



Inspection Report

Brett Adelman and Anna Denecke

Property Address:
2938 S West View St.
Los Angeles CA 90016



AmeriSpec Inspection Services

Vic Melkonian
11087 Wystone Ave.
Porter Ranch, CA 91326
877-518-9955

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Date: 12/8/2021	Time: 10:00:00 AM	Report ID: 120821VM11
Property: 2938 S West View St. Los Angeles CA 90016	Customer: Brett Adelman and Anna Denecke	Real Estate Professional: Yona Lador Keller Williams Calabasas

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 snapshot 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:

Single Family (1 story)

In Attendance:

Client and their agent

Approximate age of building:

62 Years

Temperature:

57 degrees (F)

Weather:

Party Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Start Time:

Start Time: 9:30 AM

Finish Time:

Finish Time: 12:00 PM

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**SUMMARY REPORT**

AmeriSpec Inspection Services
11087 Wystone Ave.
Porter Ranch, CA 91326
877-518-9955

SUMMARY

Doc #:	120821VM11	Client Name:	Brett Adelman and Anna Denecke
Dwelling Address:	2938 S West View St. Los Angeles CA 90016	Inspector:	Vic Melkonian

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

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

1. Exterior**1.6 Fences and Gates****Repair or Replace**

The front gate, when opened, comes into contact with the doorknob at the exterior entry door. Recommend further evaluation by a door/gate specialist for repairs/corrections to ensure proper operation.

1.7 Electrical (exterior)**Serviceable**

Open junction box was observed at rear of home, underneath the deck. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Recommend cover be installed to ensure safety.

2. Roof System**2.0 Roof Conditions****Repair or Replace**

Buckle in membrane noted at left side of the roof. Recommend further evaluation by a licensed roofer for review and make the necessary recommendations for repairs or replaces as necessary.

3. Structural Components**3.2 Walls (Basement and Crawlspace)**

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Repair or Replace

Efflorescence is present on the foundation on the crawlspace walls. Efflorescence is the salts left behind from moisture soaking into or passing through a masonry product. This moisture could adversely affect the foundation and/or the crawl space environment. A licensed structural engineer or a licensed general contractor specializing in crawl space moisture will need to determine the source of moisture and recommend or make necessary repairs.

3.5 Beams (Basement and Crawlspace)**Repair or Replace**

Cracking observed on one of the girder beams near the center of the crawlspace. Recommend further evaluation by a structural engineer for repairs/corrections as needed.

3.6 Electrical (Basement and Crawlspace)**Repair or Replace**

(1) Exposed wiring observed in the crawlspace near right side of home. These should be encased in a junction box. Recommend further evaluation by a licensed/qualified electrician for repairs/corrections to ensure safety.

(2) Open junction box observed in the crawlspace at rear of home (through entrance under deck). Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Recommend cover be installed to ensure safety.

3.7 Insulation Under Floor System**Repair or Replace**

Loose/missing sections of batt insulation observed in section of the crawlspace where insulation has been installed (left side of home). Recommend review for repairs/corrections as needed.

9. Kitchen and Built-in Appliances**9.10 Dishwasher(s)****Repair or Replace**

No loop in drain line. The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.

10. Bathroom(s)**10.4 Windows****Repair or Replace**

(1) Fog and condensation was noted in the double glazed insulated window pane for the left side window in bathroom #2. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

(2) The left side window in bathroom #2 (master) did not open/close properly when tested. Recommend further evaluation by a window specialist for repairs/corrections as needed.

10.9 Shower**Repair or Replace**

(1) The tile edges of the tub/shower walls in bathrooms #1 and #3 should be re-grouted/sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

(2) Shower head leaks at the connection joint, noted in bathroom #1. Recommend review for repairs/corrections as needed.

12. Interior Rooms and Areas

12.4 Closet Doors (representative number)

Repair or Replace

The hall closet door near the main entry way does not latch. Recommend review by a door specialist for repairs/ corrections as needed.

12.5 Windows (representative number)

Repair or Replace

All windows throughout the interior, except in bedroom #2 and the added living area, are missing the screens. Recommend consult sellers as to the possibility of stored screens, or review for replacing as needed.

13. Bedroom(s)

13.3 Doors (representative number)

Repair or Replace

The bedroom #3 (master) door rubs the floor when opened. Recommend review by a door specialist for repairs/ corrections as needed.

Licensed To Vic Melkonian

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1. Exterior

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



Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Tile

Exterior Wall Cladding:

Hard Coat Stucco

Exterior Entry Doors:

Wood

Windows and Frames:

Single Pane

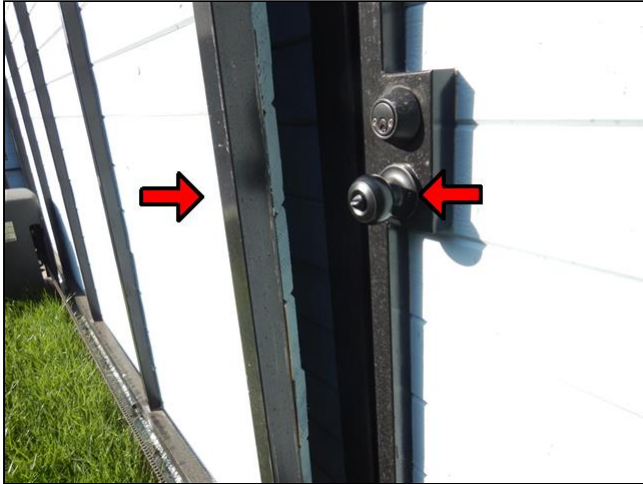
Dual Pane Windows

Items

1.0 Driveways**Comments:** Serviceable**1.1 Walkways****Comments:** Serviceable**1.2 Exterior Wall Cladding****Comments:** Serviceable**1.3 Trim, Eaves, Soffits and Fascias****Comments:** Serviceable**1.4 Windows & Frames****Comments:** Serviceable**1.5 Doors (Exterior)****Comments:** Serviceable**1.6 Fences and Gates****Comments:** Repair or Replace

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The front gate, when opened, comes into contact with the doorknob at the exterior entry door. Recommend further evaluation by a door/gate specialist for repairs/corrections to ensure proper operation.



1.6 Item 1(Picture)

1.7 Electrical (exterior)

Comments: Serviceable

Open junction box was observed at rear of home, underneath the deck. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Recommend cover be installed to ensure safety.



1.7 Item 1(Picture)

1.8 Gas Meter

Comments: Serviceable

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The main fuel shut off is at gas meter, located at left side.



1.8 Item 1(Picture)

1.9 Exterior Water Faucets

Comments: Serviceable

1.10 Lot Grade and Drainage

Comments: Serviceable

1.11 Stairs and Steps

Comments: Serviceable

1.12 Patio

Comments: Serviceable

1.13 Deck

Comments: Serviceable

2. Roof System

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



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

Ladder

Drone

Roof-Type:

Flat

Roof Material Type:

Clay Tile

Roll Roofing

Roof Structure:

Wood Frame

Items**2.0 Roof Conditions****Comments:** Repair or Replace

Buckle in membrane noted at left side of the roof. Recommend further evaluation by a licensed roofer for review and make the necessary recommendations for repairs or replaces as necessary.



2.0 Item 1(Picture)

2.1 Roof Penetrations and Exposed Flashings**Comments:** Serviceable**2.2 Roof Drainage Systems (Gutters/Downspouts)****Comments:** Serviceable**3. 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.

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Styles & Materials

Foundation Type:

Crawlspace

Floor Structure:
Wood Beams
Wood Joists
Wall Structure:

Traditional Wood Frame Construction

Ceiling Structure:

Wood Joists

Method Used To Inspect Crawlspace:

Crawled

Columns or Piers:

Concrete Pier with Wood Post

Floor System Insulation:
Batts
NONE
Foundation Ventilation:

Screened Openings

Items

3.0 Foundation, Basement and Crawlspace

Comments: Serviceable

3.1 Sub Floors (Basement and Crawlspace)

Comments: Serviceable

3.2 Walls (Basement and Crawlspace)

Comments: Repair or Replace

Efflorescence is present on the foundation on the crawlspace walls. Efflorescence is the salts left behind from moisture soaking into or passing through a masonry product. This moisture could adversely affect the foundation and/or the crawl space environment. A licensed structural engineer or a licensed general contractor specializing in crawl space moisture will need to determine the source of moisture and recommend or make necessary repairs.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



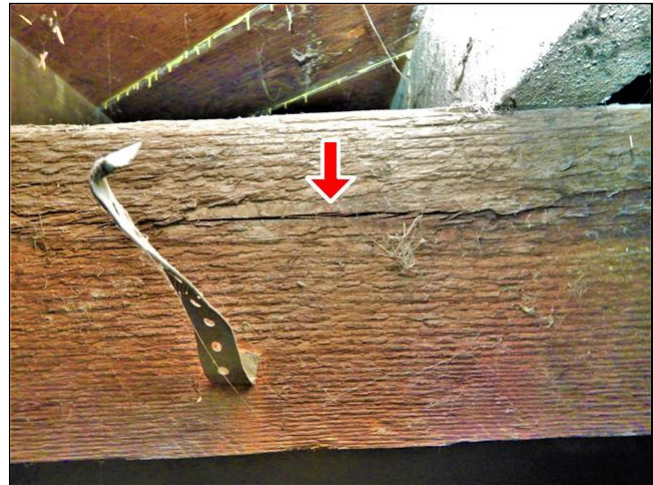
3.2 Item 3(Picture)

3.3 Columns or Piers (Basement and Crawlspace)**Comments:** Serviceable**3.4 Joists (Basement and Crawlspace)****Comments:** Serviceable**3.5 Beams (Basement and Crawlspace)****Comments:** Repair or Replace

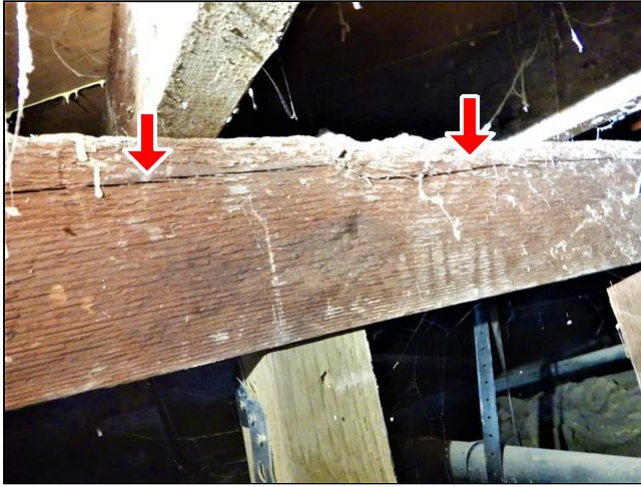
Cracking observed on one of the girder beams near the center of the crawlspace. Recommend further evaluation by a structural engineer for repairs/corrections as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

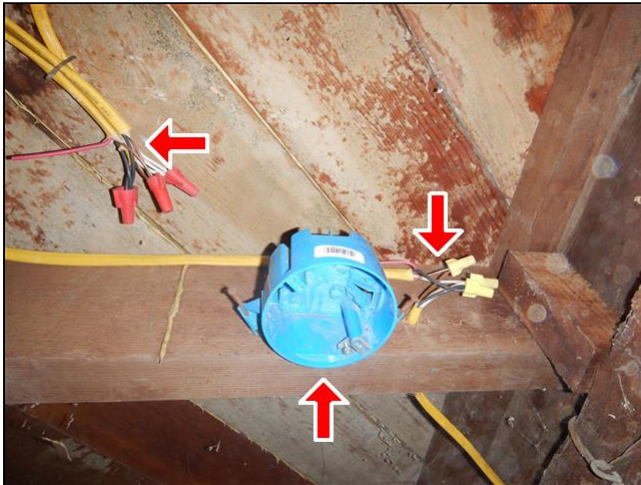


3.5 Item 4(Picture)

3.6 Electrical (Basement and Crawlspace)

Comments: Repair or Replace

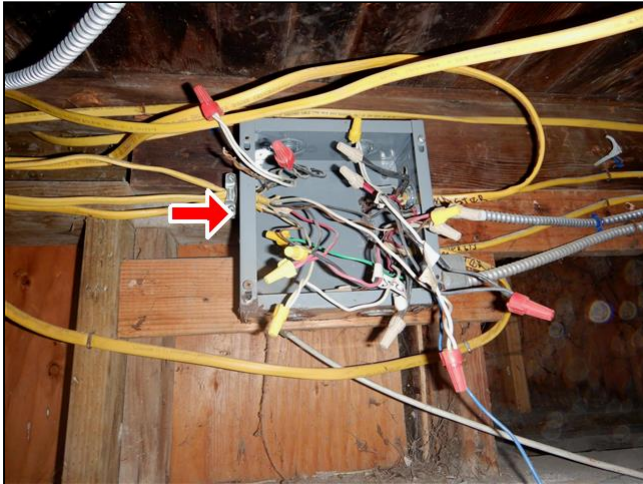
(1) Exposed wiring observed in the crawlspace near right side of home. These should be encased in a junction box. Recommend further evaluation by a licensed/qualified electrician for repairs/corrections to ensure safety.



3.6 Item 1(Picture)

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(2) Open junction box observed in the crawlspace at rear of home (through entrance under deck). Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Recommend cover be installed to ensure safety.



3.6 Item 2(Picture)

3.7 Insulation Under Floor System

Comments: Repair or Replace

Loose/missing sections of batt insulation observed in section of the crawlspace where insulation has been installed (left side of home). Recommend review for repairs/corrections as needed.



3.7 Item 1(Picture)



3.7 Item 2(Picture)



3.7 Item 3(Picture)



3.7 Item 4(Picture)



3.7 Item 5(Picture)

3.8 Ventilation (Foundation Areas)

Comments: Serviceable

4. 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.

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Main Dwelling



Added Living Area

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper

Plumbing Waste & Vent Pipes:

ABS

Water Shut Off Location:

Front of the house

Main Fuel Shut Off Location:

Left Side Exterior at Gas Meter

Water Supply Pressure:

40 PSI

Items

4.0 Plumbing Water Supply System

Comments: Serviceable

4.1 Drain Waste and Vent Systems

Comments: Serviceable

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

Comments: Serviceable

5. 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.

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Styles & Materials

Main Electrical Panel Location:

Exterior

Sub-Panel Location(s):

Bedroom

Laundry Room

Equipment Grounding Present:

Yes

Electrical Main Service:

Overhead Service

Service Amperage:

(2) 200 AMP service panels

Panel Type:

Breakers

Branch Wiring Type:

Copper

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Futures Available:

Yes

Electric Panel Manufacturer:

SIEMENS

GFCI Reset Location(s):

Exterior

Kitchen

Main Electrical Panel

Bathrooms

AFCI Reset Location(s):

Main Electrical Panel

Sub-panel

Smoke Alarms/Detectors Present?:

Yes

Carbon Monoxide (CO) Alarms Present?:

Yes

Items

5.0 Electrical Main Service
Comments: Serviceable

5.1 Equipment Grounding
Comments: Serviceable

5.2 Main Electrical Panel Condition
Comments: Serviceable

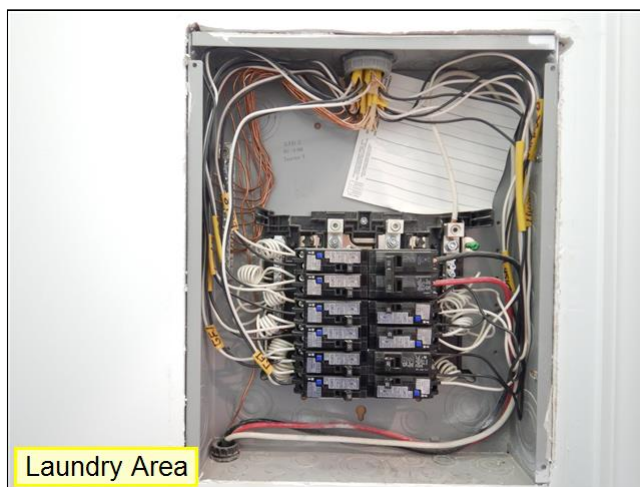
5.3 Electrical Sub Panel Condition
Comments: Serviceable

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The sub panel boxes are located at the Laundry Room and Bedroom #4 (added living area).



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

5.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Serviceable

5.6 Smoke Alarms

Comments: Serviceable

The smoke alarms/detectors should be tested upon moving into the home to ensure proper operation.

5.7 Carbon Monoxide Alarms

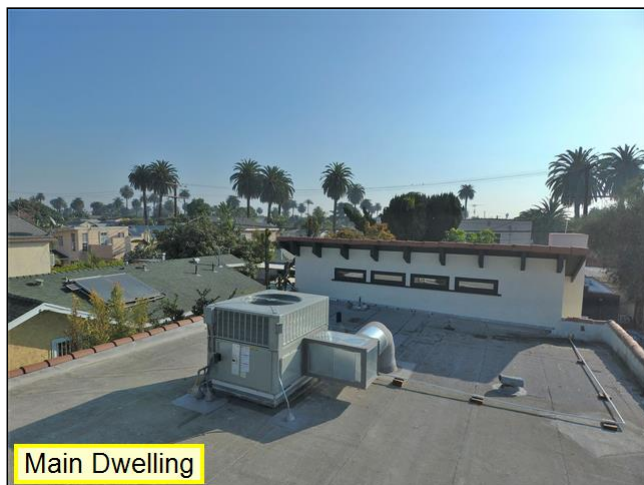
Comments: Serviceable

The Carbon Monoxide (CO) alarms/detectors should be tested upon moving into the home to ensure proper operation.

6. 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.

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Main Dwelling



Added Living Area

Styles & Materials

Number of Heating Systems:

Two

Heating Unit Location(s):

Roof Mounted

Wall mounted interior

Heating System(s) Service:

Bedroom

Entire Home

Heating System Type(s):

Gas Forced Air Furnace

Heat Pump Forced Air (also provides cool air)

Energy Source:

Natural Gas

Electric

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

20x30x1

Heating System Brand:

AMERICAN STANDARD

Items

6.0 Heating Equipment Condition

Comments: Serviceable

The American Standard Gas Forced Air Furnace and Wall Mounted Heat Pump were tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of these units, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Units were operated by the thermostat and remote control. As with all mechanical equipment the units can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of these units.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

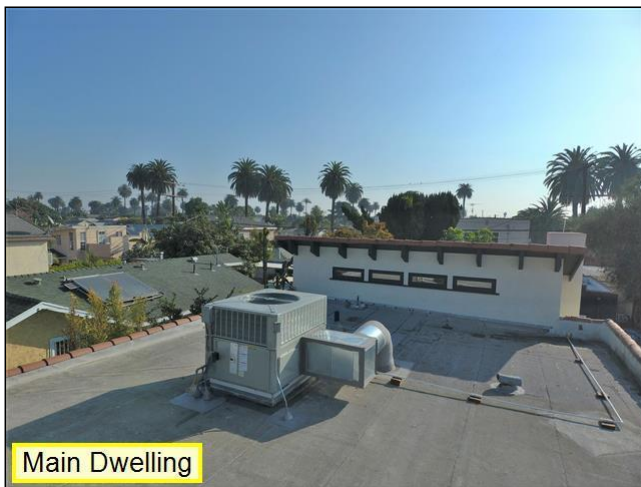
6.1 Energy Source

Comments: Serviceable

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6.2 Exhaust Venting**Comments:** Serviceable**6.3 Thermostat****Comments:** Serviceable**6.4 Air Filters****Comments:** Serviceable**6.5 Distribution / Ducting Systems****Comments:** Serviceable**6.6 Automatic Safety Controls****Comments:** Serviceable**7. 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.



Main Dwelling



Added Living Area

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

Two

AC Unit Location(s):

Same as Heating System

AC System(s) Service:

Same as Heating System

Cooling Equipment Type(s):

Heat Pump Forced Air (also provides warm air)

Package Air Conditioning System

Cooling Equipment Energy Source:

Electricity

Ductwork:

Same as Heating System

Filter Type:

Same as Heating System

Filter Size:

Same as Heating System

Air Conditioner Brand:

AMERICAN STANDARD

Items

7.0 Cooling and Air Handler Equipment Condition

Comments: Serviceable

The American Standard Package Air Conditioner and mini split system were activated to check the operation of the motor and the compressor, both of which are in serviceable condition. As a detailed review of the cooling capacity of these units is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

7.1 Temperature Difference Measurements

Comments: Serviceable

A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 60.8 degrees, temperature at supply was 46 degrees, a difference of 14.8 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.2 Energy Source

Comments: Serviceable

7.3 Thermostat

Comments: Serviceable

7.4 Air Filters

Comments: Serviceable

7.5 Distribution / Ducting Systems

Comments: Serviceable

7.6 Automatic Safety Controls

Comments: Serviceable

8. 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.

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Styles & Materials**Number of Water Heating Systems:**

Two

Water Heater Location(s):

Exterior

Water Heater Design Type:

Tankless-Natural Gas

Water Heater Energy Source:

Natural Gas

Water Heater Capacity:

Tankless

Water Heater Brand:

TAKAGI

Items**8.0 Water Heater Condition****Comments:** Serviceable**8.1 Supply Lines****Comments:** Serviceable**8.2 Energy Source****Comments:** Serviceable**8.3 Flue Venting****Comments:** Serviceable**8.4 Temperature / Pressure Release Valve****Comments:** Serviceable**8.5 Overflow Pan / Drain Line****Comments:** Serviceable**8.6 Hot Water Temperature****Comments:** Serviceable

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The water temperature at time of inspection was 120.9 degrees, which is in the normal operating range of 120 to 130 degrees.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

9. 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):

Quartz

Dishwasher Brand:

BOSCH

Disposal Brand:

Moen

Exhaust/Range Hood Brand:

Zephyr

Range/Oven Brand:

Fisher & Paykel

HAIER

HAIER

Items

9.0 Floors

Comments: Serviceable

AmeriSpec Inspection Services

9.1 Walls

Comments: Serviceable

9.2 Ceiling

Comments: Serviceable

9.3 Windows

Comments: Serviceable

Unable to open window above sink in kitchen. Possibly painted shut. Recommend further evaluation by a window specialist for repairs/corrections to ensure proper operation.



9.3 Item 1(Picture)

9.4 Heat / Cooling Source

Comments: Serviceable

9.5 Receptacles, Switches and Fixtures

Comments: Serviceable

9.6 Counters and Cabinets (representative number)

Comments: Serviceable

9.7 Sinks

Comments: Serviceable

9.8 Plumbing Drains

Comments: Serviceable

9.9 Food Waste Disposer

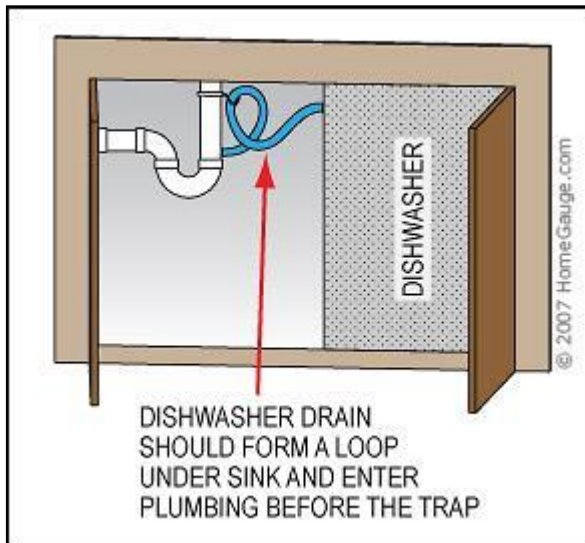
Comments: Serviceable

9.10 Dishwasher(s)

Comments: Repair or Replace

AmeriSpec Inspection Services

No loop in drain line. The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.



9.10 Item 1(Picture)



9.10 Item 2(Picture)

9.11 Ranges/Ovens/Cooktops

Comments: Serviceable

9.12 Range Hood(s)

Comments: Serviceable

9.13 Refrigerator

Comments: Serviceable

10. 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.

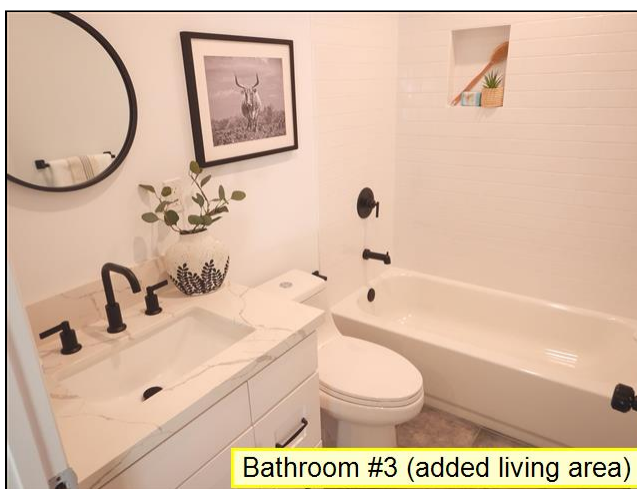
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Bathroom #1



Bathroom #2 (master)



Bathroom #3 (added living area)

Styles & Materials

Bath Tub / Shower:

Seperate Shower
Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Quartz

Cabinet(s):

Wood

Items

10.0 Floors

Comments: Serviceable

10.1 Walls

Comments: Serviceable

10.2 Ceiling

Comments: Serviceable

10.3 Doors

Comments: Serviceable

10.4 Windows

Comments: Repair or Replace

AmeriSpec Inspection Services

(1) Fog and condensation was noted in the double glazed insulated window pane for the left side window in bathroom #2. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



10.4 Item 1(Picture)

(2) The left side window in bathroom #2 (master) did not open/close properly when tested. Recommend further evaluation by a window specialist for repairs/corrections as needed.



10.4 Item 2(Picture)

10.5 Heat / Cooling Source

Comments: Serviceable

10.6 Receptacles, Switches and Fixtures

Comments: Serviceable

10.7 Exhaust Fan(s)

Comments: Serviceable

10.8 Bath Tub

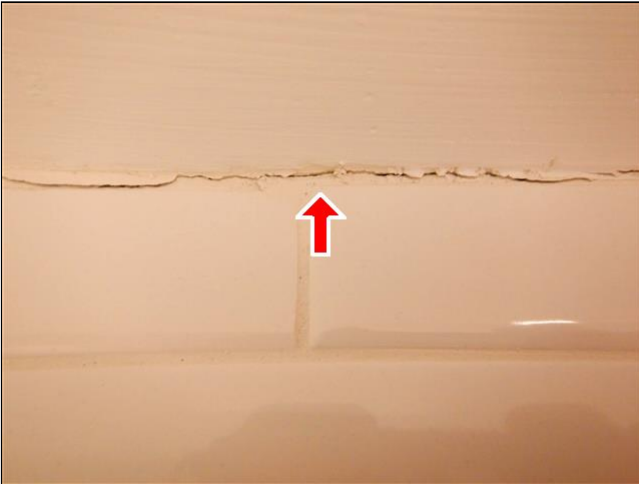
Comments: Serviceable

10.9 Shower

Comments: Repair or Replace

AmeriSpec Inspection Services

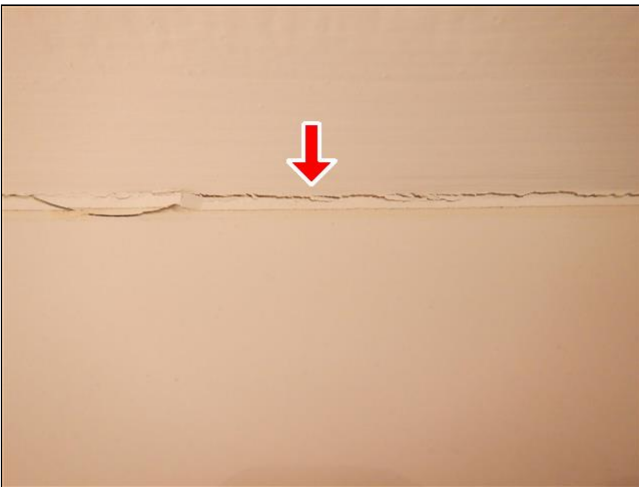
(1) The tile edges of the tub/shower walls in bathrooms #1 and #3 should be re-grouted/sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.



10.9 Item 1(Picture)



10.9 Item 2(Picture)



10.9 Item 3(Picture)



10.9 Item 4(Picture)



10.9 Item 5(Picture)

AmeriSpec Inspection Services

(2) Shower head leaks at the connection joint, noted in bathroom #1. Recommend review for repairs/corrections as needed.



10.9 Item 6(Picture)

10.10 Sinks

Comments: Serviceable

10.11 Toilet

Comments: Serviceable

10.12 Counters and Cabinets

Comments: Repair or Replace

Left side cabinet drawers in bathroom #2 (master) do not open all the way due to being obstructed by the door trim. Recommend review by a licensed/qualified contractor for repairs/corrections to ensure proper operation.



10.12 Item 1(Picture)

11. 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.



Styles & Materials

Dryer Power Source:

Natural Gas Connection

Dryer Vent:

Not Present

Items

11.0 Floors**Comments:** Serviceable**11.1 Walls****Comments:** Serviceable**11.2 Ceiling****Comments:** Serviceable**11.3 Doors****Comments:** Serviceable**11.4 Receptacles, Switches and Fixtures****Comments:** Serviceable**11.5 Clothes Dryer Exhaust Venting****Comments:** Serviceable

12. 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):

Tile
LVT

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Wood
Bi-Fold
Wood with Glass Pane

Window Type(s):

Same as Exterior

Items

12.0 Floors

Comments: Serviceable

12.1 Walls

Comments: Serviceable

12.2 Ceilings

Comments: Serviceable

12.3 Doors (representative number)

Comments: Serviceable

12.4 Closet Doors (representative number)

Comments: Repair or Replace

AmeriSpec Inspection Services

The hall closet door near the main entry way does not latch. Recommend review by a door specialist for repairs/ corrections as needed.



12.4 Item 1(Picture)

12.5 Windows (representative number)

Comments: Repair or Replace

All windows throughout the interior, except in bedroom #2 and the added living area, are missing the screens. Recommend consult sellers as to the possibility of stored screens, or review for replacing as needed.



12.5 Item 1(Picture)

12.6 Heat / Cooling Source

Comments: Serviceable

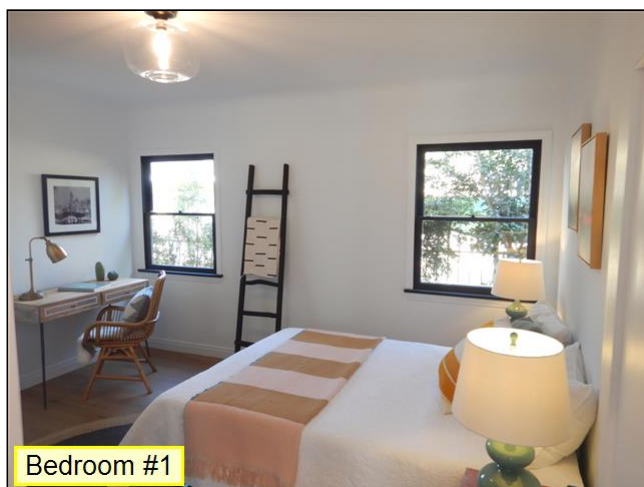
12.7 Receptacles, Switches and Fixtures

Comments: Serviceable

13. 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.

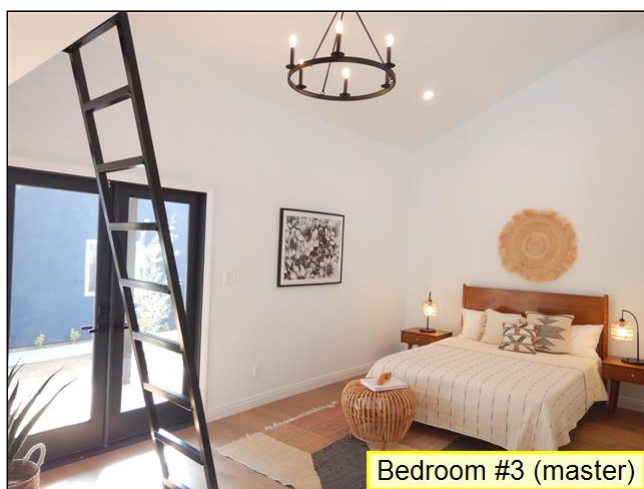
AmeriSpec Inspection Services



Bedroom #1



Bedroom #2



Bedroom #3 (master)



Bedroom #4 (added living area)

Styles & Materials

Number of Bedrooms:

Four

Floor Covering(s):

LVT

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Wood

Window Type(s):

Same as Exterior

Items

13.0 Floors**Comments:** Serviceable**13.1 Walls****Comments:** Serviceable**13.2 Ceilings****Comments:** Serviceable**13.3 Doors (representative number)****Comments:** Repair or Replace

AmeriSpec Inspection Services

The bedroom #3 (master) door rubs the floor when opened. Recommend review by a door specialist for repairs/ corrections as needed.



13.3 Item 1(Picture)

13.4 Closet Doors (representative number)

Comments: Serviceable

13.5 Windows (representative number)

Comments: Serviceable

13.6 Heat / Cooling Source

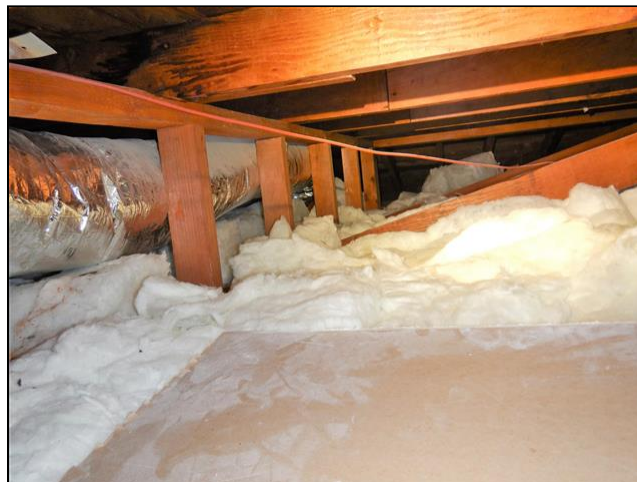
Comments: Serviceable

13.7 Receptacles, Switches and Fixtures

Comments: Serviceable

14. 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:

Attic Hatch

Attic Insulation:

Batt

Ventilation:

Gable Vents

Items

14.0 Attic Access**Comments:** Serviceable

Did not enter, unable to access attic due to low clearance. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic.

14.1 Attic Framing**Comments:** Serviceable**14.2 Attic Sheathing****Comments:** Serviceable**14.3 Attic Insulation****Comments:** Serviceable**14.4 Attic Ventilation****Comments:** Serviceable**14.5 Electrical Wiring, Switches and Fixtures****Comments:** Serviceable**14.6 Ductwork****Comments:** Serviceable