

AmeriSpec Inspection Service
Temecula Valley
Ph#: (951) 303-1713

SUMMARY ITEMS

Doc #: 189xxx
Dwelling Address:

Murrieta, Ca.

Client Name:
Inspector: Chris Rutledge

This summary is provided as a service to assist in verifying that noted items are 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 to determine what repairs if any are to be made. This summary is only part to the inspection report. We will not be held liable for any omissions in the summary report. The entire report must be reviewed prior to close.

Exterior

1106. Exterior Door(s) Review. (1) Wood deterioration observed at inside bottom of door off of Living Room. Suggest repairs/replacement as needed.



(2) Door at off of Master Bedroom opens/swings to the outside, suggest installing security hinges

1109. Electrical Review. Stuck pull-chain observed in the ceiling fan light fixture at BBQ area, recommend review for repair for proper operation. Ground fault interrupter (GFCI) provided for safety. The outlet(s) were tested, tripped and operational at time of inspection.

1113. Sprinkler System Review. (1) Broken head noted at front planter, suggest replacing for proper operation.



(2) Numerous missing drip heads noted at front and back yard, suggest repair as needed.

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(3) Low pressure noted at left front grass area in back yard, possible broken pipe. Suggest repair/replacement as needed.

(4) A couple of broken drip lines noted at back yard, suggest replacing for proper operation.



Manually tested at the sprinkler valves. This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. No operational test or inspection was performed on the timer system. Verification of this system's performance by the client with the sell

1124a. BBQ Area

Review. Gas BBQ/Fire Pit tested. Suggest consult seller for additional information to confirm that unit is operational.

(1) Gas odor detected at the BBQ Area, recommend review by a qualified professional or the local gas utility company for repair or replacement as necessary.

(2) Electronic ignition for BBQ is inoperable.

Pool House Exterior

1118.2. Patio

Review. Wood frame structure at ,4x6 joists with 4x4 lattice noted.

Wood deterioration observed at front cover . Suggest repairs/replacement as needed.



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Suggest reviewing latest pest control report for a more detailed evaluation.

Roof

1205. Conditions Review. Loose tiles observed at roof to wall area at left rear side. To prolong the life of the roof repair the few areas where materials are loose should be performed. Recommend review by a roofing contractor for repair, as necessary, prior to close.



Otherwise roof shows normal wear for its age and type.

Garage

1307. Floor/Slab Suggest removing carpet as this is a fire safety concern.



1311. Fire Door Review. Fire rating is compromised due to pet door. Suggest replacing for fire safety.



Self-close/positive latching at door between garage and living area.

1312. Exterior Pet door noted possible security concern.

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Door(s)

1317. Electrical Review. Extension cord at outlet by workbench improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.



Ground fault interrupter (GFCI) provided for safety. The outlet(s) were tested, tripped and operational at time of inspection.

1319. Garage Comments This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend client confirm proper operation prior to close.

Electrical

1810. Electrical Comments (1) Solar electrical systems are not within the scope of this inspection as per our inspection agreement. Client may wish to consult a specialist for evaluation prior to closing.
(2) A low voltage security, yard light and intercom system installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our inspection agreement, this system is beyond the scope of this inspection.

Water Heater

2109. Flue Venting Review. Loose bottom connection observed. Suggest properly securing with 3 screws in each joint as required. This is a safety concern.



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2112. Water Heater Water stains observed on floor/wall around unit. No leaks noted at the time of inspection. Client is advised to consult with sellers for additional information.

Comments



Kitchen/Nook

2203. Ceiling Patching observed at ceiling, suggest consult sellers for additional information.



2211. Sinks Chips in sink noted.

2212. Faucets Review. Sprayer line is leaking at connection below faucet. Corrections are needed for proper operation.



Pool House Kitchen

- 2206.2. Windows Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane

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is required.

- 2208.2. Electrical Review. Ceiling fan inoperable.
Ground fault interrupter (GFCI) provided at outlets within 6' of sink(s) for safety. The
GFCI(s) were tested, tripped and operational at time of inspection.

Master Bathroom

2306. Windows Window frame above tub side wall is pulled apart at glazing on one side, suggest repair as needed.

Left side Hallway Bathroom

- 2302.3. Walls Evidence of past water penetration observed in the bottom of front side wall between tub and toilet. Client is advised to consult with sellers for additional information, to ensure corrections have been made.



- 2306.3. Windows Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

- 2310.3. Tub/Whirlpool Review. Missing tub stopper noted.
1

Right side Hall Bathroom

- 2317.4. Shower Faucet Faucet trim is not flush to the wall; which may result in water penetration to the interior structure and deterioration of the wall; corrections are needed to prevent wall damage.

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Pool House Bathroom

- 2306.6. Windows Review. Broken/loose sash rail observed at window frame on left side wall. Rail holds window in open position.



Suggest repairs/replacement as needed to ensure proper operation.

- 2318.6. Sinks Note: No sink present.

Bedroom #4

- 2531.4. Windows Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

Entry Way/Halls

2608. Electrical Review. The 3-way switch in the Entry is inoperable or did not operate properly, recommend review for repair as needed.

Living/Dining Room

2646. Windows Review. Fog and/or signs of condensation were noted in the (lower) double glazed insulated window pane at rear side Living Room wall. This indicates a

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broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

2648. Electrical One light fixture in the ceiling was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

Attic

2704. Evidence of Leaking Stains observed on HVAC platform. No moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



2712. Attic Comments Some rodent droppings noted. Recommend review by a specialist for sealing any openings to attic as needed.



Catwalk noted from attic access to furnace. Light switch to light fixture by attic access noted.

Pool/Spa Equipment & Area

2860. Filter System Review. Leak at heater drain plug noted, suggest repairs as needed. In this filter, the water passes through a series of fabric-covered grids that are coated with DE. Filter was not accessed for inspection. Periodic backwashing is required for proper operation.

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This pool system is equipped with a Chlorine Generator. During electrolysis, salty water is forced across a special metal cell that is charged with a electrical current. This process creates chlorine.



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Doc #: 189xxx Inspector: Chris Rutledge

Date: 1/17/2018

Dwelling Address:
Murrieta, Ca.

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.

Throughout this report, the terms 'right', 'left', 'front' and 'rear' are used to describe the home as viewed from the street.

SERVICEABLE: The item was inspected and appeared to function normally at the time of inspection.

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

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading 'Comment' will appear in the 'Summary Report'.

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. Items with the heading 'Review' will appear in the 'Summary Report'.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, 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.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001.	Inspector	Chris Rutledge.
1002.	In Attendance	Buyer(s); Buyers Agent.
1003.	Occupancy	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.
1004.	Property Information	This is a single family home.
1005.	Levels	1 story structure.
1006.	Estimated Age	This structure was built in 2001 as stated by the MLS.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear with temperature in the 80's.
1008.	Start Time	9:00 AM.
1009.	Stop Time	12:00 PM.

AmeriSpec General Home Inspection

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.

Step #	Component	Comment
1101.	Driveway	Serviceable. Concrete; Flagstone.
1102.	Walkways	Serviceable. Concrete.
1103.	Exterior Wall Covering	Serviceable. Stucco. Common cracks observed, primarily a cosmetic concern.
1104.	Trim	Serviceable. Wood.
1105.	Window & Frames	Serviceable. Vinyl frame; Fixed; Sliding frame; Single hung. Double glazed insulated windows observed in the home. The inspector is not always able to determine if 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.
1106.	Exterior Door(s)	Review. Metal Clad Front Door; Metal Clad French Door(s). (1) Wood deterioration observed at inside bottom of door off of Living Room . Suggest repairs/replacement as needed. (2) Door at off of Master Bedroom opens/swings to the outside, suggest installing security hinges
1107.	Gutters / Downspouts	Serviceable. Aluminum.
1108.	Fences / Gates	Serviceable.
1109.	Electrical	Review. Stuck pull-chain observed in the ceiling fan light fixture at BBQ area, recommend review for repair for proper operation. Ground fault interrupter (GFCI) provided for safety. The outlet(s) were tested, tripped and operational at time of inspection.
1111.	Gas Meter(s)	Serviceable. The gas meter is located at left side of house. The main gas shut off valve is located at the meter.
1112.	Exterior Faucets	Serviceable. The exterior faucets are located at the front and rear of the house.

AmeriSpec General Home Inspection

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| 1113. | Sprinkler System | <p>Review. (1) Broken head noted at front planter, suggest replacing for proper operation.</p> <p>(2) Numerous missing drip heads noted at front and back yard, suggest repair as needed.</p> <p>(3) Low pressure noted at left front grass area in back yard, possible broken pipe. Suggest repair/replacement as needed.</p> <p>(4) A couple of broken drip lines noted at back yard, suggest replacing for proper operation.</p> <p>Manually tested at the sprinkler valves. This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. No operational test or inspection was performed on the timer system. Verification of this system's performance by the client with the sell</p> |
| 1114. | Bell / Chime | Serviceable. The doorbell is located at the front porch. |
| 1115. | Lot / Grade Drainage | Serviceable. Flat lot. Underground lot drainage system observed. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers or verify that the drainage system functions properly prior to closing. |
| 1116. | Foundation / Type | Serviceable. Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. |
| 1118. | Patio | Serviceable. Concrete. Metal frame structure at rear. Metal roofing noted.
Wood frame structure at rear ,4x6 joists with 4x4 lattice noted. |
| 1121. | Porch | Serviceable. Concrete; Flagstone. |
| 1124a. | BBQ Area | <p>Review. Gas BBQ/Fire Pit tested. Suggest consult seller for additional information to confirm that unit is operational.</p> <p>(1) Gas odor detected at the BBQ Area, recommend review by a qualified professional or the local gas utility company for repair or replacement as necessary.</p> <p>(2) Electronic ignition for BBQ is inoperable.</p> |

AmeriSpec General Home Inspection

Pool House Exterior

Step #	Component	Comment
1102.2.	Walkways	Serviceable. Concrete.
1103.2.	Exterior Wall Covering	Serviceable. Stucco.
1104.2.	Trim	Serviceable. Wood.
1105.2.	Window & Frames	Vinyl frame; Fixed; Sliding frame. Double glazed insulated windows observed in the home. The inspector is not always able to determine if 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.
1106.2.	Exterior Door(s)	Serviceable. Metal Clad French Door(s).
1107.2.	Gutters / Downspouts	Serviceable. Aluminum.
1109.2.	Electrical	Serviceable. Ground fault interrupter (GFCI) provided for safety. The outlet(s) were tested, tripped and operational at time of inspection.
1112.2.	Exterior Faucets	Serviceable. The exterior faucets are located at the front of the house.
1115.2.	Lot / Grade Drainage	Serviceable. Flat lot.
1116.2.	Foundation / Type	Serviceable. Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118.2.	Patio	Review. Wood frame structure at ,4x6 joists with 4x4 lattice noted. Wood deterioration observed at front cover . Suggest repairs/replacement as needed. Suggest reviewing latest pest control report for a more detailed evaluation.
1121.2.	Porch	Serviceable.

AmeriSpec General Home Inspection

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 damage to materials when walked upon. 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.

Step #	Component	Comment
1201.	Methods Used To Inspect	Observed from the ground with 8X56 field glasses.
1202.	Material/Type	Concrete tile.
1203.	Exposed Flashings	Serviceable. Galvanized.
1205.	Conditions	Review. Loose tiles observed at roof to wall area at left rear side. To prolong the life of the roof repair the few areas where materials are loose should be performed. Recommend review by a roofing contractor for repair, as necessary, prior to close. Otherwise roof shows normal wear for its age and type.

AmeriSpec General Home Inspection

Garage

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.

Step #	Component	Comment
1301.	Type	Attached garage. Two- two car garages Attached garages should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage.
1307.	Floor/Slab	Concrete. Suggest removing carpet as this is a fire safety concern.
1308.	Garage Door(s)	Serviceable. Metal; Roll-up panel.
1309.	Garage Door Hardware	Serviceable.
1310.	Door Openers	Serviceable. This 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.
1311.	Fire Door	Review. Metal/Metal Clad. Fire rating is compromised due to pet door. Suggest replacing for fire safety. Self close/positive latching at door between garage and living area.
1312.	Exterior Door(s)	Metal/Metal Clad. Pet door noted, possible security concern.
1314.	Walls	Serviceable. Drywall.
1315.	Fire Wall/Ceiling	Serviceable.
1316.	Ceiling	Serviceable. Drywall.
1317.	Electrical	Review. Extension cord at outlet by workbench improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety. Ground fault interrupter (GFCI) provided for safety. The outlet(s) were tested, tripped and operational at time of inspection.

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1319. Garage Comments This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend client confirm proper operation prior to close.

AmeriSpec General Home 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 home's 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.

Step #	Component	Comment
1401.	Chimney Type	Serviceable. Wood frame housing with Stucco.
1402.	Visible Condition	Serviceable. Limited review, chimney was viewed from the ground. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
1403.	Chimney Flue	Serviceable. Metal.
1404.	Flashings	Serviceable. Flashing intact where visible.
1405.	Spark Arrestor / Rain Cap	Serviceable. A spark arrester is installed as a safety feature. Rain cap installed.

AmeriSpec General Home Inspection

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. 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.

Step #	Component	Comment
1701.	Shut Off Valve Location	Serviceable. Main shut-off is located front hose bibb. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Supply Lines	Serviceable. Copper.
1703.	Drain Waste Lines & Vent Pipes	Serviceable. ABS.
1706.	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public waste disposal system.
1707.	Water Supply System	Serviceable. Water supply system appears to be public, verified by MLS statement.
1708.	Water Pressure	Serviceable. Water pressure was within normal range of 40 to 85 psi. Water pressure at time of inspection was 45 psi.

AmeriSpec General Home Inspection

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. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Step #	Component	Comment
1801.	Main Electrical Service Drop	Serviceable. Service entrance is underground.
1802.	Main Electrical Panel & Location	Serviceable. The main electrical panel is located at left side of Garage. Electrical service is approximately 175 amps 240 volts. Overload protection provided by breakers. Main disconnect present. System appears to be properly grounded.
1803.	Service Panel Comments	Serviceable. AFCI; Panels. All accessible panels were opened and visually inspected. Panels are not load tested. Arc-Fault Circuit Interrupters (AFCI) breakers for receptacles in bedrooms observed and tested.
1804.	Sub-Panel Comments & Location	Serviceable. The sub-panel is 50 amps, located in on pool hose exterior wall.
1805.	Wiring Method	Serviceable. Copper branch circuit, Romex..
1806.	Smoke Detectors	Serviceable. Smoke detectors located in the bedroom(s) and hallway(s). Tested OK. Periodic testing is suggested to ensure proper operation.
1807.	CO Alarm(s)	Serviceable. All Levels. CO Alarm(s) located in all levels of the home. Tested OK. Periodic testing is suggested to ensure proper operation.
1810.	Electrical Comments	(1) Solar electrical systems are not within the scope of this inspection as per our inspection agreement. Client may wish to consult a specialist for evaluation prior to closing. (2) A low voltage security, yard light and intercom system installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our inspection agreement, this system is beyond the scope of this inspection.

AmeriSpec General Home Inspection

Living Area Heating

Our evaluation of major 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 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.

Step #	Component	Comment
1901.	Location of unit	Serviceable. The heating system is located in the Attic
1902.	Brand	Manufactured by Rheem
1903.	Energy Source	Serviceable. Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable. Partially visible. Due to the inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed HVAC contractor should be consulted prior to closing to ensure proper and safe operation.
1905.	General Conditions	Serviceable. The Heater/Furnace was tested using normal operating controls and appeared to function properly at time of inspection. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1906.	Exhaust Venting	Serviceable. Metal.
1907.	Thermostat	Serviceable. Thermostat was tested in AC and Heat mode. Thermostats are not checked for calibration or timed functions. The thermostat is located in the right side Hallway.
1908.	Air Filters	Serviceable. Filter size is 20x30x1. Recommend servicing/cleaning filters on a regular bases to ensure proper operation and air flow.

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1909. Distribution /
 Ducting Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

AmeriSpec General Home Inspection

Bedroom Area Heating

Our evaluation of major 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 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.

Step #	Component	Comment
1901.	Location of unit	Not Present. The heating system is located in the Attic
1902.	Brand	Manufactured by Rheem
1903.	Energy Source	Serviceable. Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable. Partially visible. Due to the inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed HVAC contractor should be consulted prior to closing to ensure proper and safe operation.
1905.	General Conditions	Serviceable. The Heater/Furnace was tested using normal operating controls and appeared to function properly at time of inspection. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1906.	Exhaust Venting	Serviceable. Metal.
1907.	Thermostat	Serviceable. The thermostat is located in the left side Hallway.
1908.	Air Filters	Serviceable. Filter size is 20x30x1. Recommend servicing/cleaning filters on a regular bases to ensure proper operation and air flow.

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1909. Distribution /
 Ducting Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

AmeriSpec General Home Inspection

Living Area Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. 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.**

Step #	Component	Comment
2001.	Location of unit	Serviceable. The Air conditioning compressor is located at right side of house.
2002.	Air Conditioning Design Type/Brand	Serviceable. Split system.
2003.	General Conditions	Serviceable. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
2004.	Temperature Difference	Serviceable. Temperature at return register was 65 degrees, temperature at supply was 50 degrees, a difference of 15 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.
2005.	Energy Source	Serviceable. Electric with disconnect provided.
2008.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

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Bedroom Area Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. 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.**

Step #	Component	Comment
2001.	Location of unit	Serviceable. The Air conditioning compressor is located at left side of house.
2002.	Air Conditioning Design Type/Brand	Serviceable. Split system.
2003.	General Conditions	Serviceable. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
2004.	Temperature Difference	Temperature at return register was 65 degrees, temperature at supply was 50 degrees, a difference of 15 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.
2005.	Energy Source	Serviceable. Electric with disconnect provided. No electric disconnect noted, an electric disconnect is usually located within site of exterior condenser unit, this may not have been required when home was built, client may wish to install electric disconnect to enhance safety.
2008.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

AmeriSpec General Home Inspection

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.

Step #	Component	Comment
2101.	Location of unit	Serviceable. The water heater is located in the Garage
2102.	Water Heater Design Type	Serviceable. Natural gas.
2103.	Brand / Capacity	Manufactured by Rheem. Water heater capacity is 75 gallons.
2104.	Supply Lines	Serviceable. Copper.
2105.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable. Temperature/Pressure release discharge line properly installed as a safety feature.
2107.	Combustion Chamber	Serviceable.
2109.	Flue Venting	Review. Metal. Loose bottom connection observed. Suggest properly securing with 3 screws in each joint as required. This is a safety concern.
2110.	Earthquake strapping	Serviceable. The water heater appears to be properly strapped for earthquake safety.
2112.	Water Heater Comments	Water stains observed on floor/wall around unit. No leaks noted at the time of inspection. Client is advised to consult with sellers for additional information.

AmeriSpec General Home Inspection**Pool House Water Heater**

Step #	Component	Comment
2101.2.	Location of unit	The water heater is located in exterior closet on rear side of house.
2102.2.	Water Heater Design Type	Serviceable. Natural gas.
2103.2.	Brand / Capacity	Manufactured by GE. Water heater capacity is 30 gallons
2104.2.	Supply Lines	Serviceable. Copper.
2105.2.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
2106.2.	Temperature / Pressure Release Valve	Serviceable. Temperature/Pressure release discharge line properly installed as a safety feature.
2107.2.	Combustion Chamber	Serviceable.
2109.2.	Flue Venting	Serviceable. Metal.
2110.2.	Earthquake strapping	Serviceable. The water heater appears to be properly strapped for earthquake safety.

AmeriSpec General Home Inspection

Kitchen/Nook

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.

Step #	Component	Comment
2201.	Floor	Tile.
2202.	Walls	Serviceable. Drywall.
2203.	Ceiling	Drywall. Patching observed at ceiling, suggest consult sellers for additional information.
2206.	Windows	Serviceable.
2207.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2208.	Electrical	Serviceable. All light fixtures, switches and accessible outlets were serviceable at time of inspection. Ground fault interrupter (GFCI) provided at outlets within 6' of sink(s) for safety. The GFCI(s) were tested, tripped and operational at time of inspection.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable. Polished Granite; Tile.
2211.	Sinks	Chips in sink noted.
2212.	Faucets	Review. Sprayer line is leaking at connection below faucet. Corrections are needed for proper operation.
2213.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Serviceable. The disposal was operational. No leaks present at time of inspection.
2215.	Dishwasher(s)	Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

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2217. Stove / Cook Top Serviceable. The gas stove/range was tested at the time of inspection and appeared to function properly.
2218. Ovens Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.
2219. Hood / Fan / Light Serviceable. Exterior vented.
2220. Microwave Serviceable. Tested using a wet paper towel for 20 seconds. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- 2222a. Refrigerator Serviceable. The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

AmeriSpec General Home Inspection

Pool House Kitchen

Step #	Component	Comment
2201.2.	Floor	Tile.
2202.2.	Walls	Serviceable. Drywall.
2203.2.	Ceiling	Serviceable. Drywall.
2206.2.	Windows	Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
2207.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2208.2.	Electrical	Review. Ceiling fan noted and operated.. Ceiling fan inoperable. Ground fault interrupter (GFCI) provided at outlets within 6' of sink(s) for safety. The GFCI(s) were tested, tripped and operational at time of inspection.
2209.2.	Cabinets	Not Present.
2210.2.	Counter Tops	Not Present. Ceramic tile.
2211.2.	Sinks	Serviceable.
2212.2.	Faucets	Serviceable.
2213.2.	Traps / Drains / Supply	Serviceable. Flow and drainage appeared serviceable at the time of inspection. No leakage observed at time of inspection.
2214.2.	Disposals	Not Present. The disposal was operational. No leaks present at time of inspection.
2217.2.	Stove / Cook Top	Not Present.
2218.2.	Ovens	Not Present.
2219.2.	Hood / Fan / Light	Serviceable.
2220.2.	Microwave	Not Present. Tested using a wet paper towel for 20 seconds. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

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2222.2a. Refrigerator

Serviceable. The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

AmeriSpec General Home Inspection

Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. 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.

Step #	Component Location	Comment
.		rear; left side.
2301.	Floor	Tile.
2302.	Walls	Serviceable. Drywall.
2303.	Ceiling	Serviceable. Drywall.
2306.	Windows	Window frame above tub side wall is pulled apart at glazing on one side, suggest repair as needed.
2307.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.	Electrical	Serviceable. (GFCI). All light fixtures, switches and accessible outlets were serviceable at time of inspection. Ground fault interrupter (GFCI) provided at outlet(s) next to sink(s) for safety. The outlet(s) next to sink(s) were tested, tripped and operational at time of inspection.
2310.	Tub/Whirlpool	Serviceable. A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber. GFCI re-set for spa motor is located in electrical service panel.
2311.	Tub Surround	Serviceable. Ceramic tile.
2313.	Tub Faucet	Serviceable.
2314.	Shower Base	Serviceable. Ceramic tile; Fiberglass; Marble.
2315.	Shower Surround	Serviceable. Ceramic tile.
2316.	Shower Door	Serviceable. Tempered safety glass installed for safety.

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2317.	Shower Faucet	Serviceable. Same as tub.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable. No leaks were observed at the time of the inspection.
2320.	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection.
2321.	Toilet	Serviceable. The toilet was flushed and appeared operational. No excessive movement noted at floor to base connection. No leaks were noted at time of inspectio
2323.	Counter / Cabinets	Serviceable. Ceramic tile.
2326.	Bathroom Comments	<p>The National Standards that cover the construction of whirlpool/Jacuzzi bathtub appliances states that no whirlpool/Jacuzzi bathtub circulation system can fully drain. Bathing in a whirlpool/Jacuzzi bath that has not been properly maintained, exposes the bather to the residue of all past users. Research has demonstrated that whirlpool/Jacuzzi bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey and concentrate cleaning solutions (detergents, de-scaler and disinfectants) throughout the entire circulation system.</p> <p>A brochure providing information on health and safety issues associated with whirlpool/Jacuzzi bathtub appliances may be obtained from The National Council for Whirlpool Bath Health and Safety, 400 Albemarle Street, N.W., Suite 402, Washington, DC 20016 - (202) 362-1534.</p>

AmeriSpec General Home Inspection

Left side Hallway Bathroom

Step #	Component	Comment
.3.	Location	center; left side.
2301.3.	Floor	Tile.
2302.3.	Walls	Drywall. Evidence of past water penetration observed in the bottom of front side wall between tub and toilet. Client is advised to consult with sellers for additional information, to ensure corrections have been made.
2303.3.	Ceiling	Serviceable. Drywall.
2304.3.	Doors	Serviceable.
2306.3.	Windows	Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
2307.3.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.3.	Electrical	Serviceable. (GFCI). Ground fault interrupter (GFCI) provided at outlet(s) next to sink(s) for safety. The outlet(s) next to sink(s) were tested, tripped and operational at time of inspection.
2310.3.	Tub/Whirlpool	Review. Tub. Missing tub stopper noted.
2311.3.	Tub Surround	Serviceable. Fiberglass.
2313.3.	Tub Faucet	Serviceable.
2317.3.	Shower Faucet	Serviceable.
2318.3.	Sinks	Serviceable.
2319.3.	Sink Faucets	Serviceable. No leaks were observed at the time of the inspection.
2320.3.	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection. Flow and drainage were serviceable at the time of inspection.
2321.3.	Toilet	Serviceable. The toilet was flushed and appeared operational. No excessive movement noted at floor to base connection. No leaks were noted at time of inspection.
2323.3.	Counter / Cabinets	Serviceable. Solid surface.

AmeriSpec General Home Inspection**Right side Hall Bathroom**

Step #	Component	Comment
.4.	Location	center; right side.
2301.4.	Floor	Tile.
2302.4.	Walls	Serviceable. Drywall.
2303.4.	Ceiling	Serviceable. Drywall.
2304.4.	Doors	Serviceable.
2306.4.	Windows	Serviceable.
2307.4.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.4.	Electrical	Serviceable. (GFCI). All light fixtures, switches and accessible outlets were serviceable at time of inspection. Ground fault interrupter (GFCI) provided at outlet(s) next to sink(s) for safety. The outlet(s) next to sink(s) were tested, tripped and operational at time of inspection.
2314.4.	Shower Base	Serviceable. Fiberglass.
2315.4.	Shower Surround	Serviceable. Fiberglass.
2316.4.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.4.	Shower Faucet	Faucet trim is not flush to the wall; which may result in water penetration to the interior structure and deterioration of the wall; corrections are needed to prevent wall damage.
2318.4.	Sinks	Serviceable.
2319.4.	Sink Faucets	Serviceable. No leaks were observed at the time of the inspection.
2320.4.	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection. Flow and drainage were serviceable at the time of inspection.
2321.4.	Toilet	Serviceable. The toilet was flushed and appeared operational. No excessive movement noted at floor to base connection. No leaks were noted at time of inspection.
2323.4.	Counter / Cabinets	Serviceable. Solid surface.

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Pool House Bathroom

Step #	Component	Comment
2301.6.	Floor	Tile.
2302.6.	Walls	Serviceable. Drywall.
2303.6.	Ceiling	Serviceable. Drywall.
2304.6.	Doors	Serviceable.
2306.6.	Windows	Review. Broken/loose sash rail observed at window frame on left side wall. Rail holds window in open position. Suggest repairs/replacement as needed to ensure proper operation.
2307.6.	Heat / Cooling Source	Not Present.
2308.6.	Electrical	Serviceable. (GFCI). All light fixtures, switches and accessible outlets were serviceable at time of inspection. Ground fault interrupter (GFCI) provided at outlet(s) next to sink(s) for safety. The outlet(s) next to sink(s) were tested, tripped and operational at time of inspection.
2314.6.	Shower Base	Serviceable. Fiberglass.
2315.6.	Shower Surround	Serviceable. Fiberglass.
2316.6.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.6.	Shower Faucet	Serviceable.
2318.6.	Sinks	Note: No sink present.
2320.6.	Traps / Drains / Supply	Serviceable. No shut-off valves observed. Shut-off valves may not have been required when home was built. Client is advised to have shut-off valves installed as a plumbing upgrade.
2321.6.	Toilet	Serviceable. The toilet was flushed and appeared operational. No excessive movement noted at floor to base connection. No leaks were noted at time of inspection.

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Half Bathroom

Step #	Component Location	Comment center.
2401.	Floor	Tile.
2402.	Walls	Serviceable. Drywall.
2403.	Ceiling	Serviceable. Drywall.
2404.	Doors	Serviceable.
2406.	Windows	Serviceable.
2407.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2408.	Electrical	Serviceable. All light fixtures, switches and accessible outlets were serviceable at time of inspection. Ground fault interrupter (GFCI) provided at outlet(s) next to sink(s) for safety. The outlet(s) next to sink(s) were tested, tripped and operational at time of inspection.
2409.	Exhaust Fan	Serviceable.
2410.	Sinks	Serviceable.
2411.	Sink Faucets	Serviceable.
2412.	Traps / Drains / Supply	Serviceable. No leaks were observed at the time of the inspection. Flow and drainage were serviceable at the time of inspection.
2413.	Toilet	Serviceable.
2415.	Counter / Cabinets	Serviceable. Solid surface.

AmeriSpec General Home Inspection

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.

Step #	Component Location	Comment
.		front; right side.
2501.	Floor	Tile.
2502.	Walls	Serviceable. Drywall.
2503.	Ceiling	Serviceable. Drywall.
2504.	Doors	Serviceable.
2507.	Cabinets	Serviceable.
2508.	Laundry Sink	Serviceable.
2509.	Faucets	Serviceable.
2510.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2511.	Electrical	Serviceable. All light fixtures, switches and accessible outlets were serviceable at time of inspection.
2512.	Washer Hookups	Serviceable. In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered as part of normal maintenance.
2513.	Dryer Hookups	Serviceable. Gas pipe (with shutoff valve) noted..
2514.	Exhaust Fan	Serviceable. Exhaust fan noted and operated.

AmeriSpec General Home Inspection

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.

Step #	Component	Comment
.	Location	rear; left side.
2526.	Floors	Carpet.
2527.	Walls	Serviceable. Drywall.
2528.	Ceilings	Serviceable. Drywall.
2529.	Doors	Serviceable. Archway.
2530.	Closet / Wardrobe	Serviceable.
2531.	Windows	Serviceable.
2532.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.	Electrical	Serviceable. Ceiling fan noted and operated. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Bedroom #2**

Step #	Component	Comment
.2.	Location	center; left side.
2526.2.	Floors	Carpet.
2527.2.	Walls	Serviceable. Drywall.
2528.2.	Ceilings	Serviceable. Drywall.
2529.2.	Doors	Serviceable.
2530.2.	Closet / Wardrobe	Serviceable.
2531.2.	Windows	Serviceable.
2532.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.2.	Electrical	Serviceable. Ceiling fan noted and operated. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Bedroom #3**

Step #	Component	Comment
.3.	Location	front; left side.
2526.3.	Floors	Carpet.
2527.3.	Walls	Serviceable. Drywall.
2528.3.	Ceilings	Serviceable. Drywall.
2529.3.	Doors	Serviceable.
2530.3.	Closet / Wardrobe	Serviceable.
2531.3.	Windows	Serviceable.
2532.3.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.3.	Electrical	Serviceable. Ceiling fan noted and operated. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Bedroom #4**

Step #	Component	Comment
.4.	Location	front; center.
2526.4.	Floors	Carpet.
2527.4.	Walls	Serviceable. Drywall.
2528.4.	Ceilings	Serviceable. Drywall.
2529.4.	Doors	Serviceable.
2530.4.	Closet / Wardrobe	Serviceable.
2531.4.	Windows	Review. Fog and/or signs of condensation were noted in the (O) double glazed insulated window pane at left side side wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
2532.4.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.4.	Electrical	Serviceable. Ceiling fan noted and operated. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Bedroom #5**

Step #	Component	Comment
.5.	Location	front; right side.
2526.5.	Floors	Carpet.
2527.5.	Walls	Serviceable. Drywall.
2528.5.	Ceilings	Serviceable. Drywall.
2529.5.	Doors	Serviceable.
2530.5.	Closet / Wardrobe	Serviceable.
2531.5.	Windows	Serviceable.
2532.5.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.5.	Electrical	Serviceable. Ceiling fan noted and operated. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Office/Den**

Step #	Component	Comment
.6.	Location	center.
2526.6.	Floors	Carpet.
2527.6.	Walls	Serviceable. Drywall.
2528.6.	Ceilings	Not Present. Drywall.
2531.6.	Windows	Serviceable.
2532.6.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2533.6.	Electrical	Serviceable. All light fixtures, switches and accessible outlets were serviceable at time of inspection.

AmeriSpec General Home Inspection**Entry Way/Halls**

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
2601.	Floors	Ceramic tile.
2602.	Walls	Serviceable. Drywall.
2603.	Ceilings	Serviceable. Drywall.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Serviceable.
2608.	Electrical	Review. The 3-way switch in the Entry is inoperable or did not operate properly, recommend review for repair as needed.

AmeriSpec General Home Inspection**Living/Dining Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws are 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
2641.	Floors	Carpet.
2642.	Walls	Serviceable. Drywall.
2643.	Ceilings	Serviceable. Drywall.
2646.	Windows	Review. Fog and/or signs of condensation were noted in the (lower) double glazed insulated window pane at rear side Living Room wall. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
2647.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2648.	Electrical	One light fixture in the ceiling was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.
2650.	Fireplace	Serviceable. Fireplace damper was operational at time of inspection. Gas starter present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. Client may wish to consider installing a damper stop for safety if one is not already present. Gas starter provided,

AmeriSpec General Home Inspection**Family Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws are 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
2661.	Floors	Carpet.
2662.	Walls	Serviceable. Drywall.
2663.	Ceilings	Serviceable. Drywall.
2664.	Doors	Serviceable.
2666.	Windows	Serviceable.
2667.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2668.	Electrical	Serviceable. Ceiling fan noted and operated. Light fixtures, switches and accessible outlets were serviceable at time of inspection.
2670.	Fireplace	Serviceable. Fireplace damper was operational at time of inspection. Gas logs are present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. Client may wish to consider installing a damper stop for safety if one is not already present. Gas starter provided,

AmeriSpec General Home Inspection

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 Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Step #	Component	Comment
2701.	Access location / Inspection method	The attic access is located at hallway and laundry area. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owners belongings The attic was entered and a visual inspection was performed.
2702.	Framing	Serviceable. Trusses. Wood truss construction noted. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
2703.	Sheathing	Serviceable. Serviceable were visible. Roof sheathing is Waferboard.
2704.	Evidence of Leaking	Stains observed on HVAC platform. No moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.
2705.	Insulation	Serviceable. 6 to 8 inches of rolled fiberglass insulation noted.
2706.	Ventilation	Serviceable. Eave vents; Hooded roof vents.
2708.	Electrical	Serviceable. Serviceable were visible. Electrical wiring and fixtures covered by insulation are not inspected.
2709.	Distribution / Ducting	Serviceable. Ducts/Registers.
2710.	Chimneys	Serviceable.
2712.	Attic Comments	Some rodent droppings noted. Recommend review by a specialist for sealing any openings to attic as needed. Catwalk noted from attic access to furnace. Light switch to light fixture by attic access noted.

AmeriSpec General Home Inspection**Pool House Attic**

Step #	Component	Comment
2701.2.	Access location / Inspection method	Serviceable.
2702.2.	Framing	Serviceable. Trusses. Wood truss construction noted. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
2703.2.	Sheathing	Serviceable. Serviceable were visible. Roof sheeting is Waferboard.
2705.2.	Insulation	Not Present.
2706.2.	Ventilation	Serviceable.
2708.2.	Electrical	Serviceable. Serviceable were visible. Electrical wiring and fixtures covered by insulation are not inspected.
2709.2.	Distribution / Ducting	Serviceable. Ducts/Registers.

AmeriSpec General Home Inspection

Pool/Spa Equipment & Area

Step #	Component	Comment
2851.	Decking	Serviceable. Concrete.
2852.	Tile	Serviceable. Ceramic.
2855.	Fences/Gates	Serviceable. Self closing gate with auto latch was noted on gate(s) leading to pool/spa area. These devices are required to ensure child safety.
2856.	Electrical	Serviceable.
2857.	Lights	Serviceable.
2858.	GFCI	Serviceable. GFCI. Ground fault interrupter (GFCI) for pool lighting was present. The GFCI was tested, tripped and operational at time of inspection.
2859.	Heater	Serviceable. Gas. Heat exchanger/burners are not completely visible to the inspector and are not included in the scope of this inspection. If a more detailed evaluation is desired, we suggest to contact a licensed pool/HVAC contractor.
2860.	Filter System	Review. Diatomaceous Earth Filter (DE). Leak at heater drain plug noted, suggest repairs as needed. In this filter, the water passes through a series of fabric- covered grids that are coated with DE. Filter was not accessed for inspection. Periodic backwashing is required for proper operation. This pool system is equipped with a Chlorine Generator. During electrolysis, salty water is forced across a special metal cell that is charged with a electrical current. This process creates chlorine.
2861.	Pump(s)/Motor(s)	Serviceable. Circulation; Spa Jet; Pool Sweep; Water Fall.
2863.	Timer System	Serviceable. A time clock can be a key component to a pool or spa. It automatically turns the pools components on and off. With a time clock, the pump circulates water, the filter cleans the pool. The clock timer was turned on at time of inspection. No operational was performed on timer device. Suggest verifying proper operation prior to closing.
2864.	Maintenance	Specific tools and equipment are necessary for the maintenance, cleaning and general upkeep of spas and pools. In addition, there are several chemicals needed to maintain a body of clean, healthy water.