



1248 Greenway Lane, Kunkletown, PA 18058
(610) 951-4262 | Amerispecnepa@gmail.com

Inspection #: 2108-7323

Inspector: Jeff Ronzel

Inspection Date: August 15 2021 11:00 AM

Client: Potential Customer

Property Address: 6186 Lakeview Drive, Pocono Pines, PA 18350



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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 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.

The word serviceable may be used to describe the condition of a system or component in this report. There may be other issues also noted in the section of the report where serviceable was selected. This suggests that it ifs functioning but not without issues or defects that need further review or replacement.

There are areas of the report that we identify as a not working, deficient, further review needed or suggest services by a qualified contractor. We suggest all deficiencies be repaired prior to closing, but ultimately the buyer (our client) and all parties involved 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.


Cover Page Information

Cover Page Information

CP01 The house is a: Single family
CP02 Story structure: Two
CP03 With a: Crawlspace
CP04 Built on a: Slightly sloped
CP05 Information: Estimated age is 36 years old

This property has been used for rental purposes. Often components are abused or neglected therefore reducing their useful expected lifespans.

CP05.5 Occupancy: Part time occupancy - Homes that have less than full time occupancy can often develop some issues when the occupational status changes. Washers, hoses, gaskets, valves and seals etc are some of the areas that occasionally develop leaks. Heating / cooling systems along with hot water heaters, boilers etc that were not restored to service in the proper sequence of events can also develop issues. These issues should be corrected in a timely manner as to not incur additional damage.

CP06 Special conditions: Not applicable.
CP07 Current Weather: Temperature 68 degrees Fahrenheit | Cool | Clear
CP08 Recent Weather: No abnormal recent weather conditions
CP09 Front of house (PICTURE REQUIRED) : Faces the road
CP10 Buyer in attendance: Yes
CP11 Agent in attendance: Yes | Arrived 11 stayed to 11:30 am
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: Serviceable | Gravel

102 Walkways: Serviceable | Gravel

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.

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 | Texture 1-11

Siding is within 6 inches of grade at at front. Suggest re-grading to prevent siding / soil contact, and to help reduce the potential for wood substrate deterioration and wood pest infestation.

105 Trim : Serviceable | Wood | Aluminum

Dry rot at trim at left side shed, around chimney, rear rake boards

106 Soffits: Serviceable | Wood

107 Windows and Frames : Serviceable | Thermopane | Dry rot noted at rear fixed window

108 Electrical Fixtures/Outlets : Serviceable | Light fixture

Exposed wiring on walking path to lake, wire also not rated for direct bury

Exterior lights / sensor lights are attempted to be operated, often they have timers or motion sensors that only operate during dusk / night conditions. Suggest buyer consult seller as to the operating condition of these lights.

109 Gutters and Leaders 📷:

Aluminum | Damaged at rear

The gutters were noted to be filled with seasonal debris. Regular maintenance, consisting of the removal of leaves and debris, will prevent damage to gutters and fascia systems.

Suggest adding gutters and leaders

Suggest gutter system maintenance be performed. This includes cleaning, re securing, re attaching any loose or missing component, preventive maintenance and any other means necessary to keep water properly flowing and diverted away from the structure.

Suggest extending leaders away from house

We suggest buyer performs preventive maintenance on the gutter system and its components to keep water properly flowing and diverted away from the structure.

110 Fence/Gate/Retaining Wall:

Not applicable

111 Hosebib:

Serviceable | Left Side | Adequate water pressure is 40 - 50 PSI

112 Bell Chime / Door Bell:

Not applicable.

113 Exterior Door Front:

Serviceable | Pivot | Metal / glass

114 Exterior Door Rear:

Serviceable | Sliding | Vinyl / glass

115 Exterior Door Side:

Serviceable | Pivot | Wood / glass | Sliding

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 | 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 📷:

Standing dead trees noted in close proximity to the home front and rear - suggest removal. (Safety issue)

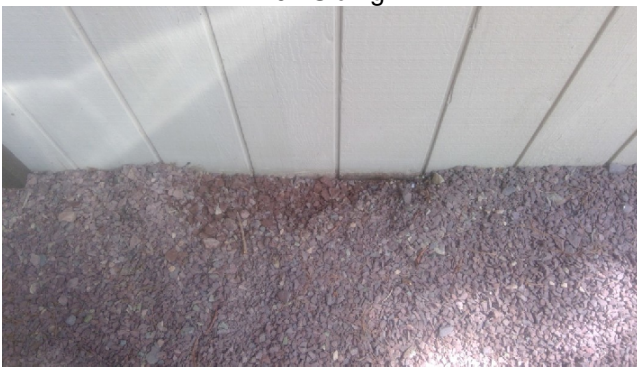
120 Comments:

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.

WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

104 Siding



Siding / soil contact

105 Trim



Dry rot at rake trim

105 Trim



Dry rot by left side shed

107 Windows and Frames



Dry rot at window

108 Electrical Fixtures/Outlets



Exposed wiring on walking path to lake also not rated for direct bury

109 Gutters and Leaders



Gutters with debris

109 Gutters and Leaders



Gutters with debris also damaged

119 Miscellaneous



Standing dead trees at front

119 Miscellaneous




Standing dead at rear

Chimney

Chimney inspection of visually accessible components as viewed from exterior.

200C Location: Left Side

201C Free standing prefabricated metal: Not applicable.

202C Metal prefabricated flue covered with : T1-11 / wood siding | [Dry rot noted through out](#)

203C Masonry Chimney: Not applicable.

204C Spark Arrester / Rain Cap: Spark Arrester Present

205C Flue / Liner: Clay flue liner | Appears to have a stainless steel liner

206C Visual components: Serviceable, Visual components

207C Comments: [WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.](#)

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.

202C Metal prefabricated flue covered with



Dry rot

202C Metal prefabricated flue covered with



Dry rot

202C Metal prefabricated flue covered with




Dry rot

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 Architectural grade asphalt shingles
302R Flashing at Chimney:	Appears to be serviceable
303R Flashing at Other Intersections:	Appears to be serviceable

304R Condition 

Serviceable

Roof appears to be in serviceable condition, showing normal wear for its age and type, based on exterior and interior observations.

[Lifting shingle at rear ridge](#)

Roof had LIMITED view and was visually inspected from accessible points from the interior and/or exterior. Buyer is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.

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:

Too steep

306R Skylights:

Serviceable

307R Ventilation:

Serviceable | Eave vents | Gable vents | Conditions as viewed from exterior

308R Roof Penetrations:

Serviceable

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.

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304R Condition



Lifting shingle

Deck

401D Location:

Rear

402D Structure:

Serviceable

Joists are parallel to the house and fastened to beams/girders without hangers. A stronger, preferred method is installing joist hangers at this connection.

402.1 Support / Posts:

Serviceable | Posts | Poured supports | Unable to confirm in ground supports meet proper frost protection

403D Deck/Slab 📷:

Serviceable | Composite decking

Lifting sections noted with no access below to see the root cause

404D Railing Around Deck 📷:

Serviceable

SAFETY ISSUE - The built-in seating and built in planters presents a falling / safety hazard for deck occupants.

Damaged section at privacy fence

405D Stairs 📷:

Serviceable

Railing noted but without a grippable shape. All railings installed should have a grippable shape for safety.

Planter also noted at stairwell - hazard

406D Electrical Fixtures/Outlets 📷:

Serviceable | Light fixture

SAFETY ISSUE - Exposed live wiring was noted. Whenever an electrical wire is cut and re-connected, the splice should be encased in a covered junction box to prevent shocks and separations of the splice.

WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

403D Deck/Slab



Lifting deck boards

404D Railing Around Deck



Built in seating hazard / planter safety concern

404D Railing Around Deck



loose board on privacy fence

405D Stairs



Planter hazard - missing proper graspable handrail

405D Stairs



Planter rotted - hazard

406D Electrical Fixtures/Outlets



Exposed live electrical wires

407D Comments



Dry rot around door at deck closet

Deck 2

401D Location:	Front
402D Structure 📷:	Serviceable Missing hangers
402.1 Support / Posts:	Serviceable Posts Unable to confirm in ground supports meet proper frost protection
403D Deck/Slab:	Serviceable Painted over- unable to determine material Composite decking
404D Railing Around Deck 📷:	Serviceable
405D Stairs 📷:	Serviceable
	Railing noted but without a grippable shape. All railings installed should have a grippable shape for safety.
406D Electrical Fixtures/Outlets:	Serviceable Light fixture

407D Comments:

WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

402D Structure



Missing hangers

404D Railing Around Deck



Rails missing / planter box issue

405D Stairs



Missing proper graspable rail

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:	Eave style attic Located at bedroom # 1
802A Framing:	Unable to view structural components due to finished materials blocking view. Limited view / hidden damage may exist.
803A Sheathing:	Insulation materials between rafters, limited view of sheathing and rafters hidden damage may exist.
804A Flooring:	Serviceable Plywood
805A Windows:	Serviceable
806A Evidence of Leaking:	None
807A Insulation:	Serviceable Rolled Inspector noted a value of R-21 or less. Suggest installing additional batts or blown in insulation over top of existing insulation. Adding additional insulation may result in lower energy costs.
808A Ventilation:	Not visible from interior
809A Electrical:	Serviceable Lights only
810A HVAC Ducts:	Not applicable.
811A Comments:	None

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:	Pull-down stairs
802A Framing:	Serviceable Rafters
803A Sheathing:	Serviceable Plywood
804A Flooring:	No flooring
805A Windows:	Not applicable.
806A Evidence of Leaking:	None

807A Insulation: Rolled with R-value 30
808A Ventilation : Soffit vents | Gable vents

Bathroom exhaust vents to attic. Suggest re-routing to the exterior to prevent in-house moisture build-up.

Suggest qualified contractor review, repair, replace as necessary.

809A Electrical: Not applicable.
810A HVAC Ducts: Not applicable.
811A Comments: Limited review due to inability of Inspector to walk in attic

808A Ventilation



Bathroom fan vents to attic

Laundry Room

1000 Location: Basement
1001 Floors: Serviceable | Ceramic tile
1002 Walls: Serviceable | Pre-finished paneling
1003 Ceiling: Serviceable | Open Joist
1004 Door: Not applicable
1005 Windows: Not applicable
1006 Cabinets/Shelves: Serviceable | Shelves
1007 Laundry Tub: Not applicable
1008 Electrical: Serviceable

1009 Washer Hook-Up: Serviceable

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: Maytag

1011 Dryer Hook-Up: Serviceable | Electric

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

1012 Manufactured by: Maytag

1013 Comments: None

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 same as lower living level

1101 Access: Serviceable | Through door at kitchen

[Basement / lower living level consists of kitchen, family room, dining area and bedrooms 4 and 5](#)

1102 Stairs : Serviceable

[Door from kitchen opens over stairs and not into the room - fall hazard](#)

1103 Floors: Serviceable | Carpeting

1104 Walls: Pre-finished paneling

1105 Ceiling: Serviceable

1106 Doors: Serviceable | Sliding | Wood / glass

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 | Windows

1111 Electrical:

Serviceable | Overhead / wall light | Recessed lights

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:

Unable to determine, Concrete noted

1114 Sump Pump/Pit:

Not applicable

1115 Plumbing:

Not applicable

1116 Heating:

Serviceable

1117 Comments:

We suggest the buyer consider the use of a dehumidifier, preferably one that has a means of draining to a drain or exterior and not the reservoir. High levels of humidity are potentially conducive to mold spore formation, bacteria development and musty odors.

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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.

1102 Stairs



Door swings over the stairwell

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 overhead | Meter located at left side | [Two meters noted](#)
- 101E Smoke Detectors: 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: 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: [Bedroom 5](#)
- 105E Main Panel Manufactured By:: Square D
- 106E Main Panel Comments: Breakers | 200 amps | Ground proper | No futures / panel full
- 107E Additional Main Panel Comments: Not applicable
- 108E Main Feed Conductor: Aluminum main 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

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

Electrical Main Panel 2

104E Main Panel Located at: [Bedroom 5](#)

105E Main Panel Manufactured By:: Square D

106E Main Panel Comments: Breakers

The main electrical service is approximately 100 amps, 120/240 volts and the house has electric baseboard heating. While this may have been typical when the home was built, the service panel rating may not be enough for today's high demand electrical appliances. Additionally, if you anticipate adding to or re-configuring the electrical appliances in this home, an electrical service upgrade may be required.

107E Additional Main Panel Comments: Not applicable

108E Main Feed Conductor: Aluminum main 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

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.

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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: [Each panel has its own meter - possibly two separate bills](#)

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 front

201P Main supply piping is: Black Poly piping (from well head)

202P Main shut-off is located at: Closet under stairs

203P Pressure tank located at the: Closet under stairs | [Limited View](#)

204P Plumbing Supply Misc: 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.

[Limited view](#)

205P Plumbing Waste: 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 | Copper piping with flare fittings | Gas piping not checked with leak detector

210P Ejector/Grinder Pump: Not applicable

211P Comments: Water conditioning system noted -- beyond scope of inspection

[Water conditioning system noted with excessive sweating / condensation. Suggest preventative measures to avoid discoloration / mold](#)

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: [WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.](#)


Water Heater

300WH Water Heater: Electric

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
Manufactured by: Manufacturer unknown

302WH Capacity: Unknown / unable to determine

303WH Water Heater Located At : Closet under stairs | [Impaired/access/TO/equipment**](#)

304WH TPR valve / components: [Unable to determine / limited view](#)

305WH Valves / Piping: 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: Not applicable.

307WH Water Heater Exhaust Venting Condition: Not applicable.

308WH Hot Water Temperature: Proper water temp between 110 / 120 degrees

309WH Additional Conditions: None

309.1WH Overall Condition of System: Servicable

303WH Water Heater Located At



Limited view to components under stairs

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: 1

702DS Manufactured By: Mitsubishi

703DS Condenser Located at: Rear

704DS Condenser Cabinet: Elevated, attached to foundation

705DS Electric Disconnect: Present

706DS Vapor Lines: Insulation serviceable
707DS Operation: AC mode | A/C Serviceable reached temps between 48 -52 Degrees Fahrenheit
708DS Condition: Serviceable

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: 1

710DS Locations of Interior units / heads: Living room

711DS Interior unit / head condition: All Serviceable | All remotes present and servicable

Speciality Heating / Cooling

600SH System Type: Electric baseboard

Radiant ceiling heating noted. Radiant ceiling panels take some time to heat up. There are no operating components visible to Inspector.

601SH Thermostat(s): Serviceable

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): Serviceable

603SH Unit Air Conditioners: Not applicable.

604SH Kerosene Unit: Not applicable.

605SH Natural Gas Unit: Not applicable.

606SH Propane Unit: Not applicable.

607SH Overall Condition: Not applicable.

Fireplace

Due to the concealed nature of various components of both factory-built and masonry fireplaces, the Inspector is not able to determine if all fire safety requirements have been met. These requirements are set by the National Fire Protection Association under their NFPA 211 code. These are too extensive and detailed for review within the framework of a general home inspection. If Buyer is concerned, we suggest a further review by a certified chimney sweep (CSIA member). The Inspector's goal is to review the general condition and operation of readily visible and accessible components.

900FP Located at the:	Living room
901FP Type:	Zero clearance pre-fabricated
902FP Firebox type:	Serviceable Pre-fabricated refractory Gas insert in wood fireplace
903FP Fuel:	A sealed direct-vent gas log fireplace noted. Inserts, flues and vents are not visible or accessible for examination unless the insert is removed, which is beyond the scope of this inspection. These fireplaces should be installed and operated in accordance with the UL listing, which may exceed building codes. We recommend Buyer obtain and review a copy of the owner's manual for all such systems.
904FP Flue:	Metal Limited review due to some components. Flue is intact where visible.
905FP Damper:	Direct vent propane fireplace - no damper
906FP Safety Devices:	Glass door present
907FP Hearth:	Appears to be serviceable
908FP Wood Mantle:	Serviceable
909FP Comments:	Not applicable.

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:	Entry directly into Kitchen. Select this and STOP here if ENTRY is NOT its own room. Select yes to prompt when switching page.
	See additional comments if applicable at end of this section
1101 Floors:	Not applicable.
1102 Walls:	Not applicable.
1103 Ceiling:	Not applicable.
1104 Doors:	Not applicable.
1105 Windows:	Not applicable
1106 Electrical:	Not applicable
1107 Closet:	Not applicable
1108 Comments:	None
1109 Additional Interior General Comments:	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 living room to second floor
1201 Stairs 	Serviceable SAFETY ISSUE - No handrail is present. Railing is required at all stairways with more than four steps for safety. Railings must have graspable shape for safety. These stairs do not comply. 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
1202 Location of Hallway:	Not applicable.
1203 Floors:	Serviceable Carpeting

- 1204 Walls: Serviceable | Pre-finished paneling
- 1205 Ceiling: Serviceable | Wallboard
- 1206 Doors: Not applicable
- 1207 Windows: Not applicable
- 1208 Electrical: Serviceable | Overhead / wall light
- 1209 Comments: **WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.**

1201 Stairs



Ladder effect - missing graspable rail

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 | Papered
- 1302 Ceiling: Serviceable | Wallboard
- 1303 Doors: Serviceable | Pivot

SAFETY ISSUE - This door has a keyed deadbolt on the inside. This is a safety hazard that can prohibit emergency egress. Suggest changing to the thumb latch.
- 1304 Windows: Not applicable
- 1305 Cabinets: Serviceable

1306 Counter Tops: Serviceable

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.

1308 Sinks: Serviceable | Enameled cast iron

1309 Faucets: Serviceable

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: Bosch

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

1316 Stove/Cooktop Manufactured by: Maytag

1117 Wall Oven: Not applicable.

1318 Wall Oven Manufactured by: Not applicable.

1319 Hood/Fan: Serviceable | Integral with microwave

1320 Microwave/Convection Oven: Serviceable

1321 Microwave/Convection Oven Manufactured by: GE

1322 Refrigerator: Serviceable

1323 Refrigerator Manufactured by: Kitchen Aid

1324 Other appliances: Wine cooler noted NOT tested

1325 Comments:

Breakfast counter noted

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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



Missing a GFCI outlet

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 | Pre-finished paneling

1302 Ceiling: Serviceable

1303 Doors:	Serviceable Pivot Metal/glass
	SAFETY ISSUE - This door has a keyed deadbolt on the inside. This is a safety hazard that can prohibit emergency egress. Suggest changing to the thumb latch.
1304 Windows:	Not applicable
1305 Cabinets:	Serviceable
1306 Counter Tops:	Serviceable Laminate
1307 Electrical:	Serviceable
	No ground fault circuit interrupter receptacle noted. This device protects from shock.
1308 Sinks:	Serviceable Stainless steel
1309 Faucets:	Inadequate or low quantity of water flow noted. This may be due to low pressure or restricted lines, sediment blocking outlet holes, or a system-wide problem.
	Suggest qualified contractor review, repair, replace as necessary.
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:	Hotpoint
1315 Stove/Cooktop:	Serviceable 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.
1316 Stove/Cooktop Manufactured by:	Hotpoint
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:	Hotpoint

1324 Other appliances: Not applicable.
1325 Comments: Breakfast counter noted

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As per ASHI guidelines, the review and testing of built-in appliances is not part of a home inspection. Appliances have limited life expedencies 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: Dishwasher | Stove/Cooktop | Refrigerator

Dining Room

1400 Floors: Serviceable | Carpeting
1401 Walls: Serviceable | Pre-finished paneling
1402 Ceiling: Serviceable | Wallboard
1403 Doors: Serviceable | Sliding
1404 Windows: Not applicable
1405 Electrical: Serviceable | Overhead / wall light
1406 Comments: None


Living Room

1500 Floors: Serviceable | Carpeting
1501 Walls: Serviceable | Pre-finished paneling
1502 Ceiling: Serviceable | Wallboard
1503 Doors: Serviceable | Sliding | Vinyl/glass
1504 Windows: Serviceable
1505 Electrical: Serviceable | Overhead fan
1506 Comments: None

Den

1600 Location: Lower Living Level | Right side | Front
1601 Floors: Serviceable | Carpeting
1602 Walls/Railing: Serviceable | Wallboard
1603 Ceiling: Serviceable | Wallboard
1604 Doors: Serviceable | Pivot | Metal
1605 Windows: Serviceable
1606 Electrical: Serviceable | Overhead / wall light
1607 Comments: None

Loft

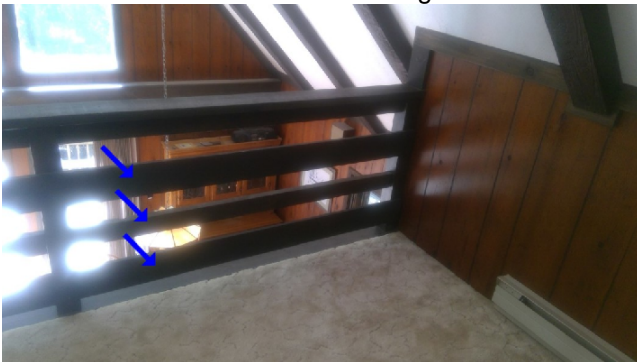
1600 Location: 2nd Floor | Overlooking living room
1601 Floors: Serviceable | Carpeting
1602 Walls/Railing : Serviceable | Wallboard

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

1603 Ceiling: Serviceable | Wallboard
1604 Doors: Not applicable
1605 Windows: Not applicable
1606 Electrical: Serviceable | Overhead fan / light
1607 Comments:

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1602 Walls/Railing



Ladder effect

Enclosed sunroom built on deck structure

Sunrooms are often decks converted to create enclosed type rooms different from just screening in a deck. Often visual inspection of structural components is blocked by insulation, plywood, soffit material or other materials. Hidden damage may exist.

2200 Location:	1st Floor Right side
2201 Structure:	No access beneath structure for Inspector to view support structure. Hidden damage may exist.
	Unable to confirm in ground supports meet proper frost protection
2202 Deck / Flooring:	Serviceable Carpeting
2203 Walls:	Serviceable T1-11 Siding
2204 Ceiling:	Serviceable Wood
2205 Doors:	Serviceable Metal / glass Rear door has inoperable handle Suggest qualified contractor review, repair, replace as necessary.
2206 Windows:	Serviceable
2207 Electrical:	Serviceable Overhead / wall light
2208 Comments:	None

Full Bath

2400 Location:	Second floor Master bathroom Right side
2401 Floors:	Serviceable Ceramic tile
2402 Walls:	Serviceable Wallboard
2403 Ceiling:	Serviceable Wallboard
2404 Doors:	Serviceable Pivot
2405 Windows:	Serviceable Skylights
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.
	Overhead / wall light
2407 Exhaust Fan:	Serviceable
2408 Heating:	Serviceable Electric baseboard
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
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

Full Bath 2

2400 Location:	First floor Left side Middle
2401 Floors:	Serviceable Ceramic tile
2402 Walls:	Serviceable Wallboard
2403 Ceiling:	Serviceable Wallboard
2404 Doors:	Serviceable Pivot
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.

Overhead / wall light

2407 Exhaust Fan:	Serviceable Visible daylight through fan, not properly sealing at exterior
2408 Heating:	Serviceable Electric baseboard
2409 Tub Material:	Serviceable Plastic one-piece
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:	Serviceable
2415 Independant Stall Shower Surround:	Not applicable
2416 Shower Door:	Not applicable
2417 Shower Faucet:	Serviceable
2418 Sinks:	Serviceable Solid surface material
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.
2422 Counter/Cabinets:	Serviceable Laminate
2423 Whirlpool Tub:	Not applicable.
2424 Comments:	WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

Full Bath 3

2400 Location:	Basement / Lower living level Left side
2401 Floors:	Serviceable Ceramic tile
2402 Walls:	Serviceable Wallboard
2403 Ceiling  :	Serviceable Hung ceiling
	Moisture stains were observed but were dry at the time of the inspection. This can be from an old issue that has been corrected or an active intermittent issue. We are unable to determine at time of inspection. Suggest consulting with the seller or have a qualified contractor review prior to closing.
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.


2407 Exhaust Fan:	Serviceable
2408 Heating:	Serviceable Electric baseboard
2409 Tub Material:	Serviceable Plastic one-piece
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
	The drain was found to not be draining properly, draining slowly. Often this is caused by a blockage at the trap that can usually be easily corrected.
2415 Independant Stall Shower Surround:	Not applicable
2416 Shower Door:	Not applicable
2417 Shower Faucet:	Serviceable
2418 Sinks:	Serviceable Solid surface material
2419 Sink Faucets:	Serviceable
2420 Sink Traps/Drain:	Serviceable
2421 Toilet:	Serviceable
	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.
2422 Counter/Cabinets:	Serviceable
2423 Whirlpool Tub:	Not applicable.
2424 Comments:	WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

2403 Ceiling



Moisture stain

Bedroom

2500 Location:	2nd floor Front Master bedroom
2501 Floors:	Serviceable Carpeting
2502 Walls:	Serviceable Papered
2503 Ceiling:	Serviceable Wallboard
2504 Doors:	Serviceable Pivot
2505 Windows  :	Serviceable Skylights

Stains noted around skylights. These stains can be caused from interior condensation or leaks at the roof / flashing.

Inoperable crank mechanism or one of its many components have failed to operate and open / close the window properly.

2506 Electrical:	Serviceable Overhead fan
2506.5 Smoke detector:	None present suggest installing
2507 Closet:	Serviceable
2508 Comments:	WE RECOMMEND THAT ALL THE DEFICIENCIES, CONCERNS, DEFECTS AND SAFETY ISSUES LISTED IN THE SECTION ABOVE BE REVIEWED, REPAIRED, REPLACED BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING. ULTIMATELY THE PARTIES INVOLVED SHOULD PRIORITIZE THE ITEMS AS THEY SEE FIT.

2505 Windows



Staining around skylights

2505 Windows



Inoperable crank

Bedroom 2

2500 Location:	1st floor Left Side Front
2501 Floors:	Serviceable Carpeting
2502 Walls:	Serviceable Pre-finished paneling
2503 Ceiling:	Serviceable
2504 Doors:	Serviceable Pivot Wood
2505 Windows:	Serviceable
2506 Electrical:	Serviceable Overhead fan
2506.5 Smoke detector:	None present suggest installing
2507 Closet:	Serviceable
2508 Comments:	None

Bedroom 3

2500 Location:	1st floor Right Side Front
2501 Floors:	Serviceable Carpeting
2502 Walls:	Serviceable Pre-finished paneling
2503 Ceiling:	Serviceable Wallboard
2504 Doors:	Serviceable Pivot Wood
2505 Windows:	Serviceable
2506 Electrical:	Serviceable Overhead fan
2506.5 Smoke detector:	None present suggest installing
2507 Closet:	Serviceable

2508 Comments: None


Bedroom 4

2500 Location: Right Side | Front | Lower Living Level
2501 Floors: Serviceable | Carpeting
2502 Walls: Serviceable | Pre-finished paneling
2503 Ceiling: Serviceable | Wallboard
2504 Doors: Serviceable | Pivot | Wood
2505 Windows: Serviceable
2506 Electrical: Serviceable
2506.5 Smoke detector: [None present suggest installing](#)
2507 Closet: Serviceable
2508 Comments: None

Bedroom 5

2500 Location: Left Side | Front | Lower Living Level
2501 Floors: Serviceable | Carpeting
2502 Walls: Serviceable | Pre-finished paneling
2503 Ceiling: Serviceable | Wallboard
2504 Doors: Serviceable | Pivot | Wood
2505 Windows: Serviceable
2506 Electrical: Serviceable
2506.5 Smoke detector: [None present suggest installing](#)
2507 Closet: Serviceable
2508 Comments: None

Shed / storage areas

2700 Location: Two exterior access only sheds, one at rear and one at left side
2701 Floors: Serviceable | Wood
2702 Walls/Railing: Serviceable | Wallboard
2703 Ceiling : Serviceable | Wallboard
[Open joist at left side shed, water stains noted at left side room](#)
2704 Doors: Serviceable | Pivot | Metal

2705 Windows:

Not applicable

2706 Electrical:

Serviceable | Overhead / wall light

2707 Comments:

This was a limited review due to Owner's personal property. Hidden damage may exist.

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2703 Ceiling



Moisture staining / dry at time of inspection

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:	Seller
	This property has been used for rental purposes. Often components are abused or neglected therefore reducing their useful expected lifespans.
3302 Sewage System Type:	Conventional In-ground
3303 Septic Tank or Cesspool Location:	Septic tank 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. Baffles inspected through tank - Serviceable
3306 Cesspool:	Not applicable.
3307 Dosing Tank:	Not applicable.
3308 Absorption Field Location:	Rear
3309A Absorption field leaks before test:	None before test
3309B Absorption field leaks after test:	None after test
3310 Absorption Field Probe Test:	(Satisfactory with concerns). Inspector was unable to probe the field and come to a complete conclusion due to rocky conditions.
3311 Absorption Field Conditions:	Trees were noted in close proximity to the septic absorption field. It is possible that the tree roots can grow into and cause damage to the absorption field and piping causing blockages. Due to the hidden underground conditions we can not determine the extent or if this conditions exists.
3312 Septic absorption field / well distance:	Septic field is an appropriate distance
3313 Septic tank / Well distance:	Septic tank is an appropriate distance

3314 Final Overall System
Condition:

Satisfactory with concerns 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 appears to be in satisfactory condition with concerns. This means the system is not without defects, but should function and operate in its current condition. We do suggest review and necessary repairs be made by a qualified septic contractor to return it to satisfactory condition along with routine pumping and maintenance on the system prior to closing

Suggest pumping - Based on the conditions at the time of inspection we suggest pumping the tanks by a qualified septic contractor and inspect and test all the components of the system prior to closing.

3315 Additional Notes / Information:

Tracer dye was used for this inspection

NOTE: It appears that additions were made to the home after the original septic system was designed and installed. AmeriSpec does not know if the septic system was originally designed for all the additions. Suggest Buyer consult with Seller in this regard. Although the septic test was performed for the current bedroom count, we cannot make any assurances as to its long-term adequacy. Septic systems must be engineered for the load applied. Suggest buyer consult with seller and / or local Sewage Enforcement Officer (SEO) for further recommendations.

This property may be used as a future rental property. Often components are abused or neglected therefore reducing their useful expected lifespans. We suggest a rental property be pumped once a year to avoid the reduce the effects possible abuse.

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) | Water samples will be sent once results are received

Sample location : Bathroom 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.

We suggest that a through review of all heating units (including but not limited to coal,oil,wood, pellet and gas) including all venting components maintain a proper distances to combustibles prior and during using this devices.
