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Inspection #: 2012-7943

Inspector: Jeff Ronzel

Inspection Date: December 9 2020 9:00 AM

Client: Sample Report

Property Address: 277 Patten Circle, Albrightsville, PA 18210



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Notes

This report is prepared solely for the information and use of our client and is not transferable. It is not to be used by third parties, such as insurance underwriters, to make decisions. If they have concerns, they should hire and pay their own inspectors who are responsible to them. We cannot be held responsible for any claims which may be denied as a result of an insurance company relying on our report.

The letter in the Introduction section of this report and the contracts are an integral part of this report. Please read them all in their entirety - each part contains important information.

For the purposes of this report, the front of the house is the side facing the road.

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 that may be of concern to us may not be of concern to you and some items that may be of concern to you may be considered minor to us. Therefore, it is advisable to read the entire report.

As per ASHI guidelines, the review and testing of built-in appliances is not part of a home inspection. Appliances have limited life expectancies and can fail at any time for reasons which are not ascertainable to a home Inspector. We run appliances through a specific cycle as a courtesy to the Buyer but cannot take responsibility for their operation. There are many sealed components in appliances which may have excessive wear that later fail without warning.

It is the responsibility of the Buyer to secure estimates from qualified professionals who visit the site to review any deficiencies noted in this inspection report. Deficiencies noted are simply a guide to problems and are not to be taken as a full scope of work. AmeriSpec takes no responsibility for actual repair or replacement costs, even if quantity or scope of work is different from our statement.

A home inspection is not a code inspection and therefore items mentioned in the report may be fire, safety or health-related comments or recommendations. While current codes may now indicate a need for a specific item, your house may have been constructed prior to code adoption or may be in an area where codes were not or have not been adopted.

The Commonwealth of Pennsylvania adopted a uniform construction code which went into effect April 8, 2004. After that date, all construction must conform to the International Residential Code for One and Two Family Dwellings. The goal of the Code is to provide guidance in how to build a home with adequate fire, safety and health stipulations as well as building durability guidance. Items mentioned in the report may be common sense and were in older codes, although not adopted by the Commonwealth.

There may be sections of the report where we quoted Limited View or Limited Access due to accessibility issues due to size, obstructions, or limits prohibiting complete and total visual access. When this condition exists it is understood that restrictions prohibited complete and total visual inspections and that hidden damage may exist.

There may be areas in the report that we SUGGEST something be changed, modified, upgraded or corrected, added or removed. It is the buyers responsibility to make sure that any suggestion that is acted upon does not cause or create a

negative result. We always advise that a qualified contractor be hired to make repairs.

There may be areas in the report that we suggest a qualified contractor review, repair, replace, It is understood that the person inquiring to hire the contractor completed their due diligence in the hiring process, confirming they have the proper insurance, manpower, equipment and knowledge to complete the tasks required. It is, furthermore, understood that AmeriSpec and its employees are held harmless from any contractor related issues.

There are some areas of the report that we identify as a safety issue and we suggest they be addressed prior to closing. This statement is a recommendation, the buyer and all parties involved in this transaction should review this report in its entirety and ultimately make your own final conclusions from the information provided. Buyer may have his / her own opinion of the reported items and may choose to select a different status of importance.

The detection of vermin, mice, rodents, Bat droppings noted, indicating probable bat infestation. Bats and bat droppings can be hazardous to humans. Suggest a specialist in handling bat removal be contacted. and other animals of this nature are excluded from inspection. If the inspectors see signs of animals and or related conditions relative from past, present of future habitation of the dwelling he /she may do so as a courtesy and suggest further review.

Concrete and masonry products typically crack during the curing process. Inspector will note cracks that are observed to have staining, signs of water penetration or have a structural concern at the time of the inspection. We suggest sealing all cracks and seams as unforeseen weather conditions can occur and static water pressure in the soil can potentially enter through cracks and seams that would otherwise not have a leak.

During the course of homeownership of your home there may be certain weather conditions / events that may create leaks, damage, or other negative results that can never be predicted. An example could be - excessive rain events often can produce soils to retain water that can create significant hydraulic pressure therefore pushing water into areas that have never had a water event before. It is not possible for these conditions to be predicted from a general home inspection.

Cover Page Information

Cover Page Information

CP01 The house is a:	Single family
CP02 Story structure:	Two
CP03 With a:	Walk out basement
CP04 Built on a:	Slightly sloped
CP05 Information:	Estimated age is 25 years old
CP05.5 Occupancy:	Vacant homes often do not receive the necessary maintenance they need to keep them in proper condition. A home left unattended will start to deteriorate over time. An un-repaired crack in the wall, for example, is likely to get bigger. A pipe may start leaking without anyone around to notice it. Some common issues with long term vacant properties can be heating systems breaking downs, frozen pipes, mold / discoloration and pests.
CP06 Special conditions:	Not applicable.
CP07 Current Weather:	Temperature 28 degrees Fahrenheit Cold Snowing Snow accumulation on ground
CP08 Recent Weather:	No abnormal recent weather conditions
CP09 Front of house (PICTURE REQUIRED)  .	Faces right side
CP10 Buyer in attendance:	No
CP11 Agent in attendance:	No
CP12 Sellers / Tenants in attendance:	No
CP13 Misc:	Not applicable.

CP09 Front of house (PICTURE REQUIRED)



Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Hairline cracks in stucco, concrete, and asphalt are common and are not a significant defect unless otherwise stated. Home owners should routinely observe exterior components and keep them well-sealed and "finished" against the weather. When poorly finished, damaged, decayed, or open areas exist, or when windows, doors and other through-wall openings and projections are not well-sealed, hidden damage can exist or occur. Areas with little or no roof overhang need particular attention. Heavy vegetation can also cause deterioration and conceal damage; when present, home owner is encouraged to keep vegetation trimmed away from the house. Grading and adjacent surfaces should be checked and kept pitched away from the foundation to reduce the chances of water infiltration.

General

101 Driveway: Snow Covered
102 Walkways: Snow covered
103 Exposed Foundation : Serviceable

Parging is the coating applied to the visible (above-grade) portion of your home's foundation walls. It is typically applied to both poured-concrete and concrete-block foundations to hide surface imperfections, marks from form work and the like, so its role is essentially decorative.

[Minor \(hairline\) cracks at rear](#) | Suggest Buyer caulk cracks to prevent moisture penetration

See Basement / Crawlspace, 111Walls, Section #1104, additional information may be provided from interior inspection.

104 Siding : Serviceable | Vinyl | Wood boards | [loose siding and \(J\) channel on left side](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)
105 Trim: Serviceable | Wood | Vinyl | Aluminum
106 Soffits: Serviceable | Aluminum | Vents noted
107 Windows and Frames: Serviceable | Thermopane

[Broken thermopane seal - Condensation was noted in these double-glazed insulated window panes. This indicates a broken seal, which will reduce visibility and somewhat reduce the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of these window panes is suggested.](#)

Missing screens

108 Electrical Fixtures/Outlets: Serviceable | Weather cover | Light fixture
109 Gutters and Leaders: Serviceable | Aluminum | Suggest extending leaders away from house

110 Fence/Gate/Retaining Wall: Serviceable | Fence / Gate Material - | Chicken wire
111 Hosebib: Front | Rear | [May be turned off at interior / inoperable](#)
112 Bell Chime / Door Bell: Serviceable front door
113 Exterior Door Front: Serviceable | Pivot | Metal / glass
114 Exterior Door Rear: Serviceable | Sliding | Wood / glass
115 Exterior Door Side: Not applicable
116 Grading: Serviceable

Grading around the house and surrounding areas has the potential to change. For example, conditions created from a blocked gutter or other type condition can cause unforeseen erosion and improper drainage conditions. It is advised that routine visual evaluations be conducted to ensure proper drainage conditions are maintained and addressed as necessary.

117 Propane Tank: Above ground | Located at | Left Side

Propane tank or tanks noted against the house. Suggest buyer consult with the tank owner (Leasor) to see if placement is acceptable.

118 Natural Gas Meter: Not applicable

119 Miscellaneous: Not applicable

120 Comments: Suggest buyer perform routine exterior maintenance by sealing and caulking around windows, doors, electrical services, hose bibs, etc and any area that penetrates the exterior of the structure where water, insects may enter and cause damage.

Grading around the house and surrounding areas has the potential to change. For example, conditions created from a blocked gutter or other type condition can cause unforeseen erosion and improper drainage conditions. It is advised that routine visual evaluations be conducted to ensure proper drainage conditions are maintained and addressed as necessary.

103 Exposed Foundation



Crack at foundation

104 Siding



Loose siding and "J" Channel

Chimney

Chimney inspection of visually accessible components as viewed from exterior.

200C Location:	Right Side
201C Free standing prefabricated metal:	Not applicable.
202C Metal prefabricated flue covered with:	Vinyl Siding
203C Masonry Chimney:	Not applicable.
204C Spark Arrester / Rain Cap:	Spark Arrester Present
205C Flue / Liner:	Metal flue
206C Visual components 📷:	Serviceable, Visual components Loose aluminum trim at rear Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

207C Comments:

Limited view to all components

We recommend regular check-ups and cleaning of the flue by a certified chimney sweep to ensure safe and efficient operation. Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions 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 mortar, adequacy of installation, draft or smoke tests. This was a "limited review." If further review is desired, Buyer is advised to consult with a certified chimney sweep. Chimney chases are a common source of water infiltration, both at the roof and in the dwelling. Roof flashings that are loose or improperly installed and weather caps that are loose, cracked or otherwise deteriorated will increase the likelihood of leakage and should be kept in good repair. A rain cap can reduce the chances of water infiltration. We suggest that you check these areas regularly and maintain as needed. Portions of the chimney flashing are not visible during a visual inspection. Weather and roof pitch permitting, flues are checked when the chimney is not capped or is not too tall and is safely and readily accessible.

206C Visual components



Loose trim

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating 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.

301R Type/Material:

Sloped

Roof snow covered. The roof and other roof related inspection items were covered with snow and not able to be viewed, preventing a visual review. Since this is a limited review due to snow covering, Inspector is unable to offer an opinion as to condition of roof materials and other related inspection items). Suggest Buyer consult with Seller as to status and to remaining useful life.

[Snow covered, unable to view condition.](#)

302R Flashing at Chimney:

Snow covered, unable to view condition

303R Flashing at Other Intersections:

Snow covered, unable to view condition

304R Condition:

Snow covered, unable to view condition

Roofing is exposed to extreme weather conditions and other natural elements that can affect the roofs expected life span. We suggest that routine visual inspections, maintenance and upkeep be completed for changing conditions in your roofing material and repaired or replaced as necessary.

305R Other Conditions:

Snow covered, unable to view condition

306R Skylights:

Not applicable.

307R Ventilation:

Snow covered, unable to view condition

308R Roof Penetrations:

Snow covered, unable to view condition

309R Comments:

This is a "visual" inspection only. No certification, warranty, or guarantee is given as to the water-tight integrity of the roof. Inspectors cannot determine water-tight integrity of roofs by a visual inspection, nor can they predict future leaks, or tell if roof is installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, a qualified roofer should be contacted.

Roofing is exposed to extreme weather conditions and other natural elements that can affect the roofs expected life span. We suggest that routine visual inspections, maintenance and upkeep be completed for changing conditions in your roofing material and repaired or replaced as necessary.

Roof materials generally last 20-25 years depending on roof materials, weather and site conditions.

Deck

401D Location:

Rear | Upper | Lower

402D Structure:	<p>Serviceable</p> <p>Flashing noted at the attachment of the deck/porch framing to the house structure. Flashing serves to prevent moisture penetration into the wood members of the home and deck.</p> <p>The rim joist is bolted to the house. This is a stronger, preferred method of fastening the rim joist to the house framing.</p> <p>Joist hangers at house side rim joist Joist hangers at outer rim joist Posts</p> <p>Inspector was unable to determine the material or condition of the in-ground supports to the posts.</p> <p>Unable to confirm in ground supports meet proper frost protection</p>
403D Deck/Slab:	Inspector's view was limited due to snow covering and hidden damage may exist.
404D Railing Around Deck 📷:	<p>Serviceable</p> <p>This railing was constructed with horizontal members or other ornamental pattern that results in a ladder effect. This can permit an individual to climb to the top of the railing and fall or jump off. Suggest replacing railing with vertical balusters that do not allow passage of a sphere 4 in diameter</p> <p>Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)</p>
405D Stairs 📷:	<p>NO/grippable/rail</p> <p>Improper connection between stair stringers and deck connection. This connection can fail</p> <p>Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)</p>
406D Electrical Fixtures/Outlets:	Serviceable Light fixture Weather cover Operable GFCI outlet noted for safety.
407D Comments:	All or portions of this deck appears to be homeowner built. Reasonable, customary and acceptable protocols may have not been followed. A review by a qualified contractor is suggested.

404D Railing Around Deck



Ornamental design / ladder effect

405D Stairs



Missing a graspable rail

405D Stairs



The stringer connection to deck is not properly supported. This is poorly supported with minimal support.

Cantilevered Balcony

Cantilevered construction ONLY. Otherwise use deck inspection.

601B Location:

Balcony is serviceable | Rear

602B Structure: Serviceable | Joists parallel with to house with hangers

This deck / balcony is fully cantilevered (no supports to the ground) from the house. There are joists or beams that protrude from the house to support the deck boards and railing. Suggest Buyer routinely monitor house/deck connection for changing conditions. Often these cantilevered conditions are a point of entry for water and insects to enter. Due to finished materials at the interior hidden damage may exist.

603B Deck/Slab: Inspector's view was limited due to snow covering and hidden damage may exist.

604B Stairs: Not applicable.

605B Railing Around Balcony: Serviceable

606B Electrical Fixtures/Outlets: Serviceable | Light fixture

607B Comments: None

Large Spaces

Attic

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is often impossible to determine if these stains are active unless they are leaking at the time of inspection. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces and attics each spring and fall, and after each severe storm.

801A Access:	Serviceable Ceiling hatch Hatch in closet Located at bedroom # 4
802A Framing:	Serviceable Rafters
803A Sheathing:	Serviceable Plywood
804A Flooring:	No flooring
805A Windows:	Not applicable.
806A Evidence of Leaking:	Not applicable.
807A Insulation:	Rolled with R-value 30 Blown in added OVER rolled insulation Suggest adding insulation to bring up value
808A Ventilation:	Serviceable Soffit vents Ridge vents
809A Electrical:	Serviceable Lights only
810A HVAC Ducts:	Appear to be serviceable
811A Comments:	Limited review due to inability of Inspector to walk in attic

Attic 2

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is often impossible to determine if these stains are active unless they are leaking at the time of inspection. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces and attics each spring and fall, and after each severe storm.

801A Access:	Serviceable Ceiling hatch Hatch in hallway closet
802A Framing:	Serviceable Rafters

803A Sheathing 📷:

Serviceable | Plywood

Blackened sheathing noted. It is a condition created after many years of condensation gathering at the roof sheathing affecting the tannins in the wood. Long standing moisture from various sources can contribute to this condition, lack of ventilation, etc. This condition can cause organic growth / discoloration while some areas may just appear stained.

Moisture stains noted. Inspector is unable to determine if active or not. It is often not possible to determine if stains are a result of active leakage or other water problems previously corrected. Further review necessary to establish a conclusion.

Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

804A Flooring:

No flooring

805A Windows:

Not applicable.

806A Evidence of Leaking:

Leaking noted at left side rear | Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

807A Insulation:

Serviceable | Blown at thickness 6" to 12" | Rolled with R-value 30

808A Ventilation:

Serviceable | Soffit vents | Ridge vents

809A Electrical:

Serviceable | Lights only

810A HVAC Ducts 📷:

Damaged | Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

811A Comments:

Limited review due to inability of Inspector to walk in attic

803A Sheathing



Black sheathing

803A Sheathing



Black sheathing

803A Sheathing



Moisture stain

810A HVAC Ducts



Section of separated duct work / improperly supported

Garage

- 900G Location: Attached
- 901G Number of cars: Two
- 902G Exterior: Same style and condition as house
- 903G Roof: Same style and condition as house

This is a "visual" inspection only. No certification, warranty, or guarantee is given as to the water-tight integrity of the roof. Inspectors cannot determine water-tight integrity of roofs by a visual inspection, nor can they predict future leaks, or tell if roof is installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, a qualified roofer should be contacted.

Roofing is exposed to extreme weather conditions and other natural elements that can affect the roofs expected life span. We suggest that routine visual inspections, maintenance and upkeep be completed for changing conditions in your roofing material and repaired or replaced as necessary.

Roof materials generally last 20-25 years depending on roof materials, weather and site conditions.

- 904G Foundation: Same style and condition as house
- 905G Floor/Slab: Serviceable | Concrete
- 906G Walls: Serviceable | Block | Wallboard
- 907G Ceiling: Serviceable | Wallboard
- 908G Windows: Serviceable
- 909G Garage Door: Serviceable | Insulated metal
- 910G Garage Door Hardware: Serviceable | Front coil spring mechanism
- 911G Door Opener: Serviceable | Chain drive | Electric eye (has been required since 1993)

912G House Door: Serviceable | Metal

On attached garages it is recommended to have a self closing device such as a spring loaded hinge or other mechanical device installed to automatically close the mandoor between the house and garage. Suggest buyer install for safety.

913G Service Door: Not applicable

914G Electrical: Serviceable | Operable GFCI outlet noted for safety.

915G Comments: None

Laundry Room

1000 Location: 1st floor | Between house and garage

1001 Floors: Serviceable | Ceramic tile

1002 Walls: Serviceable | Wallboard

1003 Ceiling: Serviceable | Wallboard

1004 Door: Serviceable | Pocket door

1005 Windows: Not applicable

1006 Cabinets/Shelves: Serviceable | Shelves

1007 Laundry Tub: Not applicable

1008 Electrical: Serviceable | Overhead / wall light

1009 Washer Hook-Up : [Rubber hose noted. Suggest buyer upgrade to metal-jacketed hoses. Rubber hoses have the potential to fail and cause extensive damage.](#)

We do not disconnect or operate the valves the supply water to washer. These can leak at any time and should be considered a part of normal maintenance. Also if applicable, any rubber hoses should be changed to braided metal hoses to eliminate the possibility of bursting and floods. It is also advised to install an overflow pan and drain if washer is positioned over or adjacent to finished living areas to prevent water damage.

1010 Manufactured by: Samsung

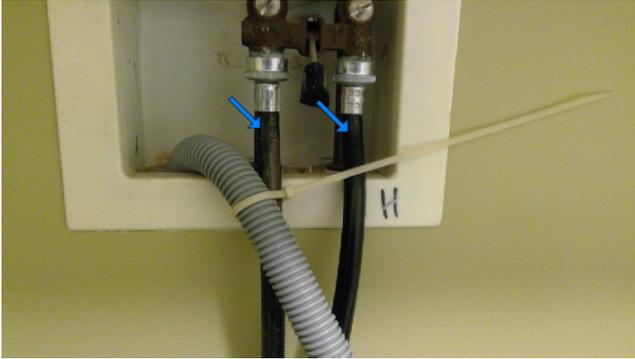
1011 Dryer Hook-Up : [Gas | Gas valve present | Metal vent | Dryer vent split | Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

Maintenance Item - Dryer vents should be cleaned regularly to maintain proper air flow.

1012 Manufactured by: Samsung

1013 Comments: None

1009 Washer Hook-Up



Rubber hoses - suggest buyer upgrade to metal braided style

1011 Dryer Hook-Up



Dryer vent split

Basement / Crawlspace

Water seepage and moisture penetration are common problems in lower living levels usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement/crawlspace cannot always detect the past or future possibility of water in this area. Signs of water infiltration include mold/mildew, stains on walls, and efflorescence. If you are concerned about this possibility, we suggest that you obtain disclosure from the Seller regarding any history of water infiltration. For the safety of the Inspector, areas with less than 30 inches of headroom are considered inaccessible and are not entered or physically reviewed.

- 1100 Basement\Crawlspace: Basement
- 1101 Access: From stairwell at entry
- 1102 Stairs: Serviceable
- 1103 Floors: Serviceable | Concrete | Ceramic Tile
- 1104 Walls 📷: Serviceable | Wallboard | Common cracks noted
- 1105 Ceiling: Serviceable | Wallboard
- 1106 Doors: Not applicable | Pivot
- 1107 Joists: Unable to determine due to finish materials
- 1108 Support Posts/Columns: Unable to determine due to finish materials
- 1109 Beams: Unable to determine due to finish materials
- 1110 Windows/Ventilation: Serviceable
- 1111 Electrical: Serviceable

When using or adding auxiliary electric equipment including but not limited to sump pumps, dehumidifiers, portable air conditioners, blowers' fans etc. It is necessary to make certain that the electrical circuit can handle the load requirements. We suggest not using extension cords as permanent wires, if needed hire a qualified contractor to run an additional circuit.

- 1112 Insulation: Unable to determine due to finish materials
- 1113 Vapor Barrier: Not applicable
- 1114 Sump Pump/Pit: Not applicable
- 1115 Plumbing: Serviceable
- 1116 Heating: Electric baseboard | [Inoperable](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)
- 1117 Comments: [Organic material / discoloration noted](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

BASEMENT / CRAWLSPACE NOTE: Water seepage and moisture penetration are common problems in lower levels usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading and gutters. Our review of the basement / crawl-space / lower living level cannot always detect the past or future possibility of water in this area. Signs of water infiltration include discoloration, organic materials, stains on walls, and efflorescence. Hidden damage may exist. If you are concerned about this possibility, we suggest that you obtain disclosure from the Seller regarding any history of water infiltration.

1104 Walls



Foundation crack - suggest caulking

1104 Walls



Foundation crack - suggest caulking

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 or heating efficiency of air conditioning or heating systems 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. Dismantling and/or extensive inspection of internal components of any appliance is beyond the scope of this report.

Electrical

100E Electrical Service: Service entry cable underground | 400 Amp Class 320 meter base | Meter located at the rear

101E Smoke Detectors: Battery operated smokes | Located at 1st floor | Located at all bedrooms

Smoke detectors should be tested on a routine basis, batteries should be replaced twice a year. A good rule of thumb would be to replace the batteries when you change your clocks for spring and fall. Many manufactures suggest replacement of the smoke detectors every 10 years.

102E Carbon Monoxide Detector: Serviceable, located at | 1st floor | 2 nd floor

Due to the presence of a fuel-burning device or attached garage, which can produce carbon monoxide (a poisonous and potentially lethal, odorless gas, formed from incomplete combustion), we suggest Buyer install carbon monoxide detectors throughout the house for safety if they are not already present. AmeriSpec recommends the installation of hard wired combo units OR wall mounted units over the plug-in style that can be easily removed.

103E Comments: None

Electrical Main Panel

104E Main Panel Located at: Utility room

105E Main Panel Manufactured By:: Challenger

106E Main Panel Comments 

Breakers | (Two) 200 Amp panels

Inspector noted doubled-up neutrals or neutrals/ground combination. This means that two neutral wires are held at the bus bar under one screw. Most jurisdictions, authorities, and codes consider this type of installation to be improper. Each grounded conductor or neutral should terminate within the service panel in an individual connection because both wires could be carrying a live load. Separation ensures safety. Suggest a qualified electrician repair/replace as necessary for proper operation and safety.

Double tapped breaker - 110-volt double-lugged circuits observed. Double-lugged means that multiple wires are served by a single breaker. Some panelmanufactures allow this connection, nonetheless we are not able to determine if the total rated amperage is exceeded.

107E Additional Main Panel Comments:

Not applicable

108E Main Feed Conductor:

Aluminum conductor

109E Heavy Duty circuits:

Copper HEAVY DUTY appliance circuits

110E General Service Wiring:

Copper wiring general service circuits

Ground Fault Circuit Interrupter / GFCI: Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes. They protect you from electrical shock.

When using or adding auxiliary electric equipment including but not limited to sump pumps, dehumidifiers, portable air conditioners, blowers' fans etc. It is necessary to make certain that the electrical circuit can handle the load requirements. We suggest not using extension cords as permanent wires, if needed hire a qualified contractor to run an additional circuit.

Old and worn out outlets are a common issue with regular use and can pose a source for a hot spot and / or fire to develop. If at any time you find that a plug doesn't fit tightly or falls out of a outlet stop use and have it replaced immediately.

SAFETY SUGGESTION - Arc Fault Circuit Interrupters AFCI circuit breakers and receptacles are intended to protect structures from fire caused during an arcing fault condition of the wiring within the wall, the installed switches and outlets, and the equipment plugged in. We suggest buyer consider adding these to your home after taking possession as an enhanced safety feature.

111E Comments:

None

106E Main Panel Comments



Double tapped breaker

106E Main Panel Comments



Double tapped breaker

Electrical Main Panel 2

104E Main Panel Located at: the Utility room

105E Main Panel Manufactured By:: Challenger

106E Main Panel Comments: Breakers | (Two) 200 Amp panels

107E Additional Main Panel Comments : Not applicable | [Abandoned breakers](#)

[Knock-outs have been made in the face of the electric service panel, which can permit access to live electrical components. This is a safety hazard.](#)

108E Main Feed Conductor: Aluminum conductor

109E Heavy Duty circuits: Copper HEAVY DUTY appliance circuits | And | Aluminum HEAVY DUTY appliance circuits

110E General Service Wiring:

Copper wiring general service circuits

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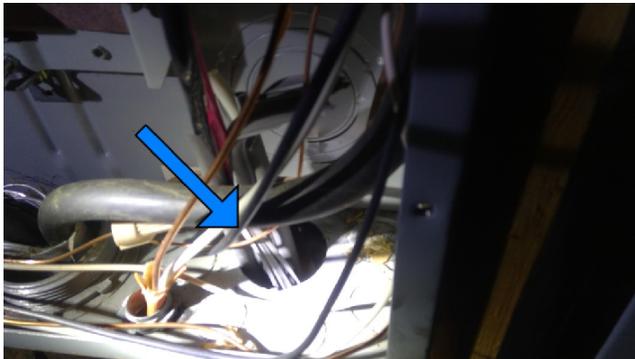
Old and worn out outlets are a common issue with regular use and can pose a source for a hot spot and / or fire to develop. If at any time you find that a plug doesn't fit tightly or falls out of a outlet stop use and have it replaced immediately.

SAFETY SUGGESTION - Arc Fault Circuit Interrupters AFCI circuit breakers and receptacles are intended to protect structures from fire caused during an arcing fault condition of the wiring within the wall, the installed switches and outlets, and the equipment plugged in. We suggest buyer consider adding these to your home after taking possession as an enhanced safety feature.

111E Comments:

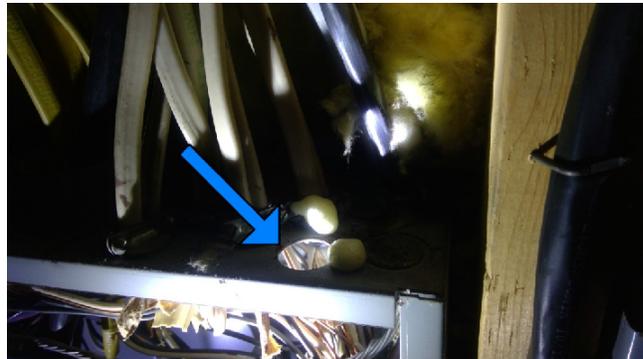
None

107E Additional Main Panel Comments



Knock out missing

107E Additional Main Panel Comments



Knock out missing

Sub Electrical Panel

109E Sub Panel Located at:

the Utility room

110E Sub Panel Manufactured By::

Square D

111E Sub Panel Comments:

Has 4 wire feed, as required | 40 Amps | Breakers

112E Additional Sub Panel Comments:

Not applicable | Abandoned breakers

113E Comments: None

Plumbing

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 leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of emergency. Water piping was observed where accessible and no evidence of active leaking was observed, unless otherwise noted at a specific location. Functional flow was observed at all fixtures, unless otherwise noted.

200P Plumbing Supply: Well head at the left side

201P Main supply piping is: Plastic

202P Main shut-off is located at: Utility room

203P Pressure tank located at the: Utility room

204P Plumbing Supply Misc: Not applicable.

Since main shut-off valves are operated infrequently, it is possible 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. Valves should be turned regularly to ensure free movement in case of emergency.

205P Plumbing Waste: The plumbing waste system for this structure is an on site type septic system and not part of the general home inspection. This system will be evaluated in detail IF the client has opted to do so and will be towards the end of this report. Please see that section for a detailed information if applicable.

All plumbing waste lines are tested by running each fixtures water into the sewage system. No solids are put into the system.

206P Supply Pipes - in house: Serviceable | Copper

PEX piping noted. PEX stands for cross-linked polyethylene tubing. This plastic material can be bent around and through building components without the need for joints. It has been used successfully for many years in Europe and is becoming readily available in the United States. PEX is usually installed with a modular, manifold distribution system. The features of this system include: dedicated distribution lines with individual shut-off valves; distributes the water quietly, efficiently and economically; balances water delivery without noticeable pressure or temperature differentials; less energy loss or wasted water; a high resistance to corrosion or freeze damage. In addition, fewer fittings reduce the chances of leaks and there are few, if any, connections behind walls or ceilings.

207P Waste Pipes: Serviceable | Plastic

208P Vent Pipes: Main vent properly terminates above the roof

209P Gas Piping 📷:

Serviceable

CSST piping - Corrugated stainless steel tubing. CSST flexible gas piping must be bonded to reduce the risk of damage due to a lightning strike on the home. This piping appears to not be properly bonded. Suggest further review / repair prior to closing.

Gas piping not checked with leak detector

210P Ejector/Grinder Pump:

Not applicable

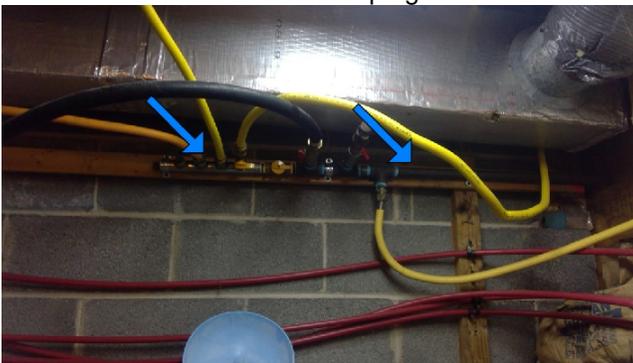
211P Comments:

Gas and water shut-off valves including but not limited to angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of emergency.

212P Items at / or nearing the end of their design life:

Not applicable.

209P Gas Piping



CSST gas piping not bonded

Water Heater

300WH Water Heater:

Tankless / Independant | Tankless / with Boiler

The Inspector is unable to view the heater elements (like all hidden components) and therefore these were not reviewed. We do not operate the valves on the piping to the hot water heater. These can leak at any time and should be considered a part of normal maintenance.

301WH Water Heater

Noritz

Manufactured by:

302WH Capacity:

Tankless

303WH Water Heater Located At:

Utility room

304WH TPR valve / components : TPR valve

There is no temperature pressure relief (TPR) valve extension pipe. This is a safety hazard. TPR valves open at 150 psi and/or 210 degrees Fahrenheit. Suggest installation to carry water towards floor.

305WH Valves: Cold water shut off valve present

Gas and water shut-off valves including but not limited to angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of emergency.

306WH Water Heater Exhaust Venting Type: Double walled B-vent

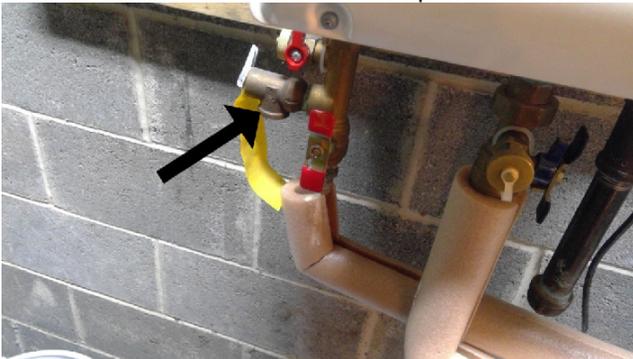
307WH Water Heater Exhaust Venting Condition: Not applicable.

308WH Hot Water Temperature: Hot water temperature measured above 120 degrees Fahrenheit. This can cause possible scalding. Suggest Buyer adjust water heater to produce hot water at no more than 120 degrees Fahrenheit for safety and to conserve energy.

Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

309WH Comments: None

304WH TPR valve / components



Missing TPR extension pipe

OIL/Boiler

500OB Manufactured by: Slant Fin

501OB Located at: Utility room

502OB Make-up Air: Appears to be sufficient

503OB Unit Jacket: Serviceable

504OB Oil Tank:	Located at Basement Serviceable fill pipe and vent Serviceable volume gauge Oil turn-off valve present Oil filter present Supply line buried in slab
	Oil Tank note- if this property has an oil tank we do not inspect the structural integrity of the tank. We will report obvious signs of leaking or dripping or spillage. If the buyer is concerned about the integrity of the tank we suggest you consult with a tank specialist for further review.
505OB Combustion Chamber:	Serviceable Visible through inspection port
506OB Oil Burner:	Serviceable visible components
507OB Flame:	Serviceable Bright orange (low-pressure burner)
508OB Venting Type:	Serviceable Single wall smoke pipe Power vent assisted (induced draft fan - mid-efficiency)
509OB Venting Condition:	Serviceable CO test NOT performed
510OB Barometric damper:	Serviceable NOT smoke tested
511OB Electric disconnect at remote location:	Serviceable
512OB Electric disconnect at Unit:	Serviceable
513OB TPR Valve:	Installed with proper extension pipe
514OB Condition of System / Components:	No maintenance tag noted. Oil-fired units must be serviced each year to have a visual inspection, oil filter and nozzle changed. We suggest a service be performed and review of internal components be performed prior to closing.
	Suggest maintenance / Service
515OB Unable to Test:	Not applicable.
516OB System Type:	A hot water coil from a remote heating source passes through the air handler heat exchanger. As the hot water circulates through the exchanger, the air is warmed and circulated through the house duct system by the fan. Radiant floor
517OB Water fill valve present:	Automatic Fill Valve Present
518OB Temperature / pressure gauge:	Serviceable
519OB Hot water temperature:	Acceptable temperature reaching 160 degrees to 180 degrees Fahrenheit (limit control switch shuts boiler at 200 degrees Fahrenheit)
520OB Pressure reading:	Acceptable (12 to 30 psi)
521OB Circulating pumps:	Serviceable One dedicated Pump for indirect fired hot water heater
522OB Zone valves:	Serviceable Five
523OB Leaking / corroded components:	Not applicable
524OB Expansion Tank:	Serviceable

525OB Steam if applicable: Not applicable

526OB Heating Units: Radiant floor | Hot water coils in duct work | [Suggest review all components not properly working](#)

527OB Distribution Piping: Copper | Black iron | PEX

528OB Thermostats: [Several thermostats failed to operate](#)

529OB Overall Condition of System: Did not respond to normal operating controls- was not able to get proper temps from heating system.

BOILER LIFE NOTE: It is not possible from a visual inspection to determine how many years of life remain or the condition of the interior components in boilers. They do not have set life expediencies and can fail at any time. Due to the unknown condition of the sealed internal components it is recommended to have a detailed review by a qualified contractor prior to closing. They can provide a more detailed explanation of the remaining life expectancy and internal condition and components.

AC/Heat Pump

700AC Type: A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans and coils) are operational. It is not an indication that the reversing valve is operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean, as with air conditioners.

A/C with hot water coils

701AC Number of Condenser Systems: One

702AC Condensers Manufactured by: Manufacturer unknown

703AC Condensers Located at: Right side

704AC Condenser Cabinet: Rusty

705AC Electric Disconnect: Present

706AC Vapor Line: Insulation serviceable

707AC Operation: Heating mode

Unable to test / determine condition. Exterior temperature too cold, operation may result in damage to system

708AC Condition:	Suggest service and review Unit did not achieve desired temperatures Unable to test / determine condition. Exterior temperature too cold, operation may result in damage to system Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
709AC Number of Air Handling Units:	One
710AC Air Handling Units:	Independent Central Air Unable to test / determine condition. Exterior temperature too cold, operation may result in damage to system
711AC Air Handling Units Manufactured by:	American Standard
712AC Air Handling Units Located at:	Attic
713AC Attic Air Handler:	Drip pan present Appers to drain to exterior / safe location
714AC Indoor Components Electric Disconnect:	Missing
715AC Filter:	Filter size 24 x 24 x 1 Filter / Filters at remote locations
716AC Filter Type:	Pleated paper
717AC Supplemental Heat System Noted:	A hot water coil from a remote heating source passes through the air handler heat exchanger. As the hot water circulates through the exchanger, the air is warmed and circulated through the house duct system by the fan. Suggest review, did not achieve operating temps
718AC Plenum coil:	Not Visible The plenum coil sits in the ductwork immediately upstream (usually) from electric heat pumps and central air conditioners. On an air conditioning system, the plenum coil (known as the evaporator coil) is used to transfer heat from the house air to the refrigerant within the coil. On a heat pump, the coil works the same way in the summer, and in reverse during the heating season when it transfers heat from the coil to the air being passed across it. In the winter, it is acting as a condenser. Coils are normally made of copper or aluminum tubing to which very thin fins are attached to enhance the heat transfer. With age, coils can corrode. This can result in a blockage of the refrigerant line or leakage. The plenum coil is generally not visible or readily accessible, and therefore is not part of this inspection
719AC Condensate Line:	Serviceable

720AC Thermostats Located at: Bedroom # 4

If applicable: When using a heat pump system thermostat make certain it is operation in heat mode and not in the emergency heat setting. Failure to operate in the correct setting can result in higher electric consumption as it will be operation with heating coils and not the heat pump.

721AC Operated in: Heat mode | Auto mode | [Failed to respond to normal operating controls](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

722AC Condition: Inoperable

723AC Blower Operation: Serviceable

724AC Duct Work Type: Insulated ductboard | Flexible with intact wrapping | [Damaged duct work at attic access in hall closet](#)

725AC Duct Work Condition: [Poorly supported at attic near attic access from hall closet](#) | [Disconnected supply](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

726AC Registers: Appears to be in each room

727AC Electronic cleaner: Not applicable.

728AC Humidifier: Not applicable.

729AC Condition of System: Does not respond to normal operating controls

A/C HEAT PUMP NOTE: It is not possible from a visual inspection to determine how many years of life remain or the condition of the interior components in air handlers and heat pumps. They do not have set life expedencies and can fail at any time. Due to the unknown condition of the sealed internal components it is recommended to have a detailed review by a qualified contractor. They can provide a more detailed explanation of the remaining life expectancy and internal condition and components.

AC/Heat Pump 2

MUST fill out duct info in this section IF there is a FURNACE with the system. Furnace ductwork will revert back to this section.

700AC Type: Independent A/C | With hot water coils

701AC Number of Condenser Systems: One

702AC Condensers Manufactured by: Trane

703AC Condensers Located at: Right side

704AC Condenser Cabinet: Level | Fins serviceable

705AC Electric Disconnect:	Present
706AC Vapor Line:	The insulation on the refrigerant delivery line is either damaged or missing. This insulation prevents pre-heating of the refrigerant prior to entering the evaporator coil. Any time deterioration of the insulation is noted, or if it is too short to completely cover the line, it should be repaired or replaced by a qualified heating and air conditioning technician. This will increase efficiency, which conserves energy and saves money.
	Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
707AC Operation:	Heating mode
708AC Condition:	Inoperapble
709AC Number of Air Handling Units:	One
710AC Air Handling Units:	Independent Central Air
	With hot water coils - the coils did not achieve proper operating temps
	Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
711AC Air Handling Units Manufactured by:	Unable to determine
712AC Air Handling Units Located at:	Basement
713AC Attic Air Handler:	Not applicable
714AC Indoor Components Electric Disconnect:	Present
715AC Filter:	Filter size 12 x 24 x 1
716AC Filter Type:	Pleated paper
717AC Supplemental Heat System Noted:	A hot water coil from a remote heating source passes through the air handler heat exchanger. As the hot water circulates through the exchanger, the air is warmed and circulated through the house duct system by the fan.
718AC Plenum coil:	Not Visible
	The plenum coil sits in the ductwork immediately upstream (usually) from electric heat pumps and central air conditioners. On an air conditioning system, the plenum coil (known as the evaporator coil) is used to transfer heat from the house air to the refrigerant within the coil. On a heat pump, the coil works the same way in the summer, and in reverse during the heating season when it transfers heat from the coil to the air being passed across it. In the winter, it is acting as a condenser. Coils are normally made of copper or aluminum tubing to which very thin fins are attached to enhance the heat transfer. With age, coils can corrode. This can result in a blockage of the refrigerant line or leakage. The plenum coil is generally not visible or readily accessible, and therefore is not part of this inspection

719AC Condensate Line: Serviceable | Drains to exterior via pump

720AC Thermostats Located at: If applicable: When using a heat pump system thermostat make certain it is operation in heat mode and not in the emergency heat setting. Failure to operate in the correct setting can result in higher electric consumption as it will be operation with heating coils and not the heat pump.

721AC Operated in: Heat mode

722AC Condition: [Did not achieve proper operating temps](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

723AC Blower Operation: Serviceable

724AC Duct Work Type: Insulated ductboard | Flexible with intact wrapping

725AC Duct Work Condition: Appears to be serviceable

726AC Registers: Appears to be in each room

727AC Electronic cleaner: Not applicable.

728AC Humidifier: Present

729AC Condition of System: Inoperable | Service review needed by HVAC tech

A/C HEAT PUMP NOTE: It is not possible from a visual inspection to determine how many years of life remain or the condition of the interior components in air handlers and heat pumps. They do not have set life expedencies and can fail at any time. Due to the unknown condition of the sealed internal components it is recommended to have a detailed review by a qualified contractor. They can provide a more detailed explanation of the remaining life expectancy and internal condition and components.

Ductless System

Ductless systems / Split systems or package type systems.

700DS Type: Independent air condition / heatpump ductless split system noted. This type of system has an outdoor component -- a compressor with coil and fins -- and an indoor evaporative unit that provides the conditioned air. The units are connected to one another with a liquid line and a vapor line. There must also be a condensate line draining to the exterior.

701DS Number of Condenser Units: 4

702DS Manufactured By: Thermocore

703DS Condenser Located at: Left side | Right Side

704DS Condenser Cabinet: Level | Fins serviceable

705DS Electric Disconnect: Present

706DS Vapor Lines: Insulation serviceable

707DS Operation: Heating mode, The exterior temps may have been too low for these units to operate. Suggest buyer consult with seller about operation. The left side rear unit was frozen up at time of inspection, often this occurs when temps are too cold.

708DS Condition: DUCTLESS HVAC NOTE: It is not possible from a visual inspection to determine how many years of life remain or the condition of the interior components in ductless HVAC systems. They do not have set life expediencies and can fail at any time. Due to the unknown condition of the sealed internal components it is recommended to have a detailed review by a qualified contractor. They can provide a more detailed explanation of the remaining life expectancy and internal condition and components.

709DS Number of interior units / heads: 4

710DS Locations of Interior units / heads: Living room | Family Room | Bed 4 | Basement

711DS Interior unit / head condition: [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

Speciality Heating

600SH System Type: Electric baseboard

601SH Thermostat(s): The electric baseboard heaters in this house utilize conventional rotary thermostats. These thermostats permit wide fluctuation in temperature status and energy consumption. Utilizing more modern digital thermostats will reduce your total energy costs and provide more comfortable living conditions.

The electric baseboard heaters in this house utilize conventional rotary thermostats. Utilizing more modern digital thermostats will reduce your total energy costs and provide more comfortable living conditions.

602SH Condition (electric heating): [Failed during routine testing | Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

603SH Unit Air Conditioners: Not applicable.

604SH Coal-Fired Unit: Not applicable.

605SH Kerosene Unit: Not applicable.

606SH Natural Gas Unit: Not applicable.

607SH Propane Unit: Wall-mounted | Located at family room, garage, and basement

608SH Condition (gas equipment): Pilot off | Unplugged

Pellet Stove

1000 Located at the: Living Room

1001 Type: Sheet metal

1002 Interior: Serviceable | Metal

Note - When loading a fireplace or wood stove it is advised to do so with care. Use caution so no damage is done to the fire brick or refractory material, and use caution around hot surfaces.

1003 Venting: Fireplace insert | Vented through fireplace | Limited review due to some components. Flue is intact where visible.

1004 Fuel: Pellet-burning

1005 Loading: Top

1006 Damper: Not applicable

1007 Doors: Rope seals intact

1008 Clearances: Not applicable (for fireplace insert or when stove is vented through fireplace)

1009 Wall material: Tile

1010 Floor material: Tile

1011 Comments: [Not in service at time of inspection, suggest buyer consult with seller](#)

Suggest a qualified chimney / fireplace contractor clean, review, and service prior to closing and perform services on a yearly basis prior to use each season.

Pellet Stove 2 2

1000 Located at the: Basement

1001 Type: Sheet metal

1002 Interior: Serviceable | Metal

Note - When loading a fireplace or wood stove it is advised to do so with care. Use caution so no damage is done to the fire brick or refractory material, and use caution around hot surfaces.

1003 Venting: Free-standing | Direct vent to exterior | Limited review due to some components. Flue is intact where visible.

1004 Fuel: Pellet-burning

1005 Loading: Top

1006 Damper: Not applicable

1007 Doors: Rope seals intact

1008 Clearances: Probable sufficient wall clearance

1009 Wall material: Wallboard

1010 Floor material: Tile

1011 Comments:

Not in service at time of inspection, suggest buyer consult with seller

Suggest a qualified chimney / fireplace contractor clean, review, and service prior to closing and perform services on a yearly basis prior to use each season.

Interior

Our review of interior rooms 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. ASHI protocols require testing of a representative sample of windows, doors, outlets and switches.

Entry

1100 Location:	Front See additional comments if applicable at end of this section
1101 Floors:	Serviceable Ceramic Tile
1102 Walls:	Serviceable Wallboard
1103 Ceiling:	Serviceable Wallboard
1104 Doors:	Serviceable Wood Bi-fold
1105 Windows:	Serviceable
1106 Electrical:	Serviceable Overhead / wall light
1107 Closet:	At entry
1108 Comments:	None
1109 Additional Interior General Comments:	Radon mitigation system noted. System is not part of the general home inspection, however the inspector may decide to provide additional details about the system as a courtesy.

Intercom system noted | Central vacuum system not tested

While a home inspection is NOT a code review, there may be obvious variances noted that impact safety. Where the Inspector is familiar with these issues, they are mentioned throughout the report. It should not be assumed that all code variances have been mentioned.

Hall / Stairs

1200 Location of Stairs:	Located from entry to second floor
1201 Stairs:	Serviceable
1202 Location of Hallway:	Second floor
1203 Floors:	Serviceable Carpeting
1204 Walls:	Serviceable Wallboard
1205 Ceiling:	Serviceable Wallboard Patched areas noted
1206 Doors:	Serviceable Pivot Wood Bi-fold
1207 Windows:	Not applicable

1208 Electrical: Serviceable | Overhead / wall light
1209 Comments: None

Kitchen

The kitchen inspection is a combination of visual and functional. Appliance testing is not part of the ASHI Standards of Practice. AmeriSpec, however, uses normal operating controls for normal settings while reviewing built-in appliances only. Some appliances, such as unplugged refrigerators, take many hours to achieve their operating temperatures, and as such would be impossible for AmeriSpec to determine their serviceability. In addition, for most appliances there are many settings that are controlled electronically. It is beyond the scope of this inspection to provide the Buyer with such a technically exhaustive review. Service lights, timers, and testing of special features/options is beyond the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to appliances.

1300 Floors: Serviceable | Ceramic tile
1301 Walls: Serviceable | Wallboard | Tile
1302 Ceiling: Serviceable | Wallboard
1303 Doors: Serviceable | Pivot | Metal/glass
1304 Windows: Serviceable
1305 Cabinets: Serviceable
1306 Counter Tops: Serviceable | Laminate
1307 Electrical : Serviceable

Ground fault interrupter receptacles were noted wherever good practice requires. Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes.

Recessed lights

[Reversed polarity noted at outlet or outlets. Reversed polarity, hot and neutral reversed and other problems noted at electric outlets are usually easily corrected by minor wiring adjustments at the specified item.](#)

1308 Sinks: Serviceable | Synthetic material
1309 Faucets : Serviceable | [Filtered water system inoperable - may be disabled](#) | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)
1310 Traps/Drain Supply: Serviceable
1311 Disposal: Not applicable
1312 Manufactured by: Not applicable.
1313 Dishwasher: Serviceable

Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Dishwashers that are not used for extensive time periods may have brittle seals, which can fail at any time.

- 1314 Dishwasher Manufactured by: GE
- 1315 Stove/Cooktop: Serviceable
- 1316 Stove/Cooktop Manufactured by: Samsung
- 1117 Wall Oven: Not applicable.
- 1318 Wall Oven Manufactured by: Not applicable.
- 1319 Hood/Fan: Serviceable
- 1320 Microwave/Convection Oven: Not applicable
- 1321 Microwave/Convection Oven Manufactured by: Not applicable
- 1322 Refrigerator: Serviceable
- 1323 Refrigerator Manufactured by: Maytag
- 1324 Other appliances: Not applicable.
- 1325 Comments: Eat-in kitchen | Breakfast counter noted

As per ASHI guidelines, the review and testing of built-in appliances is not part of a home inspection. Appliances have limited life expectancies and can fail at any time for reasons that are not ascertainable to a home Inspector. We run appliances that appear to be safe to operate, are clean, free from owners property and hazards as a courtesy to the Buyer, but cannot take responsibility for their operation. There are many sealed components in appliances that may have excessive wear and may fail later without warning.

- 1326 Appliances at / near end of life: Not applicable.

1307 Electrical



Reversed polarity

1309 Faucets



Filtered water system - Off - not working

Kitchen 2

The kitchen inspection is a combination of visual and functional. Appliance testing is not part of the ASHI Standards of Practice. AmeriSpec, however, uses normal operating controls for normal settings while reviewing built-in appliances only. Some appliances, such as unplugged refrigerators, take many hours to achieve their operating temperatures, and as such would be impossible for AmeriSpec to determine their serviceability. In addition, for most appliances there are many settings that are controlled electronically. It is beyond the scope of this inspection to provide the Buyer with such a technically exhaustive review. Service lights, timers, and testing of special features/options is beyond the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to appliances.

1300 Floors:	Serviceable Ceramic tile
1301 Walls:	Serviceable Wallboard
1302 Ceiling:	Serviceable Wallboard Common cracks noted
1303 Doors:	Not applicable
1304 Windows:	Serviceable
1305 Cabinets:	Serviceable
1306 Counter Tops:	Laminate
1307 Electrical 	Serviceable

Ground fault interrupter receptacles were not necessarily installed within the electrical system. These devices may not have been required when the home was built. Although the electrical system is in serviceable condition, we suggest Buyer, for safety purposes, consider installation of one or more of these devices at any areas where water and electricity are in close proximity to one another.

Recessed lights | [Suggest qualified contractor review, repair, replace as necessary. \(All highlighted areas\)](#)

1308 Sinks:	Serviceable Stainless steel
1309 Faucets:	Serviceable
1310 Traps/Drain Supply:	Serviceable
1311 Disposal:	Not applicable
1312 Manufactured by:	Not applicable.
1313 Dishwasher:	Not applicable

Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Dishwashers that are not used for extensive time periods may have brittle seals, which can fail at any time.

1314 Dishwasher Manufactured by:	Not applicable
----------------------------------	----------------

1315 Stove/Cooktop: Electric (min. 40 amps)

The factory supplied anti-tip bracket was not installed. This device prevents the stove from tipping forward. This is a safety hazard. Suggest qualified contractor install as necessary.

No plug from stove to 220 Outlet | Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

- 1316 Stove/Cooktop Manufactured by: Frigidaire
- 1117 Wall Oven: Not applicable.
- 1318 Wall Oven Manufactured by: Not applicable.
- 1319 Hood/Fan: Serviceable
- 1320 Microwave/Convection Oven: Not applicable
- 1321 Microwave/Convection Oven Manufactured by: Not applicable
- 1322 Refrigerator: Serviceable
- 1323 Refrigerator Manufactured by: GE
- 1324 Other appliances: Not applicable.
- 1325 Comments: None

As per ASHI guidelines, the review and testing of built-in appliances is not part of a home inspection. Appliances have limited life expediencies and can fail at any time for reasons that are not ascertainable to a home Inspector. We run appliances that appear to be safe to operate, are clean, free from owners property and hazards as a courtesy to the Buyer, but cannot take responsibility for their operation. There are many sealed components in appliances that may have excessive wear and may fail later without warning.

1326 Appliances at / near end of life: Not applicable.

1307 Electrical

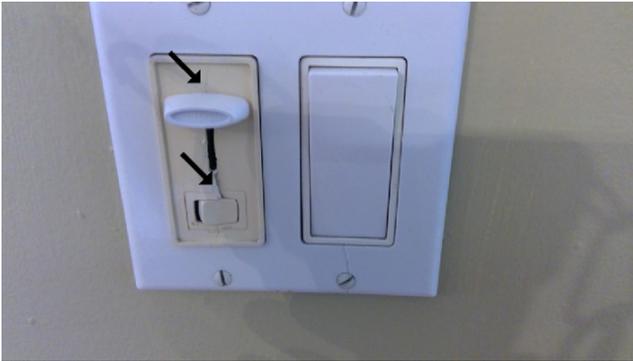


No GFCI

Dining Room

1400 Floors:	Serviceable Laminated specialty flooring
1401 Walls:	Serviceable Wallboard
1402 Ceiling:	Serviceable Wallboard
1403 Doors:	Not applicable
1404 Windows:	Serviceable
1405 Electrical 📷:	Serviceable Overhead / wall light Cracked / broken switch Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
1406 Comments:	None

1405 Electrical



Cracked switch

Living Room

1500 Floors:	Serviceable Laminated specialty flooring
1501 Walls:	Serviceable Wallboard
1502 Ceiling:	Serviceable Wallboard
1503 Doors:	Not applicable
1504 Windows:	Serviceable Skylights Missing screens
1505 Electrical:	Serviceable Recessed lights Overhead fan
1506 Comments:	None

Family Room

1600 Location:	1st Floor Left Side Rear
1601 Floors:	Serviceable Laminated specialty flooring
1602 Walls/Railing:	Serviceable Wallboard

1603 Ceiling:	Serviceable Wallboard
1604 Doors:	Serviceable Sliding Wood / glass
1605 Windows:	Serviceable
1606 Electrical:	Serviceable Recessed lights Overhead fan
1607 Comments:	None

Full Bath

2400 Location:	Second floor Middle Rear
2401 Floors:	Serviceable Ceramic tile
2402 Walls:	Serviceable Wallboard
2403 Ceiling:	Serviceable Wallboard
2404 Doors:	Serviceable Pivot Wood
2405 Windows 📷:	Skylights Peeling paint
2406 Electrical:	Serviceable

Ground fault interrupter receptacles were noted wherever good practice requires. Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes.

	Recessed lights
2407 Exhaust Fan:	Serviceable
2408 Heating:	Forced hot air
2409 Tub Material:	Serviceable Plastic / Fiberglass
2410 Tub/Shower combined unit:	Yes
2411 Tub Enclosure:	Not applicable
2412 Tub Surround:	Serviceable One piece plastic
2413 Tub Faucet:	Serviceable
2414 Tub Stopper:	Missing
2415 Independant Stall Shower Surround:	Not applicable
2416 Shower Door:	Not applicable
2417 Shower Faucet:	Serviceable
2418 Sinks 📷:	China left sink is loose from counter Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
2419 Sink Faucets:	Serviceable
2420 Sink Traps/Drain:	Serviceable

2421 Toilet:

The toilet bowl is loose at the floor connection, this is often an area where hidden damage to the subfloor, flooring and framing that is not readily visible to the Inspector. The wax ring at the floor connection must have a snug, secure fit to keep from leaking. We suggest a proper repair with visual inspection of the floor system be performed. Often repairs more extensive and expensive than generally anticipated.

Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

2422 Counter/Cabinets:

Serviceable | Laminate

2423 Whirlpool Tub:

Not applicable.

2424 Comments:

None

2405 Windows



2418 Sinks



Full Bath 2

2400 Location:

Second floor | Master bathroom | Middle | Rear

2401 Floors:

Serviceable | Ceramic tile

2402 Walls:

Serviceable | Wallboard

2403 Ceiling 📷:

Serviceable | Wallboard | Common cracks noted

Moisture stains noted. Inspector is unable to determine if active or not. It is often not possible to determine if stains are a result of active leakage or other water problems previously corrected. Further review necessary to establish a conclusion.

2404 Doors:

Serviceable | Pivot | Wood | Pocket door

2405 Windows:

Serviceable

2406 Electrical: Serviceable

Ground fault interrupter receptacles were noted wherever good practice requires. Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes.

2407 Exhaust Fan: Serviceable

2408 Heating: Inoperable | Forced hot air

2409 Tub Material: Whirlpool (see whirlpool section)

2410 Tub/Shower combined unit: No

2411 Tub Enclosure: Serviceable

2412 Tub Surround: Serviceable | Tile

2413 Tub Faucet: Serviceable

2414 Tub Stopper: Serviceable

2415 Independant Stall Shower Surround: Serviceable | Tile | With glass door

2416 Shower Door: Serviceable

2417 Shower Faucet: Serviceable

2418 Sinks: Serviceable | China

2419 Sink Faucets: Serviceable

2420 Sink Traps/Drain: Serviceable

2421 Toilet: Serviceable

2422 Counter/Cabinets: Serviceable | Laminate

2423 Whirlpool Tub: Serviceable | Jets operable | Access panel present

2424 Comments: Bidet noted

2403 Ceiling



Moisture stain

Full Bath 3

2400 Location: Basement / Lower living level
 2401 Floors: Serviceable | Ceramic tile
 2402 Walls: Serviceable | Wallboard
 2403 Ceiling: Wallboard | Common cracks noted
 2404 Doors: Serviceable | Pivot | Wood
 2405 Windows: Not applicable
 2406 Electrical: Serviceable

Ground fault interrupter receptacles were noted wherever good practice requires. Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes.

Recessed lights
 2407 Exhaust Fan: Serviceable
 2408 Heating: None present
 2409 Tub Material: Not applicable
 2410 Tub/Shower combined unit: No
 2411 Tub Enclosure: Not applicable
 2412 Tub Surround: Not applicable
 2413 Tub Faucet: Not applicable
 2414 Tub Stopper: Not applicable
 2415 Independant Stall Shower Surround: Serviceable | With glass door
 2416 Shower Door: Serviceable
 2417 Shower Faucet: Serviceable
 2418 Sinks: Serviceable | Solid surface material
 2419 Sink Faucets: Serviceable
 2420 Sink Traps/Drain: Serviceable
 2421 Toilet: Serviceable
 2422 Counter/Cabinets: Serviceable | Solid surface
 2423 Whirlpool Tub: Not applicable.
 2424 Comments: None

Half Bath

2400.5 Location: First floor | Left side | Front | Half Bath
 2401.5 Floors: Serviceable | Ceramic tile

2402.5 Walls: Serviceable | Wallboard
2403.5 Ceiling: Serviceable | Wallboard
2404.5 Doors: Serviceable | Pivot | Wood
2405.5 Windows: Serviceable
2406.5 Electrical: Serviceable

Ground fault interrupter receptacles were noted wherever good practice requires. Ideally, these devices should be installed at any areas where water and electricity are in close proximity to one another, for safety purposes.

2407.5 Exhaust Fan: None present
2408.5 Heating: [Inoperable](#) | Forced hot air
2409.5 Sinks: Serviceable | Free-standing china
2410.5 Sink Faucets: Serviceable
2411.5 Sink Traps/Drain: Serviceable
2412.5 Toilet: Serviceable
2413.5 Counter/Cabinets: Not applicable
2414.5 Comments: None

Bedroom

2500 Location: 2nd floor | Left Side | Front
2501 Floors: Serviceable | Carpeting
2502 Walls: Serviceable | Wallboard
2503 Ceiling: Serviceable | Wallboard
2504 Doors: Serviceable | Pivot | Wood | Bi-fold
2505 Windows: Serviceable | [Missing screens](#)
2506 Electrical: Serviceable | Overhead fan / light
2506.5 Smoke detector: Present / servicable | Battery powered
2507 Closet: Serviceable
2508 Comments: None

Bedroom 2

2500 Location: 2nd floor | Front | Middle
2501 Floors: Serviceable
2502 Walls: Serviceable | Wallboard
2503 Ceiling: Serviceable | Wallboard

2504 Doors: Serviceable | Pivot | Wood | Bi-fold
2505 Windows: Inoperable crank mechanism or one of its many components have failed to operate and open / close the window properly.

right side doesn't close properly | Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
2506 Electrical: Serviceable | Overhead fan / light
2506.5 Smoke detector: Present / servicable | Battery powered
2507 Closet: Serviceable
2508 Comments: None

Bedroom 3

2500 Location: 2nd floor | Left Side | Rear
2501 Floors: Serviceable | Carpeting
2502 Walls: Serviceable | Wallboard
2503 Ceiling: Serviceable | Wallboard
2504 Doors: Pivot | Wood | Bi-fold
2505 Windows : SAFETY ISSUE: Inoperable window support mechanism noted. The mechanism that holds the windows in a desired position are broken or not properly functioning. This creates a hazardous condition when unlocking or operating. They have the potential to suddenly slam downward and pose a crushing hazard to the individual operating them. Extreme caution should be used when operation these windows.

2 rear windows | Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
2506 Electrical: Serviceable | Overhead fan / light
2506.5 Smoke detector: Present / servicable | Battery powered
2507 Closet: Serviceable | Door off track | Missing Pin
2508 Comments: None

2505 Windows



Inoperable crank mechanism

Bedroom 4

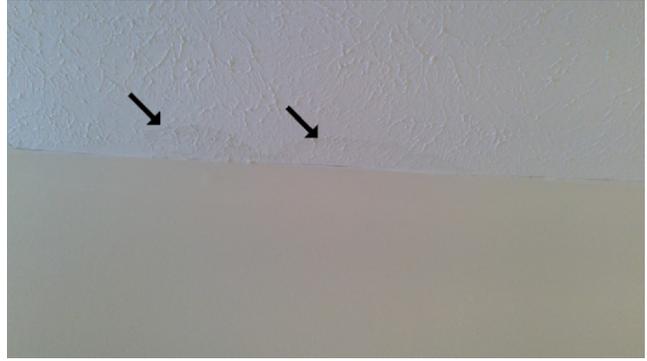
2500 Location:	2nd floor Right Side Rear
2501 Floors:	Serviceable Carpeting
2502 Walls 📷:	Wallboard
	Moisture stains noted. Inspector is unable to determine if active or not. It is often not possible to determine if stains are a result of active leakage or other water problems previously corrected. Further review necessary to establish a conclusion.
	Patched areas noted Stains noted below ductless system
2503 Ceiling:	Serviceable Wallboard
2504 Doors 📷:	Serviceable Pivot Wood
2505 Windows:	Serviceable
2506 Electrical:	Serviceable Recessed lights Overhead fan
2506.5 Smoke detector:	None present suggest installing
2507 Closet 📷:	Interior light Walk-in closet Missing door trim and baseboard.
2508 Comments:	None

2502 Walls



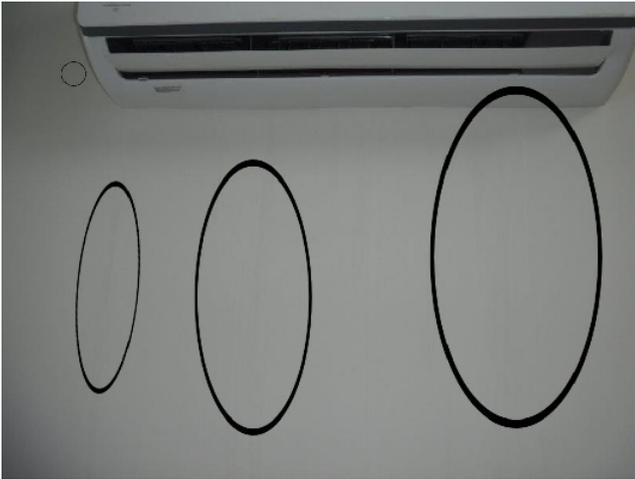
Patched area

2502 Walls



Moisture stains

2502 Walls



Moisture staining below ductless system -difficult to see in picture

2504 Doors



2507 Closet



Utility Room

2600 Location:	Basement Left Side
2601 Floors:	Serviceable Concrete
2602 Walls/Railing:	Serviceable Wallboard Block
2603 Ceiling:	Serviceable Open Joist
2604 Doors:	Serviceable Pivot
2605 Windows:	Not applicable
2606 Electrical:	Serviceable Overhead / wall light
2607 Comments:	None

Other Room

2700 Location:	Located off garage storage area with HVAC system Basement
2701 Floors:	Serviceable Carpeting
2702 Walls/Railing  :	Serviceable Wallboard Organic material / discoloration noted. Suggest qualified contractor review / treat as necessary. Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)
2703 Ceiling:	Serviceable Open Joists
2704 Doors:	Serviceable Pivot
2705 Windows:	Not applicable
2706 Electrical:	Serviceable Overhead / wall light
2707 Comments:	None

2702 Walls/Railing



Discoloration / organic growth material

Modified Hydraulic Septic Test

A modified hydraulic load test is a relatively low-cost, non-invasive method for testing private sewage treatment systems. It is not a full evaluation of a sewage treatment system but, nonetheless, provides valuable information regarding the present performance of the system. AmeriSpec does not provide a warranty or guarantee (see limitations and exclusions at end of report). The modified hydraulic load test performed on the sewage system is designed primarily to determine if there are problems with the septic tank and/or drain field, such as a full tank or blocked drainage area. This information is usually attainable when water surfaces in or around the septic system area or the ground appears to be excessively wet. Buyer is aware that this test is not all-inclusive of the system and, therefore, limited in scope, since septic tanks and drain tile lines are buried and are not visible to the inspector.

Modified Hydraulic Load Test

3301 Occupancy:	This house was unoccupied at the time of the inspection. When a property is unoccupied, the liquid waste within the system has had time to dissipate into the soil. This may mask problems when the system volumes return to normal, allowing the system to apparently function correctly for a short time period before evidence of a system failure becomes noticeable.
3302 Sewage System Type:	Raised Sand Mound
3303 Septic Tank or Cesspool Location:	Located at the rear
3304 Septic Tank Type:	Constructed of concrete
3305 Septic tank interior / baffles:	Liquid level at normal operational levels prior to test. Missing inlet baffle
3306 Cesspool:	Not applicable.
3307 Dosing Tank:	Dosing tank cover lifted Pump tested operable Alarm float not properly secured
3308 Absorption Field Location:	Right side
3309A Absorption field leaks before test:	None before test
3309B Absorption field leaks after test:	Test aborted due to broken lateral end Property is vacant, no visible water prior to test, once pump was operated water was found at broken lateral end. From tank to mound right side furthest away
3310 Absorption Field Probe Test:	Aborted due to broken lateral end
3311 Absorption Field Conditions:	Maintained no overgrowth
3312 Septic absorption field / well distance:	Septic field is an appropriate distance
3313 Septic tank / Well distance:	Septic tank is an appropriate distance

3314 System Condition:

Unsatisfactory condition- Based on all the factors that we use, visual examination of various components and field observations of conditions before, during and after the test, we can state that the system is in unsatisfactory condition and not properly functioning. Suggest repair by qualified septic contractor. When the system is unsatisfactory, it is prudent for either the Seller or Buyer to contact the local Sewage Enforcement Officer for guidance regarding the permit application process, parts replacement or repairs.

Suggest qualified contractor review, repair, replace as necessary. (All highlighted areas)

3315 Additional Notes / Information:

Your septic system is one of the costliest systems to replace associated with your home. Proper care and maintenance are necessary to extending the life of your system. Pumping of the tanks is the most common preventative measures you can do. For example, a septic system with full time occupancy of 4 people with a 1000-gallon tank is recommended to be pumped on average every 3 years. The more occupants the less time between pumping. Other precautions are using only septic safe toilet paper products. Your septic system contains bacteria necessary for the its proper operation. Here is a partial list of some of the items to avoid. Grease, drain cleaners, paint, chemicals including bleach and toxic chemicals and powdered detergents. Do not flush wipes that say flushable (not designed for septic's) and personal hygiene products. Maintain your absorption field like a lawn but don't dig into it or build anything on it and keep vehicular traffic off. Shrubs, saplings, brush, should never be allowed to grow and should be removed. If any odors, moist, wet areas or fast-growing areas of dark green grass develop contact a septic professional, these may be signs of a leak or other problem. Please make your guests and tenants aware your property has septic system..

If tank has not been pumped in the last three years, a qualified septic contractor should pump tank, check the condition of the system, check baffles, check for holes and cracks, and provide Buyer with certification of those items listed above prior to close.

Limitations and Exclusions: This septic report is not a warranty or guarantee that the on-site waste system will properly function for any period of time in the future. AmeriSpec provides no warranty, express or implied, including any implied warranty of merchantability or fitness for any particular use or purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or waters. Because there are numerous factors that may affect the proper operation of an on-site waste system - including, but not limited to, usage, soil characteristics, and previous failures - as well as the inability of AmeriSpec to supervise or monitor the use or the maintenance of the system, our report shall not be construed as a warranty by AmeriSpec that the system will function properly for any prospective purchaser of the property. Our report does not include an evaluation of undisclosed "gray water" systems.

Water Sample

Sample type

Sample Type : Water samples taken for | Bacteria (E Coli - Coliform)

Sample location : Kitchen sink

Final Comments

As indicated in our inspection agreement and this document, limitations exist with this inspection. Homes are in a constant state of flux, and conditions can and will change. Maintenance is a normal part of home ownership and should be accepted as such. It is almost always less expensive to perform maintenance tasks than to replace failed systems or components. Independent qualified contractor cost estimates are recommended for maintenance and repair items. We have attempted to give you a snapshot of the home as it existed as of the date of the inspection. We cannot eliminate the risks of home ownership nor do we claim to find all of any home's defects and blemishes -- other defects are likely to exist. Unfamiliarity with the property will always impact disclosure. We suggest you obtain disclosure from the Seller regarding any conditions that may not be apparent and only previous knowledge could disclose. Don't forget to obtain receipts from the Seller for recent repairs and for anything else for which a current warranty may apply. Although every attempt has been made to discover any and all defects or inoperable systems or components during the course of this home inspection, conditions can, and may, change between the time of this inspection and the closing or time when you take possession of the property. Additionally, if this inspection was conducted on an occupied dwelling, other items or issues might surface once the dwelling is vacated. We suggest that you conduct a thorough walk-through prior to closing. If items are discovered that were not apparent at the time of our inspection, please feel free to call upon us to aid in determining their importance or value. It has been our pleasure to perform this inspection for you. We sincerely thank you for this opportunity to be of service. Please do not hesitate to call with any questions regarding this report or our inspection services.

Owning and properly maintaining a home is an ongoing continuous process. Buyer should understand that conditions change and a negative effect may result. Buyer should continuously observe and monitor all areas of the home including attics and crawl spaces as these are commonly overlooked areas and small issues when detected early can usually be corrected before they become larger more expensive repairs.
