



Inspection Report

Ms. Client

Property Address:
1234 Sample Lane Ln
Germantown TN 38139



AmeriSpec MidSouth

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AmeriSpec Inspection Services

Date: 7/17/2024	Time:	Report ID: 20876
Property: 1234 Sample Lane Ln Germantown TN 38139	Customer: Ms. Client	Real Estate Professional: Theory of Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

In Attendance:

Customer's Agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 35 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Occupied:

Occupied Home

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



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Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ground

Ladder

Chimney (exterior):

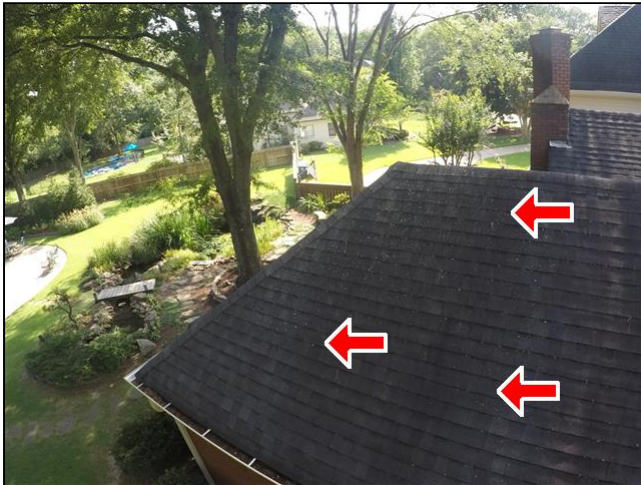
Brick

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

Fungal growth noted on roofing material at rear of home above master bedroom. Recommend qualified contractor clean roof as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Flashings**Comments:** Inspected**1.2 Skylights, Chimneys and Roof Penetrations****Comments:** Inspected

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

1.3 Roof Drainage Systems**Comments:** Inspected, Repair or Replace

(1) Downspout extensions missing at several locations. Recommend installing downspout extensions where missing to move water away from foundation of home.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)

(2) Gutters need to be cleaned out at multiple locations. Recommend contractor clean gutters to ensure proper operation.



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





Styles & Materials

Siding Material:

Wood
Cement-Fiber
Full brick

Exterior Entry Doors:

Wood
Steel

Appurtenance:

Patio

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

(1) Water damaged window trim at rear of home. Recommend contractor repairs as needed.



2.0 Item 1(Picture)



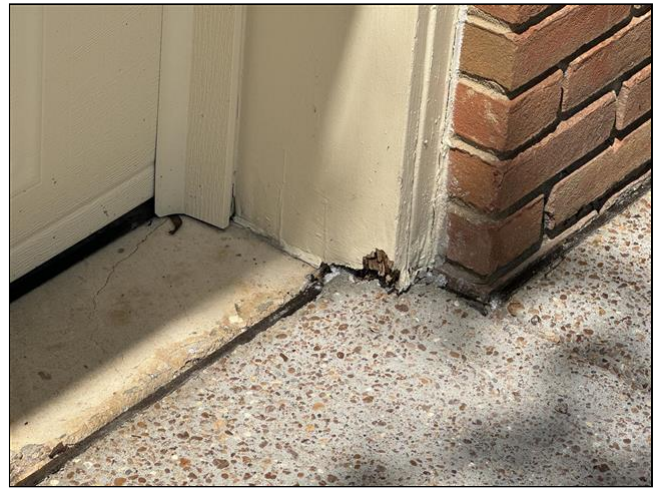
2.0 Item 2(Picture)

AmeriSpec Inspection Services

(2) Water damaged wood trim at garage door. Recommend contractor repairs.



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

(1) Hole in vented soffit at side of homes where wasps are currently nesting. Recommend contractor review and repair hole.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

AmeriSpec Inspection Services

(2) Water damaged trim and unprofessional repair at rear of home. Recommend qualified contractor review and repair as necessary.



2.5 Item 3(Picture)



2.5 Item 4(Picture)

2.6 Other

Comments: Inspected

2.7 Additional Buildings on Property

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Material:

Metal

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.











Items

4.0 Ceilings

Comments: Inspected

4.1 Walls

Comments: Inspected

4.2 Floors

Comments: Inspected, Repair or Replace

Crack in stone hearth at fireplace. Recommend having hearth repaired or replaced as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 Steps, Stairways, Balconies and Railings**Comments:** Inspected**4.4 Counters and Cabinets (representative number)****Comments:** Inspected**4.5 Doors (representative number)****Comments:** Inspected

Trim on blinds at exterior door in master bedroom prohibit door from opening fully. This is noted for client information.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 Windows (representative number)**Comments:** Inspected, Repair or Replace

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(1) The majority of the homes windows do not open, likely due to being painted shut. Recommend contractor review and "free" all windows in order to ensure proper operation and means of egress in case of emergency.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)

(2) Fog and condensation was noted in the double glazed insulated window panes multiple locations (living room, kitchen, upstairs bedroom, master bedroom, etc.). 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. Conditions such as temperature, humidity, and even cleanliness can limit the inspectors ability to locate all broken seals. Recommend qualified contractor review all windows and replace as needed.



4.6 Item 6(Picture)



4.6 Item 7(Picture)



4.6 Item 8(Picture)



4.6 Item 9(Picture)



4.6 Item 10(Picture)



4.6 Item 11(Picture)



4.6 Item 12(Picture)

(3) Broken/missing locking mechanism handle on casement window in pool house. Recommend qualified contractor review and repair.



4.6 Item 13(Picture)

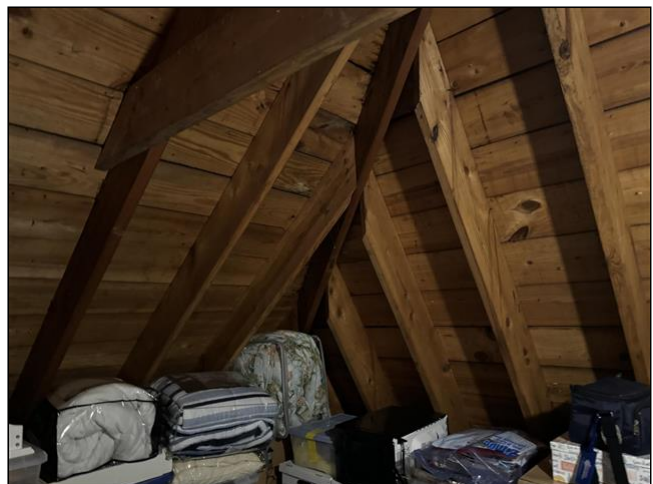


4.6 Item 14(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Roof Structure:

2 X 6 Rafters

2 X 8 Rafters

Method used to observe attic:

Walked

Attic info:

Attic access

Pull Down stairs

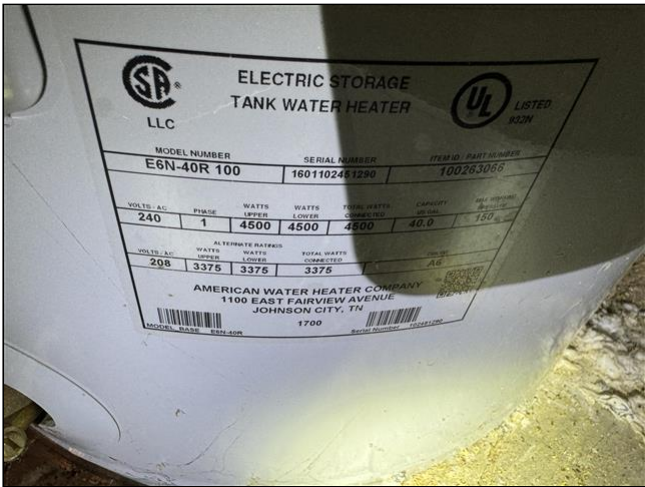
Items

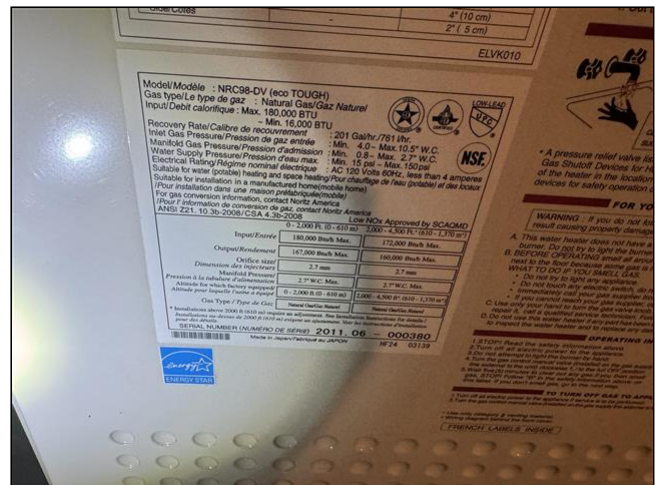
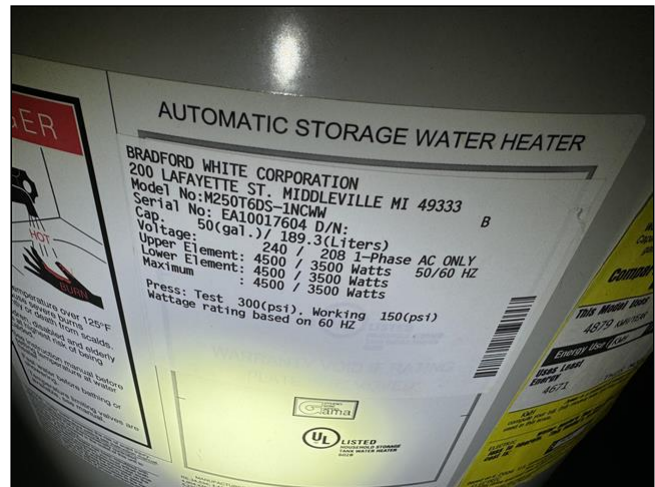
5.0 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**Comments:** Inspected**5.1 Walls (Structural)****Comments:** Inspected**5.3 Floors (Structural)****Comments:** Inspected**5.4 Ceilings (Structural)****Comments:** Inspected**5.5 Roof Structure and Attic****Comments:** Inspected

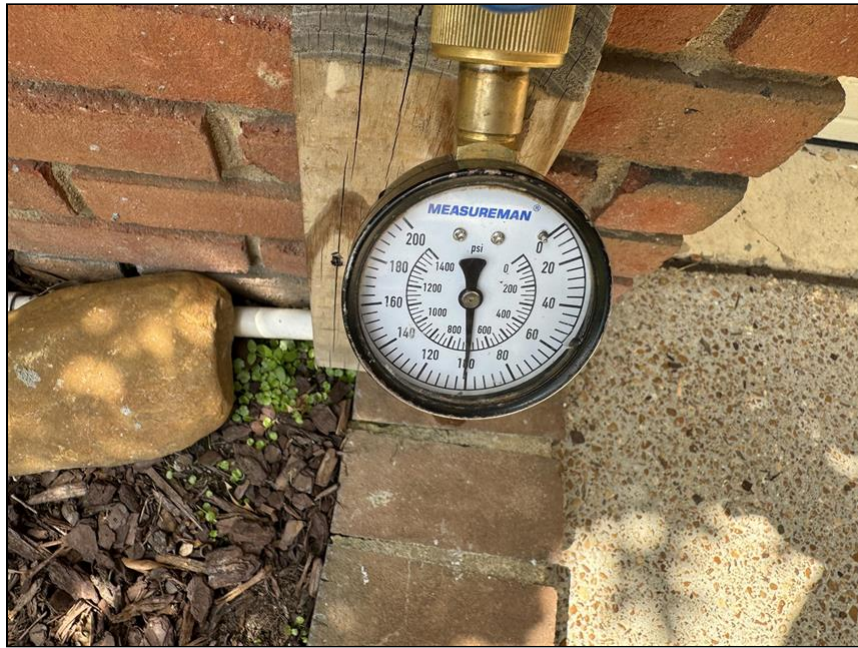
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.







Water pressure high at 100 psi. See Section 6.1 for more details.



Hot water temperature main house



Hot water temp pool hose is a bit low. Recommend contractor increase temperature at water heater as needed.

Styles & Materials

Plumbing Water Distribution (inside home):

Copper

Water Heater Capacity:

50 Gallon (2-3 people)

(2) 40 Gallon

Tankless

WH Manufacturer Date:

2008

2011

2016

Plumbing Waste:

PVC

Water Heater Location:

Attic

Water Heater Power Source:

Electric

WH Manufacturer:

AMERICAN

BRADFORD-WHITE

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

(1) Drain stop not opening in pool house bathroom. Recommend contractor review and repair.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

AmeriSpec Inspection Services

(2) Water staining noted at clean-out in laundry closet of pool house. This area was dry at the time of inspection. Recommend consulting seller as to cause of staining, additionally, recommend monitoring of this area to ensure no issue exists.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

(1) Water pressure to the home is high at 100 psi. High water pressure can put undue stress on plumbing system and fixtures, however, no deleterious effects were noted at the time of inspection. Recommend licensed plumber review and repair as necessary.



6.1 Item 1(Picture)

AmeriSpec Inspection Services

(2) Small leak noted at faucet of tub in master bathroom. Recommend licensed plumber repair as needed.



6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

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Main water shutoff in pool hose is located under sink in bathroom. Main water shut-off was not located in main house and may only exist on water meter at street. This is noted for client information.



6.3 Item 1(Picture)

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

Comments: Inspected

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

6.7 Whirlpool Tub

Comments: Not Inspected

Remote for whirlpool tub not working at the time of inspection, likely due to a bad battery. Recommend seller replace battery and ensure proper operation.



6.7 Item 1(Picture)



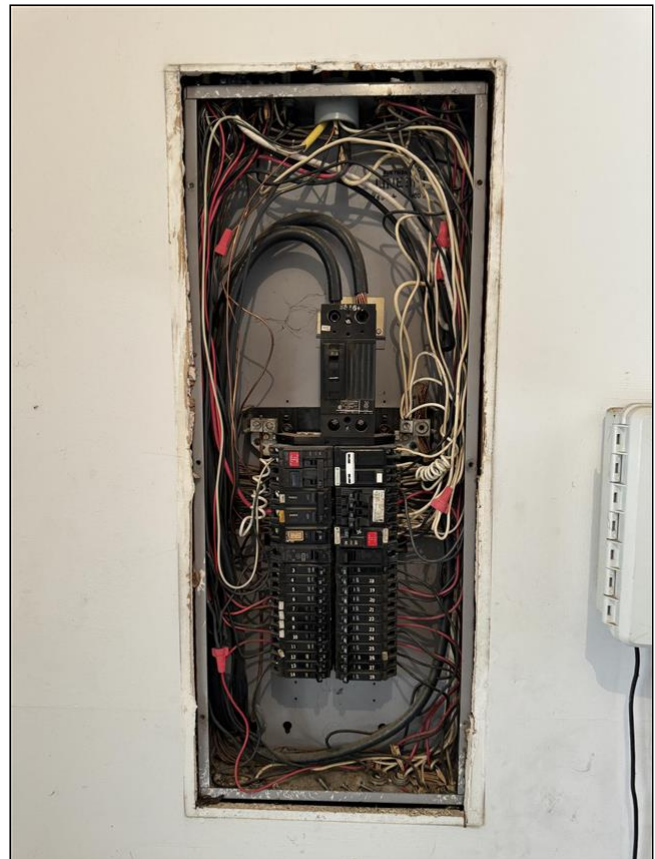
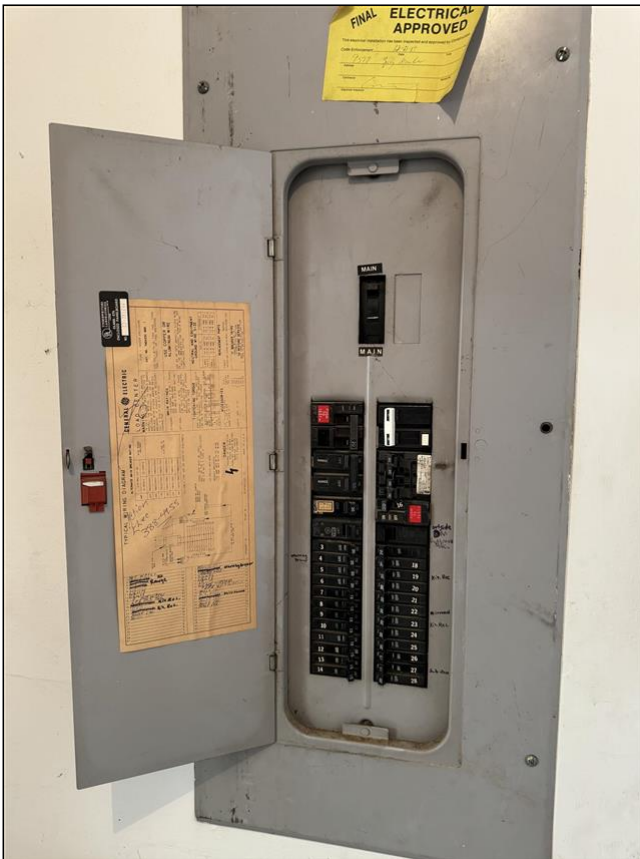
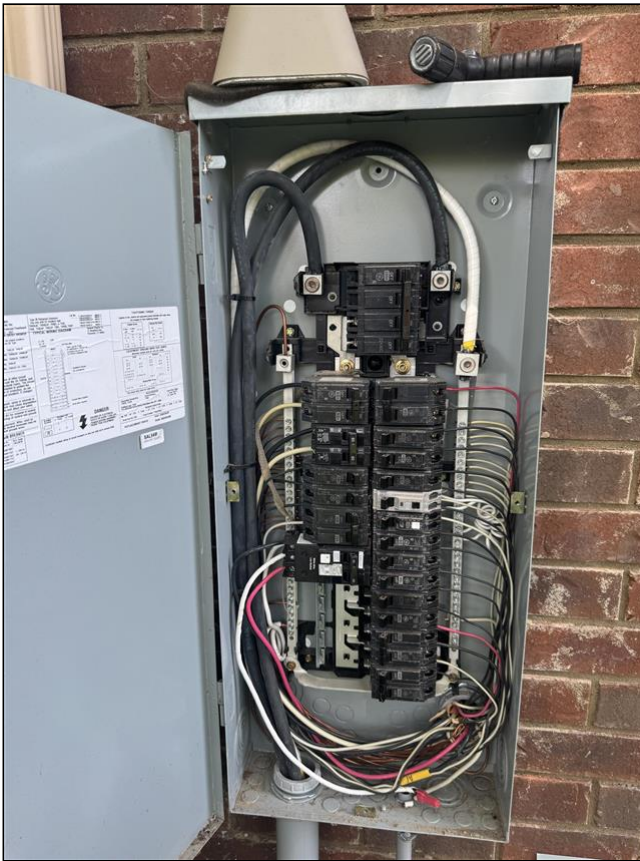
6.7 Item 2(Picture)

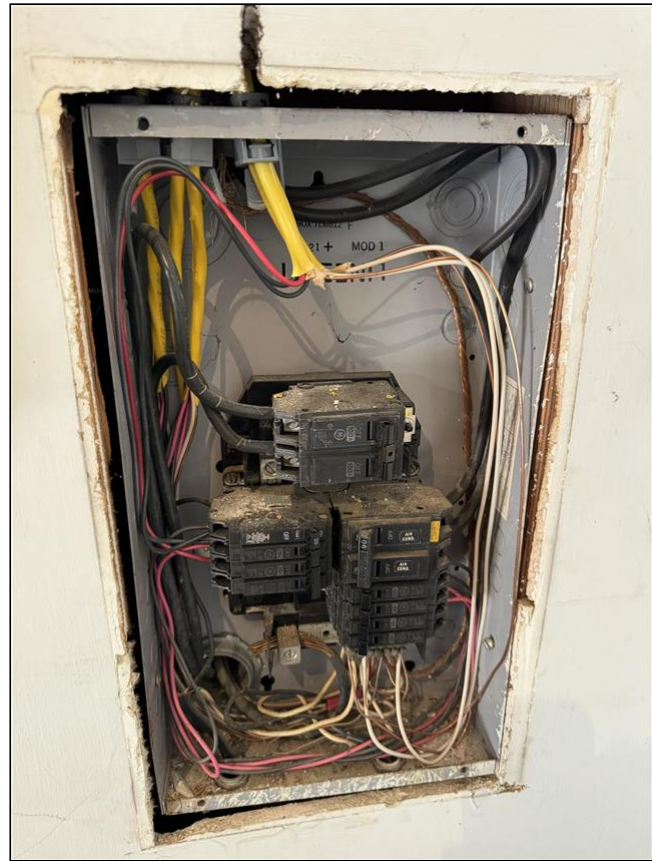
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.







Styles & Materials

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

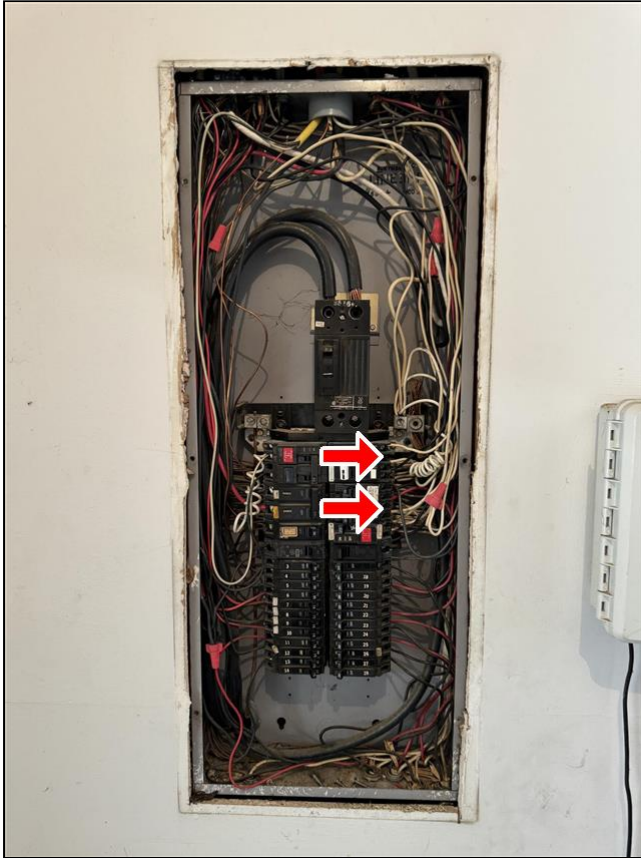
7.0 Service Entrance Conductors

Comments: Inspected

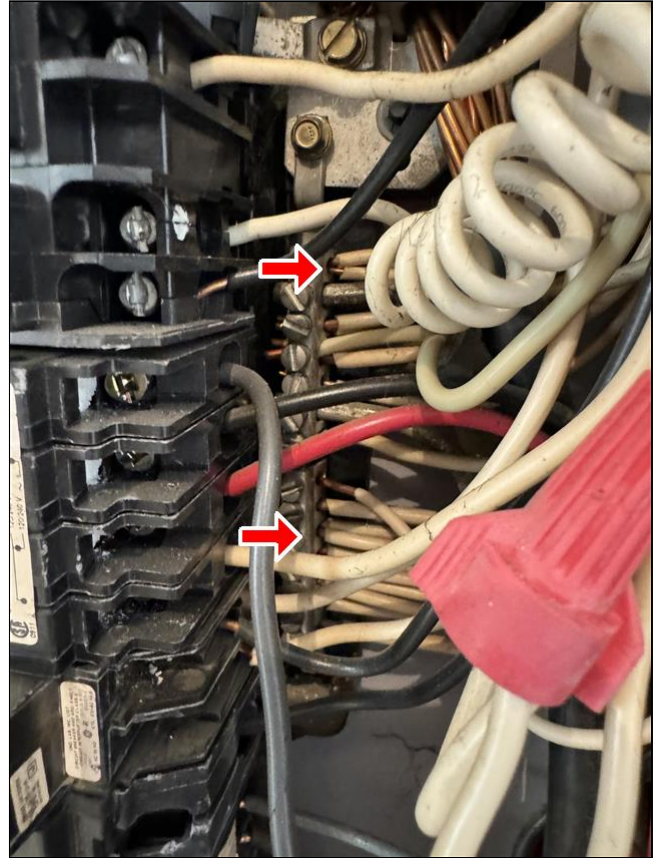
7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace

Double tapped neutral wires were noted in main electrical panel. Recommend licensed electrician review and repair as needed.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

7.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Repair or Replace

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Outlet at front of home is not GFCI protected. Recommend licensed electrician replace with a GFCI protected outlet.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

7.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

7.7 Connected Devices and Fixtures (Observed from operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

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GFCI receptacle at rear of pool house will not reset and has a broken cover. Recommend licensed electrician repair as necessary.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

7.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 Carbon Monoxide Detectors

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

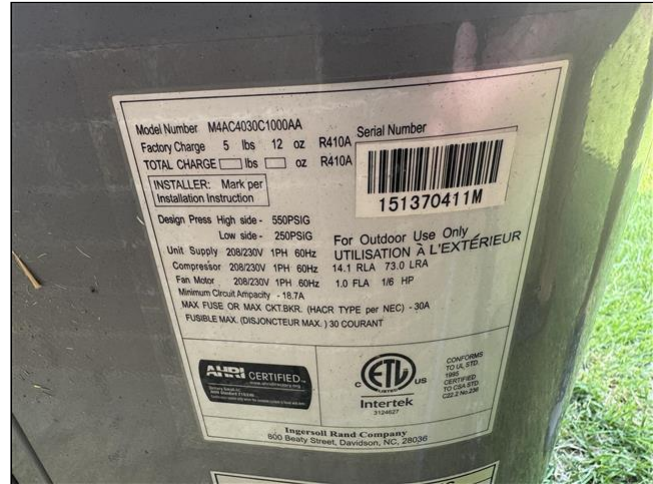
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8. Heating / Central Air Conditioning

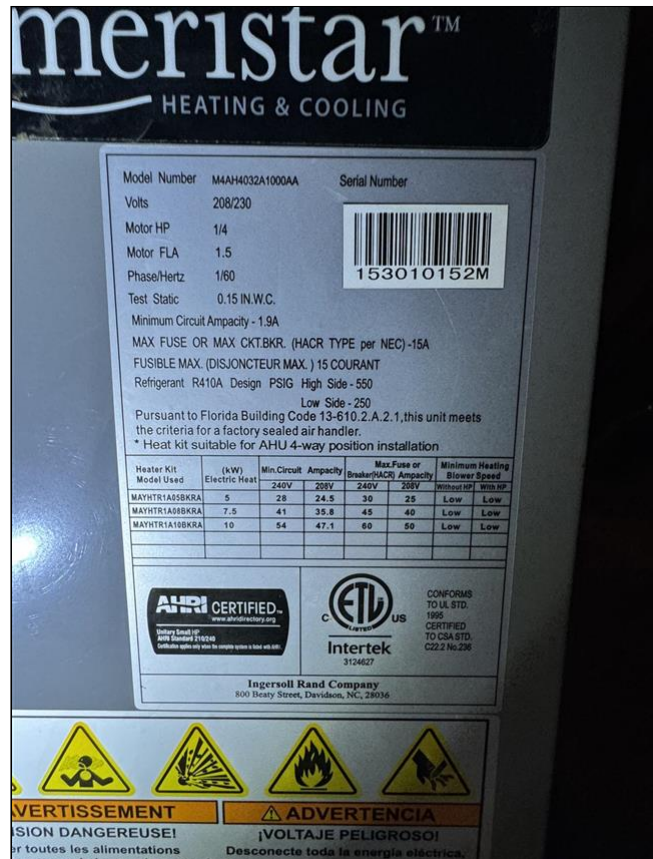
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Pool house AC

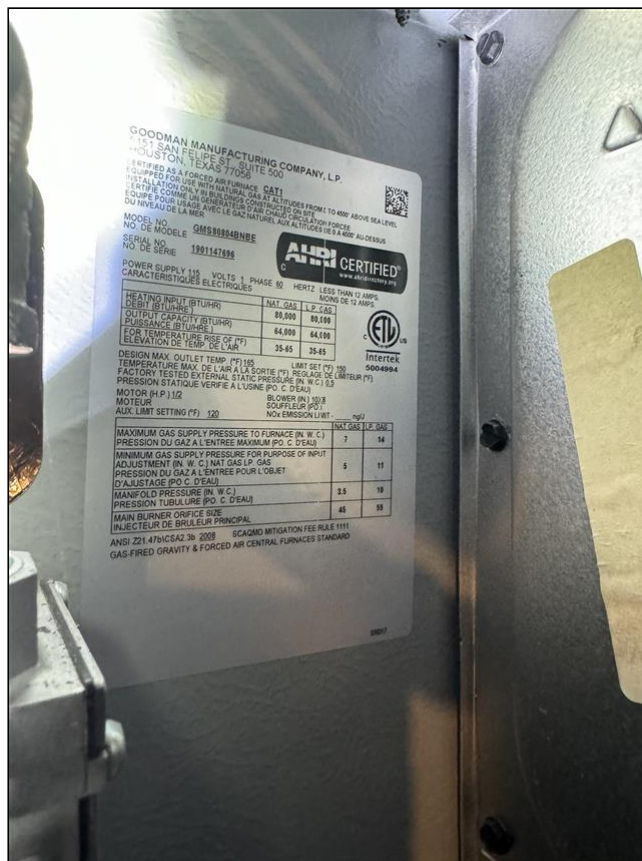


Pool house furnace













Styles & Materials

Heat Type: Furnace	Energy Source: Gas Electric	Number of Heat Systems (excluding wood): Four
Heat System Brand: AMERICAN STANDARD GOODMAN	Furnace Manufactured Date: 2015 2019	Filter Type: Disposable
Filter Size: 14x25 16x25 20x20	Ductwork: Insulated	Cooling Equipment Type: Window AC
Number of AC Only Units: Four	Central Air Brand: AMERICAN STANDARD GOODMAN	Condensing Unit Manufactured Date: 2015 2019
Cooling Equipment Energy Source: Electricity	Operable Fireplaces: One	Types of Fireplaces: Solid Fuel

Items

8.0 Heating Equipment

Comments: Inspected

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

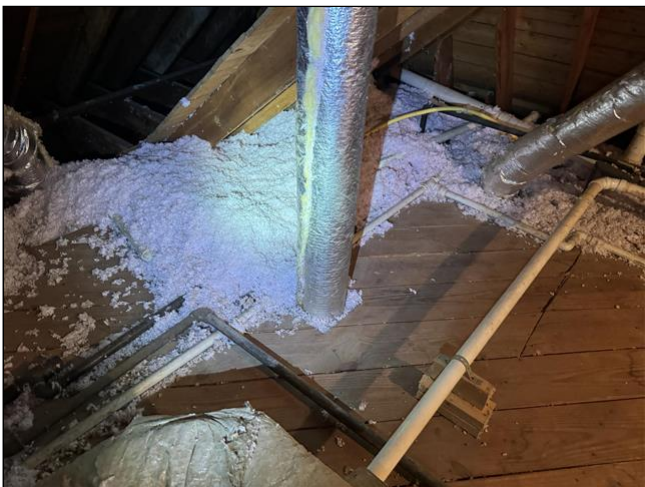
Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**Comments:** Inspected**8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)****Comments:** Inspected**8.9 Presence of Installed Cooling Source in Each Room****Comments:** Inspected**8.10 Cooling and Air Handler Equipment****Comments:** Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Blown

Ventilation:

- Gable vents
- Soffit Vents
- Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Items

9.0 Insulation in Attic

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

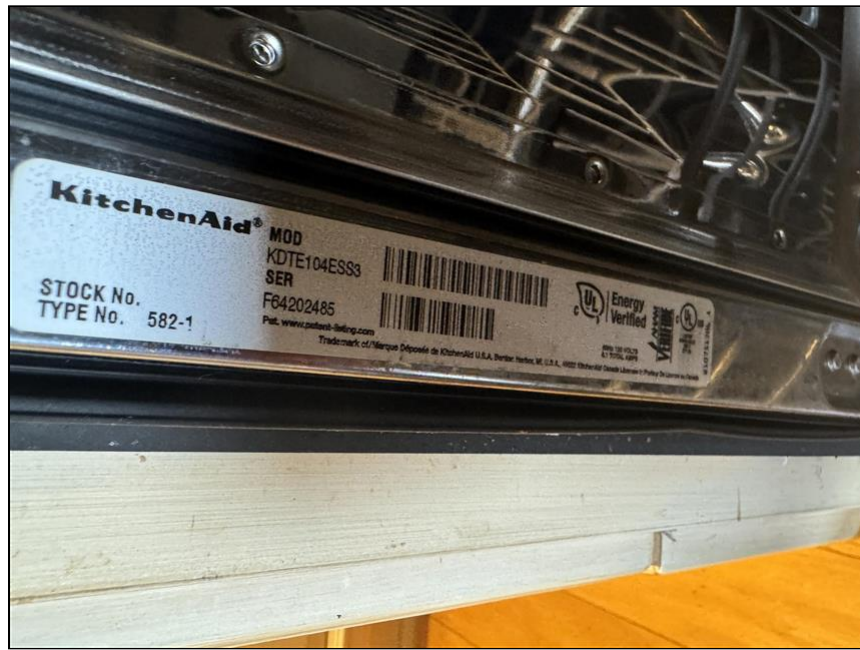
9.4 Venting Systems (Kitchens, Baths and Laundry)**Comments:** Inspected**9.5 Ventilation Fans and Thermostatic Controls in Attic****Comments:** Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

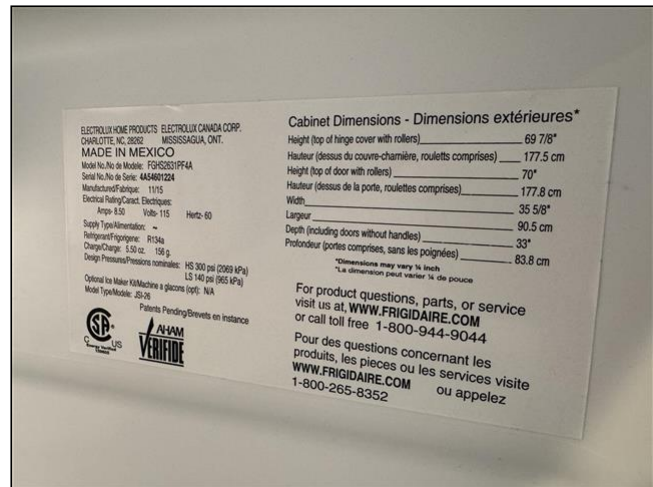








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Styles & Materials

Dishwasher Brand:

FRIGIDAIRE
KITCHEN AIDE

Disposer Brand:

BADGER

Exhaust/Range hood:

VIKING

Range/Oven:

DACOR

Built in Microwave:

DACOR

Refrigerator:

FRIGIDAIRE
SUB ZERO

Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Inspected

10.4 Food Waste Disposer

Comments: Inspected

10.5 Microwave Cooking Equipment**Comments:** Inspected**10.6 Washer/Dryer****Comments:** Not Inspected**10.7 Refrigerator****Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html



Pool heater

AmeriSpec Inspection Services



Pool heater data plate



Polaris pump



Polaris pump data plate



Pool filter



UV water sanitizer



Pool pump

Styles & Materials

Style:

In ground

Shape:

Freeform

Wall Material:

Gunitite (concrete)

Items

12.0 Operational Condition of Pool

Comments: Inspected

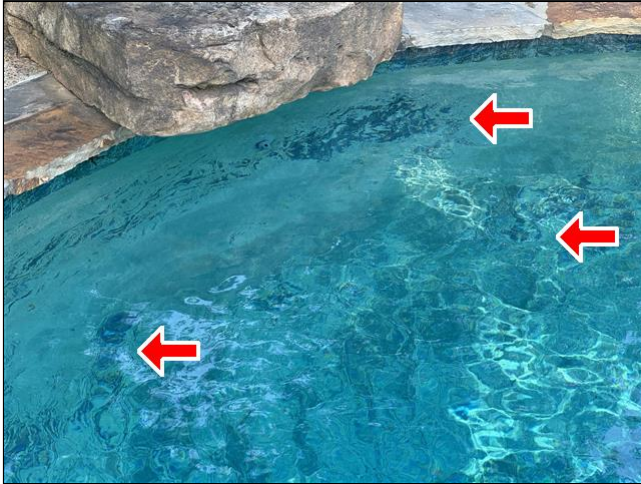
12.1 Pool Liner Condition

Comments: Inspected

12.2 Surface Walls and Floor of Pool

Comments: Inspected

Mottling of surface was noted on walls and floor of pool. Based on my understanding, research and speaking with pool professionals, this is likely an aesthetic issue and has no impact on durability of pool surface. If concerns exist, recommend consulting a pool specialist for further review. Also, I'm happy to come by and do a 24 hour leak test if needed.



12.2 Item 1(Picture)



12.2 Item 2(Picture)



12.2 Item 3(Picture)

12.3 Permanent Accessories Condition**Comments:** Inspected**12.4 Pumps for Circulation of Water****Comments:** Inspected, Repair or Replace

Leak noted on PVC pipe above pool pump. Recommend pool specialist review and repair as necessary.



12.4 Item 1(Picture)



12.4 Item 2(Picture)

12.5 Pumps for Vacuum or Cleaning**Comments:** Not Inspected, Repair or Replace

AmeriSpec Inspection Services

Gauge for UV sanitizer has a compromised seal and is difficult to read. Recommend pool specialist review and repair as needed.



12.5 Item 1(Picture)



12.5 Item 2(Picture)

12.6 Pool Heaters

Comments: Not Inspected

12.7 Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)

Comments: Inspected

12.8 Overflow Skimmers and Drains

Comments: Inspected

12.9 Chemicals for Pool (Capable of being stored with a lock)

Comments: Inspected

12.10 Does Pool have any rescue equipment?

Comments: No

12.11 Do Steps and ladders exist on both sides of the pool?

Comments: Yes

12.12 Is the Pool depth marked on outside area of Pool?

Comments: No

12.13 Is there a depth of at least eight feet to allow for safe diving?

Comments: Yes

12.14 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Comments: Yes

12.15 Is the pool fenced?

Comments: Yes

12.16 Does the fence have a self closing latch and a lock on door?

Comments: Repair or Replace, No

AmeriSpec Inspection Services

Main gate off driveway is self closing and self latching, however, self closing spring is not functioning properly. Secondary gate at side of home has no self closing or self latching mechanisms.



12.16 Item 1(Picture)



12.16 Item 2(Picture)

12.17 Can someone climb the fence by the use of personal items or structures against fence?

Comments: No

12.18 Does the door latch height and location attempt to make difficult for young children to reach?

Comments: No

12.19 Are Electric Lights Secure?

Comments: Yes

12.20 Water Level should be within inches from Rim to allow an easier climb out.

Comments: Yes

12.21 Pool Design at waters edge should not include protrusions that could injure swimmer

Comments: Yes

12.22 Does the surface around pool encourage drainage away from pool?

Comments: Yes

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.