is 40-70 PSI and 4-6 GPM.

SUPPLY LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable, no leaks noted at time of inspection.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable, no leaks noted at time of inspection.

HOSE BIBS (outdoor faucets):

OPERATION:

Appears serviceable. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER:

TYPE/FUEL:

There are 2 water heaters. Unless otherwise noted, all comments refer to all units.

SIZE:

40 Gallons.

LOCATION:

Crawlspace.

CONDITION:

Appears serviceable. Hot water was noted at tested fixtures indicating burner is operational. Appears serviceable, no leaks noted at time of inspection. Hot water was noted at all tested plumbing fixtures indicating the electric heating elements were functioning properly at time of inspection.

For most households a hot water temperature of 120-125 degrees provides a satisfactory and safe service while reducing energy costs and extend heater service life. Adjust your water heater thermostat control as needed. Temperature should be maintained below 130 degrees to avoid scalding or burns.

Pressure relief valve should have a drain line attached which extends to within 6-8 inches of the floor. We recommend installing an inexpensive drain line to minimize the possibility of hot water or steam discharging near a person's face.

A cold water shutoff valve is installed. It is noted that the plastic PEX plumbing line is directly connected to the dielectric fitting at the top of the hot water taps on the water heaters. connection to the water heater.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. We do not dismantle the Furnace nor check for all problems inside the furnace, We suggest our client consult a licensed HVAC contractor for complete breakdown and inspection of the heating/cooling system prior to closing. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. It is recommended that the client check the condensate line and drain pan for proper drainage on a regular basis as part of routine maintenance. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normally approximately 1 ton of cooling capacity is required for every 500 square feet of cooled area. This varies greatly with home construction methods and quality. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. As with all mechanical equipment, the units may fail at anytime without warning.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY**UNIT:**

Crawlspace.

SYSTEM TYPE:

Forced Air, Heat pump with gas assistance.

FUEL TYPE AND NOTES:

Natural Gas. Electric. Electric disconnect noted.

SECONDARY HEATING**SYSTEM:**

Heat pump in bonus room.

HEATING SYSTEM CONDITION:

Primary unit manufactured**by:**

Amana.

PRIMARY UNIT:

Appears operational.

Unit gurgles, inspector cannot see inside the unit's inner cover to evaluate. Recommend a HVAC technician evaluate and correct.

BURNERS/HEAT**EXCHANGERS:**

BLOWER FAN:

Appears to operate smoothly.

COMBUSTION AIR:

Appears serviceable/adequate.

VENTING:

Appears serviceable.

AIR FILTERS:

The inside of the return cavities are not completely sealed - although this is very common it is not ideal in that it can allow air to be pulled from other areas and not strictly through the filter.

Filter size is 24 by 30 hallway.

Filter size is 12 by 12 in master bedroom.

No filter noted in downstairs return, the client may wish to install one.

NORMAL CONTROLS:

Appear serviceable, thermostat appears to be in working order.

SECONDARY HEATING UNIT:

Appears operational.

AIR CONDITIONING:**TYPE:**

Central unit.

POWER SOURCE:

220 Volt. Electrical disconnect present.

RETURN AIR TEMPERATURE:

Main: 67.

SUPPLY AIR TEMPERATURE:

Main: 41.

AIR TEMPERATURE DROP:

Temperature delta (drop) is 27 degrees, normal range of 15 to 25 degrees.

SYSTEM CONDITION:

Appears serviceable.

Heat pump system noted. Unit appeared to operate properly at time of inspection. A heat pump is basically a compressor-style air conditioning system that can work in reverse. As long as the unit is functioning properly in either the heat mode or cooling mode, it is an indication that the major components (compressor, fans, coils) are operational. Heat pumps can only produce a temperature of about 98 degrees F, or the approximate temperature of our skin. For that reason, some homeowners with heat pumps complain that they are not producing heat, when in fact they are working properly. (For a more information on Heat Pumps see the Home Repair Manual) If a detailed evaluation of the heating/cooling capacity is desired, a licensed HVAC contractor should be consulted.

CONDENSATE LINE:

We suggest you consider extending the condensation line away from the foundation for both the bonus room heat pump and the main heat pump - on a typical summer day the A/C can produce several gallons of water. Recommend adding a trap on the main furnace condensate line.

**NORMAL CONTROLS:**

Appear serviceable.

**SECONDARY AIR
CONDITIONING SYSTEM****CONDITION:**

Appears serviceable. Bonus Room has a separate heat pump.

DUCTWORK:**TYPE:**

Flexible Round.

DUCTS/AIR SUPPLY:

Appears serviceable.

REGISTERS:

All major areas in the home have at least one register for heating/cooling distribution.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. If installed (see comments below) Aluminum branch wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have burnt

SERVICE:

TYPE AND CONDITION:

Underground entrance. 400 amp service. 110/220 Volt. Circuit breakers used for overload protection. The grounding system, as far as visible, appeared satisfactory.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND

NOTES:

Garage. Appears serviceable. Two 200 amp panels. Unless otherwise noted, comments refer to both panels.

Main disconnect noted. Circuit and wire sizing correct so far as visible. Grounding system is present. Futures noted for possible expansion.

CONDUCTORS:

ENTRANCE CABLES:

Copper, Appears serviceable.

BRANCH WIRING:

Copper, Appears serviceable.

SWITCHES & OUTLETS

CONDITION

Appears serviceable.

INTERIOR

Our review of interior rooms is visual and evaluated with similar aged homes in mind. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Also, the placement of rugs will limit our inspection. Determining the condition of insulated glass windows is not always possible due to obstructing furniture, temperature, weather and lighting conditions. A representative number of windows is examined. Check with owners for further information. Recommend that you verify with the owner prior to closing that all screens and storm windows if applicable are present. Inspector does not light wood fires or pilots. It is recommended that you have a specialist come before the first use (and annually) of the Fireplaces, wood stoves and flues to clean and inspect them and verify no cracks or other problems have developed and instruct you on their proper use. It is often difficult to see the condition of the firebox with soot and interference. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

The Inspector was unable to determine if Chinese Drywall was used in this home. Chinese Drywall was used in parts of the United States between 2004 and 2008. Homes built or remodeled during these years or after may contain Chinese Drywall. For many people, the first indication that they have a drywall problem is the smell of rotting eggs (strong sulfur odor). In some cases the odor is so bad that people find it difficult to live in their homes with this problem. Air conditioning or heat pump coils, metal pipes and wiring may fail prematurely. If the client is concerned about the possible use of Chinese Drywall in this home or smells rotten eggs, it is strongly recommended that the client have an Industrial Hygienist do sampling tests, and if positive, develop a remediation plan. Additional information can be found at <http://www.chinesedrywall.com>.

DOORS:

MAIN ENTRY DOOR: Appears serviceable. Weather stripping in place and seals properly. Door bell appears operational.

OTHER EXTERIOR DOORS:
Appears serviceable.

INTERIOR ENTRY DOORS:
Appears serviceable.

INTERIOR CLOSET DOORS:
Appears serviceable.

WINDOWS:

TYPE & CONDITION:

Vinyl. Double hung. (upper and lower sections move), Insulated glass (Thermo pane). Windows as a grouping are operational.

Because it may not have been required when the home was built, windows may not have safety/tempered glass installed, especially by spa. Windows with glass within 18 inches of the floor or near a tub could be dangerous if broken. Suggest client consider installing safety film to enhance safety.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. Typical cracks noted above the door at the kitchen to the dining room Recommend sealing this crack. Typical cracks noted at junction of wall/ ceiling on left side of great room hv neck



CEILINGS:

TYPE & CONDITION:

Drywall. Stains noted, including but not limited to: above fireplace, right rear bedroom closet ceiling, master bedroom, moisture measurement taken and found the stains to be dry. The owner reports the stain in the right rear bedroom closet was an active leak, the builder fixed it by caulking and tarring the plumbing vent. See Attic section, evidence of moisture for more details.

FLOORS:

TYPE & CONDITION:

Tile. Carpet. General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION:

Stair handrails serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -

CONDITION:

Recommend cleaning and inspection annually before use. Gas logs noted. Damper is open.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) did respond to test button operation. Smoke detectors, at a minimum, are recommended at each level of the home, including basements, live-in attics, utility rooms, in each bedroom and within 8-10 feet of all sleeping rooms. Regular testing is recommended to ensure proper working order. If your detectors use batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace batteries every 6 months or when the detector "chirps". Most smoke detectors have a life span of about 10 years. If you suspect a smoke detector is near this age or you are not sure, replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency.

ELECTRICAL:

Receptacles/Switches

Condition:

The fan in master bedroom - wobbles. This is not uncommon and can typically be balanced using a simple fan balancing kit.

KITCHEN - APPLIANCES - LAUNDRY

No opinion is offered as to the adequacy of dishwasher operation. Dishwashers are tested using normal operating controls and inspected for accumulation of rust, broken racks, inoperable doors.

Oven self or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection.

Appliances are not moved. Portable dishwashers and other readily movable appliances are not inspected. There may have been items on the counters hiding imperfections. Personal items are not moved by the inspector unless necessary.

KITCHEN SINK/TRAP/DRAIN:

TYPE AND CONDITION:

3 sinks (one downstairs). Unless otherwise noted all comments apply to all sinks. Stainless Steel. Appears serviceable. Minor wear noted. Faucet is serviceable. Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

Appears operational.

TYPE/CONDITION:

Electric. All electric elements/burners and ovens were operated at time of inspection and appeared to function properly. Appears serviceable.

VENTILATION:

TYPE AND CONDITION:

Internal. Fan/Hood operational.

DISHWASHER:

CONDITION:

Appears serviceable. Air gap device or high-loop is present on drain line, this is the proper way to drain a dishwasher.

GARBAGE DISPOSAL:

CONDITION:

Disposal appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable. Built-in microwave ovens are tested using normal operating controls. Leaks and/or efficiency testing is beyond the scope of this inspection.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are solid surface material. Appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable.
Floor covering is tile. Appears serviceable.

WINDOWS/DOORS:

Appear serviceable. No window noted.

SWITCHES/FIXTURES/OUTLETS:**TS:**

Appear serviceable. Room lighting appears adequate. GFCI's installed as a safety feature. Note: Ground fault circuit interrupters (GFCI) act on current imbalances before the breaker trips, therefore providing an additional safety margin. The GFCI noted resets on the receptacle in the kitchen.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned by the Inspector.

The client may wish to install clothes washer water hoses with braided steel liners or hoses with automatic shut off features in the event of a leak to minimize the potential flooding problems associated with clothes washer hoses.

LAUNDRY:**LOCATION:**

Service area main floor.

CONDITION:

Plumbing appears serviceable, no leaks noted at time of inspection. Washer if installed was not tested. 220V Service-operational. Dryer vent is vented properly to exterior. The dryer exterior cap and screen is clogged, recommend cleaning the lint out and verifying the line is clear. This is a safety concern.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Enclosures with a tile floor for the shower are especially prone to leaking over time. Very minor imperfections can allow water to get into the wall or floor areas and cause damage, which isn't always visible to inspector. Proper ongoing maintenance is required in the future.

BATHROOM AREA:

BATH LOCATION:

Hall.

CONDITION OF FLOORING:

Appears serviceable.

CONDITION OF SINK/TRAP/DRAIN:

Appears serviceable, no leaks noted at time of inspection. Drain appear serviceable. Counters/cabinets appear serviceable. The sink has slightly settled, recommend caulking the joint between the counter top and side splash guard.



CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Combination tub and shower is installed. Tub and shower areas appear serviceable. Tubs are not filled to test overflow valves due to the huge waste of water and time constraints. Shower walls appear serviceable. Enclosure appears serviceable. Suggest caulking around base of tub/shower to prevent moisture penetration. (See the Home Repair Manual)

WALLS/CEILING:

Appears serviceable.

DOORS/WINDOWS:

No window noted. Door appears serviceable.

ELECTRICAL:

GFCI installed as a safety feature. The GFCI noted resets on the receptacle in the bathroom.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:**BATH LOCATION:**

Master bedroom.

CONDITION OF FLOORING:

Appears serviceable.

**CONDITION OF
SINK/TRAP/DRAIN:**

Appears serviceable, no leaks noted at time of inspection. Drain appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING**FIXTURES:**

Fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.

TUB/SHOWER AND WALLS:

No tub noted. Enclosure appears serviceable.

WHIRLPOOL/SPA:

Appears serviceable, Tub filled to level over jets and operated to check intakes and jets. The tub was then drained and checked for leaks. Pump and all supply lines are not fully visible or accessible to inspector.

WALLS/CEILING:

Appears serviceable.

DOORS/WINDOWS:

Door appears serviceable. Window appears serviceable.

ELECTRICAL:

GFCI installed as a safety feature. The GFCI noted resets on the receptacle in the bathroom.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:**BATH LOCATION:**

Downstairs.

CONDITION OF FLOORING:

Appears serviceable. Drain appear serviceable.

Appears serviceable, no leaks noted at time of inspection. Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.

TUB/SHOWER AND WALLS:

No tub noted.

WALLS/CEILING:

Appears serviceable.

DOORS/WINDOWS:

No window noted. Door appears serviceable.

ELECTRICAL:

GFCI installed as a safety feature. The GFCI noted resets on the receptacle in the bathroom.

BATH VENTILATION:

Basement bathroom vents into crawl space, recommend extending the vent line to the exterior.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable or volatile materials should not be stored within closed garage areas. We also suggest client avoid running engines in garage.

TYPE:

LOCATION: Attached, Three car.

EXTERIOR:

CONDITION: Attached garage - see house "Exterior" report for further information.

ROOF:

CONDITION: Attached garage - see house "Roof" report for further information.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted.

FIRE WALL/CEILING/DOOR:

CONDITION: Appears serviceable. It is important that the wall (drywall) separating the garage and all inhabited areas of the home remain intact with no defects.

GARAGE DOOR(S):

TYPE: Metal panel, roll-up style, insulated.

CONDITION: Safety springs were installed as a safety feature.
Double door: The safety springs need adjustment (door falls too fast) - while disconnected from the opener the door should "balance" anywhere in it's travel path. This is very important as this is the heaviest moving part of your home.
Automatic door opener is operational.
Automatic reverse feature is, operational at time of inspection. The U.S. Products Safety Commission recommends these devices be checked monthly for proper operation.

WINDOWS:

CONDITION: Appears serviceable.

ELECTRICAL:

RECEPTACLES/SWITCHES

CONDITION: GFCI's are installed as a safety feature. Note: Ground fault circuit interrupters (GFCI) act on current imbalances before the breaker trips, therefore providing an additional safety margin.
The GFCI noted resets on the receptacle in the garage.

MISCELLANEOUS:

Refrigerator/freezer in garage was properly energized when inspector left. It is recommended that these coolers not be plugged into sensitive GFCI outlets because these outlets may trip on slight current imbalance.

REPORT SUMMARY

The following is a summary report, expressed as a result of our General Home Inspection. Please take the time to review the entire report prior to making any decision regarding the condition of this property.

The following **general** items should be addressed:

EXTERIOR - FOUNDATION - CRAWLSPACE

WALLS:

CONDITION:

Vinyl Siding: Siding is too close to grade, especially the right rear and sections of the front to the right of the garage. All types of siding should not be any closer than six inches above finish grade. Proper distance will help prevent deterioration to the surface and moisture entering the house and insect infestation.

EIFS: Because our inspection is limited in scope we suggest client consider having an EIFS inspection performed.

Limited EIFS comments:

There did not appear to be adequate drainage at the bottom of the EIFS siding in the vicinity of the garage. There should be drainage at the bottom of all EIFS siding. Some of the EIFS was in contact with the concrete drive or less than 6 inches above grade, all EIFS should be at least 6 inches above grade.

A test bore was made on the EIFS with permission from the owner. A void was noted behind the siding but no dedicated drainage channels or mats were noted. The Inspector could not verify the existence of a weatherproof membrane behind the EIFS. If desired the client could have this further evaluated.

GROUNDS

GRADING:

SITE:

The front sidewalk may trap water between the home foundation and the sidewalk. Recommend verifying proper drainage in a heavy rain and if necessary installing a surface drain in this area and running the drain line under the sidewalk to a lower location. Recommend re-landscaping if necessary.

The grounds to the right of the front entrance and outside the front bedroom may not be sloped properly. There is a low spot directly against the foundation wall to the right of the front door. The client may wish to verify proper drainage in a heavy rain and if necessary install a swale. Recommend re-landscaping if necessary.

PATIO/PORCH:

CONDITION:

Rear screened porch has a low half wall that is not high enough for safety, the client may wish to install another rail to minimize the possibility of a person falling through the second story screens.

ROOF/ATTIC SYSTEM

ATTIC AND INSULATION:

EVIDENCE OF MOISTURE:

No evidence of moisture penetration seen in the attic.

There is a stain from a previously wetted area in the ceiling of the rear right bedroom closet. The owner reports that this leak was active recently. The owner reports that the plumbing boot on the roof in this area was caulked and tarred.

Insulation was pulled back by suspected leak in the attic above the closet, no wetted insulation or damaged sheetrock was noted. No stained or wetted sheathing around the plumbing vent was noted.

Recommend a contractor evaluate to determine the cause of the recent roof leak and perform repairs.

See the report, attic section for more details.

EXPOSED FLASHINGS:TYPE AND CONDITION:

There is a gap in the flashing at the roof peak where the higher foyer section of roof meets roof the peak on the right end of the foyer roof. Recommend properly flashing this area.

The plumbing vent above the right rear bedroom closet has been caulked and tarred in response to a roof leak. This is not the preferred method of correcting a leak, the boot should be replaced. If it is not desired to replace the boot this tar and caulk needs to be refreshed on a periodic basis as part of routine maintenance.

GUTTERS & DOWNSPOUTS:TYPE & CONDITION:

There is evidence of a gutter end cap leak or gutter overflow at the rear of the great room. Recommend correcting.

BATHROOMSBATHROOM AREA:BATH VENTILATION:

Basement bathroom vents into crawl space, recommend extending the vent line to the exterior.

The following **electrical** items should be addressed:

EXTERIOR - FOUNDATION - CRAWLSPACEELECTRICAL:CONDITION:

GFCI outlet by basement sliding glass door is inoperative. Recommend correcting.

The following **heating and air conditioning** items should be addressed:

HEATING - AIR CONDITIONINGHEATING SYSTEM CONDITION:PRIMARY UNIT:

Unit gurgles, inspector cannot see inside the unit's inner cover to evaluate. Recommend a HVAC technician evaluate and correct.

Each of these items will likely require further evaluation and repair by licensed trades people. We always suggest obtaining competitive estimates for these items. Other items are also noted in the full report and should receive attention. The items listed in this summary are in no way intended to be a complete list - just a summary of the items that we feel are of most importance. As you read the entire report you may find additional items that you may feel are important as well.

Thank you for allowing us to serve your home inspection needs. If you have any questions regarding the inspection report or the home in general, please feel free to call us at (931) 484-7212 or toll-free (888) 670-9732.

Sincerely,

AmeriSpec Home Inspection Services