



SUMMARY REPORT

AmeriSpec Inspection Services
P.O. Box 5541
Vacaville, CA 95696
707-624-6133

SUMMARY

Doc #: 070119DF3

Client Name:

Dwelling Address:

Inspector: David Ferguson

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. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

3. Garage / Carport

3.6 Garage Walls

Review

Fire rating of the garage wall is compromised due to installation of a dog door. This is a safety concern. Recommend corrections as needed.

11. Kitchen

11.14 Kitchen Comments

Review

Although a shut off valve has been installed at the refrigerator water supply line. It was leaking at time of inspection. Recommend corrections to prevent moisture damage.

12. Bedroom(s)

12.6 Electrical

Review

An extension cord is being used as permanent wiring. Recommend corrections to ensure safety.



SUMMARY REPORT

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MAINTENANCE SUMMARY

Doc #: 070119DF3

Client Name:

Dwelling Address:

Inspector: David Ferguson

1. Roof

1.0 Roof Conditions

Maintenance

- (1) Moss growth observed at front of home. Recommend corrections as needed.
- (2) Our review of the roof was limited due to height and roofing material. We recommend consulting a licensed roofing professional to further evaluate the condition of the roof if possible.

1.2 Gutters & Downspouts

Maintenance

Recommend cleaning and apply sealant or epoxy as needed.

2. Exterior

2.6 Fences & Gates

Maintenance

Loose fence sections observed at left side . Recommend review for repair or replacement as necessary.

8. Heating System

8.0 Heating Equipment Condition

Maintenance

Due to excessive foil tape, the appliance cover does not fit properly. Recommend corrections as needed.

8.4 Air Filters

Review

Filter is dirty; recommend replacement for proper operation of the system.

Filters are missing; suggest installing filters for proper operation. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

10. Water Heater

10.1 Supply Lines

Maintenance

Copper and galvanized water lines connected without di-electric fittings. This causes electrolysis, which leads to rust, corrosion, and eventually leaks. Ideally, where copper and galvanized water lines are connected, they should be separated by a di-electric fitting. Suggest review by a licensed plumber prior to closing for repairs/replacement as needed.

11. Kitchen

11.10 Dishwasher(s)

Maintenance

The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). Recommend repair as necessary.

15. Interior Rooms and Areas

15.6 Electrical

Maintenance

Exposed electrical wiring observed in the living room. It appears that the seller removed a ceiling fan. Recommend replacement.



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Doc #: 070119DF3 Inspector: David Ferguson
Date: 7/1/2019
Dwelling Address:
Client Name:
Client's Agent: Real Estate Company:

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



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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 (S) = The items inspected appeared to function normally at time of inspection.

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = 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 OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

MAINTENANCE (M) = The item or component appears to be in need of maintenance. These items or components are not considered defective, but rather in need of a one time repair or on-going maintenance.

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

GENERAL CONDITIONS

Approximate age of building:

10 to 15 Years

Type of building:

Single Family

In Attendance:

Buyer, Buyers Agent

Temperature:

80-90 degrees F

Weather:

Clear

Start Time:

Start Time: 3:00 PM

Finish Time:

Finish Time: 4:30 PM

1. 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 damage 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.

Styles & Materials

Method Used to Inspect Roof:

Inaccessible

Roof Material Type:

Concrete Tile

Roof Structure:

Rafters

		S	NI	NP	M	R
1.0	Roof Conditions				•	
1.2	Gutters & Downspouts				•	
		S	NI	NP	M	R

S= Serviceable, NI= Not Inspected, NP= Not Present, M= Maintenance, R= Review

Comments:

1.0 (1) Moss growth observed at front of home. Recommend corrections as needed.



1.0 Item 1(Picture)

1.0 (2) Our review of the roof was limited due to height and roofing material. We recommend consulting a licensed roofing professional to further evaluate the condition of the roof if possible.

1.2 Recommend cleaning and apply sealant or epoxy as needed.



1.2 Item 1(Picture)

2. Exterior

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

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Exterior Wall Cladding:

Stucco

Trim:

Wood

Exterior Entry Doors:

Metal Clad

Windows and Frames:

Double Glazed/Insulated

		S	NI	NP	M	R
2.0	Driveways	•				
2.1	Walkways	•				
2.2	Exterior Siding	•				
2.3	Trim, Eaves, Soffits and Fascias	•				
2.4	Windows	•				
2.5	Doors (Exterior)	•				
2.6	Fences & Gates				•	
2.7	Electrical (Exterior)	•				
2.8	Gas Meter	•				
2.9	Exterior Water Faucets	•				
2.10	Door Bell(s)	•				
2.11	Lot Grade & Drainage	•				
2.13	Patio	•				
		S	NI	NP	M	R

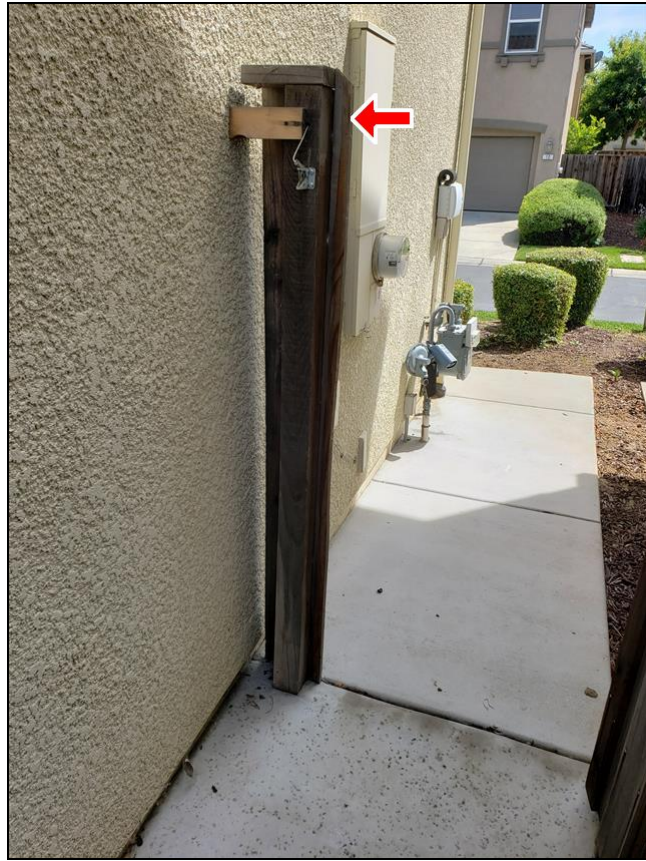
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Comments:

2.4

- **Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.**

2.6 Loose fence sections observed at left side . Recommend review for repair or replacement as necessary.



2.6 Item 1(Picture)

3. Garage / Carport

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.

Styles & Materials

Garage Type:

Attached

Exterior Wall Cladding:

Same as House

Garage Door Material:

Metal

		S	NI	NP	M	R
3.0	Exterior Wall Cladding	•				
3.1	Roof Conditions	•				
3.2	Garage Floor	•				
3.3	Garage Door(s)	•				
3.4	Garage Door Openers	•				
3.6	Garage Walls					•
3.7	Garage Ceiling	•				
3.8	Electrical Receptacles, Switches and Fixtures	•				
		S	NI	NP	M	R

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Comments:

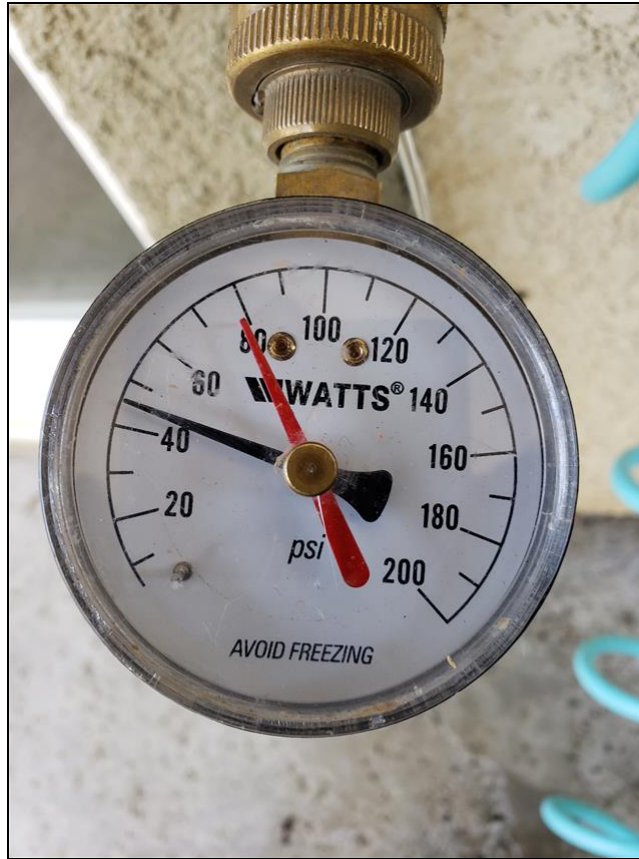
3.6 Fire rating of the garage wall is compromised due to installation of a dog door. This is a safety concern. Recommend corrections as needed.



3.6 Item 1(Picture)

6. Plumbing System

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



Styles & Materials

Water Supply:

Public

Water Supply Lines:

Copper

Plumbing Waste & Vent Pipes:

ABS

Water Shut Off Location:

Enclosure at Street

Main Fuel Shut Off Location:

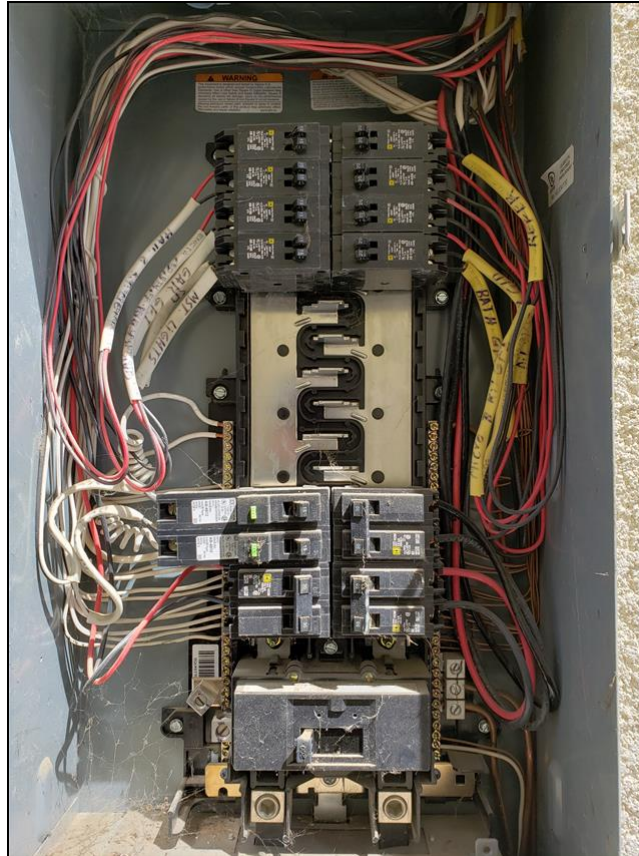
Left Side Exterior at Gas Meter

		S	NI	NP	M	R
6.0	Plumbing Water Supply System	•				
6.1	Drain Waste and Vent Systems	•				
6.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)	•				
		S	NI	NP	M	R

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7. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.



Styles & Materials

Main Electrical Panel Location: Exterior	Equipment Grounding Present: Yes	Service Entrance Conductors: Underground
Service Amperage: 200 AMPS	Service Voltage: 120/240v	Panel Type: Breakers
Branch Wiring Type: Copper	Wiring Methods: Non Metallic Sheathed Cable (Romex)	Electric Panel Manufacturer: SQUARE D

		S	NI	NP	M	R
7.0	Electrical Main Service	•				
7.1	Equipment Grounding	•				
7.2	Main Electrical Panel Condition	•				
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.5	Operation of AFCI (ARC Fault Circuit Interrupters)	•				
7.6	Smoke Alarms	•				
7.7	Carbon Monoxide Alarms	•				
		S	NI	NP	M	R

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8. Heating System

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

Styles & Materials

Heating Unit Location(s):

Attic

Heating System(s) Service:

Entire Home

Heating System Type(s):

Gas Forced Air Furnace

Energy Source:

Natural Gas

Distribution/Ductwork:

Insulated

		S	NI	NP	M	R
8.0	Heating Equipment Condition				•	
8.1	Energy Source	•				
8.2	Exhaust Venting	•				
8.3	Thermostat	•				
8.4	Air Filters					•
8.5	Distribution / Ducting Systems	•				
		S	NI	NP	M	R

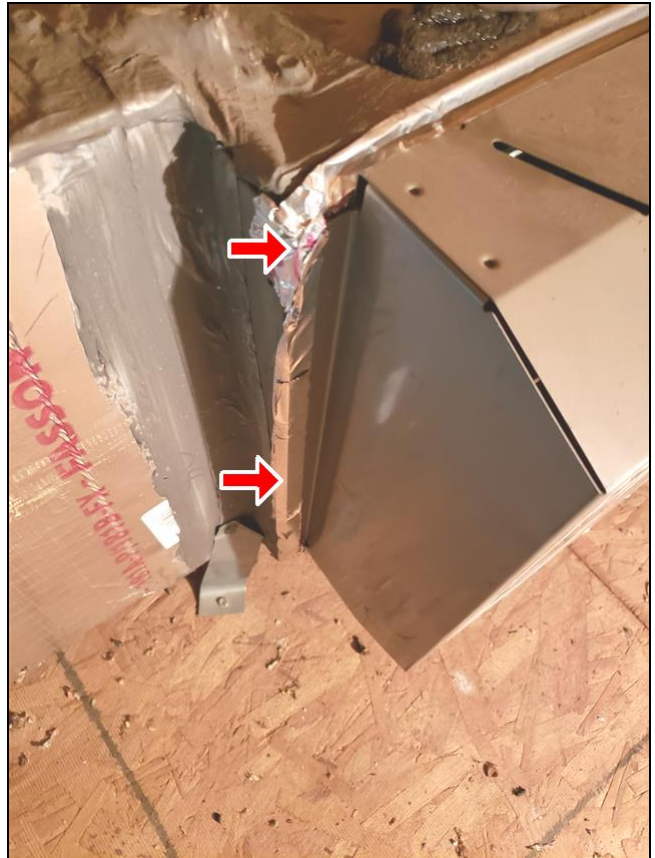
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Comments:

8.0 Due to excessive foil tape, the appliance cover does not fit properly. Recommend corrections as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.4 Filter is dirty; recommend replacement for proper operation of the system.

Filters are missing; suggest installing filters for proper operation. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

9. Cooling System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Styles & Materials

AC Unit Location(s):

Same as Heating System

AC System(s) Service:

Same as Heating System

Energy Source:

Electric

Cooling Equipment Type(s):

Electric

Ductwork:

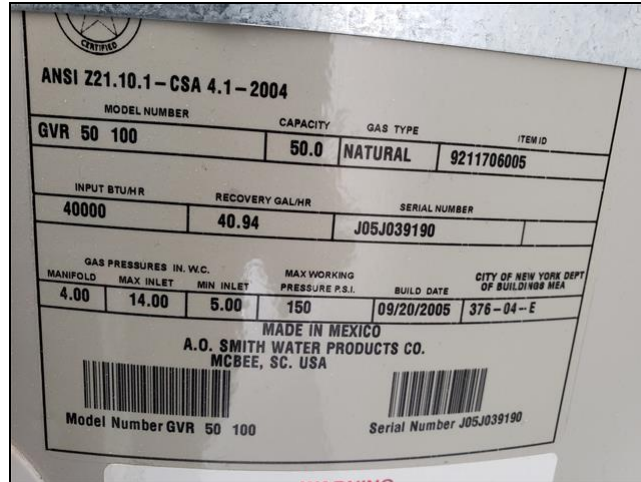
Same as Heating System

		S	NI	NP	M	R
9.0	Cooling Equipment Condition	•				
9.1	Energy Source	•				
9.2	Thermostat	•				
9.3	Distribution / Ducting Systems	•				
		S	NI	NP	M	R

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10. 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.



Styles & Materials

Water Heater Location(s):

Garage

Water Heater Design Type:

Natural Gas

Water Heater Energy Source:

Natural Gas

Water Heater Capacity:

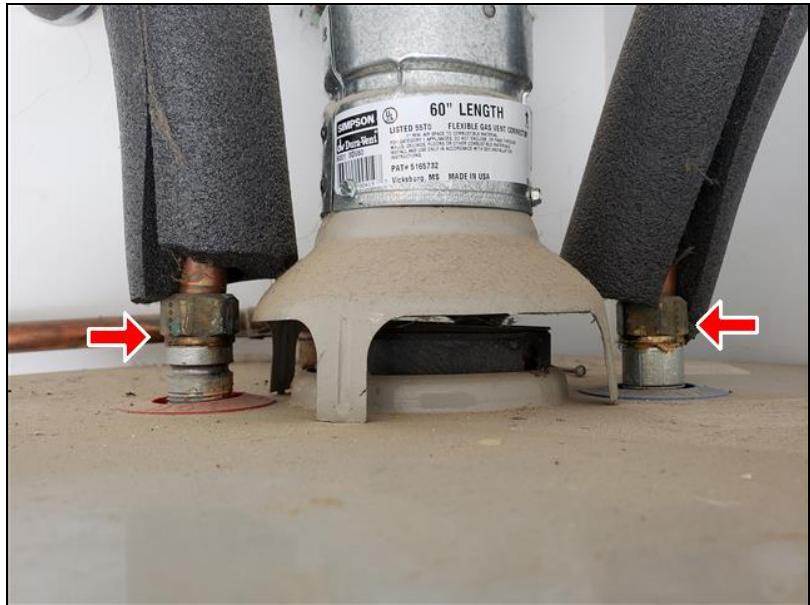
50 Gallon

		S	NI	NP	M	R
10.0	Water Heater Condition	•				
10.1	Supply Lines				•	
10.2	Energy Source	•				
10.3	Flue Venting	•				
10.4	Temperature / Pressure Release Valve	•				
10.6	Hot Water Temperature	•				
		S	NI	NP	M	R

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Comments:

10.1 Copper and galvanized water lines connected without di-electric fittings. This causes electrolysis, which leads to rust, corrosion, and eventually leaks. Ideally, where copper and galvanized water lines are connected, they should be separated by a di-electric fitting. Suggest review by a licensed plumber prior to closing for repairs/replacement as needed.



10.1 Item 1(Picture)

11. Kitchen

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. 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.

Styles & Materials

Cabinet(s):

Wood

Countertop(s):

Quartz

Exhaust Hood:

Exterior Vented

Stovetop:

Gas

Oven:

Electric

		S	NI	NP	M	R
11.0	Floors	•				
11.1	Walls	•				
11.2	Ceiling	•				
11.3	Doors	•				
11.4	Windows	•				
11.5	Electrical	•				
11.6	Counters and Cabinets	•				
11.7	Sinks	•				
11.8	Plumbing	•				
11.9	Disposal	•				
11.10	Dishwasher(s)				•	
11.11	Ranges/Ovens/Cooktops	•				
11.12	Range Hood(s)	•				
11.13	Microwave	•				
11.14	Kitchen Comments					•
		S	NI	NP	M	R

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Comments:

11.10 The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). Recommend repair as necessary.



11.10 Item 1(Picture)

11.14 Although a shut off valve has been installed at the refrigerator water supply line. It was leaking at time of inspection. Recommend corrections to prevent moisture damage.



11.14 Item 1(Picture)



11.14 Item 2(Picture)

12. Bedroom(s)

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.

Styles & Materials

Floor Covering(s):

Carpet

Wall Material(s):

Drywall

Ceiling Material(s):

Drywall

Doors:

Hollow Core

Windows:

Same as Exterior

		S	NI	NP	M	R
12.0	Floors	•				
12.1	Walls	•				
12.2	Ceilings	•				
12.3	Doors	•				
12.4	Closets	•				
12.5	Windows	•				
12.6	Electrical					•
		S	NI	NP	M	R

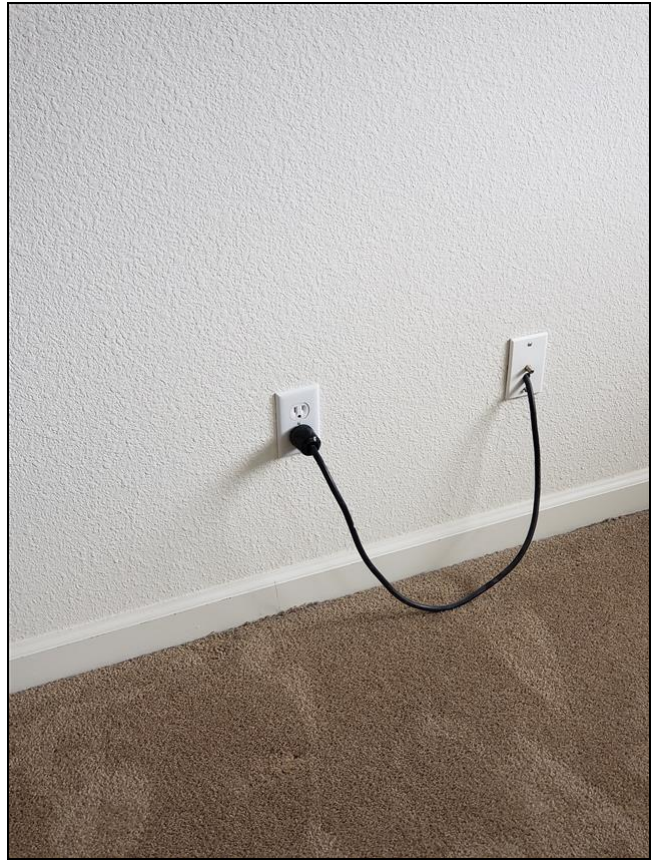
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Comments:

12.6 An extension cord is being used as permanent wiring. Recommend corrections to ensure safety.



12.6 Item 1(Picture)



12.6 Item 2(Picture)

13. Bathroom(s)

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.

Styles & Materials

Bath Tub / Shower:

- Standard Bath Tub
- Seperate Shower
- Combined Bath Tub & Shower

		S	NI	NP	M	R
13.0	Floors	•				
13.1	Walls	•				
13.2	Ceiling	•				
13.3	Doors	•				
13.4	Closets	•				
13.5	Windows	•				
13.6	Electrical	•				
13.7	Exhaust Fan(s)	•				
13.8	Bath Tub	•				
13.9	Shower	•				
13.10	Sinks	•				
13.11	Toilet	•				
13.12	Counters & Cabinets	•				
		S	NI	NP	M	R

S= Serviceable, NI= Not Inspected, NP= Not Present, M= Maintenance, R= Review

14. 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.

Styles & Materials

Dryer Power Source:

Both 240 Volt Electric and Natural
Gas

Dryer Vent:

Flexible Metal

		S	NI	NP	M	R
14.0	Floors	•				
14.1	Walls	•				
14.2	Ceiling	•				
14.3	Doors	•				
14.4	Closets	•				
14.5	Windows	•				
14.6	Electrical	•				
14.7	Counters & Cabinets	•				
14.8	Laundry Tub / Sink	•				
14.9	Exhaust Fan	•				
		S	NI	NP	M	R

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15. Interior Rooms and Areas

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.

Styles & Materials

Floor Covering(s):

Carpet

Wall Material(s):

Drywall

Ceiling Material(s):

Drywall

Interior Doors:

Hollow Core

Window Type(s):

Same as Exterior

		S	NI	NP	M	R
15.0	Floors	•				
15.1	Walls	•				
15.2	Ceilings	•				
15.3	Doors	•				
15.4	Closets	•				
15.5	Windows	•				
15.6	Electrical				•	
15.8	Stairways	•				
		S	NI	NP	M	R

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Comments:

15.6 Exposed electrical wiring observed in the living room. It appears that the seller removed a ceiling fan. Recommend replacement.



15.6 Item 1(Picture)

16. Attic

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



Styles & Materials

Method Used to Inspect Attic:

Walked or Crawled

Attic Access Type:

Attic Hatch

Attic Insulation:

Loose Fill

Ventilation:

- Hooded Roof Vents
- Soffit Vents
- Gable Vents

Sheathing:

Plywood

Framing:

Truss

		S	NI	NP	M	R
16.0	Attic Access	•				
16.1	Attic Framing	•				
16.2	Attic Sheathing	•				
16.3	Attic Insulation	•				
16.4	Attic Ventilation	•				
16.5	Electrical Wiring, Switches and Fixtures	•				
16.6	Ductwork	•				
		S	NI	NP	M	R

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