



AmeriSpec Inspection Services

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Doc #:	202201-00001	Inspector:	Justin Spinks
Date:	1/13/2022		
Dwelling Address:	898 SampleTrail SW Loganville GA 30052		
Client Name:	Bob Sample		
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

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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.

TABLE OF CONTENTS

Cover Page	1
Table of Contents	3
Intro Page	4
1 Exterior	6
2 Roof System	12
3 Garage / Carport	16
4 Chimney	20
5 Structural Components	22
6 Plumbing System	23
7 Electrical System	25
8 Heating System	27
9 Air Conditioning System	29
10 Water Heater	31
11 Kitchen and Built-in Appliances	33
12 Bathroom(s)	37
13 Laundry Area	41
14 Interior Rooms and Areas	43
15 Bedroom(s)	46
16 Attic	48
Review Summary	50
Maintenance Summary	64

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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.

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

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.

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'. All recommend corrections, repairs or replacements should be performed by a qualified and/or licensed contractor prior to close.

The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

GENERAL CONDITIONS

Type of building:

Single Family (2 story)

In Attendance:

Vacant (inspector only)

Approximate age of building:

20 to 25 Years

Occupancy:

Vacant

Utilities ON/OFF:

All utilities were on at the time of inspection.

Temperature:

40 degrees (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Start Time:

Start Time: 9:00 AM

Finish Time:

Finish Time: 12:00 PM

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1. 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:

Brick Veneer

Vinyl Siding

Exterior Entry Doors:

Metal Clad

Windows and Frames:

Single-hung

Double Glazed/Insulated

Trim:

Vinyl

Lot / Grade Drainage:

Flat Lot

Items**1.1 Driveways****Comments:** Maintenance

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Common settlement cracking observed in the driveway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.



1.2 Walkways

Comments: Review

Heaving observed at the front walkway. Possible trip hazard noted. We recommend further evaluation by a licensed contractor for repairs or replacement prior to close.



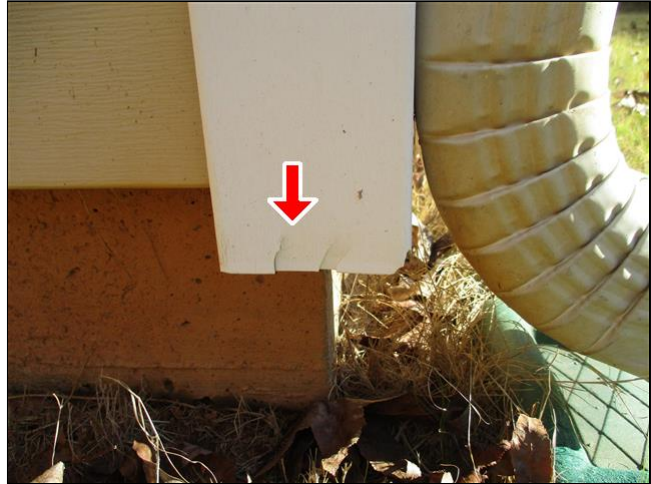
1.3 Exterior Wall Cladding

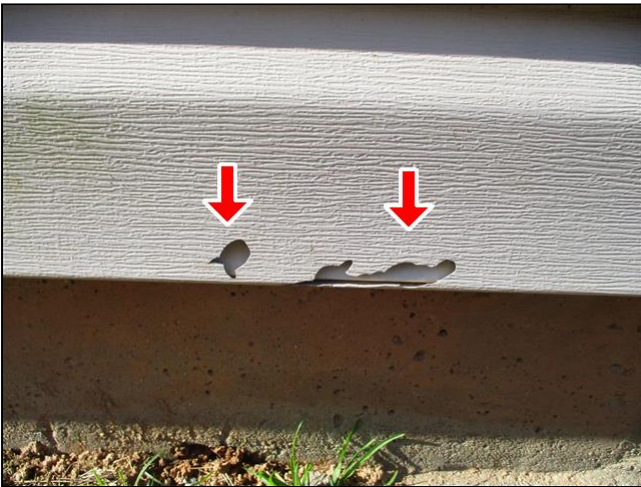
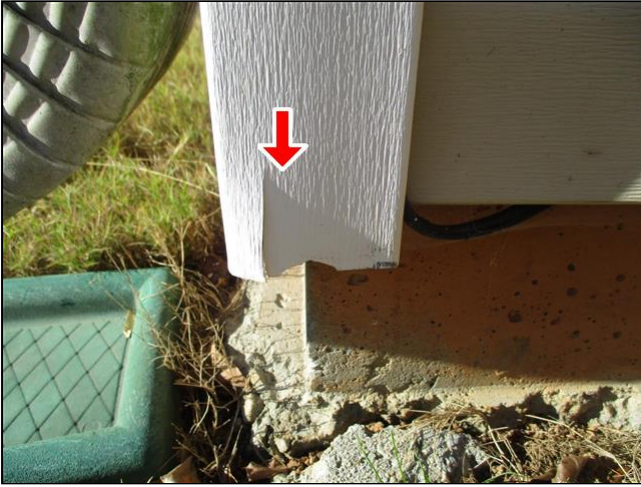
Comments: Maintenance

(1) Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

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(2) Minor damage to the vinyl siding and trim observed at multiple locations. Damage appears to be primarily cosmetic. Suggest review by a qualified contractor for repairs or replacement as needed.





1.4 Trim, Eaves, Soffits and Fascias

Comments: Maintenance

(1) Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.

(2) Damaged/loose vinyl soffit sheathing observed at the front of home and rear of home. Recommend review by a qualified contractor for repairs or replacement as needed.





1.5 Windows & Frames

Comments: Comments

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.

1.6 Doors (Exterior)

Comments: Maintenance

Peeling paint observed at the rear entry door; suggest scraping and painting as necessary as part of normal maintenance.



1.7 Fences and Gates

Comments: Serviceable

1.8 Electrical (exterior)

Comments: Review

(1) GFCI located at the right side of home (at ac unit) was inoperable; suggest review by licensed electrician for repairs or replacement prior to close.

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(2) Weatherproof cover at rear of home (at patio) is missing. Suggest repairs/replacement of weatherproof cover as needed to ensure safety.

**1.9 Gas Meter**

Comments: Serviceable

1.10 Exterior Water Faucets

Comments: Maintenance

Anti-syphon device is missing at the exterior faucets. This device is required in most municipalities to prevent the back flow of water from the faucets/hose to the water supply system. Recommend review for corrections by a qualified plumber prior to close.

1.11 Door Bell(s)

Comments: Serviceable

1.12 Lot Grade and Drainage

Comments: Serviceable

1.14 Patio

Comments: Maintenance

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



2. Roof System

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:

Binoculars
Second Floor Windows

Roof Material Type:

Asphalt Composition Shingle

Roof Structure:

Engineered Wood Trusses

Roof-Type:

Gable

Exposed Flashings:

Metal

Items

2.2 Roof Conditions

Comments: Review

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Loose shingles, deterioration and granular loss observed at multiple sides of the roof. Recommend further evaluation by a licensed roofer prior to close to determine the serviceability of the roof, estimate the remaining life of the shingles, and for repairs or replacement as needed.





2.3 Roof Penetrations and Exposed Flashings

Comments: Review

No drip edge flashing present. Drip edge is a piece of metal flashing installed to cover the gap between the roof deck and the fascia board. Drip edge flashing is required to prevent potential damage the trim, soffit, and roof sheathing. Recommend further evaluation by a licensed roofer for the installation of drip edge flashing prior to close.



2.4 Roof Drainage Systems (Gutters/Downspouts)

Comments: Maintenance

(1) Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

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(2) The downspouts need elbows and splash-blocks at multiple locations to properly divert water away from the foundation. Recommend review for corrections prior to close.



2.5 Roof Comments

Comments: Comments

Limited Review. Due to the nature of some roofing structures height and pitch, as well as weather conditions, the roof is not always mounted during a home inspection. It is always recommended that a licensed roofer mount and inspect the condition of the roof to verify serviceability and estimate the remaining life of the shingles before the client closes.

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

Garage Door Material:

Metal

Items

3.3 Garage Floor

Comments: Review

Minor settlement cracking observed in the garage slab. Inspector is unable to determine when the cracking occurred or if additional cracking is likely. It is suggested to seal all cracks in the slab to prevent moisture or pest intrusion. Cracking does not appear to be affecting the serviceability of the structure. Recommend review by licensed contractor for corrections prior to close.

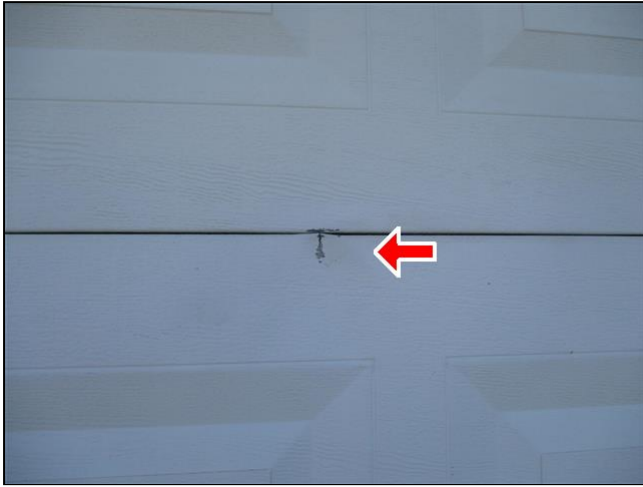


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3.4 Garage Door(s)

Comments: Maintenance

(1) Panels of the garage door are slightly bent or damaged. This does not appear to be affecting the serviceability of the door. Recommend review for repairs as needed.



(2) Damaged weather stripping observed at the garage door. Recommend review by a qualified contractor for corrections as needed.



3.5 Garage Door Openers

Comments: Review

(1) Garage door openers are to be equipped with dual safety reverse devices, electric eye sensors and a contact reversing mechanism. If the contact safety reversing mechanism is not operating or present, the inspector will not test the force activated reversing mechanism as it can potentially cause damage to the door or the door opener hardware. Suggest client verify proper operation of the garage door and its safety mechanisms with the seller as needed prior to close.

Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

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(2) The electric eyes are mounted too far above the floor to protect small children, pets, or property as intended by the manufacturer. We recommend lowering the eyes to within 6 inches of the floor or manufactures specifications.



3.6 Occupant Door(s)

Comments: Maintenance

No self-closer observed. Suggest installing self-closer as a safety measure.

3.8 Garage Walls

Comments: Comments

Attached garages in most jurisdictions 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. A self closer on the fire door between the garage and the house is an additional safety precaution.

3.9 Garage Ceiling

Comments: Review

Stains observed on ceiling in the garage. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections as needed.



3.10 Electrical Receptacles, Switches and Fixtures

Comments: Maintenance

Missing globe observed at the light fixture in garage. Recommend review for replacement as needed.

3.11 Garage Comments

Comments: Review

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(1) Limited review of the garage due to personal property. Client is advised to verify the condition of all unobserved areas prior to close.



(2) Although identification of termites is beyond the scope of a general home inspection, mud tubes or damaged areas indicative of possible termite activity were observed at right side of garage (near garage door). We are unable to determine if it is currently active or the extent of any potential damage. We suggest consulting with homeowner regarding any past history of treatment. We recommend arranging for further review by a licensed pest control specialist prior to close and review by a qualified contractor for repairs of any potential damage.



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4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.



Styles & Materials

Chimney Type:

Pre-Fab
Vinyl Siding

Chimney Flue Type:

Metal

Items

4.1 Chimney Conditions

Comments: Maintenance

It is highly recommended that the chimney(s) be checked by a CSIA (Chimney Safety Institute of America) certified chimney professional prior to closing and cleaned if necessary. NFPA (National Fire Protection Association) 211 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. All references to a "qualified chimney professional" or "contractor" in this section means a CSIA certified individual.

4.2 Chimney Flue

Comments: Comments

Limited Review. Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors, such as but not limited to; cleanliness, offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

4.3 Flashings

Comments: Serviceable

4.4 Spark Arrestor / Rain Cap

Comments: Serviceable

4.5 Saddle / Cricket

Comments: Serviceable

5. Structural Components

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

Styles & Materials

Foundation Type:

Slab on Grade

Floor Structure:

Slab

Wall Structure:

Traditional Wood Frame Construction

Ceiling Structure:

Not Visible

Items

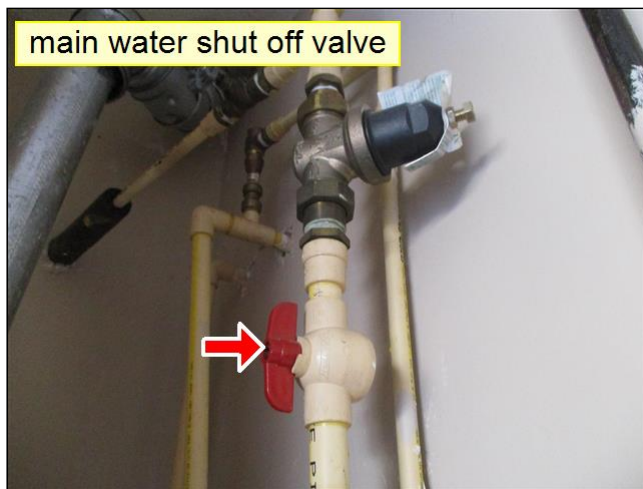
5.1 Slab

Comments: Comments

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.

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. Determining whether or not the waste water disposal system is public or private and inspection of waste water disposal systems is not within the scope of this inspection. It is recommended that all public or private waste water disposal systems be reviewed by a licensed plumber or septic system specialist prior to close. Determining the condition or material type used at the main water service from the street to the home is not within the scope of this inspection. A review by a qualified plumber for evaluation of all underground water lines is recommended prior to close. 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 Source (To Home):

Public

Plumbing Water Distribution (Inside home):

CPVC

Plumbing Waste & Vent Pipes:

PVC

Water Shut Off Location:

Garage

Main Fuel Shut Off Location:

Left Side Exterior at Gas Meter

Water Supply Pressure:

50 PSI

Items

6.1 Plumbing Water Supply System

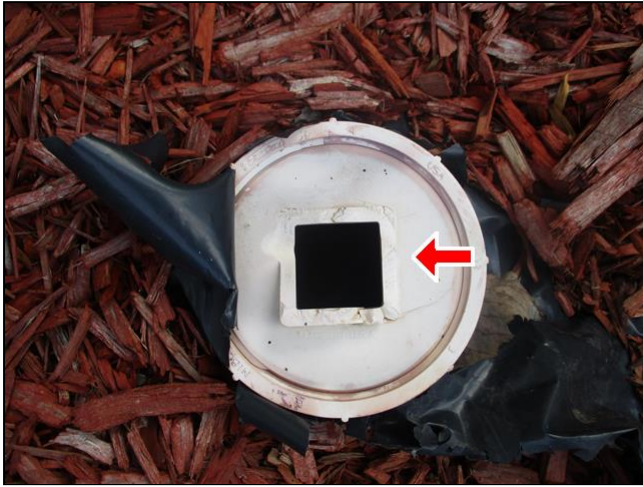
Comments: Comments

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 long periods.

6.2 Drain Waste and Vent Systems

Comments: Review

Damaged cap observed at the drain line clean out. Recommend review by a qualified contractor for replacement.



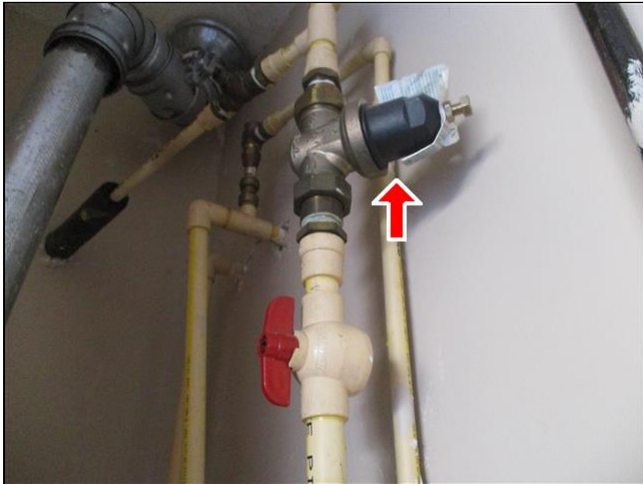
6.3 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Comments: Serviceable

6.4 Pressure Regulating Valve

Comments: Serviceable

The pressure regulating valve is located in the garage.



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

Electrical Main Service:

Underground

Service Amperage:

150 AMPS

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Smoke Alarms:

Insufficient Smoke Alarms

Main Electrical Panel Location:

Garage

Panel Type:

Breakers

Futures Available:

Yes

AFCI Reset Location(s):

Main Electrical Panel

Equipment Grounding Present:

Yes

Branch Wiring Type:

Copper

Electric Panel Manufacturer:

GENERAL ELECTRIC

Items

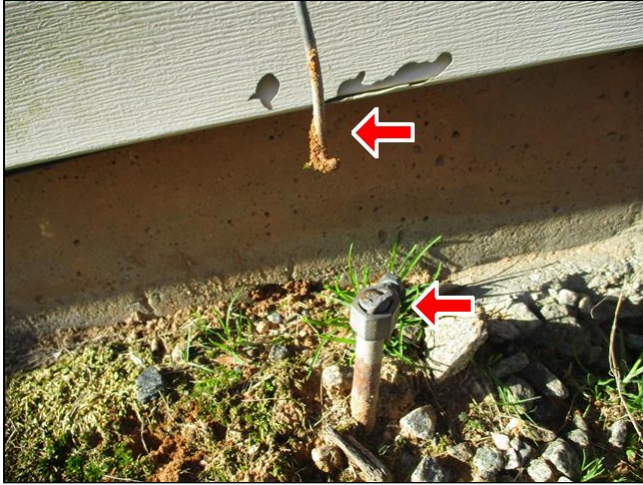
7.1 Electrical Main Service

Comments: Serviceable

7.2 Equipment Grounding

Comments: Review

A ground wire to ground rod is present at meter base, but the wire is no longer attached to the rod. This is a safety concern. A licensed electrician is needed to review this and make all corrections necessary to ensure safe and proper operation of the system.



7.3 Main Electrical Panel Condition

Comments: Serviceable

Futures are available for expansion in the electrical panel

7.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Serviceable

7.7 Smoke Alarms

Comments: Review

(1) The smoke/CO alarms should be tested upon moving into the home and as a part of a normal maintenance routine as a safety measure.

(2) Current standards require that smoke alarms be installed on each floor of the home and inside of each bedroom; no smoke alarms are present in the bedrooms. Suggest installing hardwired smoke alarms in the bedrooms to enhance fire safety. Recommend review by a licensed electrician for installation of smoke alarms prior to close.

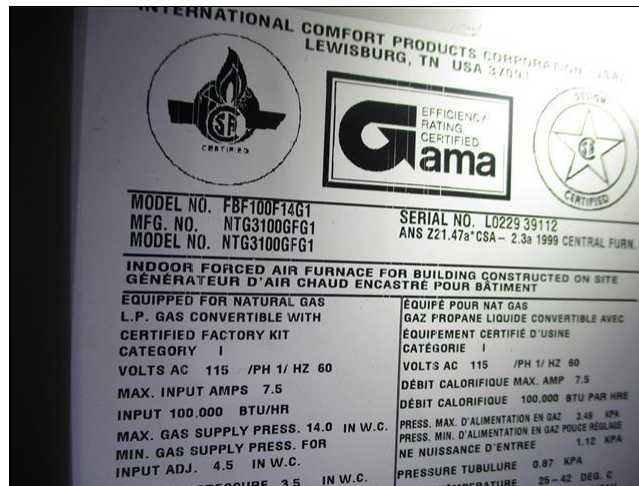
7.8 Carbon Monoxide Alarms

Comments: Review

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions on each level of the home.

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

Number of Heating Systems:

One

Heating Unit Location(s):

Attic

Heating System(s) Service:

Entire Home

Heating System Type(s):

Gas Forced Air Furnace

Energy Source:

Natural Gas

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

16x25x1

Heating System Brand:

COMFORTMAKER

Heating System Age:

Furnace Serviceable

20+ years

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Items**8.1 Heating Equipment Condition****Comments:** Serviceable

(1) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

(2) The heating system was tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. 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.

(3) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

8.2 Energy Source**Comments:** Serviceable**8.3 Exhaust Venting****Comments:** Serviceable**8.4 Thermostat****Comments:** Serviceable**8.5 Air Filters****Comments:** Maintenance

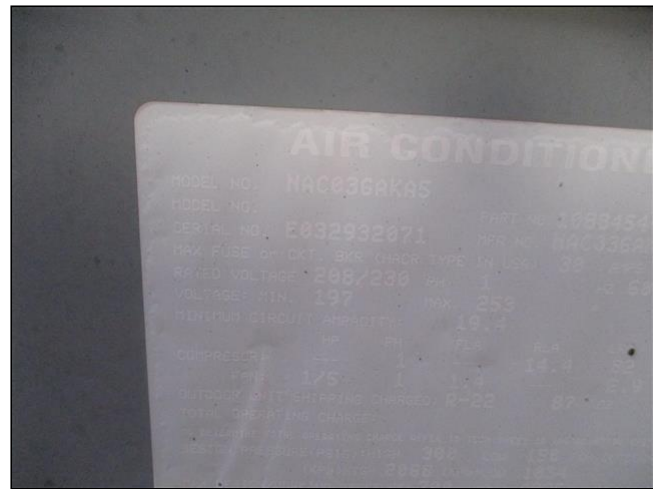
We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

8.6 Distribution / Ducting Systems**Comments:** Serviceable**8.7 Automatic Safety Controls****Comments:** Serviceable

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.

9. Air Conditioning 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

Number of AC Systems:

One

AC Unit Location(s):

Exterior Right

AC System(s) Service:

Entire Home

Cooling Equipment Type(s):

Split Air Conditioning System

Cooling Equipment Energy Source:

Electricity

Air Conditioner Brand:

INTERNATIONAL COMFORT

AC System Age:

19 Years

Items

9.1 Cooling and Air Handler Equipment Condition

Comments: Review

(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

(2) The outside temperature was 40 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

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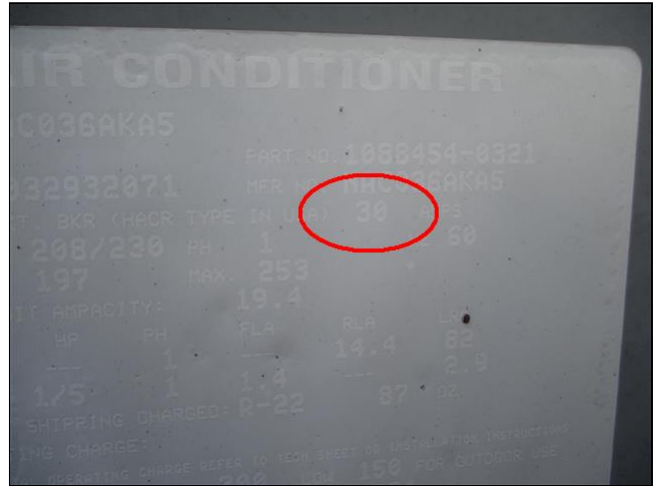
(3) The condenser fins at the outside compressor are bent or damaged. Recommend repairs the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation or have HVAC contractor review for replacement as needed.



9.3 Energy Source

Comments: Review

According to the air-conditioning units' specification label, the breaker protecting the condenser is not properly sized. A 40 amp breaker has been installed with a labeled demand that calls for a maximum breaker size of 30 amps. We recommend a licensed heating and air contractor perform any corrections necessary to assure proper protection.

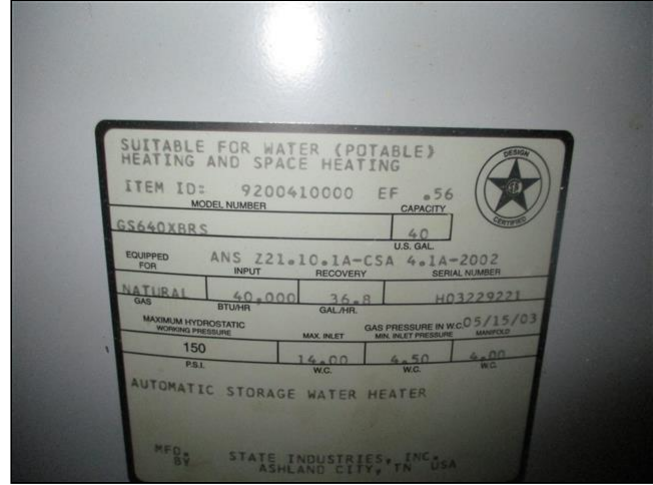


Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

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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

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type:
One	Garage	Natural Gas
Water Heater Energy Source:	Water Heater Capacity:	Water Heater Brand:
Natural Gas	40 Gallon	STATE
Water Heater Age:	Thermal Expansion Tank:	
Serviceable	Thermal Expansion Tank Present	
15+ Years		

Items

10.1 Water Heater Condition

Comments: Serviceable

(1) Water heater was serviceable at time of inspection.

(2) Units of this type generally last 10-15 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed plumber is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

10.2 Supply Lines

Comments: Serviceable

10.3 Energy Source

Comments: Serviceable

10.4 Flue Venting

Comments: Review

AmeriSpec Inspection Services

Exhaust vent pipe has inadequate clearance to combustibles in the attic, which is a safety concern. Recommend review by licensed specialist for corrections as needed prior to close.



10.5 Temperature / Pressure Release Valve

Comments: Review

(1) Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason TRP value valve is not tested during a home inspection. We suggest caution when operating TRP values that have not been tested for a long period of time. When a new water heater is installed a new TRP valve should be installed.

(2) TPR valve is leaking, which usually indicates a defective valve or that the heat/pressure is too high in the tank. This is a safety concern. Recommend review by qualified plumber for further evaluation and for corrections prior to close.

10.7 Hot Water Temperature

Comments: Serviceable

The water temperature at time of inspection was 117 degrees, which is in the normal operating range of 110 to 130 degrees.



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11. Kitchen and Built-in Appliances

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. Refrigeration units are not within the scope of this inspection and it is recommend that the buyer verify proper working order of any refrigeration units present.



Styles & Materials

Cabinet(s):

Laminate

Countertop(s):

Laminate

Dishwasher Brand:

SAMSUNG

Serviceable

Disposal Brand:

IN SINK ERATOR

Serviceable

Exhaust/Range Hood Brand:

Serviceable

RECIRULATING

SAMSUNG

Range/Oven Brand:

Gas Stove/Oven

Serviceable

SAMSUNG

Built-in Microwave Brand:

Serviceable

SAMSUNG

Items

11.0 INFORMATIONAL PICTURES

Comments: Serviceable

Kitchen appliances**11.1 Floors****Comments:** Serviceable**11.2 Walls****Comments:** Serviceable**11.3 Ceiling****Comments:** Review

AmeriSpec Inspection Services

Stains observed on ceiling. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections prior to close.

**11.4 Doors**

Comments: Serviceable

11.5 Windows

Comments: Serviceable

11.6 Heat / Cooling Source

Comments: Serviceable

11.7 Receptacles, Switches and Fixtures

Comments: Review

GFCI left of kitchen sink did not trip when tested (defective); suggest review by licensed electrician for repairs/replacement as needed for safety.

11.8 Counters and Cabinets (representative number)

Comments: Serviceable

11.9 Sinks

Comments: Maintenance

The sprayer at the kitchen sink is loose. Recommend review by a qualified plumber for securing as needed.

11.10 Plumbing Drains

Comments: Serviceable

11.11 Food Waste Disposer

Comments: Serviceable

The garbage disposal was tested and operational at the time of inspection. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

11.12 Dishwasher(s)

Comments: 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.

11.13 Ranges/Ovens/Cooktops

Comments: Review

(1) The stove/range elements and oven were tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

(2) A stove anti tip over device has not been installed on this unit. If a child steps on the open door or if a heavy pot is placed on the door, the door acts like a lever forcing the front of the stove down and then back up. Not only will the

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stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water which could cause serious injury. An anti tip bracket can be attached to the bottom of the wall behind the stove by a licensed general contractor. The stove will still slide in and out but will not tip over.

11.14 Range Hood(s)

Comments: Serviceable

(1) The hood vent/fan was operational at the time of inspection. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

(2) This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.

11.15 Microwave Cooking Equipment

Comments: Serviceable

Built-in microwave ovens are tested using normal operating controls. Unit was tested and was 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.

12. 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

Number of Bathrooms:

Two Bathrooms
One Half Bathroom

Bath Tub / Shower:

Standard Bath Tub
Seperate Shower
Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Solid Surface Material

Cabinet(s):

Laminate

Items

12.1 Floors

Comments: Serviceable

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12.2 Walls**Comments:** Maintenance

Common cracks noted in the master bathroom. Appear to be primarily a cosmetic concern. Suggest repairs as needed.

**12.3 Ceiling****Comments:** Review

Stains observed on ceiling in the master bathroom. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections prior to close.

**12.4 Doors****Comments:** Maintenance

The doorknob is loose on the door in the shared bathroom. Recommend corrections for proper operation.

12.5 Closets**Comments:** Maintenance

The master bathroom door does not latch properly; suggest repairs/adjustments for proper operation.

12.6 Windows**Comments:** Serviceable**12.7 Heat / Cooling Source****Comments:** Serviceable**12.8 Receptacles, Switches and Fixtures****Comments:** Serviceable

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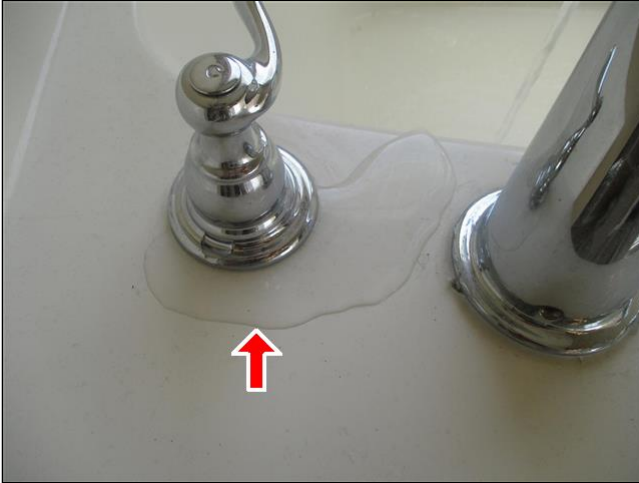
12.9 Exhaust Fan(s)

Comments: Serviceable

12.10 Bath Tub

Comments: Review

- (1) The master bathroom cold water faucet handle is improperly installed, handle spins 360 degrees with no defined starting or stopping point. Recommend review prior to close by a licensed plumber for repair or replacement.
- (2) The master bathroom cold water faucet handle leaks. Recommend review prior to close by a licensed plumber for repair or replacement.

**12.11 Shower**

Comments: Review

- (1) The seams/edges of the tub/shower walls should be caulked or sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.
- (2) Shower head in the shared bathroom leaks severely. Corrections are needed to prevent potential wall damage. Recommend review by a qualified plumber for repairs prior to close.



- (3) The shower diverter at the shared bathroom was inoperable. Recommend review by a qualified plumber for repairs or replacement prior to close.

12.12 Sinks

Comments: Serviceable

12.13 Toilet

Comments: Serviceable

12.14 Counters and Cabinets

Comments: Serviceable

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13. 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:

Metal

Items**13.1 Floors****Comments:** Serviceable**13.2 Walls****Comments:** Serviceable**13.3 Ceiling****Comments:** Serviceable**13.4 Doors****Comments:** Maintenance

The doorknob is loose. Recommend corrections for proper operation.

13.7 Counters and Cabinets (representative number)**Comments:** Serviceable**13.9 Heat / Cooling Source****Comments:** Serviceable**13.10 Receptacles, Switches and Fixtures****Comments:** Review

(1) A Ground Fault Circuit Interrupter (GFCI) is not present, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.

(2) Missing globe observed at the light fixture. Recommend review for replacement as needed.

13.15 Clothes Dryer**Comments:** Review

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Uncapped gas line observed. This is a potential safety hazard as the valve could fail or be opened accidentally. Recommend review by a qualified contractor or plumber for corrections prior to close.



14. 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
Hardwood T&G

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Window Type(s):

Same as Exterior

Types of Fireplaces / Wood Stove:

Wood Burning
Gas/LP Log Starter

Operable Fireplaces:

One

Items

14.1 Floors

Comments: Serviceable

14.2 Walls

Comments: Maintenance

Large holes observed on the wall in the family room. Recommend review by a qualified contractor for corrections as needed.



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14.3 Ceilings

Comments: Maintenance

Patching observed in the family room. Client is advised to consult sellers for additional information.

14.5 Closet Doors (representative number)

Comments: Serviceable

14.6 Windows (representative number)

Comments: Serviceable

14.7 Heat / Cooling Source

Comments: Serviceable

14.8 Receptacles, Switches and Fixtures

Comments: Review

(1) A Ground Fault Circuit Interrupter (GFCI) is not present in the family room on wall opposite of kitchen sink, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/ corrections



(2) Light fixture in the hallway (at closet) was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

14.10 Fireplaces and Woodstoves

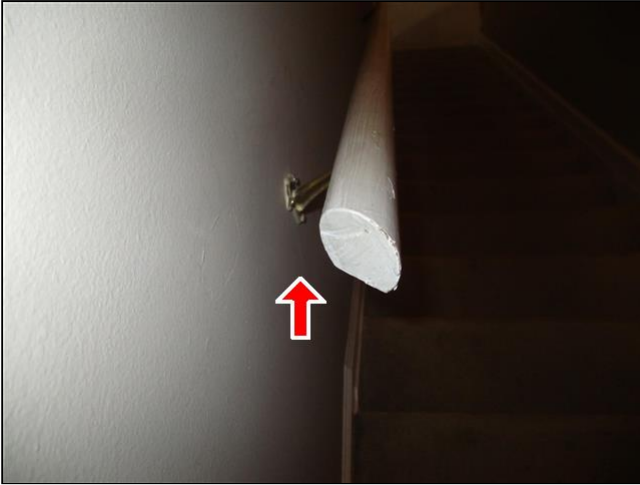
Comments: Review

Minor gaps observed around the gas line where it penetrates the fire brick. Suggest sealing with a fire rated sealant prior to use. Suggest review by a qualified contractor for corrections.



14.11 Stairways**Comments:** Review

Returns and safety stops must attach a return to the end of handrails or connect them to a post, pillar, or wall. This avoids people catching their clothes or bumping into the end of handrails. This may not have been required when home was built. Client should consider corrections as a safety enhancement.



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15. 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****Number of Bedrooms:**

Four

Floor Covering(s):

Carpet

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core

Window Type(s):

Same as Exterior

Items**15.1 Floors****Comments:** Serviceable**15.2 Walls****Comments:** Maintenance

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Common cracks noted in the upper left rear bedroom. Appear to be primarily a cosmetic concern Suggest repairs as needed.



15.3 Ceilings

Comments: Review

Stains observed on ceiling in the upper left rear bedroom. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections as needed.



15.4 Doors (representative number)

Comments: Maintenance

The doorknob is loose on the door in the upper left front bedroom. Recommend corrections for proper operation.

15.5 Closet Doors (representative number)

Comments: Maintenance

The doorknobs are loose on the doors in the upper right front bedroom and upper left front bedroom. Recommend corrections for proper operation.

15.6 Windows (representative number)

Comments: Serviceable

15.7 Heat / Cooling Source

Comments: Serviceable

15.8 Receptacles, Switches and Fixtures

Comments: Review

The ceiling fan in the upper left rear bedroom wobbles, unable to determine if installed per manufacturer's specifications. Recommend review by a qualified contractor for corrections prior to close.

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

Attic Access Type:

Pull Down Stairs

Scuttle Hole

Attic Insulation:

Blown-In

Fiberglass

Ventilation:

Gable Vents

Ridge Vents

Soffit Vents

Items

16.1 Attic Access

Comments: Serviceable

16.2 Attic Framing

Comments: Serviceable

16.3 Attic Sheathing

Comments: Review

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Stains observed on roof decking in the attic at the left rear plumbing vents. Inspector is unable to determine if the stains are active due to the height or location of the stain. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections prior to close.

**16.4 Attic Insulation**

Comments: Serviceable

16.5 Attic Ventilation

Comments: Serviceable

16.7 Electrical Wiring, Switches and Fixtures

Comments: Serviceable

16.9 Attic Comments

Comments: Comments

Access to portions of the attic were blocked or not accessible. We were unable to view all areas of the attic to note possible evidence of leaking, the amount and type of insulation, the condition of the components, etc. This is a limited review of these areas in the attic.



SUMMARY REPORT

AmeriSpec Inspection Services

P.O. Box 350
Loganville, GA 30052
770-935-4990

www.Amerispec.biz

REVIEW SUMMARY

Doc #:	202201-00001	Client Name:	Bob Sample
Dwelling Address:	898 SampleTrail SW Loganville GA 30052	Inspector:	Justin Spinks

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

1. Exterior

1.2 Walkways

Review

Heaving observed at the front walkway. Possible trip hazard noted. We recommend further evaluation by a licensed contractor for repairs or replacement prior to close.



1.8 Electrical (exterior)

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Review

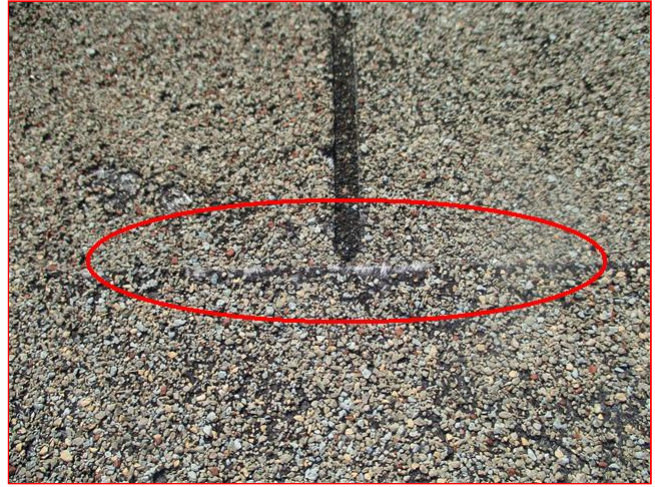
(1) GFCI located at the right side of home (at ac unit) was inoperable; suggest review by licensed electrician for repairs or replacement prior to close.

(2) Weatherproof cover at rear of home (at patio) is missing. Suggest repairs/replacement of weatherproof cover as needed to ensure safety.

**2. Roof System****2.2 Roof Conditions****Review**

Loose shingles, deterioration and granular loss observed at multiple sides of the roof. Recommend further evaluation by a licensed roofer prior to close to determine the serviceability of the roof, estimate the remaining life of the shingles, and for repairs or replacement as needed.





2.3 Roof Penetrations and Exposed Flashings

Review

No drip edge flashing present. Drip edge is a piece of metal flashing installed to cover the gap between the roof deck and the fascia board. Drip edge flashing is required to prevent potential damage the trim, soffit, and roof sheathing. Recommend further evaluation by a licensed roofer for the installation of drip edge flashing prior to close.



3. Garage / Carport

3.3 Garage Floor

Review

Minor settlement cracking observed in the garage slab. Inspector is unable to determine when the cracking occurred or if additional cracking is likely. It is suggested to seal all cracks in the slab to prevent moisture or pest intrusion. Cracking does not appear to be affecting the serviceability of the structure. Recommend review by licensed contractor for corrections prior to close.



3.5 Garage Door Openers

Review

(2) The electric eyes are mounted too far above the floor to protect small children, pets, or property as intended by the manufacturer. We recommend lowering the eyes to within 6 inches of the floor or manufactures specifications.



3.9 Garage Ceiling

Review

Stains observed on ceiling in the garage. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections as needed.



3.11 Garage Comments

Review

(2) Although identification of termites is beyond the scope of a general home inspection, mud tubes or damaged areas indicative of possible termite activity were observed at right side of garage (near garage door). We are unable to determine if it is currently active or the extent of any potential damage. We suggest consulting with homeowner regarding any past history of treatment. We recommend arranging for further review by a licensed pest control specialist prior to close and review by a qualified contractor for repairs of any potential damage.

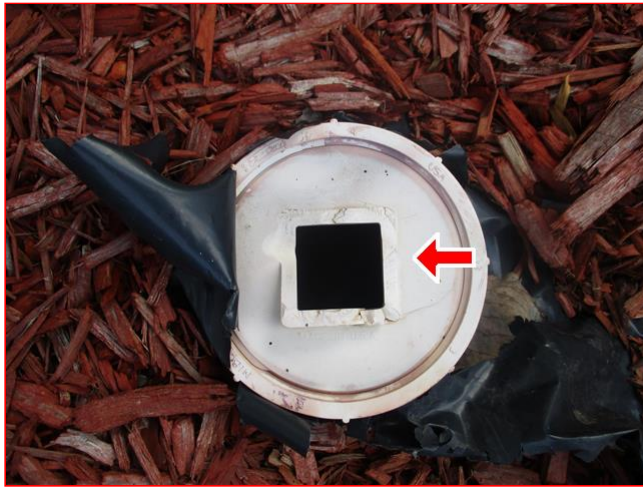


6. Plumbing System

6.2 Drain Waste and Vent Systems

Review

Damaged cap observed at the drain line clean out. Recommend review by a qualified contractor for replacement.

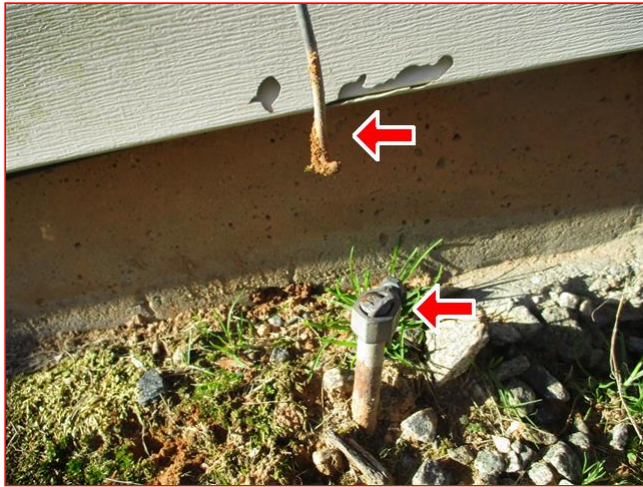


7. Electrical System

7.2 Equipment Grounding

Review

A ground wire to ground rod is present at meter base, but the wire is no longer attached to the rod. This is a safety concern. A licensed electrician is needed to review this and make all corrections necessary to ensure safe and proper operation of the system.



7.7 Smoke Alarms

Review

(2) Current standards require that smoke alarms be installed on each floor of the home and inside of each bedroom; no smoke alarms are present in the bedrooms. Suggest installing hardwired smoke alarms in the bedrooms to enhance fire safety. Recommend review by a licensed electrician for installation of smoke alarms prior to close.

7.8 Carbon Monoxide Alarms

Review

There are no carbon monoxide alarms found in the home. It is recommended that one be installed according to the manufacturer's instructions on each level of the home.

8. Heating System

8.1 Heating Equipment Condition

Serviceable

(3) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

9. Air Conditioning System

9.1 Cooling and Air Handler Equipment Condition

Review

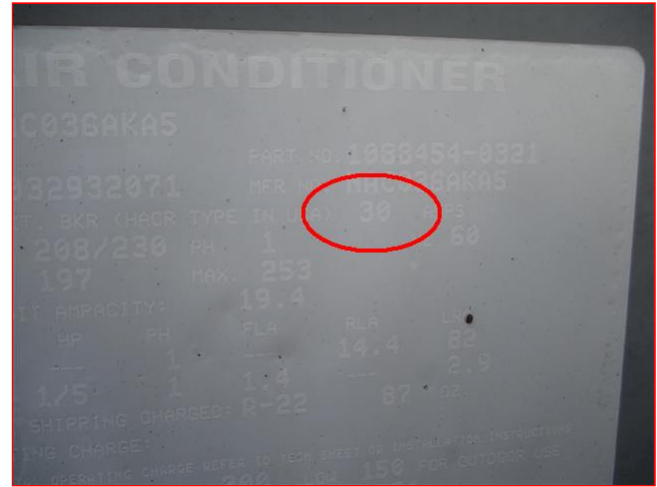
(1) Units of this type generally last 15-20 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed HVAC contractor is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

9.3 Energy Source

Review

According to the air-conditioning units' specification label, the breaker protecting the condenser is not properly sized. A 40 amp breaker has been installed with a labeled demand that calls for a maximum breaker size of 30 amps. We recommend a licensed heating and air contractor perform any corrections necessary to assure proper protection.

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10. Water Heater

10.1 Water Heater Condition

Serviceable

(2) Units of this type generally last 10-15 years on average before repairs or replacement is needed. Due to the age of this unit, evaluation and regular servicing by a licensed plumber is suggested prior to close and as a part of your normal maintenance routine to verify safe and proper operation.

10.4 Flue Venting

Review

Exhaust vent pipe has inadequate clearance to combustibles in the attic, which is a safety concern. Recommend review by licensed specialist for corrections as needed prior to close.



10.5 Temperature / Pressure Release Valve

Review

(2) TPR valve is leaking, which usually indicates a defective valve or that the heat/pressure is too high in the tank. This is a safety concern. Recommend review by qualified plumber for further evaluation and for corrections prior to close.

11. Kitchen and Built-in Appliances

11.0 INFORMATIONAL PICTURES

Serviceable**Kitchen appliances****11.3 Ceiling****Review**

Stains observed on ceiling. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections prior to close.

**11.7 Receptacles, Switches and Fixtures**

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Review

GFCI left of kitchen sink did not trip when tested (defective); suggest review by licensed electrician for repairs/ replacement as needed for safety.

11.13 Ranges/Ovens/Cooktops**Review**

(2) A stove anti tip over device has not been installed on this unit. If a child steps on the open door or if a heavy pot is placed on the door, the door acts like a lever forcing the front of the stove down and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water which could cause serious injury. An anti tip bracket can be attached to the bottom of the wall behind the stove by a licensed general contractor. The stove will still slide in and out but will not tip over.

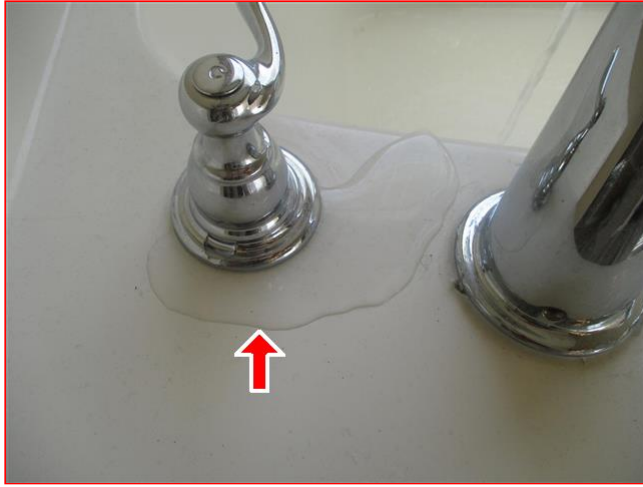
12. Bathroom(s)**12.3 Ceiling****Review**

Stains observed on ceiling in the master bathroom. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections prior to close.

**12.10 Bath Tub****Review**

(1) The master bathroom cold water faucet handle is improperly installed, handle spins 360 degrees with no defined starting or stopping point. Recommend review prior to close by a licensed plumber for repair or replacement.

(2) The master bathroom cold water faucet handle leaks. Recommend review prior to close by a licensed plumber for repair or replacement.



12.11 Shower

Review

(2) Shower head in the shared bathroom leaks severely. Corrections are needed to prevent potential wall damage. Recommend review by a qualified plumber for repairs prior to close.



(3) The shower diverter at the shared bathroom was inoperable. Recommend review by a qualified plumber for repairs or replacement prior to close.

13. Laundry Area

13.10 Receptacles, Switches and Fixtures

Review

(1) A Ground Fault Circuit Interrupter (GFCI) is not present, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.

13.15 Clothes Dryer

Review

Uncapped gas line observed. This is a potential safety hazard as the valve could fail or be opened accidentally. Recommend review by a qualified contractor or plumber for corrections prior to close.



14. Interior Rooms and Areas

14.8 Receptacles, Switches and Fixtures

Review

(1) A Ground Fault Circuit Interrupter (GFCI) is not present in the family room on wall opposite of kitchen sink, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



14.10 Fireplaces and Woodstoves

Review

Minor gaps observed around the gas line where it penetrates the fire brick. Suggest sealing with a fire rated sealant prior to use. Suggest review by a qualified contractor for corrections.



14.11 Stairways

Review

Returns and safety stops must attach a return to the end of handrails or connect them to a post, pillar, or wall. This avoids people catching their clothes or bumping into the end of handrails. This may not have been required when home was built. Client should consider corrections as a safety enhancement.



15. Bedroom(s)

15.3 Ceilings

Review

Stains observed on ceiling in the upper left rear bedroom. The inspector probed stains with a moisture detector, which showed 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 or have reviewed by a qualified contractor for corrections as needed.



15.8 Receptacles, Switches and Fixtures

Review

The ceiling fan in the upper left rear bedroom wobbles, unable to determine if installed per manufacturer's specifications. Recommend review by a qualified contractor for corrections prior to close.

16. Attic

16.3 Attic Sheathing

Review

Stains observed on roof decking in the attic at the left rear plumbing vents. Inspector is unable to determine if the stains are active due to the height or location of the stain. Client is advised to consult seller to determine the source of staining and verify that corrections have been made or have reviewed by a qualified contractor for corrections prior to close.



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SUMMARY REPORT

AmeriSpec Inspection Services

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www.Amerispec.biz

MAINTENANCE SUMMARY

Doc #:	202201-00001	Client Name:	Bob Sample
Dwelling Address:	898 SampleTrail SW Loganville GA 30052	Inspector:	Justin Spinks

1. Exterior

1.1 Driveways

Maintenance

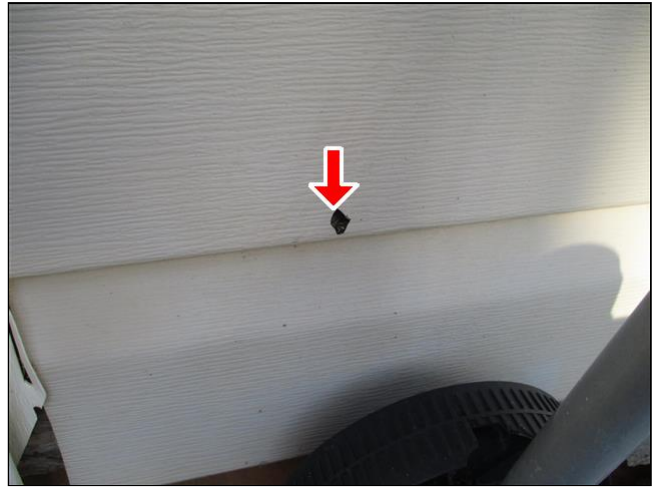
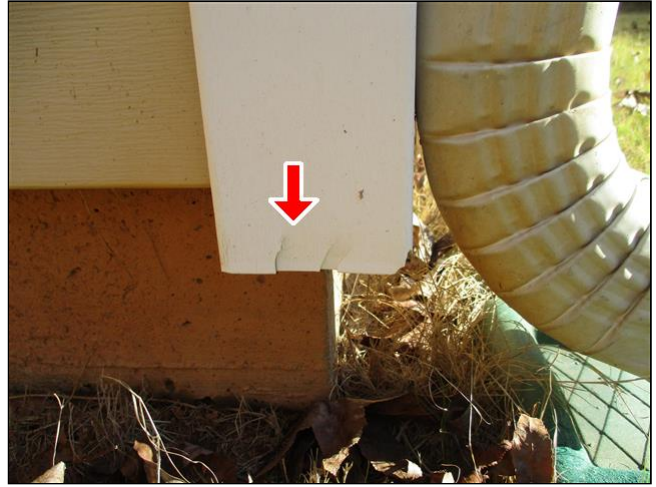
Common settlement cracking observed in the driveway, this appears to be primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Recommend review by a qualified contractor for corrections as needed.

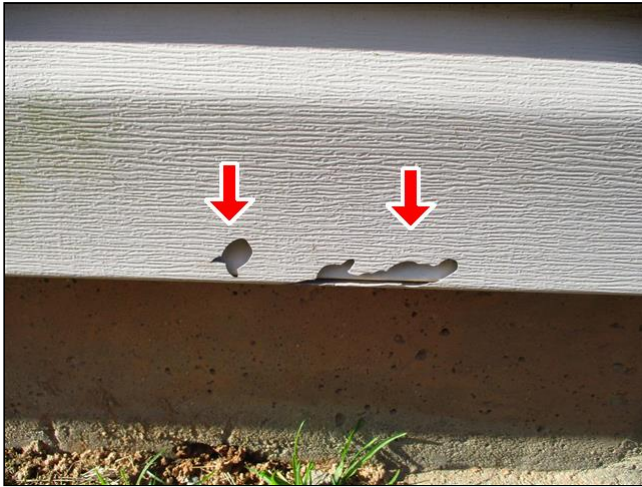


1.3 Exterior Wall Cladding

Maintenance

(2) Minor damage to the vinyl siding and trim observed at multiple locations. Damage appears to be primarily cosmetic. Suggest review by a qualified contractor for repairs or replacement as needed.





1.4 Trim, Eaves, Soffits and Fascias

Maintenance

(2) Damaged/loose vinyl soffit sheathing observed at the front of home and rear of home. Recommend review by a qualified contractor for repairs or replacement as needed.

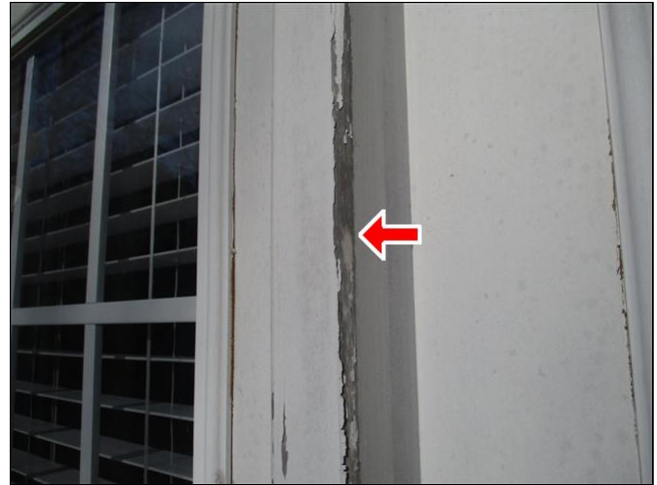




1.6 Doors (Exterior)

Maintenance

Peeling paint observed at the rear entry door; suggest scraping and painting as necessary as part of normal maintenance.



1.10 Exterior Water Faucets

Maintenance

Anti-syphon device is missing at the exterior faucets. This device is required in most municipalities to prevent the back flow of water from the faucets/hose to the water supply system. Recommend review for corrections by a qualified plumber prior to close.

1.14 Patio

Maintenance

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



2. Roof System

2.4 Roof Drainage Systems (Gutters/Downspouts)

Maintenance

(2) The downspouts need elbows and splash-blocks at multiple locations to properly divert water away from the foundation. Recommend review for corrections prior to close.



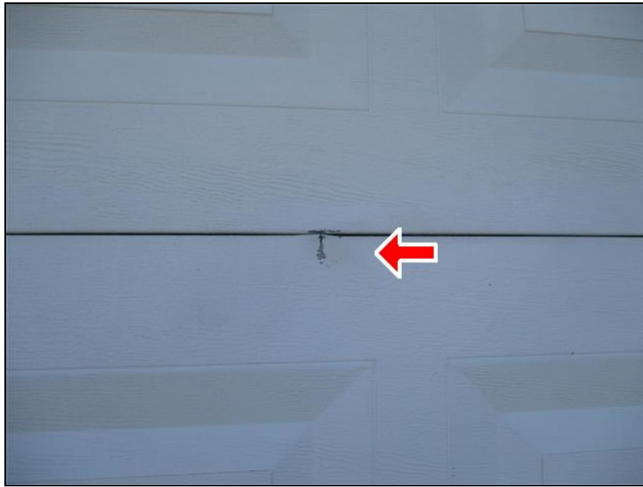
3. Garage / Carport

3.4 Garage Door(s)

Maintenance

(1) Panels of the garage door are slightly bent or damaged. This does not appear to be affecting the serviceability of the door. Recommend review for repairs as needed.

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(2) Damaged weather stripping observed at the garage door. Recommend review by a qualified contractor for corrections as needed.



3.6 Occupant Door(s)

Maintenance

No self-closer observed. Suggest installing self-closer as a safety measure.

3.10 Electrical Receptacles, Switches and Fixtures

Maintenance

Missing globe observed at the light fixture in garage. Recommend review for replacement as needed.

4. Chimney

4.1 Chimney Conditions

Maintenance

It is highly recommended that the chimney(s) be checked by a CSIA (Chimney Safety Institute of America) certified chimney professional prior to closing and cleaned if necessary. NFPA (National Fire Protection Association) 211 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. All references to a "qualified chimney professional" or "contractor" in this section means a CSIA certified individual.

7. Electrical System

7.7 Smoke Alarms

Review

(1) The smoke/CO alarms should be tested upon moving into the home and as a part of a normal maintenance routine as a safety measure.

8. Heating System

8.5 Air Filters

Maintenance

We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

9. Air Conditioning System

9.1 Cooling and Air Handler Equipment Condition

Review

(2) The outside temperature was 40 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

(3) The condenser fins at the outside compressor are bent or damaged. Recommend repairs the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation or have HVAC contractor review for replacement as needed.



11. Kitchen and Built-in Appliances

11.9 Sinks

Maintenance

The sprayer at the kitchen sink is loose. Recommend review by a qualified plumber for securing as needed.

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12. Bathroom(s)**12.2 Walls****Maintenance**

Common cracks noted in the master bathroom. Appear to be primarily a cosmetic concern Suggest repairs as needed.

**12.4 Doors****Maintenance**

The doorknob is loose on the door in the shared bathroom. Recommend corrections for proper operation.

12.5 Closets**Maintenance**

The master bathroom door does not latch properly; suggest repairs/adjustments for proper operation.

13. Laundry Area**13.4 Doors****Maintenance**

The doorknob is loose. Recommend corrections for proper operation.

13.10 Receptacles, Switches and Fixtures**Review**

(2) Missing globe observed at the light fixture. Recommend review for replacement as needed.

14. Interior Rooms and Areas**14.2 Walls****Maintenance**

Large holes observed on the wall in the family room. Recommend review by a qualified contractor for corrections as needed.



14.3 Ceilings

Maintenance

Patching observed in the family room. Client is advised to consult sellers for additional information.

14.8 Receptacles, Switches and Fixtures

Review

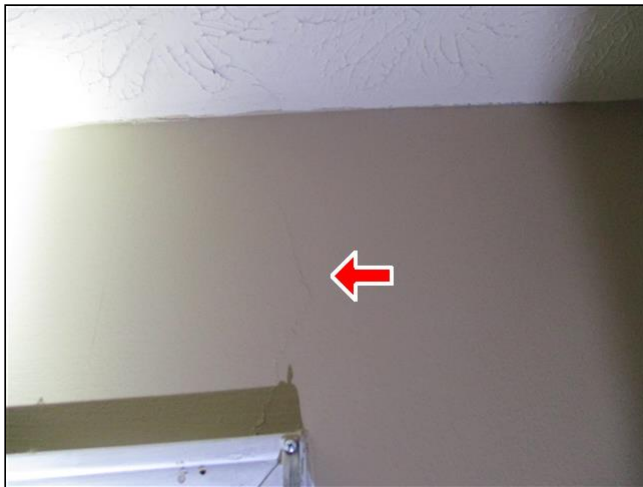
(2) Light fixture in the hallway (at closet) was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

15. Bedroom(s)

15.2 Walls

Maintenance

Common cracks noted in the upper left rear bedroom. Appear to be primarily a cosmetic concern Suggest repairs as needed.



15.4 Doors (representative number)

Maintenance

The doorknob is loose on the door in the upper left front bedroom. Recommend corrections for proper operation.

15.5 Closet Doors (representative number)

Maintenance

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The doorknobs are loose on the doors in the upper right front bedroom and upper left front bedroom. Recommend corrections for proper operation.

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