

**AmeriSpec Inspection Services**

**P.O. Box 219  
Powell, OH 43065  
(614) 721-4040**

---

Doc #: Sample #12345  
Date: 8/1/2019  
Dwelling Address: 123 Main St.  
Anytown OH 43333  
Client Name: John Doe  
Client's Agent: Jane Smith                      Real Estate Company: Real Estate Pro

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



## Table of Contents

<a href="#">Cover Page</a> .....	1
<a href="#">Table of Contents</a> .....	2
<a href="#">Intro Page</a> .....	3
<a href="#">1 General Conditions</a> .....	4
<a href="#">2 Exterior</a> .....	5
<a href="#">3 Roof</a> .....	9
<a href="#">4 Chimney</a> .....	11
<a href="#">5 Garages / Carports</a> .....	12
<a href="#">6 Kitchen</a> .....	14
<a href="#">7 Dining Room</a> .....	16
<a href="#">8 Living Room</a> .....	17
<a href="#">9 Family Room</a> .....	18
<a href="#">10 Entry Way / Halls / Stairs</a> .....	19
<a href="#">11 Main Floor Bathroom</a> .....	21
<a href="#">12 Master Bedroom</a> .....	23
<a href="#">13 Master Bathroom</a> .....	24
<a href="#">14(A) Front Left Bedroom</a> .....	26
<a href="#">14(B) Front Right Bedroom</a> .....	27
<a href="#">15 Attic</a> .....	28
<a href="#">16 Basement</a> .....	30
<a href="#">17 Laundry Area</a> .....	32
<a href="#">18 Plumbing</a> .....	33
<a href="#">19 Electrical</a> .....	34
<a href="#">20 Heating / Furnace</a> .....	36
<a href="#">21 Air Conditioning</a> .....	37
<a href="#">22 Water Heater</a> .....	38
<a href="#">General Summary</a> .....	39

## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE:** The items inspected appeared to function normally at time of inspection.

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

**NOT INSPECTED / TESTED:** The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**NOT OBSERVED:** The system or component was not present or not visible due to inaccessibility; therefore, consulting the seller for additional information may be necessary.

**MAINTENANCE:** The item was inspected and found to need some type of attention to preserve its life, keep it functioning or prevent further damage; usually associated with normal wear and tear.

**REVIEW:** The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life.

**SAFETY:** A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards.

**COMMENT:** A general statement or the inspector is unable to determine the cause or extent of an abnormality. May require consulting the seller for additional information or a contractor to further investigate.

## GENERAL INFORMATION

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does not take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

## General Conditions

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1.0	Inspector(s)	<b>Ryan Jones - Ohio License # OHI.201900XXXX exp 08/01/2022</b>
1.1	In Attendance	<b>The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The buyer was present at the time of inspection. As property conditions can change from the date of inspection to the date of closing, it is suggested that the client reference this report during a final walk through.</b>
1.2	Occupancy	<b>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.</b>
1.3	Property Information	<b>House is a single family home, 2 story structure.</b>
1.4	Estimated Age	<b>This house is approximately 22 years of age.</b>
1.5	Weather Conditions	<b>Weather conditions at the time of inspection were clear and warm with temperature in the 70's.</b>
1.6	Start Time	<b>9:15 AM</b>
1.7	Stop Time	<b>12:00 PM</b>

## Exterior

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

**Driveway:**

Asphalt

**Trim:**

Wood

**Electric Meter Location:**

Rear

**Porch:**

Concrete

**Walkways:**

Concrete

**Window & Frames:**

Double pane, Vinyl frame

**Exterior Faucet Location:**

Front, Rear

**Deck:**

Wood

**Exterior Wall Cladding:**

Vinyl

**Gas Meter Location:**

Left side

**Foundation / Structure Type:**

Basement, Wood Frame Construction

**Stairs / Steps:**

Wood

Step #	Component	Comment
2.0	Driveway	<b>Maintenance. Cracks observed, we recommend sealing cracks to prevent water infiltration and further cracking.</b>



2.1	Walkways	<b>Serviceable.</b>
2.2	Exterior Wall Cladding	<b>Serviceable.</b>

2.3 Trim **Maintenance. Moisture damaged trim observed at the front. Recommend repairs to prevent further damage.**



2.4 Gutters / Downspouts **Maintenance. Recommend cleaning leaves and debris from gutters and downspouts as a part of a normal maintenance routine to ensure proper drainage.**



2.5 Window & Frames **Serviceable.**

2.6 Exterior Door(s) **Serviceable.**

2.7 Bell / Chime **Serviceable. The doorbell button at the front door operated at the time of the inspection.**

2.8 Electrical **Safety. No Ground Fault Circuit Interrupter (GFCI) protection is present. Recommend installation of GFCI protected outlets by a licensed electrician for safety.**

2.9 Gas Meter **Serviceable.**

2.10 Electric Meter **Serviceable.**

2.11 Exterior Faucets **Serviceable.**

2.12 Lot / Grade Drainage **Serviceable.**

2.13 Foundation **Maintenance. As viewed from the exterior, the dwelling appears to have experienced a common degree of settlement for its age. At the time of the inspection, the cracks do not appear to be affecting the**

serviceability of the structure. Recommend sealing cracks to prevent water and pest penetration.



2.14 Deck

Serviceable.

2.15 Porch

Maintenance. Common cracks observed, primarily a cosmetic concern. We recommend sealing all cracks to prevent water penetration as a routine maintenance effort.



2.16 Air Conditioner / Heat Pump Condensing Unit

Serviceable. A visual inspection of the air conditioner condensing unit was completed and it appears to be in serviceable condition. An operational inspection is only completed if temperatures allow and will be noted in the Air Conditioning section.

2.17 Dryer Vent

Safety. Dryer vent is dirty and needs cleaned for proper air flow and safety.



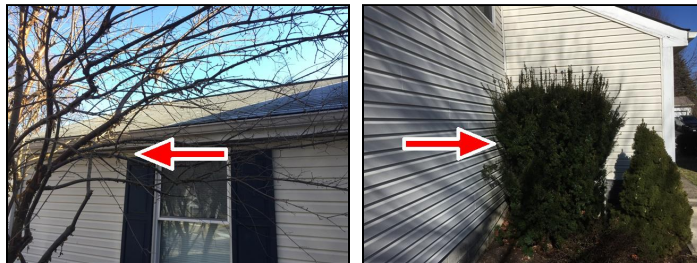
2.18 Stairs / Steps

**Safety. Stair stringers at deck are not properly attached with hangers, deterioration observed. Recommend review by a licensed contractor for corrections as necessary.**



2.19 Exterior Comments

**Maintenance. Recommend trimming vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.**





## Roof

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

**Methods Used to Inspect:**

From atop the roof

**Type / Material:**

Gable, Asphalt composition shingle

**Exposed Flashings:**

Lead, Metal

**Step #**

**Component**

**Comment**

3.0	Exposed Flashings	<b>Review. Plumbing vent collar is deteriorated; recommend replacing by a licensed roofing contractor to prevent leaks.</b>
-----	-------------------	---



3.1 Roof Conditions

**Serviceable. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.**



## Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

**Method Used to Inspect:**

From atop the roof

**Chimney Type:**

Masonry chimney

**Chimney Flue:**

Clay

**Step #**

**Component**

**Comment**

4.0

Visible Condition

**Serviceable. Visible masonry is intact and appears to be in serviceable condition.**



4.1

Chimney Flue

**Serviceable.**

4.2

Flashings

**Serviceable.**

4.3

Spark Arrestor / Rain Cap

**Serviceable.**

## Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

**Type:**

Attached garage

**Floor/Slab:**

Concrete

**Garage Doors:**

Metal

**Opener Manufacturer:**

Chamberlain

Step #	Component	Comment
5.0	Floor/Slab	<b>Serviceable.</b>
5.1	Walls	<b>Serviceable.</b>
5.2	Ceiling	<b>Maintenance. Visible cracks do not appear to be affecting the serviceability of the structure. Recommend repairs as needed for appearance.</b>



5.3	Garage Doors	<b>Serviceable.</b>
-----	--------------	---------------------

5.4	Garage Door Hardware	<b>Serviceable.</b>
-----	----------------------	---------------------

5.5	Door Openers	<b>Serviceable. The garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.</b>
5.6	Fire Door	<b>Serviceable.</b>
5.7	Exterior Door(s)	<b>Serviceable.</b>
5.8	Windows	<b>Serviceable.</b>
5.9	Electrical	<b>Safety. No Ground Fault Circuit Interrupter (GFCI) protection is present. Recommend installation of GFCI protected receptacles by a licensed electrician for safety.</b>
5.10	Fire Barrier	<b>Serviceable.</b>

## Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

**GFCI Receptacles:**

Yes

**Stove / Oven:**

Whirlpool, Gas

**Refrigerator:**

Whirlpool

**Disposal:**

Waste King

**Exhaust Hood:**

Recirculating

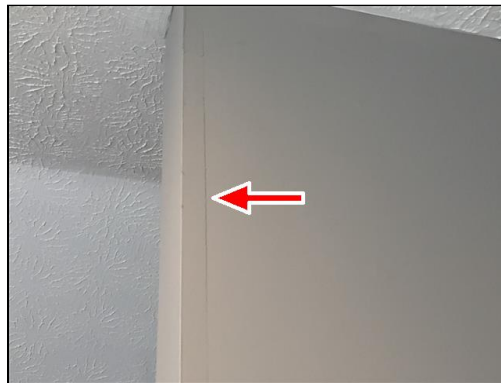
**Dishwasher:**

Whirlpool

**Microwave:**

Whirlpool

Step #	Component	Comment
6.0	Floor	Serviceable.
6.1	Walls	<b>Maintenance. Visible cracks do not appear to be affecting the serviceability of the structure. Recommend repairs as needed for appearance.</b>



6.2	Ceiling	Serviceable.
6.3	Windows	Serviceable.
6.4	Electrical	Serviceable.
6.5	Cabinets	Serviceable.
6.6	Counter Tops	Serviceable.

6.7	Sinks	<b>Serviceable.</b>
6.8	Faucets	<b>Serviceable.</b>
6.9	Traps / Drains / Supply	<b>Serviceable.</b>
6.10	Disposal	<b>Serviceable.</b>
6.11	Dishwasher	<b>Serviceable. Our inspection is limited to operating the unit on the normal wash or rinse cycle only to check for leaks.</b>
6.12	Stove / Oven	<b>Serviceable. The gas cooktop and oven were tested at the time of inspection and appeared to function properly.</b>
6.13	Hood / Fan / Light	<b>Serviceable. This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.</b>
6.14	Hood / Fan / Light	<b>Maintenance. Light fixture at above stove was inoperative at time of inspection. Possible spent bulb. Suggest replacing bulb and verifying fixture for proper operation prior to closing.</b>
6.15	Microwave	<b>Serviceable. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.</b>
6.16	Refrigerator	<b>Serviceable. Refrigerator temperature was 39F which is within normal operating range of 34 - 39F. Freezer temperature was 0F which is within normal operating range of 0F or below.</b>

**The water and ice dispensers were tested and operated properly at the time of the inspection.**

## Dining Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
7.0	Floors	<b>Serviceable.</b>
7.1	Walls	<b>Serviceable.</b>
7.2	Ceiling	<b>Serviceable.</b>
7.3	Doors	<b>Safety. Door lock is missing, replace as needed to ensure security.</b>



7.4	Windows	<b>Serviceable.</b>
7.5	Electrical	<b>Serviceable.</b>



## Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

---

### Fireplace:

Wood Burning

---

Step #	Component	Comment
8.0	Floors	<b>Serviceable.</b>
8.1	Walls	<b>Serviceable.</b>
8.2	Ceiling	<b>Serviceable.</b>
8.3	Windows	<b>Serviceable.</b>
8.4	Electrical	<b>Serviceable.</b>
8.5	Fireplace	<b>Serviceable. Fireplace was visually inspected and appeared serviceable. The damper operated freely by hand.</b>

## Family Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
9.0	Floors	<b>Maintenance. Deteriorated grout / loose tiles observed; recommend re-grouting as necessary, to prevent further damage.</b>



9.1	Walls	<b>Serviceable.</b>
9.2	Ceiling	<b>Serviceable.</b>
9.3	Windows	<b>Serviceable.</b>
9.4	Electrical	<b>Serviceable.</b>

## Entry Way / Halls / Stairs

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

Step #	Component	Comment
10.0	Floors	<b>Serviceable.</b>
10.1	Walls	<b>Maintenance. Visible cracks do not appear to be affecting the serviceability of the structure. Recommend repairs as needed for appearance.</b>



10.2	Ceiling	<b>Serviceable.</b>
10.3	Closet / Wardrobe	<b>Serviceable.</b>
10.4	Electrical	<b>Serviceable.</b>

10.5 Stairs

**Safety. Spacing between spindles is larger than 4 inches which may allow small children to crawl through the space. Recommend reducing spacing as a child safety enhancement.**



## Main Floor Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. The inspector is unable to view beneath tiled shower bases to verify that a proper shower pan has been installed; in these cases, we recommend verifying with the seller or a licensed contractor to confirm.

---

### GFCI Receptacles:

Yes

---

Step #	Component	Comment
11.0	Floor	<b>Serviceable.</b>
11.1	Walls	<b>Serviceable.</b>
11.2	Ceiling	<b>Serviceable.</b>
11.3	Doors	<b>Serviceable.</b>
11.4	Electrical	<b>Serviceable.</b>
11.5	Exhaust Fan	<b>Serviceable.</b>
11.6	Tub	<b>Review. The tub does not drain. Recommend repair by a licensed plumber for proper operation.</b>
11.7	Tub Surround	<b>Serviceable.</b>
11.8	Tub Faucet	<b>Serviceable.</b>
11.9	Shower Base	<b>Serviceable.</b>
11.10	Shower Surround	<b>Serviceable.</b>
11.11	Shower Door / Curtain	<b>Serviceable.</b>
11.12	Shower Faucet	<b>Serviceable.</b>

- 11.13 Sinks **Serviceable.**
- 11.14 Sink Faucets **Serviceable.**
- 11.15 Traps / Drains / Supply **Serviceable. Flow and drainage appeared to be serviceable at the time of inspection.**
- 11.16 Toilet **Review. Moisture detected at the base of the toilet using an electronic moisture detector. A licensed plumbing contractor is needed to make necessary repairs to prevent further damage.**



- 11.17 Counter / Cabinets **Serviceable.**

## Master Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
12.0	Floors	<b>Serviceable.</b>
12.1	Walls	<b>Serviceable.</b>
12.2	Ceiling	<b>Serviceable.</b>
12.3	Doors	<b>Serviceable.</b>
12.4	Closet	<b>Serviceable.</b>
12.5	Windows	<b>Serviceable.</b>
12.6	Electrical	<b>Serviceable.</b>

## Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. The inspector is unable to view beneath tiled shower bases to verify that a proper shower pan has been installed; in these cases, we recommend verifying with the seller or a licensed contractor to confirm.

### GFCI Receptacles:

Yes

Step #	Component	Comment
13.0	Floor	<b>Serviceable.</b>
13.1	Walls	<b>Serviceable.</b>
13.2	Ceiling	<b>Serviceable.</b>
13.3	Doors	<b>Serviceable.</b>
13.4	Windows	<b>Serviceable.</b>
13.5	Electrical	<b>Serviceable.</b>
13.6	Exhaust Fan	<b>Serviceable.</b>
13.7	Shower Base	<b>Serviceable.</b>
13.8	Shower Surround	<b>Serviceable.</b>
13.9	Shower Door / Curtain	<b>Serviceable.</b>
13.10	Shower Faucet	<b>Serviceable.</b>
13.11	Sinks	<b>Maintenance. Stopper missing; replacement is needed for proper operation.</b>
13.12	Sink Faucets	<b>Serviceable.</b>



- |       |                            |   |
|-------|----------------------------|---|
| 13.13 | Traps / Drains /<br>Supply | <b>Serviceable. Flow and drainage appeared to be serviceable at the time of inspection.</b> |
| 13.14 | Toilet                     | <b>Serviceable.</b>   |
| 13.15 | Counter / Cabinets         | <b>Serviceable.</b>   |

## Front Left Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
14.0.A	Floors	<b>Serviceable.</b>
14.1.A	Walls	<b>Serviceable.</b>
14.2.A	Ceiling	<b>Serviceable.</b>
14.3.A	Doors	<b>Serviceable.</b>
14.4.A	Closet	<b>Serviceable.</b>
14.5.A	Windows	<b>Serviceable.</b>
14.6.A	Electrical	<b>Serviceable.</b>

## Front Right Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
14.0.B	Floors	<b>Serviceable.</b>
14.1.B	Walls	<b>Serviceable.</b>
14.2.B	Ceiling	<b>Serviceable.</b>
14.3.B	Doors	<b>Serviceable.</b>
14.4.B	Closet	<b>Serviceable.</b>
14.5.B	Windows	<b>Serviceable.</b>
14.6.B	Electrical	<b>Serviceable.</b>

## Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic floor is insulated, the inspection will be performed from the hatch only and will be limited. Walking attics with insulated floors can cause damage to the insulation and attic framing and is not safe. Ceiling joists, electrical wiring, plumbing, ducting, etc., may not be visible to the inspector. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection, thus when stains are present, further evaluation by a licensed contractor is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

**Attic Access:**

From Hatch Only, Second Floor Hallway

**Framing:**

Trusses

**Sheathing:**

Waferboard

**Insulation:**

Fiberglass, Loose fill insulation

**Ventilation:**

Ridge vents, Soffit vents

Step #	Component	Comment
15.0	Framing	<b>Serviceable. Wood truss construction noted. A visual inspection of trusses that were visible from the attic hatch was completed looking for damage, cuts, notches and gusset plate installation. Trusses should not be cut or notched as this will damage their structural integrity.</b>

15.1	Sheathing	<b>Serviceable.</b>
------	-----------	---------------------



15.2	Evidence of Leaking	<b>Serviceable. No water stains observed at the time of inspection.</b>
------	---------------------	---

15.3 Insulation

**Serviceable. Approximately 10 inches of insulation was present in the attic. This equates to an R-value of approximately R-25.**



15.4 Ventilation

**Serviceable.**

## Basement

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. As the areas behind insulated and finished surfaces (including ceiling tiles) are not visible or accessible to the inspector, they are excluded from this inspection. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting. Duct inspection is limited to the visible portions of the exterior of the ducts. If a more detailed report is desired, we recommend consulting a duct cleaning / inspection company.

**Accessibility:**

Finished Basement

**Floor:**

Concrete, Tile

**Walls:**

Poured concrete

**Ceiling:**

Unfinished, Drywall

**Joists:**

Conventional 2 X 8 framing

**Sub Floor:**

Plywood

**Support Posts / Columns:**

Not observed due to finishing

**Beams:**

Not observed due to finishing

**Insulation:**

Fiberglass

Step #	Component	Comment
16.0	Doors	<b>Maintenance. Door rubs ceiling, adjustments are needed for smooth operation.</b>



16.1	Floor	<b>Serviceable.</b>
------	-------	---------------------

- 16.2 Walls **Maintenance. Cracks were visible on the exterior walls. At the time of the inspection, they do not appear to be affecting the serviceability of the structure. Recommend sealing cracks to prevent water penetration and monitoring the applicable areas for worsening condition.**



- 16.3 Sub Floor **Serviceable.**
- 16.4 Ceiling **Serviceable.**
- 16.5 Joists **Serviceable.**
- 16.6 Support Posts / Columns **Serviceable.**
- 16.7 Beams **Serviceable.**
- 16.8 Electrical **Serviceable.**
- 16.9 Insulation **Serviceable.**
- 16.10 Distribution / Ducting **Serviceable. Duct inspection is limited to the visible portions of the exterior of the ducts. If a more detailed report is desired, we recommend consulting a duct cleaning / inspection company.**

## Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

**Dryer Type:**

Electric

Step #	Component	Comment
17.0	Laundry Tub / Sink	<b>Serviceable.</b>
17.1	Faucets	<b>Serviceable.</b>
17.2	Electrical	<b>Safety. No Ground Fault Circuit Interrupter (GFCI) protection is present at washing machine and sink receptacles. Recommend installation of GFCI protected receptacles by a licensed electrician for safety.</b>



17.3	Washer Hookups	<b>Serviceable. The washer hookups were visually inspected and appear serviceable; however, the valves were not operated. Manufacturers recommend replacing washer supply hoses every five years. Since it is not possible to determine the age of the hoses, we recommend replacing with high quality, braided hoses to prevent potential leaks.</b>
17.4	Dryer Hookups	<b>Serviceable. Dryer was briefly started to confirm power.</b>



## Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. Inspector is only able to report on visible, exterior condition of the pipes. We recommend consulting the seller for any known issues or a licensed plumber if a more detailed report is desired. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. Detecting natural gas and propane leaks is beyond the standards of practice of ASHI and this inspection. Main shut-off valves are not tested during a home inspection. Since main shut-off valves are operated infrequently, it is not unusual for them to become stuck in one position. They often leak or can break when operated after a period of inactivity. We suggest caution when operating shut-offs that have not been turned for a long period of time. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

**Water Shut-off Valve Location:**

Basement

**Natural Gas Piping:**

Black Iron, Corrugated Stainless Steel Tubing

**Sump Pump Location:**

Basement

**Visible Supply Lines:**

Copper

**Water Supply System:**

Public Water System

**Visible Drain Waste Lines:**

PVC

**Waste Disposal System:**

Public Sewer System

Step #	Component	Comment
18.0	Visible Supply Lines	<b>Serviceable.</b>
18.1	Visible Drain Waste Lines & Vent Pipes	<b>Serviceable.</b>
18.2	Natural Gas Piping	<b>Safety. Due to the presence of corrugated stainless steel tubing, it is recommended to have the gas piping bonded to a grounding system by a licensed electrician to help prevent the possibility of damage from a lightning strike.</b>
18.3	Water Pressure	<b>Serviceable. Water pressure at time of inspection was 70 psi, which is within the normal operating pressure of 40 to 70 psi.</b>
18.4	Sump Pump	<b>Serviceable. Pump appeared to operate properly by raising the float at time of inspection.</b>
18.5	Sump Plumbing	<b>Serviceable. Check valve present.</b>

## Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles in bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and they open the circuit when arcing occurs. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

**Main Panel Location:**

Basement

**Overcurrent Protection:**

Circuit Breakers

**Volage / Phase:**

120 / 240 V, 2 phase

**Exterior Service:**

Buried underground

**Branch Wiring:**

Copper, 3-wire

**Ground Wire:**

Copper, Exterior concealed location

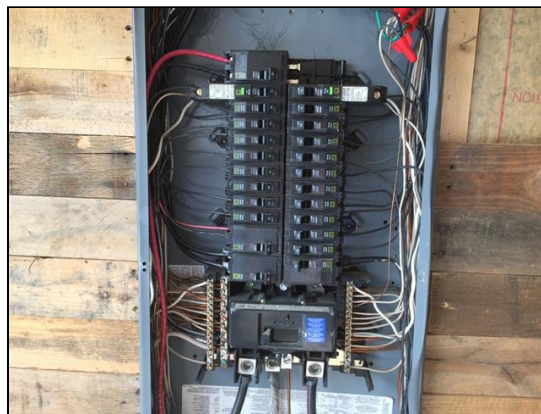
**Service Entrance Conductors:**

Aluminum

**Approx. Service Panel Rating:**

150 amps

Step #	Component	Comment
19.0	Main Electrical Panel	Serviceable.



19.1	Wiring Method	Serviceable.
------	---------------	--------------

- 19.2 Smoke Alarms **Safety. Smoke alarm at the second floor hallway did not respond to test; recommend repairing or replacing for safety. NFPA recommends testing smoke alarms at least once a month.**
- 19.3 Carbon Monoxide Alarms **Safety. None observed, recommend installing carbon monoxide alarms in the following areas: inside each bedroom or sleeping area and at least one on each level including basement for safety.**

## Heating / Furnace

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering, load calculation, efficiency or sufficiency review. We suggest you ask the sellers/ occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Duct inspection is limited to the visible portions of the exterior of the ducts. If a more detailed report is desired, we recommend consulting a duct cleaning / inspection company. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

<b>Brand:</b> Lennox	<b>Location:</b> Basement	<b>Areas Served:</b> Entire House
<b>Heating System Design:</b> Gas Forced Air Furnace	<b>Energy Source:</b> Natural gas	<b>Exhaust Venting:</b> Metal

Step #	Component	Comment
20.0	Heating System Conditions	<b>Serviceable. The furnace was tested using normal operating controls and appeared to function properly at time of inspection.</b>
20.1	Energy Source	<b>Serviceable.</b>
20.2	Burner Chambers	<b>Serviceable. Partially visible.</b>
20.3	Exhaust Venting	<b>Serviceable.</b>
20.4	Thermostat	<b>Serviceable. The thermostat is located in the hallway.</b>
20.5	Air Filters	<b>Serviceable. Filter size is 16X25X1. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.</b>

## Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage (capacity) of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

**Brand:**

Aire-Flo

**Compressor Location:**

Exterior Rear

**A-coil Location:**

Basement

**Areas Served:**

Entire House

**Air Conditioning Design:**

Split system

**Energy Source:**

Electric

Step #	Component	Comment
21.0	Temperature Difference	<b>Serviceable. The temperature at return register was 74.1F degrees, temperature at supply was 53.6F degrees, a difference of 20.5F degrees which is in the 14F to 22F degree normal operating range.</b>



21.1	Energy Source	<b>Serviceable.</b>
------	---------------	---------------------

21.2	Condensate Line	<b>Serviceable.</b>
------	-----------------	---------------------

## Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

**Brand:**

A.O. Smith

**Location:**

Basement

**Type:**

Natural gas

**Capacity:**


40 Gallon

**Supply Lines:**

Copper

**Flue Venting:**

Metal

Step #	Component	Comment
22.0	Supply Lines	<b>Serviceable.</b>
22.1	Energy Source	<b>Serviceable.</b>
22.2	Temperature / Pressure Release Valve	<b>Review. TPR valve is leaking, which usually indicates a defective valve or the need for an expansion tank. Recommend review by a licensed plumber for corrections as needed.</b>
		
22.3	Water Heater Condition	<b>Serviceable.</b>
22.4	Combustion Chamber	<b>Serviceable.</b>
22.5	Flue Venting	<b>Serviceable.</b>
22.6	Water Heater Temperature	<b>Serviceable. The water temperature at time of inspection was 130F degrees, which is in the normal operating range of 120F to 130F degrees.</b>

## General Summary



AmeriSpec Inspection Services

**P.O. Box 219  
Powell, OH 43065  
(614) 721-4040**

**Customer**  
John Doe

**Address**  
123 Main St.  
Anytown OH 43333

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

---

### Exterior

---

2.8 Electrical

**Safety**

**No Ground Fault Circuit Interrupter (GFCI) protection is present. Recommend installation of GFCI protected outlets by a licensed electrician for safety.**

2.17 Dryer Vent

**Safety**

**Dryer vent is dirty and needs cleaned for proper air flow and safety.**

2.18 Stairs / Steps

**Safety**

**Stair stringers at deck are not properly attached with hangers, deterioration observed. Recommend review by a licensed contractor for corrections as necessary.**

---

### Roof

---

3.0 Exposed Flashings

**Review**

**Plumbing vent collar is deteriorated; recommend replacing by a licensed roofing contractor to prevent leaks.**

---

## Garages / Carports

---

5.9 Electrical

### Safety

**No Ground Fault Circuit Interrupter (GFCI) protection is present. Recommend installation of GFCI protected receptacles by a licensed electrician for safety.**

---

## Dining Room

---

7.3 Doors

### Safety

**Door lock is missing, replace as needed to ensure security.**

---

## Entry Way / Halls / Stairs

---

10.4 Electrical

### Serviceable

10.5 Stairs

### Safety

**Spacing between spindles is larger than 4 inches which may allow small children to crawl through the space. Recommend reducing spacing as a child safety enhancement.**

---

## Main Floor Bathroom

---

11.6 Tub

### Review

**The tub does not drain. Recommend repair by a licensed plumber for proper operation.**

11.16 Toilet

### Review

**Moisture detected at the base of the toilet using an electronic moisture detector. A licensed plumbing contractor is needed to make necessary repairs to prevent further damage.**

---

## Laundry Area

---

17.2 Electrical

### Safety

**No Ground Fault Circuit Interrupter (GFCI) protection is present at washing machine and sink receptacles. Recommend installation of GFCI protected receptacles by a licensed electrician for safety.**

---

## Plumbing

---

18.2 Natural Gas Piping



**Safety**

**Due to the presence of corrugated stainless steel tubing, it is recommended to have the gas piping bonded to a grounding system by a licensed electrician to help prevent the possibility of damage from a lightning strike.**

---

**Electrical**

---

## 19.2 Smoke Alarms

**Safety**

**Smoke alarm at the second floor hallway did not respond to test; recommend repairing or replacing for safety. NFPA recommends testing smoke alarms at least once a month.**

## 19.3 Carbon Monoxide Alarms

**Safety**

**None observed, recommend installing carbon monoxide alarms in the following areas: inside each bedroom or sleeping area and at least one on each level including basement for safety.**

---

**Water Heater**

---

## 22.2 Temperature / Pressure Release Valve

**Review**

**TPR valve is leaking, which usually indicates a defective valve or the need for an expansion tank. Recommend review by a licensed plumber for corrections as needed.**

---

Licensed To Stephen P. Carter