

## AmeriSpec Inspection Services

**AmeriSpec Inspection Service**

**13570 Grove Dr., #152  
Maple Grove, MN 55311  
Phone: 763-420-5535**

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Doc #:	Sample Report	Inspector:	AmeriSpec
Date:	6/14/2018		
Dwelling Address:	1234 Main St. Any Town MN		
Client Name:	Joe Homebuyer Julie HomeBuyer		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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## AmeriSpec Inspection Services

## 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, mold, 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. We urge you to evaluate these systems prior to closing. **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 WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.** **INTERIOR** - Our review of interior rooms 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 may not always be reported.

## DEFINITION OF TERMS

**Serviceable** - The item is doing its job with a reasonable amount of wear for its age and type.

**Not Present** - Not present at the time of the inspection. May or may not have been required at the time of the construction.

**Not Inspected** - Not visible or covered by finished materials, beyond the scope of this inspection.

**Not Operated** - Item was not operated at the time of the inspection. Client is advised to verify operation prior to close.

**Comment** - A condition that is noted but does not have significant effect on the performance of the item.

**Maintenance Needed** - The item is in need of repair, replacement or further review by a licensed contractor.

**Winterized** - This plumbing related item has been winterized and was only visually inspected. It is recommended that the client have the condition of the plumbing be verified by a licensed plumber, as it is impossible to do at this time.

## GENERAL CONDITIONS

Weather Conditions:	Warm, Clear
Temperature:	70 to 80 degrees
Occupant Status:	Occupied
Attending Inspection:	Buyer, Buyers Agent
Start Time:	8:30 am
Stop Time:	11 am

## Property Information

**Property Type:**

The house is a single family

**Levels:**

2 story structure

**Lot Type:**

Sloped lot

Step #	Component	Comment
1.0	Property Type	-.
1.1	Levels	-.
1.2	Lot Type	-.
1.3	Estimated Age	-. 10 years old.

## Exterior

Our exterior evaluation is visual only. Our review does not take into consideration normal wear, cosmetic issues nor code/manufacturer's specifications.

**Driveway:**

Concrete

**Trim:**

Metal

**Exterior Faucet:**

Rear, Right side

**Chimney/Vent:**

Metal, Direct Wall Vent

**Exposed foundation:**

Concrete block

**Walkways:**

Concrete

**Windows & Frames:**

Vinyl, Casement

**Bell/Chime:**

Front

**Lot/Grade Drainage:**

Multi-level slope

**Exterior Siding:**

Vinyl, Brick

**Gutters & Downspouts:**

Metal

**Exterior Doors:**

Sliding glass, Metal, Vinyl

**Gas Meter:**

Located at right side

Step #	Component	Comment
2.0	Driveway	Serviceable.

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## 2.1 Walkways

**Maintenance Needed.** Settling noted. Possible trip hazard. This is a safety concern. Suggest repairs/replacement as needed to ensure safety.



front right corner

## 2.2 (1) Exterior Siding

**Maintenance Needed.** Loose siding at the following areas. Suggest repairs/replacement as needed to prevent damage/deterioration.



rear left corner

## 2.2 (2) Exterior Siding

**Maintenance Needed.** Missing siding at the following. Suggest repairs/replacement as needed to prevent damage/deterioration.



right side



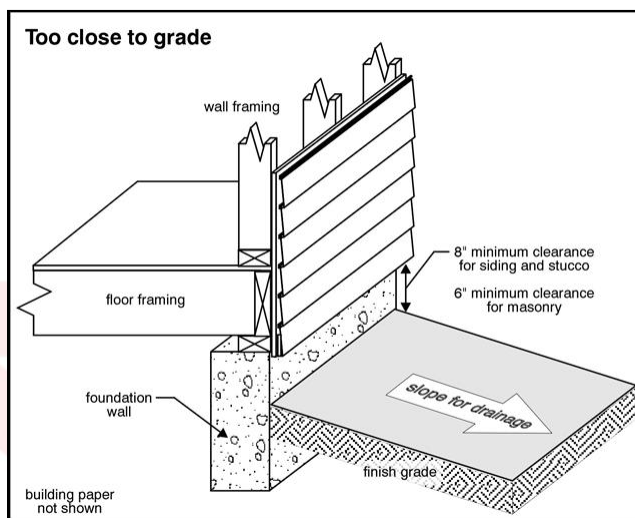
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## 2.2 (3) Exterior Siding

**Maintenance Needed.** Siding to earth contact at the following areas. This can cause damage to the siding and to the structure. Suggest maintaining adequate clearance between the siding and the earth.



left side



2.3	Trim	<b>Serviceable.</b>
2.4	Windows & Frames	<b>Serviceable.</b>
2.5	Electrical Fixtures	<b>Serviceable.</b>
2.6	Gutters & Downspouts	<b>Serviceable.</b>
2.7	Exterior Faucet	<b>Serviceable.</b>
2.8	Sprinkler System	<b>Not Inspected.</b> Sprinkler system is beyond the scope of this inspection.
2.9	Bell/Chime	<b>Serviceable.</b>
2.10	Exterior Doors	<b>Serviceable.</b>
2.11	Chimney/Vent	<b>Serviceable.</b>

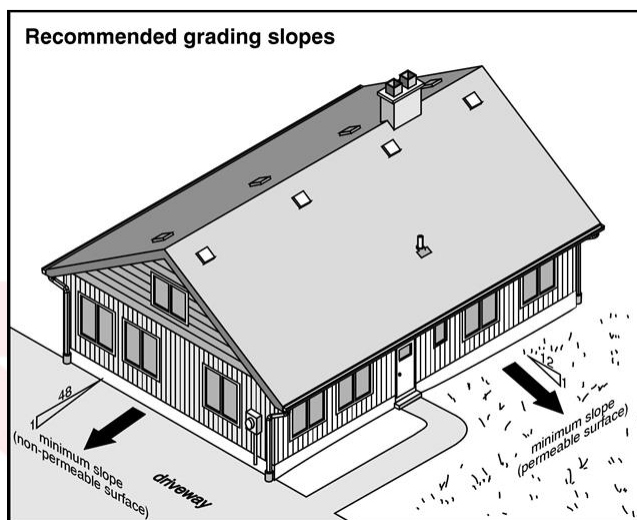
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2.12 Lot/Grade Drainage

**Maintenance Needed.** Inadequate drainage noted at the following areas.  
**Recommend regrading or adding dirt backfill to any low lying areas adjacent to the foundation to ensure proper drainage away from the foundation at all times.**



rear



2.13 Gas Meter

**Serviceable.**

2.14 Exposed foundation

**Serviceable.**

## Patio

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

### Slab:

Concrete

Step #	Component	Comment
3.0	Slab	<b>Serviceable.</b>



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## Deck

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

**Decking:**

Wood

**Columns/Supports:**

Wood

**Stairs/Stoops:**

Wood

**Railing:**

Wood

Step #	Component	Comment
4.0	Decking	<b>Maintenance Needed.</b> Joist not properly nailed in joist hangers. Suggest further review prior to closing by a qualified licensed contractor for repairs/replacement as needed.



third from right side

4.1	Columns/Supports	<b>Serviceable.</b>
4.2	Stairs/Stoops	<b>Serviceable.</b>
4.3	Railing	<b>Serviceable.</b>

## Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the water tight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

**Roofing Type & Materials:**

Sloped, Asphalt composition shingle

**Number of Layers:**

One

**Estimate Roof Age:**

10

Step #	Component	Comment
5.0	Roofing Type & Materials	<b>Serviceable.</b> Observed from roof.

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## 5.1 Visible Flashings

**Maintenance Needed.** Loose wall flashing at the following. Suggest review/repair by a licensed roofer.



## 5.2 Conditions

**Comment.** Minor deterioration noted. Possibly during installation



front valley

## 5.3 Roof Penetrations

**Serviceable.**

## Attic

Water stains around roof penetrations such as chimneys, plumbing vent, and heat vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve energy efficiency of a home. Generally, the greater the thickness the more resistance to heat loss.

**Access:**

Viewed from opening

**Insulation/Vapor Barrier:**

Blown in

**Framing:**

Trusses

**Ventilation:**

Soffit vents, Hooded roof vents

**Sheathing:**

Waferboard, Solid

Step #	Component	Comment
6.0	Access	<b>Serviceable.</b>
6.1	Framing	<b>Serviceable.</b>
6.2	Sheathing	<b>Serviceable.</b>
6.3	Insulation/Vapor Barrier	<b>Serviceable.</b> Insulation thickness varies approximately from 16 inches.

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6.4	Ventilation	<b>Serviceable.</b>
6.5	Electrical	<b>Serviceable.</b>

## Garage

Attached garages should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Some older home may not have these safety reverse devices present, these may not have been required when the home was built. Buyer may wish to consider upgrading if not present.

<b>Location:</b> Attached	<b>Exterior Siding:</b> Attached	<b>Floor/Slab:</b> Concrete
<b>Garage Door:</b> Two, Metal, Roll up panel	<b>Garage Door Opener:</b> One	<b>Fire Door:</b> Metal

Step #	Component	Comment
7.0	Exterior Siding	<b>Serviceable.</b> Garage is attached. See EXTERIOR section for more information.
7.1	Trim	<b>Serviceable.</b>
7.2	Roof	<b>Serviceable.</b> Garage is attached. See ROOF section for more information.
7.3	Floor/Slab	<b>Serviceable.</b>
7.4	Garage Door	<b>Comment.</b> Rusted at bottom Suggest repairs/replacement as needed.



7.5	Garage Door Hardware	<b>Serviceable.</b>
7.6	Garage Door Opener	<b>Serviceable.</b>
7.7	Fire Door	<b>Serviceable.</b>
7.8	Service Door	<b>Serviceable.</b>

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- 7.9 Fire Wall/Ceiling **Maintenance Needed.** Compromised due to attic ladder. Ladder is not a fire rated material and should be removed. Suggest repairs/replacement as needed.



- 7.10 Garage Framing & Supports **Serviceable.**
- 7.11 Walls **Serviceable.**
- 7.12 Ceiling **Serviceable.**
- 7.13 Electrical **Maintenance Needed.** Loose hanging light noted. This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



## Laundry Area

Appliances are operated using normal operating controls. No life expectancies or warranties are given, as they may fail without warning.

**Dryer Hook-ups:**  
Gas

**Dryer:**  
Gas

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Step #	Component	Comment
8.0	Floor	Serviceable.
8.1	Walls & Ceiling	Serviceable.
8.2	Doors	Serviceable.
8.3	Cabinets	Serviceable.
8.4	Laundry Sink/Tub	Serviceable.
8.5	Electrical	Serviceable.
8.6	Washer Hook-ups	Serviceable.
8.7	Washer	Serviceable.
8.8	Dryer Hook-ups	Serviceable.
8.9	Dryer	Serviceable.
8.10	Heat Source	Serviceable.



## Basement

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of water in the sump pump pit can suggest water has or may enter the basement. We also recommend the use of a dehumidifier in the summer months to reduce the dampness and smell associated with a damp basement.

**Access:**

Stairs, Finished Basement

**Floor:**

Concrete

**Walls:**

Concrete block

**Floor Joists:**

Manufactured, 2x10, I Joists

**Beams:**

Wood, Load wall

Step #	Component	Comment
9.0	Access	<b>Serviceable.</b> Finished areas noted in basement. Access to the original basement walls, floors and ceilings was not available due to additional construction now present, such as framed walls, covered ceiling and added floor coverings. As these areas are not visible or accessible to the inspector, they are excluded from this inspection.
9.1	Stairs	Serviceable.
9.2	Railings	Serviceable.
9.3	Floor	Serviceable.



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## 9.4 Walls

**Maintenance Needed.** Walls show evidence of water penetration at the following. Regrading at the exterior of the home may be needed.



left side



front

- |     |              |                     |
|-----|--------------|---------------------|
| 9.5 | Floor Joists | <b>Serviceable.</b> |
| 9.6 | Beams        | <b>Serviceable.</b> |
| 9.7 | Windows      | <b>Serviceable.</b> |



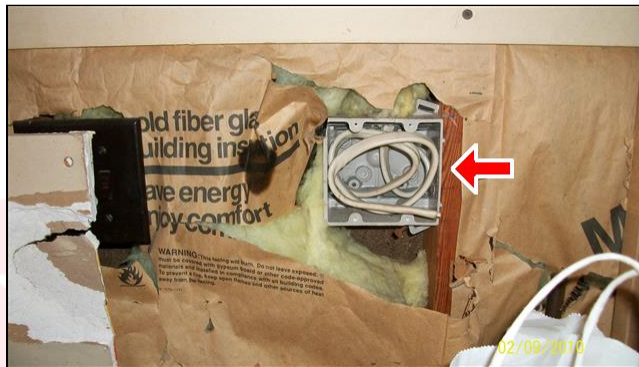
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## 9.8 Electrical

**Maintenance Needed.** Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and reconnected, the 'splice' should be encased in a covered 'junction box' to prevent shocks and separation of the splice. Client is advised to consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



furnace room above water heater



left wall furnace room

9.9	Heat Source	<b>Serviceable.</b>
9.10	Ventilation	<b>Serviceable.</b>
9.11	Insulation	<b>Serviceable.</b>
9.12	Vapor Barrier	<b>Serviceable.</b>

## Heating & A/C

**Heating:**

Forced air, Gas

**Exhaust Venting:**

Plastic, Carbon Monoxide reading  
was normal at the time of the  
inspection

**Filter Size:**

16x25x1

**Fresh Air Intake:**

Present.

**Thermostat:**



1 zone

**Air Conditioning System:**

Electric, Split

Step #	Component	Comment
10.0	Heating	<b>Serviceable.</b>

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- |  |                             |   |
|--|-----------------------------|---|
| 10.1   | Conditions                  | <b>Maintenance Needed.</b> Condensation leaking from the furnace, suggest further review by an HVAC contractor prior to close.  |
|    |                             |   |
| 10.2   | Exhaust Venting             | <b>Serviceable.</b> Limited view of the heat exchanger and burner area due to the design of this unit.  |
| 10.3   | Filter                      | <b>Serviceable.</b>   |
| 10.4   | Fresh Air Intake            | <b>Serviceable.</b>   |
| 10.5   | Thermostat                  | <b>Serviceable.</b>   |
| 10.6   | Ducting                     | <b>Serviceable.</b>   |
| 10.7   | Air Conditioning System     | <b>Maintenance Needed.</b> Insulation damaged/missing. Suggest replacing for energy efficiency.   |
|  |                             |   |
| 10.8   | A/C Temperature Differences | <b>Serviceable.</b> Temperature difference was within the 15 to 20 degree normal operating range at time of inspection. Unit functioning properly when tested. Appeared to be serviceable at time of inspection. As with all mechanical equipment, this unit may fail at any time without warning. Inspectors cannot determine future failures. |

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## 10.9 Air Exchanger

**Maintenance Needed.** Filters are dirty, see cleaning instruction inside of the front door of the unit.



## Plumbing

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

**Plumbing Supply System:**

Municipal, Main shut-off in basement

**Plumbing Waste System:**

Municipal

**Supply Pipes:**

Copper, Pex

**Waste Pipes:**

PVC

**Water Heater:**

Fuel: Gas, 50 Gallon

**Floor Drain:**

Located in utility room.

Step #	Component	Comment
11.0	Plumbing Supply System	Serviceable.
11.1	Plumbing Waste System	Serviceable.
11.2	Supply Pipes	Serviceable.
11.3	Waste Pipes	Serviceable.
11.4	Pipe Insulation	Serviceable.

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## 11.5 Water Heater

**Maintenance Needed.** Leaking noted at TPR valve over flow pipe. Suggest repair/replacement by a licensed plumber.



## 11.6 Exhaust Venting System

**Maintenance Needed.** Disconnected/poorly fitted joints on vent pipes will allow product of combustion to escape, suggest repair.



missing screws at connections

## 11.7 Sump Pit

**Serviceable.** Sump pump tested. Unit appeared to function properly when tested.

## 11.8 Floor Drain

**Serviceable.**

## Electrical System

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. If client plans to do work on the home, they should check on improvements the city may require.

**Electrical Main Box:**  
Located In Basement.  
**Estimated Voltage:**

**Main Service:**  
Overhead  
**Overload Protection:**

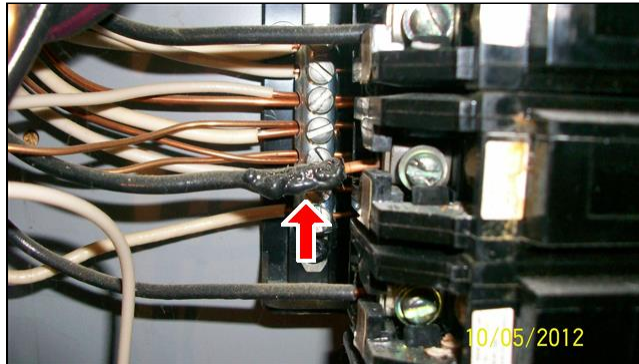
**Estimated Amperage:**  
150  
**Wiring Method:**



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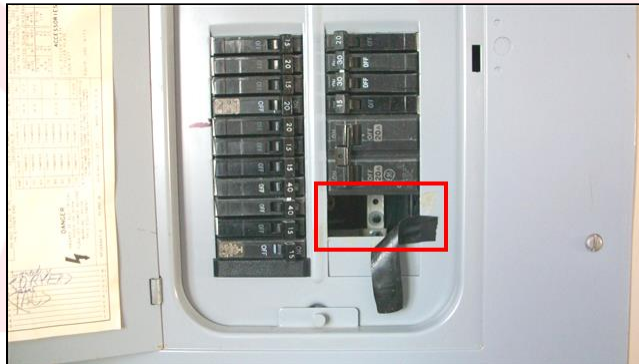
110/220 Volts	Breakers, General Electric	Non-Metallic Cable
<b>Main Conductors:</b> Aluminum	<b>Branch Conductors:</b> Copper	<b>Main Disconnect:</b> Present
<b>System Ground:</b> Present	<b>Arc Fault Circuit Interrupters:</b> AFCI working	

Step #	Component	Comment
12.0 (1)	Electrical Main Box	<b>Maintenance Needed.</b> Signs of over heating and melted wires noted in the panel, suggest further review and repair by a licensed electrician.



left side

12.0 (2)	Electrical Main Box	<b>Maintenance Needed.</b> Unprotected opening in panel, should be filled.
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bottom right

12.1	Main Service	<b>Serviceable.</b>
12.2	Overload Protection	<b>Serviceable.</b>
12.3	Wiring Method	<b>Serviceable.</b>
12.4	Branch Conductors	<b>Serviceable.</b>
12.5	Main Disconnect	<b>Serviceable.</b>
12.6	System Ground	<b>Serviceable.</b>
12.7	Smoke and Carbon Monoxide Detectors	<b>Maintenance Needed.</b> Detectors appear to be older then 10 years of age, suggest replacement. Many manufacturers recommend replacement every ten years. Smoke detectors are recommended one on each level, one in each bedroom

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and one in the hall way outside the bedrooms. Carbon monoxide detectors are recommended with 10 feet of sleeping rooms.

12.8	Arc Fault Circuit Interrupters	<b>Serviceable.</b> AFCI's in the electrical panel, tested and appeared to be working properly.
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## Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. Refrigerators and freezer in the kitchen only are inspected all others are excluded. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

**Stove/Cook Top:**

Electric

**Oven:**

Electric

Step #	Component	Comment
13.0	Floor	<b>Serviceable.</b>
13.1	Walls	<b>Serviceable.</b>
13.2	Ceiling	<b>Serviceable.</b>
13.3	Doors	<b>Serviceable.</b>
13.4	Windows	<b>Serviceable.</b>
13.5	Cabinets	<b>Serviceable.</b>
13.6	Counter Tops	<b>Serviceable.</b>
13.7	Electrical	<b>Maintenance Needed.</b> Exposed/loose/hanging wires noted. Open splices noted. This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/ replacement as needed to ensure safety.



13.8	Sinks	<b>Serviceable.</b>
13.9	Faucets	<b>Serviceable.</b>



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13.10	Traps/Drain System	<b>Serviceable.</b>
13.11	Disposal	<b>Serviceable.</b>
13.12	Dishwasher	<b>Serviceable.</b>
13.13	Stove/Cook Top	<b>Serviceable.</b>
13.14	Oven	<b>Serviceable.</b>
13.15	Refrigerator	<b>Serviceable.</b>
13.16	Hood/Fan/Light	<b>Serviceable.</b>
13.17	Microwave	<b>Serviceable.</b>
13.18	Heat Source	<b>Serviceable.</b>

## Dining Room

Step #	Component	Comment
14.0	Floor	<b>Serviceable.</b>
14.1	Walls	<b>Serviceable.</b>
14.2	Ceiling	<b>Serviceable.</b>
14.3	Doors	<b>Serviceable.</b>
14.4	Windows	<b>Serviceable.</b>
14.5	Electrical	<b>Serviceable.</b>
14.6	Heat Source	<b>Serviceable.</b>

## Living Room

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**Fireplace:**Gas

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Step #	Component	Comment
15.0	Floor	<b>Serviceable.</b>
15.1	Walls	<b>Serviceable.</b>
15.2	Ceiling	<b>Serviceable.</b>
15.3	Doors	<b>Serviceable.</b>

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15.4	Windows	Serviceable.
15.5	Electrical	Serviceable.
15.6	Heat Source	Serviceable.
15.7	Fireplace	Serviceable.

## Family Room

Step #	Component	Comment
16.0	Floor	Serviceable.
16.1	Walls	Serviceable.
16.2	Ceiling	Serviceable.
16.3	Doors	Serviceable.
16.4	Windows	Serviceable.
16.5	Electrical	Serviceable.
16.6	Heat Source	Serviceable.

## Entry

Step #	Component	Comment
17.0	Floor	Serviceable.
17.1	Walls	Serviceable.
17.2	Ceiling	Serviceable.
17.3	Doors	Serviceable.
17.4	Windows	Serviceable.
17.5	Electrical	Serviceable.
17.6	Heat Source	Serviceable.

## Halls/Stairs

Step #	Component	Comment
18.0	Floor	Serviceable.

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18.1	Walls	Serviceable.
18.2	Ceiling	Serviceable.
18.3	Doors	Serviceable.
18.4	Windows	Serviceable.
18.5	Stairs	Serviceable.
18.6	Electrical	Serviceable.
18.7	Railing	Serviceable.
18.8	Heat Source	Serviceable.

## Bathroom #1

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

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**Location:**

1st level, Front, Center

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Step #	Component	Comment
19.0.A	Floor	Serviceable.
19.1.A	Walls	Serviceable.
19.2.A	Ceiling	Serviceable.
19.3.A	Doors	Serviceable.
19.4.A	Windows	Serviceable.
19.5.A	Electrical	Serviceable.
19.6.A	Exhaust Fan	Serviceable.
19.7.A	Heat Source	Serviceable.
19.8.A	Sink	Serviceable.
19.9.A	Sink Faucet	Serviceable.
19.10.A	Supply/Drain Plumbing	Serviceable.
19.11.A	Toilet	Serviceable.
19.12.A	Counter/Cabinets	Serviceable.

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**Bathroom #2**

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

**Location:**

2nd level, Center, Left hand side

Step #	Component	Comment
19.0.B	Floor	Serviceable.
19.1.B	Walls	Serviceable.
19.2.B	Ceiling	Serviceable.
19.3.B	Doors	Serviceable.
19.4.B	Electrical	Serviceable.
19.5.B	Exhaust Fan	Serviceable.
19.6.B	Heat Source	Serviceable.
19.7.B	Tub/Surround	Serviceable.
19.8.B	Tub Faucet	Serviceable.
19.9.B	Supply/Drain Plumbing	Serviceable.
19.10.B	Shower/Surround	Serviceable.
19.11.B	Shower Faucet	Serviceable.
19.12.B	Shower Door	Serviceable.
19.13.B	Sink	Serviceable.
19.14.B	Sink Faucet	Serviceable.
19.15.B	Supply/Drain Plumbing	Serviceable.
19.16.B	Toilet	Serviceable.
19.17.B	Counter/Cabinets	Serviceable.

**Bathroom #3**

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

## AmeriSpec Inspection Services

**Location:**

2nd level, Rear, Left hand side

Step #	Component	Comment
19.0.C	Floor	Serviceable.
19.1.C	Walls	Serviceable.
19.2.C	Ceiling	Serviceable.
19.3.C	Doors	Serviceable.
19.4.C	Windows	Serviceable.
19.5.C	Electrical	Serviceable.
19.6.C	Exhaust Fan	Serviceable.
19.7.C	Heat Source	Serviceable.
19.8.C	Tub/Surround	<b>Maintenance Needed.</b> Suggest caulking at the floor outside the tub to prevent future/further moisture penetration and damage/deterioration to interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



19.9.C	Tub Faucet	Serviceable.
19.10.C	Supply/Drain Plumbing	Serviceable.
19.11.C	Shower/Surround	Serviceable.
19.12.C	Shower Faucet	Serviceable.
19.13.C	Sink	Serviceable.
19.14.C	Sink Faucet	Serviceable.

## AmeriSpec Inspection Services

19.15.C	Supply/Drain Plumbing	<b>Serviceable.</b>
19.16.C	Toilet	<b>Serviceable.</b>
19.17.C	Counter/Cabinets	<b>Serviceable.</b>

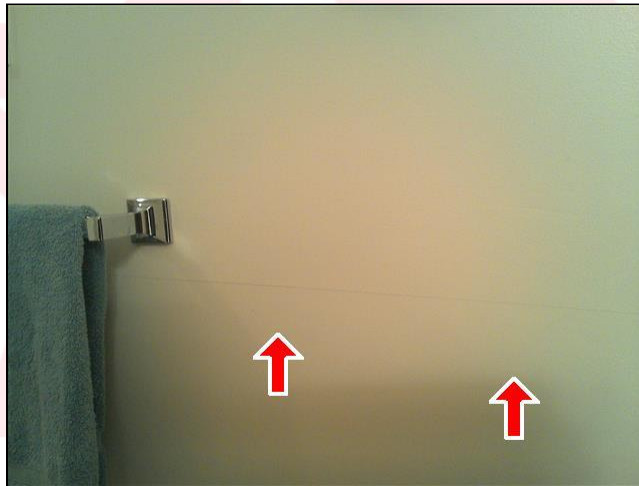
## Bathroom #4

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

**Location:**

Basement, Center, Left hand side

Step #	Component	Comment
19.0.D	Floor	<b>Serviceable.</b>
19.1.D	Walls	<b>Comment. Common cracks noted.</b>



rear wall

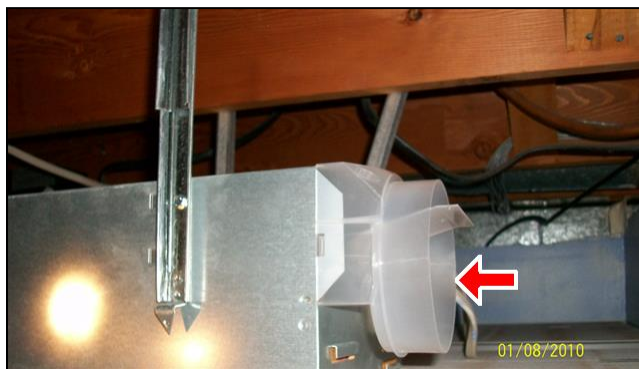
19.2.D	Ceiling	<b>Serviceable.</b>
19.3.D	Doors	<b>Serviceable.</b>
19.4.D	Electrical	<b>Serviceable.</b>



## AmeriSpec Inspection Services

19.5.D Exhaust Fan

**Maintenance Needed.** Exhaust vent is improperly venting into the house.  
Suggest venting to the exterior as required.

19.6.D Heat Source **Serviceable.**19.7.D Supply/Drain Plumbing **Serviceable.**19.8.D Shower/Surround **Serviceable.**19.9.D Shower Faucet **Serviceable.**19.10.D Sink **Serviceable.**19.11.D Sink Faucet **Serviceable.**19.12.D Supply/Drain Plumbing **Serviceable.**19.13.D Toilet **Serviceable.**19.14.D Counter/Cabinets **Serviceable.**

## Bedroom #1

### Location:

2nd level, Rear, Center

Step #	Component	Comment
20.0.A	Floor	<b>Serviceable.</b>
20.1.A	Walls	<b>Serviceable.</b>
20.2.A	Ceiling	<b>Serviceable.</b>
20.3.A	Doors	<b>Serviceable.</b>
20.4.A	Windows	<b>Serviceable.</b>
20.5.A	Electrical	<b>Serviceable.</b>

## AmeriSpec Inspection Services

20.6.A	Closets/Wardrobe	<b>Serviceable.</b>
20.7.A	Heat Source	<b>Serviceable.</b>

## Bedroom #2

**Location:**

2nd level, Front, Left hand side

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
20.0.B	Floor	<b>Serviceable.</b>
20.1.B	Walls	<b>Serviceable.</b>
20.2.B	Ceiling	<b>Serviceable.</b>
20.3.B	Doors	<b>Maintenance Needed.</b> Door hits at jamb. Suggest repairs/replacement as needed.
20.4.B	Windows	<b>Serviceable.</b>
20.5.B	Electrical	<b>Serviceable.</b>
20.6.B	Closets/Wardrobe	<b>Serviceable.</b>
20.7.B	Heat Source	<b>Serviceable.</b>

## Bedroom #3

**Location:**

2nd level, Front, Right hand side

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
20.0.C	Floor	<b>Serviceable.</b>
20.1.C	Walls	<b>Serviceable.</b>
20.2.C	Ceiling	<b>Serviceable.</b>
20.3.C	Doors	<b>Serviceable.</b>
20.4.C	Windows	<b>Serviceable.</b>
20.5.C	Electrical	<b>Serviceable.</b>
20.6.C	Closets/Wardrobe	<b>Serviceable.</b>

## AmeriSpec Inspection Services

20.7.C      Heat Source      **Serviceable.**

## Bedroom #4

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**Location:**

Basement, Rear, Left hand side

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Step #	Component	Comment
20.0.D	Floor	<b>Serviceable.</b>
20.1.D	Walls	<b>Serviceable.</b>
20.2.D	Ceiling	<b>Serviceable.</b>
20.3.D	Doors	<b>Serviceable.</b>
20.4.D	Windows	<b>Serviceable.</b>
20.5.D	Electrical	<b>Serviceable.</b>
20.6.D	Closets/Wardrobe	<b>Serviceable.</b>
20.7.D	Heat Source	<b>Serviceable.</b>