AMERISPEC INSPECTION SERVICES
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RESIDENTIAL REPORT

1234 Main Street
Loganville, GA 30052

Buyer Name
03/26/2025 9:00AM

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Agent
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TABLE OF CONTENTS

AmeriSpec strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the International Association of Certified Home Inspectors. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when we feel we have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

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.

The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. 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.

For the sake of this inspection the front of the structure will be considered as the portion pictured in the cover photo. References to the left or right of the structure should be construed as standing in the front facing photo, viewing the front of the structure.

SUMMARY

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Rodent Chewed Wires
7.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: No AFCI Breakers
7.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Cloth Sheathed Wiring
7.4.1 Electrical - Lighting Fixtures, Switches, Receptacles, Wiring: Ungrounded Receptacle(s)
7.4.2 Electrical - Lighting Fixtures, Switches, Receptacles, Wiring: No GFCI Protection
8.2.1 Heating - Exhaust/Flues: Improper/Negative Slope
10.6.1 Kitchen(s) - Dishwasher: No Air Gap/Drain Loop
10.7.1 Kitchen(s) - Ranges/Ovens/Cooktops: NO ANTI-TIP
10.7.2 Kitchen(s) - Ranges/Ovens/Cooktops: Burners Inoperable Cooktop
11.5.1 Bathroom(s) - Toilet(s): Toilet Loose/Unsecured
12.1.1 Laundry - General: Washer Supply Leak/Drip
13.6.1 Interior Areas - Windows: Broken/Missing/Inoperable Sash
13.6.2 Interior Areas - Windows: Breached Seal(s) Windows
13.6.3 Interior Areas - Windows: Lock Inoperable, Damaged, or Missing
13.6.4 Interior Areas - Windows: Stuck Shut
13.6.5 Interior Areas - Windows: Cracked/Damaged Panes
13.9.1 Interior Areas - Carbon Monoxide Detectors: No CO Detectors Present
14.2.1 Attic(s) - Attic Framing and Sheathing: Staining Dry
14.3.1 Attic(s) - Attic Insulation: No Insulation on Hatches

1: INSPECTION DETAILS

Information

Client:
Abbie Charbonneau

In Attendance
Client, Pest Control Company

Type of Building
Single Family, One-story

Occupancy
Vacant

Year Built
1960

Temperature (approximate)
65 Fahrenheit (F)

Weather Conditions
Clear, Recent Rain

Introduction

We greatly appreciate your choice to utilize AmeriSpec. Our team is dedicated to our work, understanding the significance of this investment in your life. As you go through this report, please be aware of the additional tabs that require your attention. These include the informational tab and the limitation tab, both containing crucial details that should be carefully examined before finalizing your purchase.

Observations Key

Maintenance: Items that require attention in due time such as dripping faucets, clogged gutters, or siding penetrations that need caulking, but are generally unlikely to affect the clients rational decision to purchase the property. We suggest these items be updated to current standards, repaired, or replaced as needed at the Client's discretion.

Further Review/Repairs: The item was inspected and found to have deficiencies, was operating or installed incorrectly, or otherwise in need of servicing, repairs/replacement, or at the end of its useful life. Items in this category will appear in the summary report and should be evaluated prior to the end of the Client's due diligence period. All recommended evaluations, repairs, or replacements should be performed by a qualified contractor in the appropriate field.

Safety Hazard: The item was inspected and found to have deficiencies, was operating or installed incorrectly, or otherwise in need of servicing, repairs/replacement, or at the end of its useful life and may present a potential health or safety concern. Items in this category will appear in the summary report and should be evaluated prior to the end of the Client's due diligence period. All recommended evaluations, repairs, or replacements should be performed by a qualified contractor in the appropriate field.

Radon Gas Test Performed

A radon gas test was performed inside the structure during this inspection. See attached radon test results for details once test is completed.

Air Quality Sampling Performed

Air quality sampling was performed inside the structure using a specialized air pump device. This test typically is for determining if elevated levels of microbial spores are present. See air quality report for details.

Older Home Information

This home was over 50 years of age and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home. Homes of this age were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.

Older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden"

concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

Recently Remodeled Home Information

It appeared that this home had been recently remodeled or at least partly painted. This type of work may conceal certain conditions such as settling and movement, water damage, wood destroying insect damage and infestation, mold, electrical issues, plumbing issues, signs of water entry, or other risks. If concerned, suggest consulting sellers for additional information or further investigation.

Limitations

General

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.

2: EXTERIOR

Information

Walkways & Driveways: Materials
Concrete

Siding: Siding Materials
Brick, Fiber Cement

Siding: Siding Style
Veneer, Lap

Trim: Trim Material
Wood

Exterior Windows/Doors: Window Type(s)
Single Pane, Wood, Thermopane

Vegetation, Grading, Drainage & Retaining Walls: Lot Slope
Flat

Gas/Propane Systems: Main Gas Shut-off Location
At Gas Meter

Decks, Balconies, Patios & Covers: Type(s)
Patio

Decks, Balconies, Patios & Covers: Materials
Concrete

Decks, Balconies, Patios & Covers: Covers
Same as Structure

Exterior Photos: Photo/Video Views

Exterior Windows/Doors: Thermopane Windows/Doors Present

One or more thermal pane window or doors were observed on this structure. We are not required to inspect thermal pane windows/doors for breached/compromised seals. If concerned, we recommend having the windows/doors inspected in detail by a licensed window specialist prior to close.

Exterior Windows/Doors: Older Single Pane Windows

The windows are older wooden single pane windows. Single pane windows are known to be energy inefficient and allow for the escape of conditioned air. Older windows are often painted or swollen shut making proper operation for ventilation and emergency egress impossible. We recommend the client consider window upgrades for energy efficiency and as a safety upgrade.

Hose Bibs: Operational

Accessible hose bibs were operational at the time of inspection (any winterized hose bibs were not inspected/operated). Location of all hose bibs should be verified with the seller. Winterizing Note: The exterior hose bibs need hoses removed and covers installed during freezing weather to help prevent pipe bursts.

Vegetation, Grading, Drainage & Retaining Walls: Adequate Grade

The grade around the structure appears adequate/functional. We recommend keeping the grade 4 to 6" below siding/trim materials and foundation openings. We also recommend monitoring the grade around the structure during rainfall to determine if water is properly pitching away from the structure.

Vegetation, Grading, Drainage & Retaining Walls: Large Trees Close to Structure

Large trees are present on the property and are close to the house. Trees too close to the house have been know to cause damage to the foundation when the trees grow too large and/or are removed and the ground heaves up. Trees are beyond the scope of this inspection and if concerned, a qualified arborist should be consulted for a detailed review.

Exterior Misc.: Beyond Scope of Inspection

Detached Outbuildings

The listed system, structure or equipment was present but is not with the scope of this inspection. The listed items were not inspected and any information provided concerning these items is a courtesy for your information. We recommend any listed systems, structure, or equipment be evaluated by a qualified professional in the appropriate field to verify proper installation or operation.

Recommendations

2.2.1 Walkways & Driveways

Maintenance Item

COMMON CRACKING DRIVEWAY/WALKWAY

Minor shrinkage or settlement cracking was observed in one or more locations at the driveway/walkway. We suggest sealing all cracks to prevent water penetration which can make cracking more significant over time.

Recommendation

Contact a qualified concrete contractor.

2.2.2 Walkways & Driveways

Safety Hazard

DRIVEWAY CRACKING/HEAVING - MAJOR

Advanced settlement with cracking and/or heaving noted at one or more areas of the driveway. Possible trip hazards observed. Recommend concrete contractor evaluate and correct as needed.

Recommendation

Contact a qualified concrete contractor.



2.3.1 Siding

Maintenance Item

CAULK/SEAL

Recommend caulking or sealing around all exterior penetrations, windows/doors, and any voids where necessary to prevent unwanted pest or moisture entry. Recommend review by a qualified contractor for corrections.

Recommendation

Contact a qualified professional.

2.3.2 Siding

Further Review/Repairs

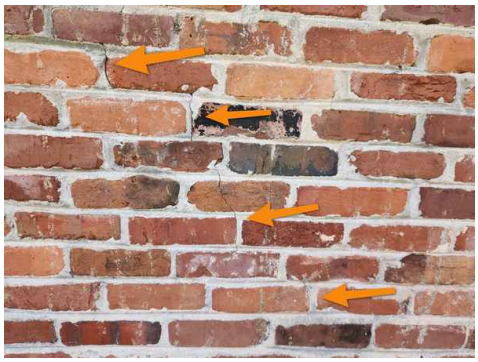
BRICK/STONE VENEER MINOR CRACKS/DISPLACEMENT

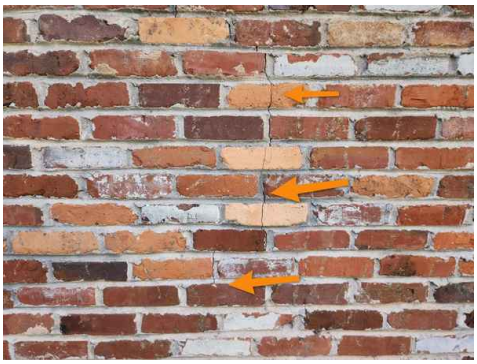
FRONT, LEFT SIDE

One or more areas of brick/stone veneer are slightly cracked and or show signs of past movement. Inspector is unable to determine when the cracking occurred or if additional cracking is likely. Cracks do not appear the be effecting the serviceability of the structure. Further review by a masonry contractor is recommended to determine the cause and what corrections might be needed.

Recommendation

Contact a qualified masonry professional.





2.3.3 Siding

Further Review/Repairs

DAMAGED/DETERIORATED MASONRY

One or more areas of slightly damaged/deteriorated masonry (brick, stone or mortar) were observed around the structure. We recommend having these damaged/deteriorated areas repaired or replaced by a qualified masonry contractor as needed.

Recommendation

Contact a qualified masonry professional.






2.5.1 Exterior Windows/Doors

Further Review/Repairs

BREACHED SEAL(S) AND/OR FAILED UV COATINGS

REAR SLIDING DOOR

Condensation, mineral deposits and/or discoloration were observed at one or more thermopane windows or doors. This indicates that the insulated glass window seal(s) or UV coatings have failed and/or are breached. This condition allows condensation stains to develop on the inside of the glass or colored streaking to occur at the glass. While this will not have a significant effect on the ability to insulate, it will increasingly hamper visibility and appearance. We are not required to inspect thermopane units in doors, windows, and/or skylights for breached seals or failed UV coatings but it is done as a courtesy only. If concerned, we recommend review and corrections by a qualified professional.

Note: Storage, dirty windows, height of windows and/or coatings/tint can limit or prevent inspection for breached seals.

Recommendation

Contact a qualified window repair/installation contractor.

2.5.2 Exterior Windows/Doors

Maintenance Item

WINDOWS/DOORS W/MISSING OR DAMAGED INSECT SCREENS

One or more windows and/or doors have missing or damaged insect screens. Suggest installing screens where needed.

Recommendation

Contact a qualified professional.

2.6.1 Exterior Electrical

Safety Hazard

UNGROUNDED RECEPTACLE(S)

FRONT

One or more outlets at the exterior of the home tested as ungrounded/open ground, hot/neutral reversed, open neutral or otherwise improperly wired. This condition is a potential safety concern. Evaluation by a licensed electrician is recommended for corrections or replacement as needed.

Recommendation

Contact a qualified electrical contractor.

2.7.1 Hose Bibs

Maintenance Item

NO ANTI-SIPHON DEVICE

One or more ati-siphon devices is missing at the exterior faucets. This device is required in most municipalities to prevent the back flow of water from the faucet/hose to the water supply system. Recommend review for corrections as needed.

Recommendation

Contact a qualified plumbing contractor.

2.9.1 Gas/Propane Systems

Further Review/Repairs

CORROSION/RUST

One or more exposed metal gas lines in the crawlspace are corroded/rusted. Further corrosion can lead to deterioration and potential leaks. Recommend further evaluation by a licensed contractor for corrections to prevent further rusting or replacement as needed.

Recommendation

Contact a qualified professional.

3: ROOF

Information

Roof Types/Styles
Gable, Hip

Flashings: Material
Metal

Inspection Method
Walked Roof

Gutter/roof drainage systems: Serviceable/Operational
Gutters appear serviceable/operational at the time of inspection.

Coverings: Materials
Comp asphalt/fiberglass

Gutter/roof drainage systems: Gutter Material
Metal

Photo/Video Views



Coverings: Number of Layers Visible
1

NOTE: The roof layers are only checked in spot areas. Note: Usually only one layer is acceptable due to the manufactures installation guidelines and the possibility of voiding the warranty. The life span for multi-layer roofs is usually less due to extra heat build-up. We do not determine who the manufacturer of the shingle is and if double layering will meet the given warranty. Installing two layers of roofing is typically performed by non licensed persons. If this is a concern, we suggest having the roof reviewed in detail by a licensed roofing professional. Determining the remaining life of the roof is beyond the scope of our inspection.

Gutter/roof drainage systems: Gutters, Monitor and Maintenance

Due to changing weather conditions gutters may function differently than during the inspection. Gutters should be observed during a heavy rainfall to determine adequacy. Note: Gutters and downspouts should be kept clean at all times to ensure proper drainage. Installing of a quality gutter guard can prevent debris entry and downspout restrictions.

Limitations

General

MOUNTED

Observed from the roof where safe and accessible. This was a general walk across the roof and is not a detailed roof inspection. Note: For our safety, we do not walk close to the eaves and we typically only walk in valley and/or ridge areas. This is a general review of the roof and our own professional opinion and should not replace a detailed review by a licensed roofing contractor. CLICK HERE FOR THE 7 MUST DO ROOF MAINTENANCE TIPS

Recommendations

3.1.1 Coverings

CURLING / RAISED SHINGLES

Further Review/Repairs

Curling or raised shingles observed at one or more locations. Curling/raised shingles are subject to damage during high winds. Recommend further evaluation by a licensed roofer for corrections or repairs to prevent potential damage or roof leaks.

Recommendation

Contact a qualified roofing professional.



3.1.2 Coverings

MINOR/MODERATE DETERIORATION OR GRANULAR LOSS

Further Review/Repairs

The roofing materials have minor to moderate deterioration/wear or granular loss in one or more spot areas. We recommend a detailed review by a licensed roofing contractor to determine if repairs/corrections are needed at this time and to determine the remaining life of the roof.

Recommendation

Contact a qualified roofing professional.







3.2.1 Flashings

VENT BOOT RAISED

Further Review/Repairs

LEFT SIDE

One or more vent boots are raised or not flush with the roof. This can allow for moisture penetration. Recommend evaluation for corrections by a qualified roofer as needed.

Recommendation

Contact a qualified roofing professional.

3.2.2 Flashings

Further Review/Repairs

DRIP EDGE IMPROPERLY INSTALLED / MISSING FLASHINGS

Improperly installed or missing drip edge flashing(s) were observed in one or more areas. Flashings provide protection against moisture intrusion. We recommend a detailed review by a licensed roofing contractor for repairs/corrections as needed.

Recommendation

Contact a qualified roofing professional.

4: GARAGE/CARPORT

Information

Photo/Video Views

Location/Type
Carport

Garage Slab: Floor Materials
Concrete

Ceiling/Walls: Type/Material
Brick

Occupant Door/Fire Door (From garage to inside of home): Fire Door(s) Present

Fire rated door(s) appear to be present. We do not verify if the doors have a 20 minute fire rating unless the certification tag is readily accessible.

Occupant Door/Fire Door (From garage to inside of home): Self Closing Hinge
N/A

If self-closure is Not-Present: Installing as a safety upgrade is recommended.

Recommendations

4.1.1 Garage Slab

Safety Hazard

VISIBLE CRACKING, HEAVING, AND/OR SETTLEMENT

Cracking/settlement and/or heaving was observed at one or more areas of the garage floor. Potential trip hazards noted. Inspector is unable to determine when the cracking occurred or if additional cracking is likely. Recommend further evaluation by a licensed contractor for corrections.

Recommendation

Contact a qualified concrete contractor.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Construction Type
Crawlspace

General: Crawlspace Access Point(s)
Exterior Left

Basement Slab/Substructure Floor(s): Type
Soil

Foundation: Materials
Stone, Masonry Block

Foundation: Foundation Type
Masonry Block Columns & Piers

Joists & Sub-Floor: Types/Materials
Wood Joists

Posts, Beams & Framed Walls: Types/Materials
Wood Beams

Ventilation, Insulation & Vapor Barrier: Insulation Thickness
None

Ventilation, Insulation & Vapor Barrier: Vapor Barrier Present/Serviceable
Present and serviceable where visible.

General: Photo/Video Views

Basement Slab/Substructure Floor(s): Crawlspace Floor Dry

Crawl floor was dry where visible, at the time of inspection. Due to changing conditions, we recommended monitoring the condition through the rainy season.

Foundation: Foundation Inspection Info

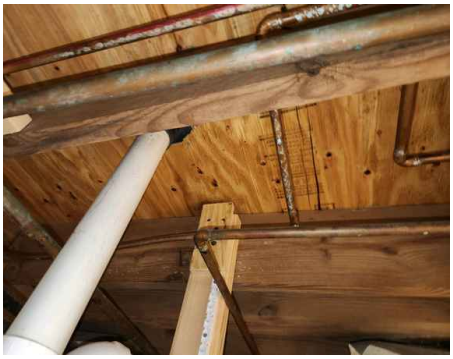
The foundation is only inspected on the exterior and interior where accessible and visible. Our review will be limited if stored items, decks/patios, high grade levels, finished areas and/or excessive vegetation are present. Not all areas of the foundation are visible. Subtle cracks and settlement may not be obviously evident to a general home inspector, and we are not licensed structural engineers. We recommend closely reviewing the seller's disclosures for any information on structural foundation issues (known issues & what the seller "should" know are required in the disclosures). If concerned, we always suggest having the foundation reviewed in detail by a licensed structural engineer prior to close.

Foundation: Walls/Foundation Serviceable

Foundation appears serviceable/functional where accessible and visible. Not all areas of the foundation are visible.

Joists & Sub-Floor: Repairs Noted

Repaired/replaced sub-flooring or framing was was observed in one or more areas. We recommend obtaining repair information from the seller as needed.




Joists & Sub-Floor: Evidence of Leveling or Additional Structural Supports

Evidence was observed in the sub-structure of past leveling or structural re-supporting efforts at the floor support structure. Unable to determine the adequacy of these components. We suggest verifying past conditions with the seller as needed and obtaining any contractor information. If client has further concerns we suggest consulting a licensed structural engineer or qualified contractor for further review.

Ventilation, Insulation & Vapor Barrier: Sub-structure Air Ventilation (OK)

The sub-structure area ventilation appears to be adequate at the time of inspection. We recommend keeping the vents open and then monitoring the condition of the sub-structure annually.

Recommendations

5.3.1 Foundation

WATER PENETRATION/EFFLORESCENCE

Further Review/Repairs

CRAWLDPACE (MULTIPLE LOCATIONS)

Water penetration/seepage or efflorescence was observed through the foundation in one or more areas. We recommend having the foundation reviewed in detail by a licensed waterproofing contractor to determine what corrections are needed. Typically non functioning gutters and downspouts and poor landscape grading are the cause of excessive moisture against the foundation.

Recommendation

Contact a qualified waterproofing contractor



5.4.1 Joists & Sub-Floor

MOISTURE DAMAGE/STAINING (PREVIOUS LEAKS)

Further Review/Repairs

CRAWLSPACE (LEFT SIDE)

Moisture damage or staining was observed on the wood framing or sub-flooring beneath the structure in one or more areas, which typically indicates leaking has occurred. No active leaking was observed at the time of the inspection. We recommend further evaluation to determine the source of the damage/staining and repairs as needed by a qualified professional.

Recommendation

Contact a qualified professional.

5.4.2 Joists & Sub-Floor

IMPROPERLY NOTCHED/CUT SOLID WOOD JOIST

Further Review/Repairs

CRAWLSPACE (SEVERAL AREAS)

One or more solid wood joists have been improperly cut and/or notched, which can structurally compromise the integrity of this framing member. We recommend having the substructure framing reviewed in detail by a licensed contractor to determine if corrections are needed.

Recommendation

Contact a qualified general contractor.

5.4.3 Joists & Sub-Floor

Safety Hazard

STAINS, DISCOLORATION OR GROWTH

CRAWLSPACE (MULTIPLE LOCATIONS)

Stains, discoloration, growth and/or evidence of moisture was observed in one or more areas of the crawlspace. These conditions may indicate microbial growth which is beyond the scope of this inspection. If concerned, a qualified environmental services company should be consulted prior to close. Corrective measures may be needed to help reduce/limit the amount of moisture in this area.

Recommendation

Contact a qualified environmental contractor




5.6.1 Ventilation, Insulation & Vapor Barrier

Further Review/Repairs

NO UNDERFLOOR INSULATION

The underfloor throughout the crawlspace does not have insulation. We recommend having proper insulation installed to meet the current minimum code requirement.

Recommendation

Contact a qualified insulation contractor.

6: PLUMBING

Information

Water Source(s)
Public

Water Pressure (PSI)
45 PSI

Main Water Shut-off Device: Location
Crawlspace

Water Supply, Distribution Systems: Visible Water Supply Materials
Copper

Drain, Waste, & Vent Systems: Visible Materials
PVC, Cast Iron

Drain, Waste, & Vent Systems: Cleanout Location
Exterior

Water Heaters: Power Source/Type
Gas

Water Heaters: Capacity (Gallons)
Tankless (on demand) Type

Water Heaters: Location
Exterior

Water Heaters: Approximate Manufacture Date(s)
2017

Water Heaters: Water Temperature (Approximate)
119 Fahrenheit (F)

Water Heater Exhaust/Flues: Serviceable
Intact/serviceable where visible.

Water Heater Exhaust/Flues: Type/Appliance
Water Heater

Sump Pump: Location
Crawlspace

Public Sewer

The waste disposal system appears to be connected to a public sewer system. We suggest verifying with the seller.

Main Water Shut-off Device: Pressure Regulator Device

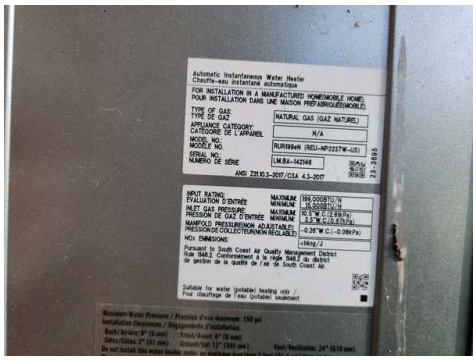
A pressure regulator device was observed for this structure. We recommend verifying the operation and proper setting for this device with a licensed plumber if concerned. It is beyond the scope of our inspection to operate these

regulators. Understanding Pressure Regulators Video Link

Drain, Waste, & Vent Systems: Functional Cast Iron Piping Noted

Cast iron drain lines are present. The life span of cast iron drain and sewer pipe can vary between 50-100 years depending on the use of the line. These lines rust from the inside out; the interior of the pipes will corrode and flake away over time. No evidence of failure or potential failure was noted at the time of inspection. No signs of corrosion and/or leaks were observed in the cast iron drain lines. We suggest a review of the plumbing system, drain waste and vent systems by a licensed plumbing contractor prior to closing to ensure proper waste flow and drainage.

Water Heaters: Photo/Video Views



Water Heaters: Water Heater(s) Functional

Hot water was obtained at all tested wet locations, indicating these units were operational at the time of inspection. Determining the future condition and remaining life of the water heaters is beyond the scope of this inspection. No visible leaks were observed at time of inspection.
Tankless Water Heater Maintenance Video

Water Heaters: T/P Relief Valve and Pipe Present

A temperature/pressure relief (TPR) valve is installed as a safety feature and no leaks were present at the time of inspection. These valves are not required to be tested, as they tend to drip afterwards. A safety discharge line is present at the TPR valve and appears to be properly installed. Note: This valve is suggested to be inspected and tested monthly by the homeowner as part of routine maintenance.

Sump Pump: Tested/Operational

The pump floats were operated and units tested serviceable at the time of inspection. These pumps should be inspected and tested monthly. We also suggest observing the condition of the crawlspace through the rainy season to determine if any drainage improvements are needed above and beyond the sump pump. We do not determine future conditions.

Recommendations

6.2.1 Water Supply, Distribution Systems

Further Review/Repairs

CORROSION AT COPPER WATER LINES

Corrosion was noted at one or more areas of copper water lines. This could be a sign that the water lines are improperly contacting a dissimilar metal causing electrolysis and/or may be older and may need replacement. We recommend a detailed review of the water lines by a licensed plumber to determine the cause and if corrections are needed.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

Information

Service Entrance : Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Capacity
150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturers
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type(s)
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None Located

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Futures
Yes

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding System/Location
Grounding Rod(s)

Branch Wiring Circuits, Breakers & Fuses: Visible Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel/Disconnect Location(s)
Laundry Room

Branch Wiring Circuits, Breakers & Fuses: Thermal Scan

All the breakers were scanned with an infrared laser thermometer or thermal imaging camera and no abnormal temperatures were detected (no more than 10 degrees + or - the temperature of the metal panel itself).

Recommendations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

RODENT CHEWED WIRES

CRAWLSPACE

Rodent damage/chewed wiring was observed in one or more areas of this structure. Unable to determine the extent of the damage in concealed areas. We recommend a detailed review by a licensed electrician for repairs/replacement where needed.

Recommendation

Contact a qualified electrical contractor.

7.3.2 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

NO AFCI BREAKERS

No AFCI breakers are present in the panel to protect interior open area receptacles. These breakers have been required since 2004 on new homes and/or homes that have been remodeled. We recommend verifying with the local code authority or a licensed electrician if this structure is required to have the specialized breakers.

Recommendation

Contact a qualified electrical contractor.

7.3.3 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

CLOTH SHEATHED WIRING

Cloth sheathed wiring was observed in the home. Cloth sheathed wiring can become brittle and damaged over time exposing the bare wiring and may not properly contain heat which can create a potential fire hazard. Areas of deterioration in the cloth sheathing were observed at the time of the inspection. We recommend further evaluation by a licensed electrician for review of the cloth sheathed wiring and replacement as needed.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Lighting Fixtures, Switches, Receptacles, Wiring

Safety Hazard

UNGROUNDED RECEPTACLE(S)

LIVING ROOM (FRONT WALL), MASTER BEDROOM (LEFT WALL)

One or more outlets in the home tested as ungrounded/open ground, hot/neutral reversed, open neutral or otherwise improperly wired. This condition is a potential safety concern. Evaluation by a licensed electrician is recommended for corrections or replacement as needed.

Recommendation

Contact a qualified electrical contractor.

7.4.2 Lighting Fixtures, Switches, Receptacles, Wiring

Safety Hazard

NO GFCI PROTECTION

LAUNDRY

One or more receptacles for this structure were not GFCI (ground fault circuit interrupter) protected, which may have been required at the time of original construction or during a remodel (exterior outlets (1973), bathrooms (1975), garage (1978), kitchen (1987), basement/crawlspace (1990), laundry room near sink (2005). This may be the result of a faulty GFCI on this circuit or none installed. We recommend a licensed electrician review this structure and install GFCI protection where needed.

Recommendation

Contact a qualified electrical contractor.

8: HEATING

Information

Equipment: Energy Sources
Natural Gas

Equipment: Brand(s)
GrandAire

Equipment: Heat Type(s)
Furnace

Equipment: Equipment Location(s)
Attic

Equipment: Approximate Manufacture Date(s)
2024

Exhaust/Flues: Type/Appliance
Metal, B-vent (Double Wall)

Thermostats/Controls: Location(s)
Hallway(s)

Distribution Systems: Ductwork/Distribution Materials
Flex

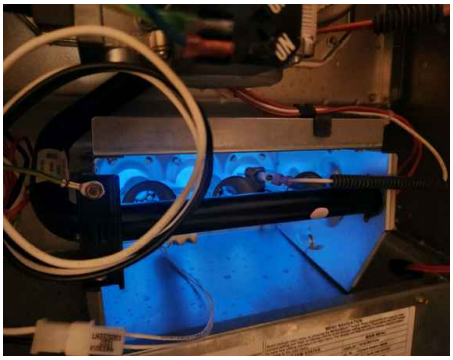
Distribution Systems: Air Filter Location(s)
At Heating Unit

Distribution Systems: Filter Size
16x25x1

Equipment: Photo/Video Views

Equipment: Serviceable/Operational

Units were operated by thermostats. Units functioned properly when tested and appeared to be serviceable at the time of inspection. As with all mechanical equipment, they can fail at anytime without warning. Inspectors cannot determine future failures.



Equipment: Operational (See Additional Heating Comments)

Units were operated by thermostats. Each unit operated when tested at the time of inspection (see additional heating comments). As with all mechanical equipment, they can fail at anytime without warning. Inspectors cannot determine future failures.

Equipment: CO Test Ok

A Carbon Monoxide (CO) test was performed on this unit utilizing a Carbon Monoxide Analyzer. No CO was detected at the time of inspection. The use of this analyzer does not certify or decertify the condition of this equipment. Further, the absence of Carbon Monoxide does not mean that a problem might not develop in the future. We, therefore, recommend installation of Carbon Monoxide detectors which are readily available from stores.

Distribution Systems: Filter Types

Disposable

Washable/reusable type: These filters should be cleaned at least once a month.

Disposable type: These filters typically last several months between changes and should be monitored for replacement, when dirty/clogged.

Electronic type: This type of air filtration system is not tested for adequacy. This is a visual inspection of the filters and cabinet housing only.

Distribution Systems: Filter System Clean/Functional

One or more filters appear to be clean and functional at the time of inspection. We recommend replacing or cleaning the filters as needed upon moving into the structure then again on a routine basis. UNDERSTANDING AND CHOOSING THE RIGHT AIR FILTER VIDEO LINK

Recommendations

8.2.1 Exhaust/Flues

Safety Hazard

IMPROPER/NEGATIVE SLOPE

One or more areas of the metal exhaust flue has improper and/or negative slope. These exhaust flues require a 1/4 inch per foot slope uphill for safety. Further review by a licensed HVAC contractor is recommended to determine if this flue needs to be replaced or re-sloped as needed.

Recommendation

Contact a qualified heating and cooling contractor

9: COOLING

Information

Cooling Equipment: Location
Exterior Left

Cooling Equipment: Brand(s)
GrandAire

Cooling Equipment: Energy Source/Cooling Type(s)
Electric

Cooling Equipment: Approximate Manufacture Date(s)
2024

Cooling Equipment: Photo/Video Views

Cooling Equipment: Serviceable/Operational

A/C unit(s) were operated by one or more thermostats. Unit(s) functioned properly when tested and appeared to be serviceable at the time of inspection. As with all mechanical equipment, units can fail at anytime without warning. Inspectors cannot determine future failures. We suggest having an HVAC service prior to close.

Cooling Equipment: Refrigerant Type
R-410a

Explanation of Refrigerant Types

R-22- This substance is an older refrigerant that has been banned from production (year 2010) and import in the United States due to its harmful effects on the ozone. Because of the ban, equipment that uses R-22 refrigerant is becoming more difficult and expensive to service and repair. In some cases the system may not be serviceable depending on the repairs needed and to the lack of available parts or refrigerant. We recommend consulting with a licensed HVAC professional for more detailed information regarding the refrigerant used in the system and any potential impacts from the phase-out of R22.

R-410a- Please be advised that the refrigerant R-410A, which is commonly used in air conditioning and heat pump systems, is scheduled to be phased out starting in 2025 due to environmental concerns. The U.S. Environmental Protection Agency (EPA) has announced that production and importation of R-410A will be gradually reduced as part of efforts to combat climate change. This may impact the availability of R-410A refrigerant and potentially result in increased costs or the need for system modifications or retrofitting to accommodate alternative refrigerants. We

recommend consulting with a licensed HVAC professional for more detailed information regarding the refrigerant used in the system and any potential impacts from the phase-out of R-410A if of a concern.

Cooling Equipment: Adequate Temperature Drop

19 (F)

A temperature drop was performed across the evaporator coil of this unit. When testing, the temperature difference between the return register and the supply registers are considered normal if within an operating range of 14-22 degrees. Units operating above or below the 14-22 degree range should be evaluated for maintenance by a qualified HVAC contractor.

10: KITCHEN(S)

Information

General: Photo/Video Views

Floors: Floor Coverings

Hardwood

Sinks, Faucets, Drains: Operational

Operational. Functional water flow noted and no leaks observed.

Cabinetry/Countertops: Counter Materials

Laminate, Granite/Marble/Quartz

Ranges/Ovens/Cooktops: Fuel source

Gas cook top, Gas Oven

Ventilation: Venting type(s)

Built Into Microwave, Exterior Vented

Ventilation: Fan Unit(s) Operational

The fan/hood unit was operational at the time of inspection.

General: Informational

Appliance inspection is beyond the scope of the 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.

Floors: Floor Scanned for Moisture

The floor levels in front of the sink, dishwasher and/or the refrigerator (whichever are present) were scanned with a moisture meter or thermal imaging device and no elevated moisture levels were detected at the time of the inspection.

Dishwasher: Operational

Unit(s) were operational. No leaks were observed at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these components. If unit is operable and power is supplied, our inspection is limited to operating the unit on the normal wash cycle only. Therefore, it is advisable to operate this unit prior to closing.

Microwave: Operational

Unit was operational. Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection.

Recommendations

10.6.1 Dishwasher

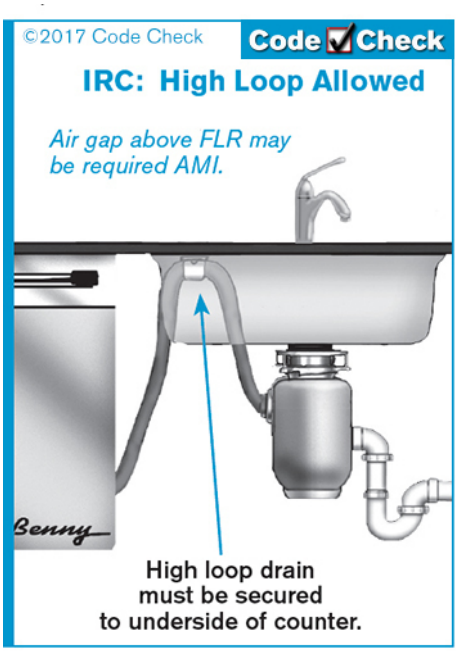
Maintenance Item

NO AIR GAP/DRAIN LOOP

A proper air gap is not installed in the dishwasher drain line under the sink. An air gap is required in the drain hose running from the dishwasher to the main drain under the sink. Air gaps assist in positive drainage and act to prevent clogging, as well as serving to prevent back siphoning in the event the sink becomes clogged. This line, located under the sink, is usually made of plastic, rubber, or copper. The easiest way to create an air gap is to raise and secure the drain hose at some point along its route so it passes 6 inches ABOVE the elevation at which it empties into the main drain. Wire or some other means of support can easily be installed to insure the hose stays in place.

Recommendation

Contact a qualified professional.



10.7.1 Ranges/Ovens/Cooktops

Safety Hazard

NO ANTI-TIP

Recommend installation of an anti-tip bracket on the oven by an appliance technician for safety. Anti tip bracket ensures the oven does not flip forward should a child stand on the oven door when opened, causing injury.

Recommendation

Contact a qualified professional.

10.7.2 Ranges/Ovens/Cooktops

Further Review/Repairs

BURNERS INOPERABLE COOKTOP

RIGHT REAR BURNER

One or more burners on the cooktop were inoperable at the time of inspection. Recommend repairs/corrections as needed.

Recommendation

Contact a qualified appliance repair professional.

11: BATHROOM(S)

Information

Floors: Floor Coverings
Tile

Cabinetry/Countertops: Counter Materials
Laminate, Granite/Marble/Quartz

Bathroom Vents: Operational
Unit(s) operational at the time of inspection.

Bath Tubs: Tub Serviceable
Serviceable (no visible cracks or damaged areas were found).

Shower(s): Style/Materials
Fiberglass/Acrylic, Tiled

Shower(s): Surround(s) Serviceable
Serviceable (no visible cracks or damaged areas were found).

Shower(s): One Piece Tub-Shower(s)

General: Photo/Video Views


Floors: Floor Scanned for Moisture
The floor levels around the toilet, tub, and bathroom fixtures (whichever are present) were scanned with a moisture meter or thermal imaging device and no elevated moisture levels were detected at the time of the inspection.

Sinks, Faucets, Drains: Operational
Operational. Functional water flow noted and no leaks observed.


Toilet(s): Operational/Functional
Toilets tested operational at the time of inspection. No leaks were noted at the time of inspection. The floor moisture levels were less than 15% around the toilet bases when scanned with a moisture meter at the time of inspection.

Bath Tubs: Faucets/Drains Operational

Operational. Functional water flow observed and no leaks noted at the time of inspection.

Shower(s): Faucets/Drains Operational

Operational. Functional water flow observed and no leaks noted at the time of inspection.

Shower(s): Keep Caulked

The seams/edges of the tub/shower surround should be caulked or sealed to prevent moisture penetration. Failure to keep walls sealed can cause moisture damage to the interior walls, which is not always visible at the time of the inspection.

Shower Door(s): No Curtain/Door System

One or more bathrooms do not have a door/curtain system installed. We recommend installing a door or curtain system as needed to help keep water off the floor.

Recommendations

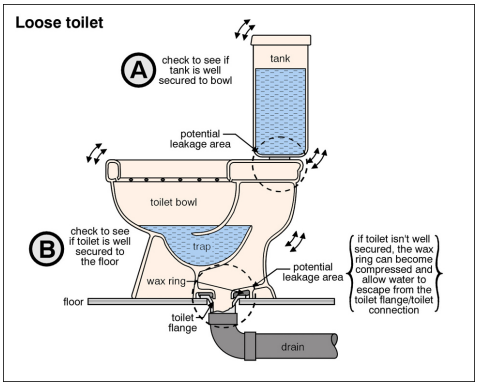
11.5.1 Toilet(s)

Further Review/Repairs

TOILET LOOSE/UNSECURED

SHARED BATHROOM

Toilet bowls are loose at floor anchor bolts in one or more bathrooms. Unable to determine condition of the toilet flange or point of attachment. The wax ring inside toilets must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing all loose toilets as needed is suggested to help prevent water leakage and damage to the surrounding area. This type of damage is not always visible or accessible to the inspector at time of inspection. If concerned, a detailed review of the floors around the toilets by a licensed flooring contractor should be considered.



Recommendation

Contact a qualified plumbing contractor.

12: LAUNDRY

Information

General: Photo/Video Views

General: Location(s)

1st Floor

General: Washer/Dryer Connections

Electric

General: Dryer Vent Maintenance

The interior of dryer vent lines cannot be inspected and in pre-owned homes usually have a degree of lint build up. It is recommended to have the dryer vent line cleaned prior to close and annually for safety.

Recommendations

12.1.1 General

Further Review/Repairs

WASHER SUPPLY LEAK/DRIP

One or more of the washer supply valves leaks/drips or has extensive corrosion. Repairs/corrections as needed by a licensed plumber are recommended.

Recommendation

Contact a qualified plumbing contractor.

13: INTERIOR AREAS

Information

Floors: Floor Coverings
Wood

Walls: Wall Material(s)
Drywall

Ceilings: Ceiling Material(s)
Drywall

Windows: Window Type
Double-hung

Smoke Detectors: Type(s)
Hardwired w/Battery Backup

Smoke Detectors: Location(s)
Bedroom(s), Hallway(s)

Carbon Monoxide Detectors: Location(s)
None

Carbon Monoxide Detectors: Type(s)
None

General/Misc. : Photos and/or Videos of Interior






Floors: Uneven Floors

Uneven areas are present in one or more floors, which can be from normal settlement, shrinkage, poor framing, crowned framing or concealed swollen materials. If concerned we suggest client consult a licensed contractor and/or structural engineer for further review if needed.

Walls: Common Cracks
Living Room, Master Bedroom

Common cracking was observed in one or more rooms, which is usually caused by typical shrinkage and/or settlement of the wood framed structure. Recommend monitoring and repairs as needed.

Ceilings: Common Cracks
Left Rear Bedroom Closet

Common cracking was observed in one or more rooms, which is caused by typical shrinkage and/or settlement of the wood framed structure.

Doors: Operational/Intact

Doors were operational/intact at the time of inspection. Note: *Minor cosmetic damage is not noted.*

Smoke Detectors: Operational/Compliant

The location and type of detector(s) in the structure appears to be compliant with current construction standards.

Recommendations

13.6.1 Windows

Further Review/Repairs

BROKEN/MISSING/INOPERABLE SASH

SUNROOM (SEVERAL WINDOWS)

Broken/disconnected and/or missing sash controls were observed at one or more window frames. This could be a safety concern as the sash controls hold the windows in the open position. Repairs/corrections as needed by a qualified professional are recommended.

Recommendation

Contact a qualified window repair/installation contractor.

13.6.2 Windows

Further Review/Repairs

BREACHED SEAL(S) WINDOWS

SUNROOM

Condensation and/or mineral deposits were observed between the panes of glass in one or more thermopane windows. This indicates that the insulated glass window seal(s) failed and/or are breached. This condition allows condensation stains to develop on the inside of the glass. While this will not have a significant effect on the ability to insulate, it will increasingly hamper visibility and appearance. We are not required to inspect thermopane units in doors, windows, and/or skylights for breached seals but is done as a courtesy only. If concerned, we recommend review and corrections by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.

13.6.3 Windows

Maintenance Item

LOCK INOPERABLE, DAMAGED, OR MISSING

SUNROOM

One or more window latches/locks were inoperable, damaged or missing. We recommend corrections for safety.

Recommendation

Contact a qualified professional.

13.6.4 Windows

Maintenance Item

STUCK SHUT

KITCHEN

One or more stuck windows were observed in this structure. Maintenance and repairs are recommended so windows operate freely to allow for proper ventilation and fire egress.

Recommendation

Contact a qualified professional.

13.6.5 Windows

Further Review/Repairs

CRACKED/DAMAGED PANES

SUNROOM, LAUNDRY

One or more cracked panes were observed. Repairs/corrections as needed by a licensed window specialist are recommended.

Recommendation

Contact a qualified window repair/installation contractor.

13.9.1 Carbon Monoxide Detectors

Safety Hazard

NO CO DETECTORS PRESENT

No CO detectors observed. Recommend installing at least one carbon monoxide detector on each level near the bedrooms and considering installing additional CO detectors in every bedroom. Recommend testing monthly and replacing batteries at least once a year. Homes with fossil fuel burning appliances, fireplaces, and attached garages are required to have carbon monoxide detectors installed to help enhance safety.

Recommendation

Contact a handyman or DIY project

14: ATTIC(S)

Information

General: Photo/Video Views

General: Attic Access Location(s)
Garage, Hallway

Attic Framing and Sheathing: Construction Type
Rafters

Attic Framing and Sheathing: Sheathing Type
Solid Wood Planks

Attic Insulation: Insulation Type
Blown, Fiberglass

Attic Insulation: Approximate Insulation Thickness
13-16"

Ventilation: Ventilation Type
Ridge Vents, Gable Vents, Soffit Vents

General: Pull Down Attic Ladder Functional

The pull down attic ladder appears to be functional as it was tested by use. This attic ladder was not tested for adequacy and has strict maintenance requirements and weight limitations.

General: Partial Access

The attic areas were only partially accessed due to one or more reasons; deep insulation, low headroom, inadequate crawl boards and/or ducting/mechanical systems. If a more detailed review is desired we suggest creating safe access where needed.

Attic Framing and Sheathing: Serviceable/Intact Where Visible

Serviceable where visible. No active leaks were visible from the accessible portions of the attic at the time of inspection.

Attic Framing and Sheathing: Additional Roof Supports Installed

One or more roof supports appear to have been added after construction. We recommend verifying the history/reason for these supports with the seller or a licensed contractor prior to close.

Attic Insulation: Serviceable/Intact Where Visible

Attic insulation was serviceable/intact where visible from the accessible portions of the attic. Uneven attic insulation is typical from human access and/or past animal/rodent activity.

Ventilation: **Serviceable**

Attic ventilation appears to be serviceable/adequate at the time of inspection. Attic ventilation must be monitored through the cold and moist season and also through the dry and hot season to determine if additional ventilation will be needed. Failure to monitor the attic ventilation can result in the buildup of excessive moisture that can cause mould/fungi growth.

Exhaust Systems: **Visible Exhaust Fan Ducts Serviceable**

Where visible, the exhaust ducting for kitchens, bathrooms and/or laundry rooms appear to be properly connected and venting to the exterior. *Note: Typically, not all ducting is visible from the readily accessible portions of an attic and some ducting may be concealed below insulation.*

Recommendations

14.2.1 Attic Framing and Sheathing

Further Review/Repairs

STAINING DRY

SEVERAL AREAS

Stains were observed at one or more areas of the sheathing, which appears to indicate past leakage. Those stains that could safely be reached tested dry at the time of inspection. We recommend verifying past conditions with the seller and verification that the leaks have been addressed or have evaluated by a qualified roofing contractor for repairs as needed.

Recommendation

Recommend monitoring.



14.3.1 Attic Insulation

Maintenance Item

NO INSULATION ON HATCHES

No insulation was present on the attic side of one or more ceiling/wall hatches. Installing insulation on the attic access cover/hatch will help increase energy efficiency.

Recommendation

Contact a handyman or DIY project

15: FINAL CHECKLIST

Information

Kitchen: Oven Turned Off
Yes

Kitchen: Dishwasher Drained
Yes

GFCI Receptacles : All GFCI Receptacles Reset?
Yes

Thermostat: Thermostat(s) set to original setting
Yes

Lights Off: All Lights Turned Off?
Yes

Doors Locked: All Exterior Doors Locked?
Yes

Doors Locked: Photo of Lockbox When Leaving

STANDARDS OF PRACTICE

Inspection Details
FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.

A HOME INSPECTION IS NOT A GUARANTEE: This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, we will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge to us once you have completed reading this report. At that time, we will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Notice to Third Parties: This report is the property of AmeriSpec. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a

component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Contractor" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Further evaluation and repairs have been recommended on several items throughout the home. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of AmeriSpec and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering

materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control

devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Kitchen(s)
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.

Laundry
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated adequacy, this must be verified by the seller. Water supply valves may be subject to leaking if turned. Note: If the washing machine is installed above a finished floor and/or ceiling, we suggest installing a "water catch pan" beneath the washer as a precautionary measure. These pans catch any water leakage from the washer and prevent the water from damaging flooring and ceilings beneath.

Interior Areas
Other interior areas would include the family room, living room, bedrooms, entry areas, hallways/stairs, and bonus rooms. We are not required to note any cosmetic conditions concerning floors, walls, ceilings (like floor stains and wear, common wall & ceiling cracks). We are not required to inspect double-pane glass "thermopane" units in doors, windows, and/or skylights for breached seals. We are also not required to mention the condition of window and/or door screening. Any information in the report concerning breached window seals and window/door screening is provided as a courtesy only. We are required to only inspect one representative window, door, and/or receptacle per room to help determine if these systems are performing properly in a general fashion. This is a general visual review of the structure and is not technically exhaustive. Most homes have storage throughout which limits our inspection and prevents access to areas. Note: Your home inspection report may note the presence of mold, mildew, or fungus, on visible surfaces, however, even if mold, mildew, or fungus were undetected, they may become visible in the future, with the right conditions, or they may be present in inaccessible areas, such as wall cavities, under floor coverings, or beneath insulation. Anytime we note the presence of staining and/or a mold or mildew condition we suggest maintenance/corrections be performed to correct the condition. We are not industrial hygienists and therefore lack the qualifications or ability to evaluate the mold, mildew, or fungus to determine if it may carry any health risks. Should you have concerns regarding mold we suggest a review by a qualified professional.

Attic(s)
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector

shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.