

Doc #:	2008	Inspector:	Paul J. Binkley, PCLA Licensed Home Inspector #10654
Date:	11/6/2008		
Dwelling Address:	Example Monroe, LA 71201		
Client Name:	Home Buyer		
Client's Agent:	Ron Realtor	Real Estate Company:	ABC Realty

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.

AmeriSpec Home Inspections

101 Lakeshore Drive, Suite 10

Monroe, LA. 71203

(318)345-3452

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: The item was inspected and appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Inspected" will appear in the "Summary Report".

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Operated" will appear in the "Summary Report".

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading "Comment" will not appear in the "Summary Report".

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading "Review" will appear in the "Summary Report".

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading "Safety" will appear in the "Summary Report".

GENERAL INFORMATION

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

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

AmeriSpec Home Inspection Service

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GENERAL CONDITIONS

1001	Inspector	Paul J. Binkley.
1002	In Attendance	The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The buyer was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client reference this report during a final walk through prior to close.
1003	Occupancy	The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.
1004	Property Information	This is a single family home.
1005	Levels	1 story structure.
1006	Estimated Age	This structure is approximately 30 to 35 years of age as stated by the clients.
1007	Weather Conditions	Weather conditions at the time of inspection were clear with temperature in the 70's.
1008	Start Time	8:00 AM.
1009	Stop Time	11:30 AM.

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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.

Step #	Component	Comments
1101	Driveway	<p>Safety. Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.</p> <p>Possible trip hazard noted. This is a safety concern. Suggest repair/replacement as needed to ensure safety.</p>



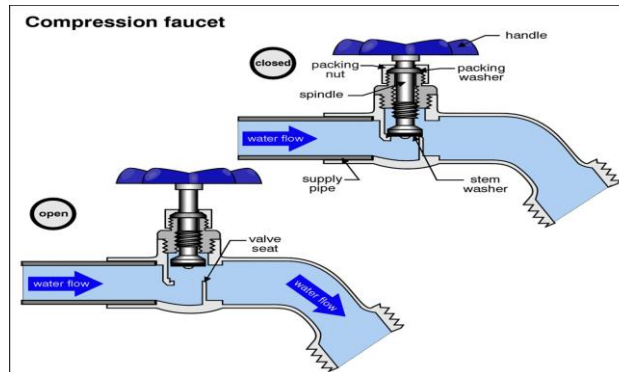
1102	Walkways	Serviceable. Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1103	Exterior Wall Cladding	<p>Serviceable. Brick veneer. Suggest sealing/caulking as needed as part of routine maintenance.</p> <p>Suggest keeping vegetation 18" away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.</p>

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1104	Trim	Serviceable. Suggest sealing/caulking as needed as part of routine maintenance.
1105	Window & Frames	<p>Serviceable. Metal frame; Single hung. Suggest sealing/caulking as needed as part of routine maintenance.</p> <p>Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.</p>
1106	Exterior Door(s)	Serviceable. Metal clad. Suggest sealing/caulking as needed as a part of routine maintenance.
1107	Gutters / Downspouts	Not Present. No gutter system is present, suggest client consider installing a full gutter system to more effectively divert roof runoff.
1108	Fences / Gates	Serviceable. Chain link.
1109	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with 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.
1110	Electric Meter(s)	Serviceable. The electric meter is located at the right side.
1111	Gas Meter(s)	The gas meter is located at left side. The main gas shut off valve is located at the meter.

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- 1112 Exterior Faucets Serviceable. Stem packing leak observed at hose bib when water is turned on, recommend review for repairs as needed.



The exterior faucets are located at the front and rear of the property.

- 1113 Sprinkler Not Inspected. Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.
- 1114 Bell / Chime Serviceable. The bell/chime(s) is located at the front door and carport door.
- 1115 Lot / Grade Drainage Serviceable. Flat lot. Expansive soil conditions are common in this area. Geological evaluations are beyond the scope of this inspection. A geotechnical engineer should be consulted prior to closing if client is concerned by conditions listed in this report or which client has observed.
- 1116 Foundation / Type Serviceable. Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
- 1117 Retaining Wall(s) Not Present.

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1118	Patio	Serviceable. Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1119	Deck	Serviceable. Wood. Suggest staining, painting or sealing deck as needed as a preventative measure to preserve the remaining life of the deck as part of routine maintenance.
1120	Balcony	Not Present.
1121	Porch	Serviceable. Concrete.
1122	Stairs / Steps	Serviceable. Wood.
1123	Maintenance	Caulking should be applied around all windows, doors, and any voids as needed and where necessary as part of routine maintenance.
1124	Exterior Comments	Suggest keeping vegetation 18" away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

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Roof

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

Step #	Component	Comments
1201	Methods Used To Inspect	The roof was inspected from atop the house roof.
1202	Material/Type	Asphalt composition shingle.
1203	Exposed Flashings	Serviceable. Metal. Recommend re-sealing all flashings and through the roof vents as needed as part of routine maintenance.
1204	Skylights	Not Present.

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- 1205 Conditions Debris observed on the roof/valleys limits view of roof and prevents the roof from draining or drying out. Debris in the valleys may cause water to dam and flashing(s) to leak. Suggest periodic removal of debris as part of routine maintenance.



- 1206 Maintenance Typical maintenance necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

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1207	Roof Comments	Exhaust vent stacks and caps have rust present. The stack and caps are still functional; suggest monitoring this condition as an annual routine maintenance item.
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Garages / Carports

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.

Step #	Component	Comments
1301	Type	Carport.
1302	Exterior	Serviceable. Garage is attached to house. See exterior conditions #1103.
1303	Methods Used To Inspect Roof	Garage/Carport is attached to house and was inspected the same as in step # 1201.
1304	Roof Material/Type	Same as house roof material in step #1202.
1305	Roof Conditions	Serviceable. See roof conditions # 1205.
1306	Gutters / Downspouts	Not Present.
1307	Floor/Slab	Serviceable. Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1308	Garage Doors	Not Present.

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1312	Exterior Door(s)	Serviceable. Metal/Metal Clad.
1313	Windows	Not Present.
1314	Walls	Serviceable. Wood.
1316	Ceiling	Serviceable. Paint; Wood.
1317	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with 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.

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Plumbing

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

Step #	Component	Comments
1701	Shut Off Valve Location	Main shut-off is located in enclosure at street. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702	Supply Lines	Serviceable. Copper.
1703	Drain Waste Lines & Vent Pipes	Serviceable. PVC.
1706	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1707	Water Supply System	Serviceable. Water supply system appears to be public.
1709	Plumbing Comments	Limited inspection due to slab construction. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

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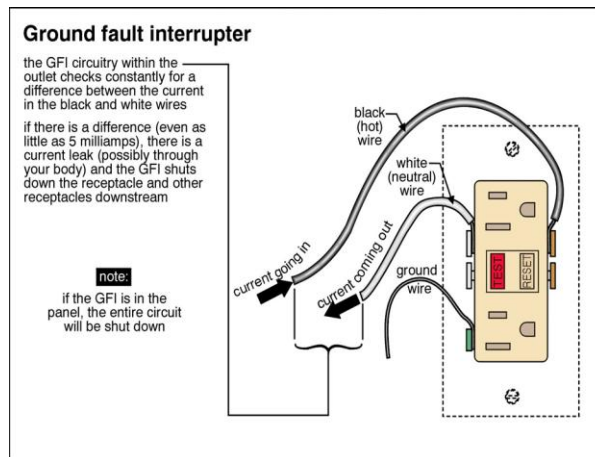
Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system 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.

Step #	Component	Comments
1801	Electrical Main Service	Serviceable. Service entrance is over head; Grounding present.
1802	Main Electrical Panel & Location	Serviceable. Service entrance cables are copper; Branch circuit wiring is copper; Futures provided for possible expansion. Overload protection is provided by breakers. The main electrical panel is located in/at the carport storage room.
1803	Wiring Method	Serviceable. Non Metallic cable.
1804	Sub-Panel Comments & Location	Not Present.

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| 1805 | Smoke Detectors | <p>Serviceable. Tested OK. Periodic testing is suggested to ensure proper working order.</p> <p>Smoke detectors are located at/in hallway. Recommend contacting local authorities for suggested placement locations to ensure safety.</p> <p>Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.</p> |
| 1806 | Service Amperage and Voltage | <p>Serviceable. Service panel rating is approximately 200 amps and 120/240 volts.</p> |
| 1808 | Electrical Comments | <p>Ground fault circuit interrupters (GFCI's) are special electrical devices that shut off the power to a circuit when as little as .005 amps of electricity leaks from the electrical system. GFCI's/GFI's may be incorporated into circuit breakers or outlets. GFCI's/GFI's should ideally be installed on all outdoor outlets and bathroom outlets to enhance safety where electricity may be in close proximity to water.</p> |



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Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. 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.

Step #	Component	Comments
1901	Location of unit	The heating system is located in the hall closet and services the entire home.
1902	Heating System Design Type/Brand	Gas forced air. Manufactured by Ruud.
1903	Energy Source	Serviceable. Natural gas with shutoff valve provided.

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1904	Burner Chambers	Partially visible. The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.
1905	General Conditions	Serviceable. The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit 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 this unit.
1906	Exhaust Venting	Serviceable. Metal.
1907	Thermostat	Serviceable. The thermostat is located at/in the hallway.

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1908	Air Filters	Serviceable. We recommend changing or cleaning the filter monthly during the heating/cooling season.
1909	Distribution / Ducting	Serviceable.
1910	Humidifier	Not Present.
1911	Maintenance	We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

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Air Conditioning

Our evaluation of AC systems 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.

Step #	Component	Comments
2001	Location of unit	The Air conditioning compressor is located at/on the exterior left, with the A-coil located in/on the hall closet and services the entire home.
2002	Air Conditioning Design Type/Brand	Split system; Electric. Manufactured by Rudd.

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2003	General Conditions	<p>Serviceable. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.</p> <p>The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.</p>
2004	Temperature Difference	Not Tested. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pump units below 65 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
2005	Energy Source	Serviceable. Electric with disconnect provided.
2006	Thermostat	Serviceable. The thermostat is located at/in the hallway.
2007	Air Filters	<p>Serviceable. We recommend changing or cleaning the filter monthly during the heating/cooling season.</p> <p>Filter size is 16x20x1 and is located inside bottom panel of the unit.</p>
2008	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
2009	Maintenance	We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

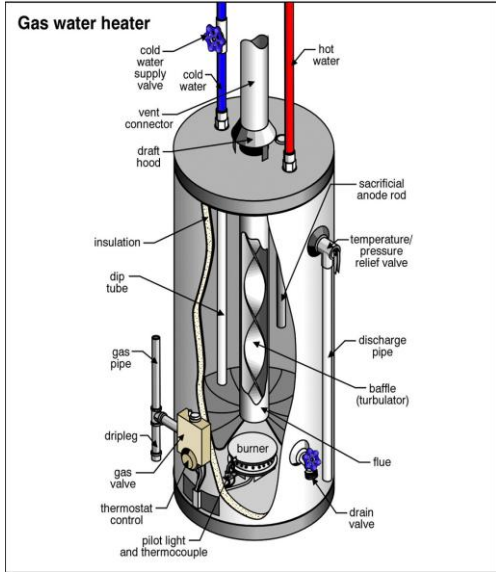
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2010	Air Conditioning Comments	The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
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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.

Step #	Component	Comments
2101	Location of unit	The water heater is located in the carport storage room.
2102	Water Heater Design Type	Natural gas.
		
2103	Brand / Capacity	40 gallon. Manufactured by Kenmore.
2104	Supply Lines	Serviceable. Copper.
2105	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.

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2106	Temperature / Pressure Release Valve	The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.
2107	Combustion Chamber	Not Observed. Inaccessible at time of inspection; advise consulting sellers for additional information and providing ready access.
2108	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109	Flue Venting	Serviceable. Metal.
2110	Overflow Pan / Drain Line	Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built/may be impossible due to interior location. Client is aware that the seller is not required to upgrade to current building standard.
2112	Water Heater Comments	Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason TRP value valve is not tested during a home inspection. We suggest caution when operating TRP values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency.

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Kitchen

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

Step #	Component	Comments
2201	Floor	Serviceable. Ceramic tile.
2202	Walls	Serviceable. Drywall; Paint.
2203	Ceiling	Serviceable. Acoustic spray.
2204	Doors	Not Present.
2205	Closet / Wardrobe	Serviceable. Wood.
2206	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2207	Heat / Cooling Source	Serviceable. Central heating/cooling.
2208	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with 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.
2209	Cabinets	Serviceable.
2210	Counter Tops	Serviceable. Laminated.

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2211	Sinks	Serviceable. Metal. Sink/Tub is not leaking at the time of inspection and appears to be in serviceable condition.
2212	Faucets	Serviceable.
2213	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214	Disposals	Serviceable. Manufactured by American Standard.
2215	Dishwasher(s)	<p>Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.</p> <p>Manufactured by General Electric.</p>
2216	Trash Compactor	Not Present.
2217	Stove / Cook Top	<p>Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.</p> <p>Manufactured by General Electric.</p>
2218	Ovens	<p>Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.</p> <p>Manufactured by .</p> <p>This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.</p> <p>Manufactured by General Electric.</p>

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2219	Hood / Fan / Light	Serviceable. Exterior vented.
2220	Microwave	Not Present.
2221	Maintenance	As part of routine maintenance it is suggested to clean the grease filter insert in the range hood for safety concerns.

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Bathroom

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.

Step #	Component	Comments
2301	Floor	Serviceable. Ceramic tile.
2302	Walls	Serviceable. Drywall; Paint.
2303	Ceiling	Serviceable. Acoustic spray.
2304	Doors	Serviceable. Hollow core; Wood.
2305	Closet / Wardrobe	Serviceable. Wood.
2306	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with 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.

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2309	Exhaust Fan	Serviceable.
2310	Tub/Whirlpool	Serviceable. Tub. The tile edges of the tub/shower walls should be caulked 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.
2311	Tub Surround	Serviceable. Ceramic tile.
2312	Tub Enclosure	Not Present.
2313	Tub Faucet	Serviceable.
2318	Sinks	Serviceable. porcelain.
2319	Sink Faucets	Serviceable. No leaks were observed at the time of the inspection.
2320	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection.
2321	Toilet	Serviceable.
2323	Counter / Cabinets	Serviceable. Laminated.

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Master Bedroom Bathroom

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.

Step #	Component	Comments
2301.2	Floor	Serviceable. Ceramic tile.
2302.2	Walls	Serviceable. Drywall; Paint.
2303.2	Ceiling	Serviceable. Acoustic spray.
2304.2	Doors	Serviceable. Hollow core; Wood.
2305.2	Closet / Wardrobe	Serviceable. Wood.
2306.2	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.2	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.2	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with 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.

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2309.2	Exhaust Fan	Serviceable.
2310.2	Tub/Whirlpool	Serviceable. Tub. The tile edges of the tub/shower walls should be caulked 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.
2311.2	Tub Surround	Serviceable. Ceramic tile.
2312.2	Tub Enclosure	Not Present.
2313.2	Tub Faucet	Serviceable.
2318.2	Sinks	Serviceable. porcelain.
2319.2	Sink Faucets	Serviceable. No leaks were observed at the time of the inspection.
2320.2	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection.
2321.2	Toilet	Serviceable.
2323.2	Counter / Cabinets	Serviceable. Laminated.

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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.

Step #	Component	Comments
2501	Floor	Ceramic tile.
2502	Walls	Serviceable. Drywall; Paint.
2503	Ceiling	Serviceable. Acoustic spray.
2504	Doors	Serviceable. Hollow core; Wood.
2505	Closet / Wardrobe	Not Present.
2506	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2507	Cabinets	Not Present.
2508	Laundry Tub / Sink	Not Present.
2509	Faucets	Not Present.
2510	Heat / Cooling Source	Serviceable. Central heating/cooling.
2511	Electrical	Serviceable.
2512	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close.

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| 2513 | Dryer Hookups | <p>Electric. Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close.</p> <p>As a part of routine maintenance it is suggested to review dryer vent pipe for obstruction or lint buildup.</p> |
| 2514 | Exhaust Fan | Not Present. |

AmeriSpec General Home Inspection

Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comments
2601	Floors	Serviceable. Ceramic tile.
2602	Walls	Serviceable. Drywall; Paint.
2603	Ceilings	Serviceable. Acoustic spray.
2604	Doors	Not Present.
2605	Closet / Wardrobe	Not Present.
2606	Windows	Not Present.
2607	Heat / Cooling Source	Not Present.
2608	Electrical	Serviceable.

AmeriSpec General Home Inspection

Dining Room

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.

Step #	Component	Comments
2621	Floors	Carpet.
2622	Walls	Serviceable. Drywall; Paint.
2623	Ceilings	Serviceable. Acoustic spray.
2624	Doors	Not Present.
2625	Closet / Wardrobe	Not Present.
2626	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2627	Heat / Cooling Source	Serviceable. Central heating/cooling.
2628	Electrical	Serviceable.

AmeriSpec General Home Inspection

Living Room

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.

Step #	Component	Comments
2641	Floors	Serviceable. Carpet.
2642	Walls	Serviceable. Drywall; Paint.
2643	Ceilings	Serviceable. Acoustic spray.
2644	Doors	Not Present.
2645	Closet / Wardrobe	Not Present.
2646	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2647	Heat / Cooling Source	Serviceable. Central heating/cooling.
2648	Electrical	Serviceable.

AmeriSpec General Home Inspection

Family Room

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.

Step #	Component	Comments
2661	Floors	Carpet.
2662	Walls	Drywall; Paint.
2663	Ceilings	Acoustic spray.
2664	Doors	Not Present.
2665	Closet / Wardrobe	Not Present.
2666	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2667	Heat / Cooling Source	Serviceable. Central heating/cooling.
2668	Electrical	Serviceable.

AmeriSpec General Home Inspection

Master Bedroom

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.

Step #	Component	Comments
2681	Floors	Serviceable. Carpet.
2682	Walls	Serviceable. Drywall; Paint.
2683	Ceilings	Serviceable. Acoustic spray.
2684	Doors	Serviceable. Hollow core; Wood.
2685	Closet / Wardrobe	Serviceable. Hollow core; Wood.
2686	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688	Electrical	Serviceable.

AmeriSpec General Home Inspection

Front Bedroom

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.

Step #	Component	Comments
2681.2	Floors	Serviceable. Carpet.
2682.2	Walls	Serviceable. Drywall; Paint.
2683.2	Ceilings	Serviceable. Acoustic spray.
2684.2	Doors	Serviceable. Hollow core; Wood.
2685.2	Closet / Wardrobe	Hollow core; Wood.
2686.2	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.2	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.2	Electrical	Serviceable.

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Rear Bedroom

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.

Step #	Component	Comments
2681.3	Floors	Serviceable. Carpet.
2682.3	Walls	Serviceable. Drywall; Paint.
2683.3	Ceilings	Serviceable. Acoustic spray.
2684.3	Doors	Serviceable. Hollow core; Wood.
2685.3	Closet / Wardrobe	Hollow core; Wood.
2686.3	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.3	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.3	Electrical	Serviceable.

AmeriSpec General Home Inspection

Attic

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

Step #	Component	Comments
2701	Access location / Inspection method	Serviceable. The attic was entered and a visual inspection was performed. The attic access is located at carport. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owners belongings. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.
2702	Framing	Serviceable. Joist; Rafters; 2x6.
2703	Sheathing	Serviceable. Plywood.
2704	Evidence of Leaking	No water stains observed on the ceilings/roof decking at the time of inspection.
2705	Insulation	Serviceable. Rolled/batt insulation.
2706	Ventilation	Serviceable. Gable vents.

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2708	Electrical	Serviceable.
2709	Distribution / Ducting	Serviceable. HVAC ducting present.
2711	Maintenance	Maintenance. Recommend cleaning vent screens as part of a routine maintenance schedule.

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