



SUMMARY REPORT

AmeriSpec Inspection Services
PO Box 513
Feasterville, PA 19053
267-718-4475

SUMMARY

Doc #:	072519DD25	Client Name:	AmeriSpec
Dwelling Address:	1600 Any Ln Anytown PA 19000	Inspector:	David A Dibelius

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

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

1. Required Pictures

1.0 Mandatory Photos

MAJOR SYSTEM IMAGES

2. Exterior

2.2 Exterior Wall Cladding

Repair or Replace

(1)

- Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

(2) Damaged siding observed. Primarily a cosmetic concern. Recommend corrections as desired.

2.12 Patio

Repair or Replace

The screen(s) were damaged /missing on the screened enclosure, repairs/replacements needed.

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5. Chimney**5.3 Spark Arrestor / Rain Cap****Comment**

No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

6. Structural Components**6.8 Insulation Under Floor System****Repair or Replace**

Loose/missing sections of insulation observed in the crawlspace, suggest securing or replacement as necessary.

13. Bathroom(s)**13.4 Windows****Repair or Replace**

Window lock(s) are damaged in the half bathroom. Corrections are needed for security.

17. Attic**17.4 Attic Ventilation****Repair or Replace**

The attic area is inadequately vented. Temperatures in excess of 130 degrees. This can cause moisture/condensation build-up, which can cause damage/deterioration to the structure framing in the attic. Personal item storage may be a contributing factor to this issue. Suggest further review by a licensed contractor prior to closing for repairs/replacement as needed to ensure proper attic venting.

Licensed To David A Dibelius



Inspection Report

Customer

Property Address:

1600 Any Ln
Anytown PA 19000



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David A Dibelius NACHI19041128

PO Box 513

Feasterville, PA 19053

267-718-4475

TABLE OF CONTENTS

Summary.....	1
Cover Page.....	3
Table of Contents.....	4
Intro Page	5
1 Required Pictures	7
2 Exterior.....	8
3 Roof System	10
4 Garage / Carport.....	11
5 Chimney.....	12
6 Structural Components	14
7 Plumbing System.....	16
8 Electrical System	17
9 Heating System.....	18
10 Air Conditioning System.....	19
11 Water Heater	21
12 Kitchen and Built-in Appliances	22
13 Bathroom(s)	23
14 Laundry Area	25
15 Interior Rooms and Areas.....	27
16 Bedroom(s)	27
17 Attic.....	29
18 Termite	30

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Date: 7/25/2019	Start Time: 02:00:00 PM Stop Time: 04:00 PM	Report ID: 072519DD25
Property: 1600 Any Ln Anytown PA 19000	Customer: AmeriSpec	Real Estate Professional: Agent Agency

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

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DEFINITION OF TERMS

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

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

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

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

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

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

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

Type of building:

Split-Level

In Attendance:

Occupied - Inspector Only

Approximate age of building:

60 to 70 Years

Temperature:

75 degrees (F)

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Start Time:

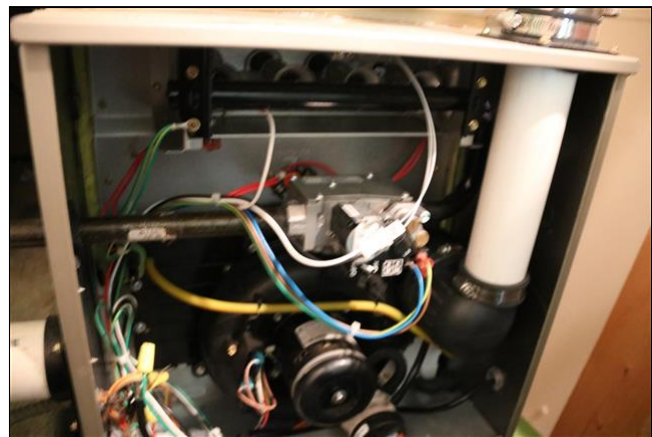
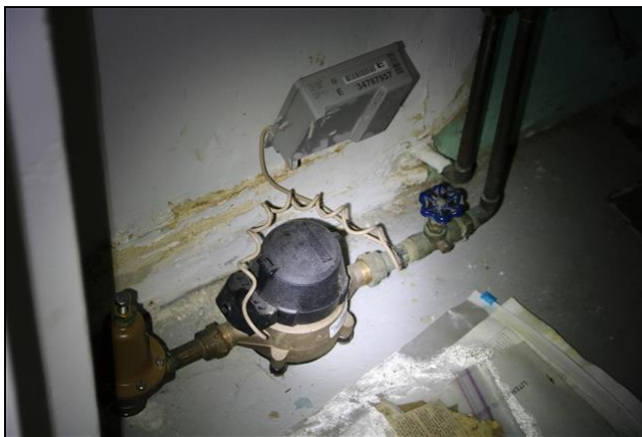
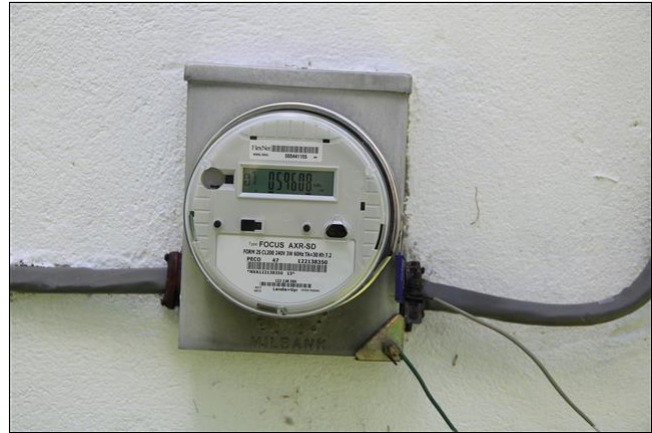
Start Time: 2:00 PM

Finish Time:

Finish Time: 4:00 PM

1. Required Pictures Items

1.0 Mandatory Photos



2. Exterior

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



Styles & Materials

Driveway:

Asphalt

Walkways:

Concrete

Exterior Wall Cladding:

Brick Veneer
Vinyl Siding
Hard Coat Stucco
Stone

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Exterior Entry Doors:

Wood

Windows and Frames:

Double-hung

Sliders

Trim:

Vinyl

Items

2.0 Driveways**Comments:** Comment

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.1 Walkways**Comments:** Comment

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.2 Exterior Wall Cladding**Comments:** Repair or Replace

(1)

- **Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.**

(2) Damaged siding observed. Primarily a cosmetic concern. Recommend corrections as desired.

**2.3 Trim, Eaves, Soffits and Fascias****Comments:** Serviceable

- **Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.**

2.4 Windows & Frames**Comments:** Serviceable**2.5 Doors (Exterior)****Comments:** Serviceable**2.6 Fences and Gates****Comments:** Serviceable**2.7 Electrical (exterior)****Comments:** Comment

Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with ground fault circuit interrupters (GFCI's) at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

2.8 Gas Meter**Comments:** Serviceable

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2.9 Exterior Water Faucets**Comments:** Serviceable**2.10 Lot Grade and Drainage****Comments:** Serviceable**2.11 Stairs and Steps****Comments:** Serviceable**2.12 Patio****Comments:** Repair or Replace

The screen(s) were damaged /missing on the screened enclosure, repairs/replacements needed.

**3. Roof System**

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

**Styles & Materials****Method Used to Inspect Roof:**

Ground
Ground with Camera/Drone

Roof Material Type:

Asphalt Composition Shingle

Roof Structure:

Plywood Sheathing

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Roof-Type:

Gable

Items**3.0 Roof Conditions****Comments:** Serviceable**3.1 Roof Penetrations and Exposed Flashings****Comments:** Serviceable**3.2 Roof Drainage Systems (Gutters/Downspouts)****Comments:** Comment

Downspouts exit into an underground drainage system. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. Drains to underground drain piping which was not tested.

4. Garage / Carport

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.

**Styles & Materials****Garage Type:**

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Same as House

Auto-Opener Manufacturer:

CRAFTSMAN

Items**4.0 Exterior Wall Cladding****Comments:** Serviceable**4.1 Roof Conditions****Comments:** Serviceable**4.2 Garage/Carport Floor****Comments:** Serviceable

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4.3 Garage Door(s)

Comments: Serviceable

4.4 Garage Door Openers

Comments: Serviceable

4.5 Occupant Door(s)

Comments: Comment

No self-closer observed. Suggest installing self-closer as a safety measure.

4.6 Garage Walls

Comments: Serviceable

- Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

4.7 Garage/Carport Ceiling

Comments: Serviceable

4.8 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

5. Chimney

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. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

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 homes occupants. It is recommended that the 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.



Styles & Materials

Chimney Type:

Brick

Chimney Flue Type:

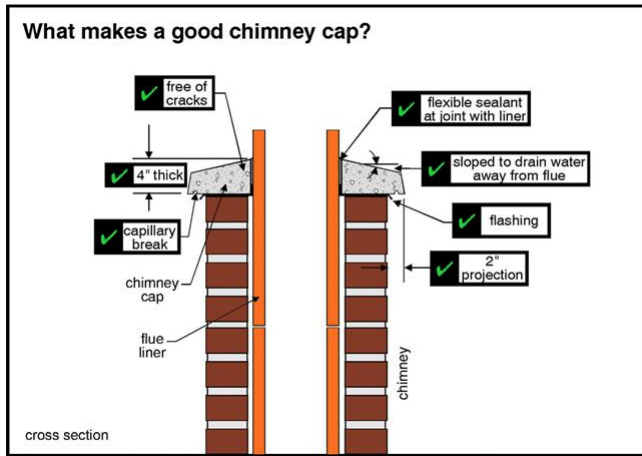
Clay

Items

5.0 Chimney Conditions

Comments: Comment

Chimney crown deterioration observed. Suggest rebuilding weather cap (chimney crown) to reduce opportunity for water infiltration and damage. This is a common maintenance item that is often neglected by homeowners; you should make a crown inspection part of your routine seasonal maintenance checklist.



5.1 Chimney Flue

Comments: Serviceable

5.2 Flashings

Comments: Serviceable

5.3 Spark Arrestor / Rain Cap

Comments: Comment

No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.



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6. Structural Components

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



Styles & Materials

Foundation Type:

Crawlspace

Floor Structure:

Slab

Wall Structure:

Concrete Block Walls

Method Used To Inspect Crawlspace:

Crawled

Columns or Piers:

Masonry Block

Foundation Ventilation:

Windows

Exterior Door(s)

Items

6.0 Slab

Comments: Serviceable

6.1 Foundation, Basement and Crawlspace

Comments: Serviceable

6.2 Sub Floors (Basement and Crawlspace)

Comments: Serviceable

6.3 Walls (Basement and Crawlspace)

Comments: Comment

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Evidence of possible past moisture observed. No active leaks observed at time of inspection. Recommend consulting seller for more information or a licensed contractor if a more detailed report is desired.

**6.4 Ceilings (Basement)**

Comments: Serviceable

6.5 Columns or Piers (Basement and Crawlspace)

Comments: Comment

Additional support piers have been added at least in one area within the crawlspace. Piers appear to have been added to assist in leveling floor. While this does not appear to be a structural concern at this time, pier appears to have been installed by less-than-professional means. Client is advised to consult sellers or a building contractor for additional information.

**6.6 Joists (Basement and Crawlspace)**

Comments: Serviceable

6.7 Beams (Basement and Crawlspace)

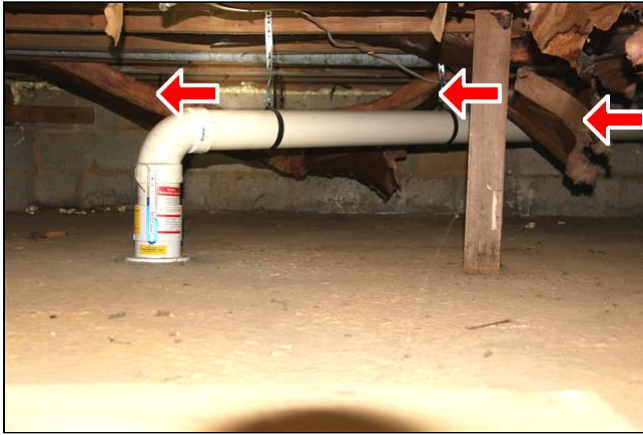
Comments: Serviceable

6.8 Insulation Under Floor System

Comments: Repair or Replace

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Loose/missing sections of insulation observed in the crawlspace, suggest securing or replacement as necessary.



6.9 Vapor Retarders (Crawlspace)

Comments: Comment

No moisture barrier observed in the crawlspace area. Moisture barriers may not have been required at the time the home was built. Due to moisture problems observed, we suggest a complete review of the crawlspace by a qualified contractor prior to closing for possible installation of a moisture barrier to prevent any future/further damage/deterioration to the structure and to ensure a dry clean crawlspace.

6.10 Ventilation (Foundation Areas)

Comments: Serviceable

7. Plumbing System

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

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper

Water Shut Off Location:

Utility Room

Main Fuel Shut Off Location:

Front Exterior at Gas Meter

Items

7.0 Plumbing Water Supply System

Comments: Serviceable

7.1 Drain Waste and Vent Systems

Comments: Serviceable

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

Comments: Serviceable

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8. Electrical System

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



Styles & Materials

Main Electrical Panel Location:

Laundry Room

Equipment Grounding Present:

Yes

Electrical Main Service:

Overhead Service

Service Amperage:

100 AMPS

Panel Type:

Breakers

Branch Wiring Type:

Copper

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Futures Available:

Yes

Electric Panel Manufacturer:

SQUARE D

GFCI Reset Location(s):

Kitchen

Master Bathroom

AFCI Reset Location(s):

Not Present

Items

8.0 Electrical Main Service

Comments: Serviceable

8.1 Equipment Grounding

Comments: Serviceable

8.2 Main Electrical Panel Condition

Comments: Serviceable

- Futures are available for expansion in the electrical panel

8.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

8.4 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Comment

- Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form

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combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

8.5 Smoke Alarms

Comments: Serviceable

Suggest installing additional smoke alarms in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

8.6 Carbon Monoxide Alarms

Comments: Comment

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions.

9. Heating System

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



Styles & Materials

Number of Heating Systems:	Heating Unit Location(s):	Heating System(s) Service:
One	Utility Room	Entire Home
Heating System Type(s):	Energy Source:	Ductwork:
Gas Forced Air Furnace	Natural Gas	Non-Insulated
	Electric	
Filter Type:	Heating System Brand:	
Disposable	PAYNE	

Items

9.0 Heating Equipment Condition

Comments: Serviceable

9.1 Energy Source

Comments: Serviceable

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9.2 Exhaust Venting**Comments:** Serviceable**9.3 Thermostat****Comments:** Serviceable**9.4 Air Filters****Comments:** Serviceable**9.5 Distribution / Ducting Systems****Comments:** Serviceable

The ductwork is not insulated. This may not have been required when home was built. Recommend review by a licensed heating contractor for corrections as necessary.

9.6 Automatic Safety Controls**Comments:** Serviceable**10. Air Conditioning System**

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

**Styles & Materials****Number of AC Systems:**

One

AC Unit Location(s):

Exterior

AC System(s) Service:

Same as Heating System

Cooling Equipment Type(s):

Electric Air Conditioning System

Cooling Equipment Energy Source:

Electricity

Ductwork:

Same as Heating System

Filter Type:

Same as Heating System

Air Conditioner Brand:

BRYANT

Items

10.0 Cooling and Air Handler Equipment Condition

Comments: Serviceable

10.1 Temperature Difference Measurements

Comments: Serviceable

10.2 Energy Source

Comments: Serviceable

10.3 Thermostat

Comments: Serviceable

10.4 Air Filters

Comments: Serviceable

10.5 Distribution / Ducting Systems

Comments: Serviceable

10.6 Automatic Safety Controls

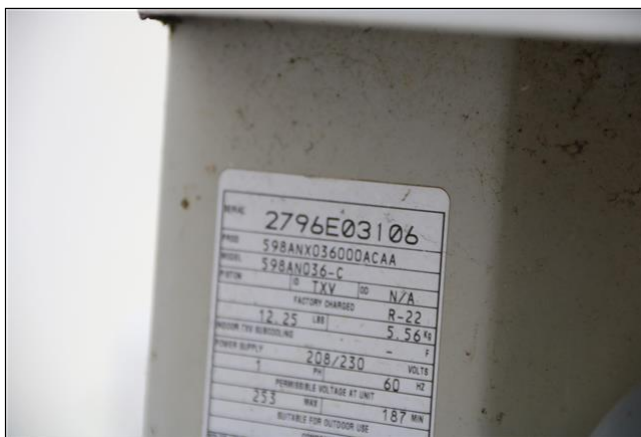
Comments: Serviceable

10.7 Air Conditioning System Comments

Comments: Comment

HCFC-22 (also called R-22) are the next HCFCs that the United States will phase out. The schedule to phase out HCFCs is: January 1, 2010. Ban on production and import of HCFC-22 except for continuing servicing needs of existing equipment.

Ban on remaining production and import of HCFC-22. After 2020, the servicing of systems with R-22 will rely on recycled or stockpiled quantities. Hydrochlorofluorocarbons, or HCFCs, are chemicals that are mainly used as refrigerants. Unfortunately, releases of HCFCs deplete the Earth's protective ozone layer. As the United States phases out refrigerant R-22, you will need to make informed choices when servicing, repairing, or replacing an existing air-conditioning unit or when purchasing a new unit. EPA has not banned the use or sale of equipment that contains R-22. However as a homeowner, you need to consider and balance several key factors in your decision to purchase a new unit, such as energy efficiency, performance, reliability, cost, and the refrigerant used. The lengthy phase-out period allows you to replace your air-conditioning equipment that contains R-22 when you normally would, for instance if it becomes old, inefficient, or ineffective. Realizing that supplies of R-22 will become more limited and that the price may increase should also be factors. In the meantime, R-22 remains available for servicing equipment made before 2010. Choosing an efficient system that uses ozone-friendly refrigerants has important environmental benefits.



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11. Water Heater

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

**Styles & Materials**

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type:
One	Utility Room	Natural Gas
Water Heater Energy Source:	Water Heater Capacity:	Water Heater Brand:
Natural Gas Electric	40 Gallon	RHEEM

Items**11.0 Water Heater Condition**

Comments: Serviceable

11.1 Supply Lines

Comments: Serviceable

11.2 Energy Source

Comments: Serviceable

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11.3 Flue Venting**Comments:** Serviceable**11.4 Temperature / Pressure Release Valve****Comments:** Serviceable**11.5 Overflow Pan / Drain Line****Comments:** Serviceable**12. Kitchen and Built-in Appliances**

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

**Styles & Materials****Cabinet(s):**

Wood

Countertop(s):

Formica

Dishwasher Brand:

WHIRLPOOL

Disposal Brand:

BADGER

Range/Oven Brand:

WHIRLPOOL

Built-in Microwave Brand:

WHIRLPOOL

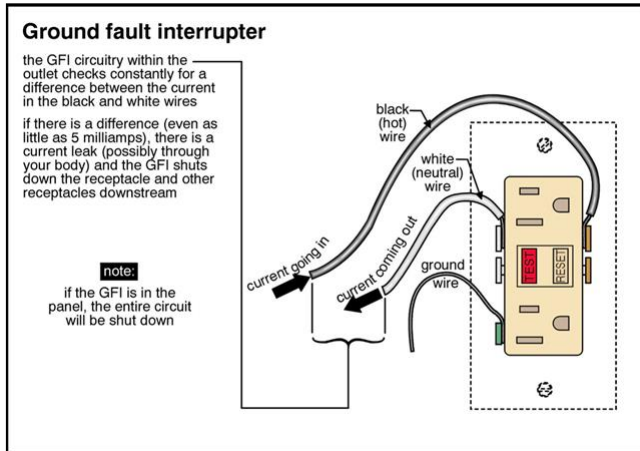
Refrigerator:

WHIRLPOOL

Items**12.0 Floors****Comments:** Serviceable**12.1 Walls****Comments:** Serviceable**12.2 Ceiling****Comments:** Serviceable**12.3 Windows****Comments:** Serviceable**12.4 Heat / Cooling Source****Comments:** Serviceable**12.5 Receptacles, Switches and Fixtures****Comments:** Comment

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Not all receptacles are ground fault circuit interrupter (GFCI) protected (receptacle left of the sink). This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.



12.6 Counters and Cabinets (representative number)

Comments: Serviceable

12.7 Sinks

Comments: Serviceable

12.8 Plumbing Drains

Comments: Serviceable

12.9 Food Waste Disposer

Comments: Serviceable

12.10 Dishwasher(s)

Comments: Serviceable

12.11 Ranges/Ovens/Cooktops

Comments: Serviceable

12.12 Range Hood(s)

Comments: Serviceable

12.13 Microwave Cooking Equipment

Comments: Serviceable

13. Bathroom(s)

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

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Styles & Materials**Bath Tub / Shower:**

Combined Bath Tub & Shower
Hydro-Massage Tub

Exhaust Fans:

None

Cabinet(s):

Wood

Items**13.0 Floors**

Comments: Serviceable

13.1 Walls

Comments: Serviceable

13.2 Ceiling

Comments: Serviceable

13.3 Doors

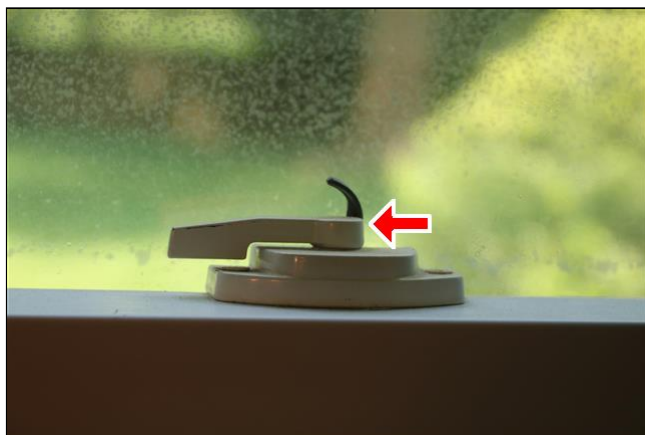
Comments: Serviceable

13.4 Windows

Comments: Repair or Replace

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Window lock(s) are damaged in the half bathroom. Corrections are needed for security.

**13.5 Heat / Cooling Source**

Comments: Serviceable

13.6 Receptacles, Switches and Fixtures

Comments: Serviceable

13.7 Exhaust Fan(s)

Comments: Comment

- The bathroom does not have an operational exhaust fan present. Current building standards require the presence of either an exhaust fan and or an operational window. This may not have been required when the bathroom was installed and the seller is typically not required to upgrade to current building standards. Recommend review by a licensed building contractor for corrections as desired.

13.8 Bath Tub

Comments: Serviceable

- The National Standards that cover the construction of whirlpool/Jacuzzi bathtub appliances states that no whirlpool/Jacuzzi bathtub circulation system can fully drain. Bathing in a whirlpool/Jacuzzi bath that has not been properly maintained, exposes the bather to the residue of all past users. Research has demonstrated that whirlpool/Jacuzzi bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey and concentrate cleaning solutions (detergents, de-scaler and disinfectants) throughout the entire circulation system.

13.9 Shower

Comments: Serviceable

13.10 Sinks

Comments: Serviceable

13.11 Toilet

Comments: Serviceable

13.12 Counters and Cabinets

Comments: Serviceable

14. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

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Styles & Materials

Dryer Vent:

Flexible Metal

Items

14.0 Floors

Comments: Serviceable

14.1 Walls

Comments: Serviceable

14.2 Ceiling

Comments: Serviceable

14.3 Doors

Comments: Serviceable

14.4 Counters and Cabinets (representative number)

Comments: Serviceable

14.5 Laundry Tub / Sink

Comments: Serviceable

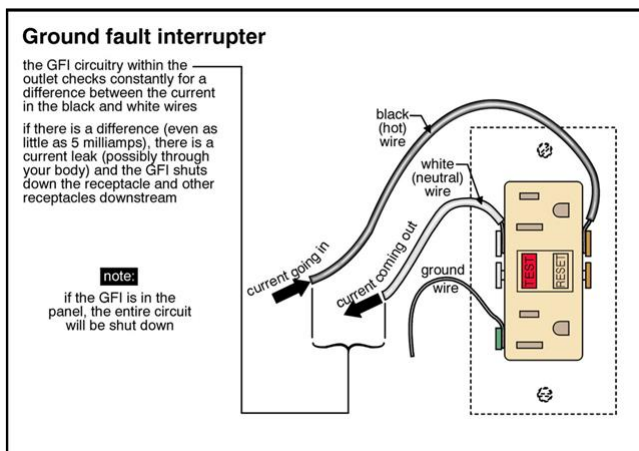
14.6 Heat / Cooling Source

Comments: Serviceable

14.7 Receptacles, Switches and Fixtures

Comments: Comment

Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.



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14.8 Clothes Dryer Exhaust Venting**Comments:** Serviceable**14.9 Clothes Washing Machine****Comments:** Comment

Clothes washers are not in the scope of this inspection, suggest verify operation with owners prior to close.

14.10 Clothes Dryer**Comments:** Comment

Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close.

15. Interior Rooms and Areas

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

Styles & Materials**Floor Covering(s):**

Wood

Wall Material(s):

Gypsum Board (Drywall)

Paneling

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Sliding

Window Type(s):

Same as Exterior

Items**15.0 Floors****Comments:** Serviceable**15.1 Walls****Comments:** Serviceable**15.2 Ceilings****Comments:** Serviceable**15.3 Doors (representative number)****Comments:** Serviceable**15.4 Closet Doors (representative number)****Comments:** Serviceable**15.5 Windows (representative number)****Comments:** Serviceable**15.6 Heat / Cooling Source****Comments:** Serviceable**15.7 Receptacles, Switches and Fixtures****Comments:** Serviceable**15.8 Stairways****Comments:** Serviceable**16. Bedroom(s)**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

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Styles & Materials**Number of Bedrooms:**

Four

Floor Covering(s):

Carpet

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Wood

Sliding

Window Type(s):

Same as Exterior

Items**16.0 Floors****Comments:** Serviceable**16.1 Walls****Comments:** Comment

Minor cosmetic damage/chipped paint observed in master bedroom. Recommend corrections as desired by client.

**16.2 Ceilings****Comments:** Serviceable**16.3 Doors (representative number)****Comments:** Serviceable**16.4 Closet Doors (representative number)****Comments:** Comment

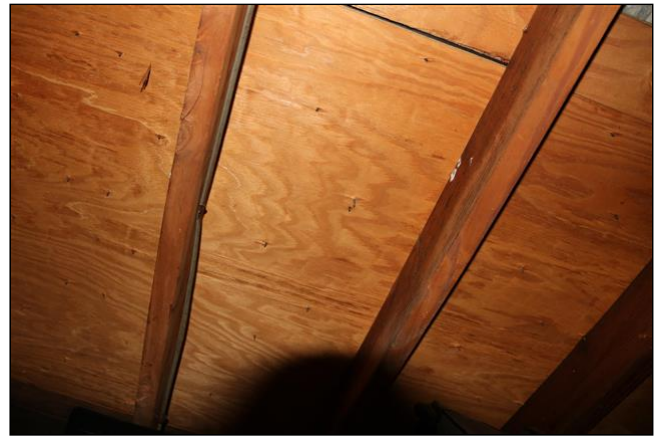
The left rear bedroom door is damaged. Primarily a cosmetic concern. Recommend repair as desired.

**16.5 Windows (representative number)****Comments:** Serviceable

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16.6 Heat / Cooling Source**Comments:** Serviceable**16.7 Receptacles, Switches and Fixtures****Comments:** Serviceable**17. Attic**

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

**Styles & Materials****Method Used to Inspect Attic:**

Viewed From Entry

Attic Access Type:

Walk-In (Floored)

Attic Insulation:

Fiberglass

Ventilation:

Gable Vents

Thermostatically Controlled Fan

Items**17.0 Attic Access****Comments:** Comment

- **Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.**

17.1 Attic Framing**Comments:** Serviceable**17.2 Attic Sheathing****Comments:** Serviceable

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17.3 Attic Insulation**Comments:** Serviceable**17.4 Attic Ventilation****Comments:** Repair or Replace

The attic area is inadequately vented. Temperatures in excess of 130 degrees. This can cause moisture/condensation build-up, which can cause damage/deterioration to the structure framing in the attic. Personal item storage may be a contributing factor to this issue. Suggest further review by a licensed contractor prior to closing for repairs/replacement as needed to ensure proper attic venting.

**17.5 Ventilation Fans and Thermostatic Controls in Attic****Comments:** Serviceable**17.6 Electrical Wiring, Switches and Fixtures****Comments:** Serviceable**17.7 Ductwork****Comments:** Serviceable**18. Termite****Styles & Materials****Visible Evidence of Wood Destroying Insects:**

No

Signs of Previous Treatment:

None

Recommendations:

No Treatment Recommended

Items**18.0 Crawlspace****Comments:** Serviceable**18.1 Main Level****Comments:** Serviceable**18.2 Attic****Comments:** Serviceable**18.3 Garage****Comments:** Serviceable**18.4 Exterior****Comments:** Serviceable