

AmeriSpec
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Melbourne, FL 32940
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Doc #: 1234-0309 Inspector: Paul Bowker
Date: 3/12/2009
Dwelling Address: 1234 Sunny Dr
Melbourne, FL 32940
Client Name: XXXXXXX
Client's Agent: Bruce Coe Real Estate Company: Re/Max

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do perform verification of repairs (V.O.R. are 'FEE' paid re-inspections) to ensure repairs or corrections were made. We also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in the home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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DEFINITION OF TERMS

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

ALTHOUGH NOT STATED FOR EACH "REVIEW" AND/OR "RECOMMENDS REPAIR" ITEM IT IS IMPLIED THAT ALL REVIEWS/REPAIRS AND/OR COST ESTIMATES BE MADE PRIOR TO CLOSE. ALL REVIEWS/COST ESTIMATES AND REPAIRS SHOULD BE DONE BY A LICENSED QUALIFIED CONTRACTOR OR TECHNICIAN ONLY.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully.

GENERAL INFORMATION

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if in the inspector's opinion, the adequacy seems to be less than normal.

Any comments of wood rot/moisture damage should not be construed as a WDO/termite inspection. We do not do termite inspections which require special licensing by the state of Florida.

It is beyond the scope of this inspection to determine if any system/component is currently or will be part of a recall in the future. Client is recommended to review the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

There normally is a period of time (weeks or months) between the home inspections and closing with this in mind we recommend the client review the major systems of the home just prior to closing.

This inspection is not a building code violation inspection. Building codes are enforced by the building code departments during construction or at time of renovations. Please note; Age of the property or date of renovations indicates which building codes are in effect for this property.

The inspection should not be interpreted as a home warranty against any future failures. Its sole intent is to state conditions found at time of the inspection only. No warranties have been issued or implied.

GENERAL CONDITIONS

1002	In attendance	Buyer(s).
1003	Occupancy	The home is unoccupied. All major mechanical systems are reviewed during the inspection (provided all utilities are on at time of this inspection). Plumbing related fixtures, appliances and piping systems are reviewed for appropriate function and leaks, as applicable, at visible areas only. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through and closely monitored for a few months after occupancy for evidence of leaks and other problems. <i>All items associated with a utility which may be off at time of this inspection is not inspected for functionality and client is highly recommended to have system or systems inspected once the utility is turned on prior to close.</i>
1004	Property info	Single family home.
1005	Levels	2 story structure.
1006	Estimated age	Year built approximately 2007 recommend client verify actual date with county tax records.
1007	Weather	Weather conditions at the time of inspection were clear with temperature in the high 70's.
1008	Start time	2:30 PM.
1009	Finish time	5:30 PM.

Exterior

The exterior inspection is visual and is based on our experience and understanding of common building methods and materials. Common cracking of exterior surfaces may not be mentioned; this condition is expected with concrete finished surfaces and is considered a general maintenance issue all home owners will need to address at some time. Surface grading should be maintained and pitched away from the foundation/slab to reduce the chances of water infiltration. It is not always possible to determine where water ponding would take place during this inspection. Various amount of rain is common here.

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Please note exterior finishes do not indicate type of structure framing. Exterior siding can be installed over concrete block just as stucco and brick can be installed over wood framing.

Step #	Component	Comments
1101	Driveway	Paver Brick.
1102	Walkways	Paver brick.
1103	Foundation	Slab on grade. All concrete slaps have some distinctive features. They all will crack to some extent which can be due to various circumstances; slap settlement (dead load & Live load weights), structure changes, surrounding lot changes (tree removal). Homes built on slab may have plumbing, gas and electrical lines or in some cases duct work running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1104	Exterior cladding	Stucco. Cracks in stucco should be repaired as they occur (all stucco surfaces will crack to some extent). This condition is expected with concrete finished surfaces or seams and is considered a general maintenecance issue all home owners will need to address at some time. Water infiltration will cause spalling and structural damage to the lath matrix and any wood framing behind the stucco. All doors/windows/trim junctions should be sealed regularly as these areas can hold water and result in damage. Stucco is not waterproof neither is it porous most water penetrates through breaches at cracks, control joints or through weeping where the stucco is in contact with the ground forcing water to climb up the stucco. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.
1105	Trim	Trim on this home including the soffit and fascia is covered with aluminum/vinyl and foam.
1106	Exterior door(s)	Metal clad; Sliding. Metal clad doors for the most part have outer surfaces of metal with a wood frame interior and edges.

1107	Windows & frames	Single hung; Fixed glass; Aluminum frame.
1108	Patio	Pavers.
1109	Gutters	Aluminum.
1110	Electrical	Ground fault interrupter protection provided for safety.
1111	Bell/chime	Bell/Chime serviceable.
1112	Electric meter(s)	<p>The Electric meter is located at the right side. All meters are the property of the FPL utility company.</p> <p>The main disconnect is located at the meter. Distance between the meter & service panel(s) if greater than six feet requires the main disconnect to be located at the meter. The main disconnect will shut off all power to the home. Please note; some main disconnects may be located at the meter even if distance to service panel is less than six feet.</p>
1114	Hose bibb(s)	Serviceable at time of inspection.
1115	Irrigation	<p>The irrigation system was activated and appeared serviceable at time of inspection. Sprinkler heads are often hidden from sight covered with grass or debris and can be damaged easily; we do not inspect individual sprinkler heads or all zones. If a damaged sprinkler head is observed it will be noted.</p> <p>A well and pump is used for the irrigation system. This is a visual inspection of above ground equipment only.</p> <p>The irrigation system is controlled by a timing device. Timers are manually turned on to verify sprinkler system is operational; the mechanics of timers are beyond the scope of this inspection.</p>
1116	Lot/drainage	Flat lot.

Roof

The Inspection of the roof is to determine if roofing materials are missing and/or damaged and thereby may be subjecting the roof to possible leaking. Portions of the roof, including Underlayment, decking and most flashing are hidden from view and cannot be evaluated by this visual inspection; therefore, the review is not a guarantee against roof leaks or a roof certification. Some areas are not visible when the roof can not be mounted due to roofing materials used, weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comments
1201	Inspect method	Roof was visually inspected from accessible points. If a roof is too high, steep, wet, or composed of roofing materials which can be damaged if walked upon, the roof is not mounted. The roof was not mounted due to roofing material. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
1202	Material/type	Hip. Concrete Tile; The inspector will not mount a concrete tile roof. Tile damage (cracking and/or breaking) can occur from improperly walking on the roof. Most tile manufacturers have a "warranty void statement" if the roof has been walked on once installed by persons other than a roofing contractor.
1203	Exposed flashing	Visible flashing appears serviceable at time of this inspection.
1205	Conditions	No major damaged, deterioration or missing roofing materials were observed; roof appears to be in serviceable condition at time of this inspection. Common cracking of mortar noted.

Review. One loose tile noted rear slope.

Garage/carport

Garage floors should not be covered by carpet, cardboard, wood or other combustible materials and all flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Light fixtures are turned on to verify power, light fixtures with missing or possible spent bulbs can not be tested. Attached garages should be separated from the living area by a fire door and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the home in the event of a garage fire. We suggest keeping the attic hatches closed, repair any holes or damage that exist or occur in the fire wall.

Step #	Component	Comments
1401	Type	Attached garages in most jurisdictions are required to be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage for a minimum of 20 minutes.
1402	Floor/slab	All concrete will crack to some extent. Suggest sealing all cracks in concrete as they accrue to help protect from further deterioration and to help prevent water penetration as a routine maintenance effort.
1403	Walls	Block with concrete coat
1404	Fire Wall	Drywall.
1405	Ceiling	Drywall.
1406	Fire Door	Wood. Pedestrian door between the garage and the homes living space are known as the fire door or fire rated door which has a burn through fire rated time of usually 20 minutes. Fire rated doors normally are solid core (wood) or metal clad.
1407	Electrical	Ground fault Circuit interrupter (GFCI) protection provided for safety. Receptacle was operational at time of inspection as with all mechanical devices this receptacle will fail over time recommend periodically testing be done to verify operation.

1408	Garage Doors	Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1409	Garage door hardware	Serviceable. Door hardware was serviceable at time of inspection.
1410	Door opener(s)	This garage door opener is equipped with a safety reverse device which was operational at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1411	Pedestrian exit door	Metal/Metal Clad. Review. Pedestrian door rubs jamb, adjustments are needed for smooth operation. Pedestrian door latch lock is missing.

Plumbing

The focus during the plumbing portion of the inspection is directed at identifying "visible" water related damage and/or problems. Due to normal lack of use and possible leaking shut-offs and angle stops are not turned or tested during the inspection. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system is tested for its ability to deliver functional water pressure to all installed plumbing fixtures and to view the physical condition of visible piping. Piping concealed by foundation slabs and inside walls is excluded from this inspection. The plumbing inspection also consists of checking for functional drainage.

Step #	Component	Comments
1501	Shutoff location	The main shut-off is located left side hose bibb. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1502	Supply lines	Copper; CPVC. This is a visual inspection of readily available systems. The Inspector can not inspect materials used under slab and or inside walls.

1503	Water supply system	Water system connected to the public supply.
1504	Waste disposal system	Waste disposal systems. Both municipal and septic systems can and have been located in the same areas. With this in mind the inspector will not make a determination as to which system is in use at this property. Review of property information at the local building department will reveal exactly which system is in use. The presents of sewer man-hole covers in the street usually indicated a municipal system is present in the area and a lack of covers usually indicates septic is present. Booster/ejector pump and/or other auxiliary plumbing fixtures if observed will be reviewed.
1505	Waste lines/vent pipes	PVC. Only waste lines and vent stacks which are visible and accessible are inspected. The inspector is unable to inspect materials used below slab and inside walls.

Electrical

The electrical inspection meets the NAHI standards of practice and is done by sampling "visibly accessible" wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground wiring and concealed components of the system are not inspected. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Receptacle covers and wall switch plates are not removed. Cover to the main electrical panel(s) is removed when this can be done safely and without risking injury or damage. Most of the wiring in the home is not visible and can not be reviewed. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which cannot be detect during a general home inspection. Ceiling fans can be damaged at any time especially when moving items in the home. If occupied we recommend client review fixtures once home is vacant.

Step #	Component	Comments
1601	Main service	Service entrance is underground. Please note; this is a visual inspection of above ground materials only. Buried, under slap, inside walls or utility company owned panels and meters are not inspected. Any safety issues or visible damage to these panels and meters will be included in the report.
1602	Amps/voltage	120 & 240 volts. Service panel rating is 150 amps (each).

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1603	Main disconnect	Main service panel (disconnect) location; at utility meter (Both)
1604	Sub-panel	<p>The sub-panel(s) is located in the garage.</p> <p>Overload protection provided by breakers.</p> <p>Service entrance wiring to home is Aluminum.</p> <p>The general branch circuit conductors (house wiring) appear to be copper.</p> <p>Futures (space) provided for possible expansion</p> <p>Arc- Fault circuit interrupters (breakers) serviceable at time of inspection, Recommend periodic testing of these by use of test buttons located on the Arc-Fault breakers in the service panel. As with any mechanical device these breakers will fail over time which will require replacement. Arc-Fault breakers monitor the wiring systems to the bedrooms for any electrical arcing hazards.</p>
1605	Wiring method	Non Metallic copper cable.
1606	Smoke detectors	Tested ok at time of this inspection. Periodic testing is suggested to ensure proper working order.
1610	Comments	<p>GFCI reset location(s); bath, garage, kitchen, kitchen.</p> <p>Ground Fault Circuit Interrupters prevent an electrical shock hazard by cutting power to the circuit.</p> <p>Alarm system present. We recommend review of this system with an alarm company who has the expertise required to determine the system is operating properly; due to the complexity of alarm systems they are not inspected.</p> <p>Whirlpool tub GFCI reset located; master bath</p>

Heat/handler

Inspection of the heating or air handler system is both visual and functional provided power and/or fuel is supplied to the unit. The inspection is not an engineering or heat sufficiency review. Furnaces and air handlers are complicated appliances and should be treated with care. Regular cleaning and filter replacement is vital to the health of your system. We suggest an annual cleaning and safety check by a licensed HVAC contractor. Flammable products should be stored away from gas fired furnaces. Fuel-burning appliances require sufficient oxygen and should not be enclosed without an adequate supply of combustion air. *Dismantling or an extensive technical inspection of the internal components of any appliance, including furnaces and air handlers is beyond the scope of this inspection.*

Step #	Component	Comments
1701	Location	Air handler or heating unit location is master bedroom closet.
1702	Type/brand	Manufactured by Carrier. Age approximately 3 years old. Heating and cooling in this dwelling is provided by an air source heat pump. Basically this system utilizes both the A/C exterior condenser unit and the interior evaporator unit air handler for both heat & cooling.
1703	Energy source	Power disconnect provided.
1704	General conditions	Most manufacturers warn against operating heat pumps in the heating mode when outside temperatures are above 65 degrees, this unit was not tested in the heat mode. We recommend if client is concerned to have unit reviewed by an HVAC contractor. Please see A/C section.

Heat/handler second floor

Step #	Component	Comments
1701.2	Location	Air handler or heating unit location is second floor closet.

1702.2	Type/brand	Manufactured by Carrier. Age approximately 3 years old. Heating and cooling in this dwelling is provided by an air source heat pump. Basically this system utilizes both the A/C exterior condenser unit and the interior evaporator unit air handler for both heat & cooling.
1703.2	Energy source	Power disconnect provided. Review. Safety shield missing in disconnect box.
1704.2	General conditions	Most manufacturers warn against operating heat pumps in the heating mode when outside temperatures are above 65 degrees, this unit was not tested in the heat mode. We recommend if client is concerned to have unit reviewed by an HVAC contractor. Please see A/C section.

Air Conditioner tall unit

Inspection of the A/C systems is both visual and functional provided power is supplied to the component. A/C components can be damaged if operated for an extended period of time when exterior temperatures are below 60 degrees. Therefore if exterior temperature is below 60 degrees the A/C will not be tested. The A/C fins should be kept clean and free of debris. A/C's with restricted air flow due to fin damage, vegetation growth, etc will be less efficient and will require maintenance repairs more often. *Dismantling or an extensive technical inspection of the internal components of any appliance including the A/C is beyond the scope of this inspection.*

Step #	Component	Comments
1801	Location	The Air conditioning compressor is located at exterior right.
1802	Type/brand	Split system. Manufactured by Carrier. Age approximately 3 years old. Split system means the A/C condenser unit is located away from the air handler unit.
1803	Energy source	Electric with disconnect provided.
1804	General conditions	An air source heat pump is present. The heat pump was operated in the A/C mode. This unit was tested for standard operating functions. The heat pump was tested using normal operating controls and appeared to operate properly.

1805	Distribution	Ducts/Registers. Ductwork is not disturbed for this inspection. Visible damage, moisture or noticeable air leaks will be reported. Attic Insulation may be in contact or surrounding duct work. The inspector will not displace or reduce attic insulation efficiency by moving duct work.
1806	Air filters	MERV (Minimum efficiency reporting valve) is a commonly used rating system for filters describing their ability to remove particles from the air. The higher the MERV rating the better the filter is at trapping specific types of particles. However, the MERV rating is not intended to be the sole basis for deciding which filter to buy.
1807	Thermostat	The thermostat location is the master bedroom.
1808	Differentials	Temperature at the return register was approximately 71 degrees; temperature at the closest supply register to the air handler was approximately 56 degrees, a difference of 15 degrees which is in the 14 to 22 degree normal operating range. A/C appears to be operating properly during this inspection. Please note; this is a simple form of verifying operating ranges and is taken from the closest register to the air handler. Air flow and distance traveled will fluctuate differentials the further the distance from the air handler the warmer the readings. To verify A/C is operating at optimal performance, evaluation by an A/C contractor would be required.

Air Conditioner short unit

Step #	Component	Comments
1801.2	Location	The Air conditioning compressor is located at exterior right.
1802.2	Type/brand	Split system. Manufactured by Carrier. Age approximately 3 years old. Split system means the A/C condenser unit is located away from the air handler unit.
1803.2	Energy source	Electric with disconnect provided.

1804.2	General conditions	Review. Unit keeps shutting down recommend review for repairs as necessary.
1805.2	Distribution	Ducts/Registers. Ductwork is not disturbed for this inspection. Visible damage, moisture or noticeable air leaks will be reported. Attic Insulation may be in contact or surrounding duct work. The inspector will not displace or reduce attic insulation efficiency by moving duct work.
1806.2	Air filters	MERV (Minimum efficiency reporting valve) is a commonly used rating system for filters describing their ability to remove particles from the air. The higher the MERV rating the better the filter is at trapping specific types of particles. However, the MERV rating is not intended to be the sole basis for deciding which filter to buy.
1807.2	Thermostat	The thermostat location is the living room & second floor hallway.

Water heater

Inspection of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest water temperature (typically 115-125 degrees) for safety. TPR valves (Temperature pressure relief valve) are prone to leak after being opened; TPR valves are not tested during the inspection. Recommend keeping all combustibles away from gas fired water heaters. Recommend proper air flow for gas operated water heaters. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area.

Step #	Component	Comments
1901	Location	Location of the water heater; garage.
1902	Type	Electric.
1903	Brand/capacity	66 gal. Manufactured by A.O. Smith. Age approximately 3 years old.
1904	Energy source	Electric; electric disconnect observed near this appliance. Please note disconnect can be located in the service panel if panel is in view of water heater.
1905	Supply lines	CPVC.

1906	TPR valve	TPR Temperature pressure release valves are not tested. These valves are prone to leak once opened; This valve is a safety device to prevent against abnormally high temperature and pressures. It is rated at 210 degrees and 150 (PSI). Water from the TPR relief vale may be extremely hot. Use extreme caution when testing valve.
1907	General condition	Hot water was noted at all tested plumbing fixtures indicating the water heater was functioning at time of inspection.
1908	Overflow pan	Water heater presently located interior to home without an overflow pan/drain line. This may not have been required when the water heater was installed. Client should consider installing pan for preventative measures.

Attic

Our inspection of the attic is limited to accessibility. Light fixtures with missing bulbs are not testing. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Storage should be limited to designated storage areas. Placing objects on the insulation or directly on ceiling may cause the ceiling to bow or collapse. *Please use caution when accessing attic areas. Damage and or injury can occur by stepping/standing directly on ceiling.*

Step #	Component	Comments
2001	Access	<p>The attic was entered and a visual inspection was performed. Non accessible areas, insulation or construction design (cathedral ceilings) can limit the visual inspection. The inspector will only access attics which can be safely entered and exited without damaging the ceilings, ductwork or insulation.</p> <p>The attic access is located at bedroom closet, master bedroom closet, closet kitchen.</p>

2002	Framing	Trusses. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity. Wall attachment appears to be nailed clips & single hurricane strapping.
2003	Sheathing	Plywood. The inspector is not able to view the attic sheathing. A radiant barrier or insulation has been installed against the sheathing a visible inspection of the attic sheathing is not possible without removal of this covering.
2005	Insulation	Blown-in insulation; Rolled/batt insulation. Insulation is approximately 10-14"
2006	Ventilation	Soffit vents; Hooded roof vents.
2007	Electrical	Lighting serviceable at time of inspection.

Kitchen

The kitchen inspection is a combination of visual and functionality. Installed appliances are reviewed, if power is supplied to that appliance at time of this inspection. Calibration of the cooking systems is beyond the scope of this inspection. No life expectancies for appliances are given. Light fixtures are turned on to verify power, light fixtures with missing or spent bulbs are excluded from testing. Visible plumbing is reviewed for leaks and or damage. Cabinets and countertops are inspected for "major" damage or issues; minor chipped, cracked surfaces or other cosmetic issues are not part of this inspection. *No warranty, guarantee, or certification is given as to future failure of appliances. Review of all appliances is recommended prior to closing.*

Step #	Component	Comments
2101	Floor	Laminate.
2102	Walls	Drywall.
2103	Ceiling	Drywall.

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2104	Doors/pantry	Hollow core.
2105	Electrical	Ground fault interrupter provided for safety.
2106	Cabinets	Serviceable at time of inspection.
2107	Counter tops	Solid surface. Solid surface material noted there are many solid surface materials used for sinks/counter tops including Corian, Quartz, Cultured Marble, Granite and others. We do not attempt to determine brand or material used. Clients if concerned should review with owner prior to close.
2108	Sinks	Stainless steel.
2109	Faucets	Faucet(s) serviceable at time of inspection; Sprayer serviceable at time of inspection. Low water pressure noted may be clogged.
2110	Drains/supply	Flow and drainage were serviceable at the time of inspection.
2111	Disposals	Serviceable at time of inspection.
2112	Dishwasher(s)	Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. Manufactured by General Electric.
2113	Stove/cook top	The countertop stove/range was tested and function properly. Manufactured by General Electric.

2114	Ovens	<p>The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning.</p> <p>This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Most self cleaning ovens require 3-4 hours to fully operate. Client should verify its operation with seller prior to closing.</p> <p>Manufactured by General Electric.</p>
2115	Microwave	<p>Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.</p> <p>Manufactured by General Electric.</p>
2116	Refrigerator	<p>Ice maker was off at time of this inspection.</p> <p>Water dispenser was operational.</p> <p>Manufactured by General Electric.</p>

Bathroom

The focus in all bathrooms is directed at identifying visible water damage and/or problems. Light fixtures are turned on to verify power, light fixtures with missing or spent bulbs are excluded from testing. Shut-off valves and angle stops are not turned or tested during the inspection due to the possibility of causing a leak. Shut-off valves should be turned regularly by the homeowner to ensure free movement in case of emergency. Since leaks can occur at any time, plumbing should be checked regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All leaks should be repaired and missing/damaged grout and caulk should be replaced at once to help prevent further damage. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction.

Tubs generally are not filled for this inspection water is run for a period of time to verify drainage is ok. The volume of water normally used for baths or showers is not duplicated for this inspection.

Step #	Component	Comments
2201	Floor	Ceramic tile.

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2202	Walls	Drywall.
2203	Ceiling	Drywall.
2204	Doors	Hollow core.
2206	Electrical	Ground fault interrupter provided for safety.
2207	Exhaust fan	Serviceable.
2208	Sinks	Vitreous china.
2209	Sink faucets	Faucet(s) serviceable at time of inspection.
2210	Countertops/cabinets	Cabinet(s) serviceable; Solid surface countertop.
2211	Drains/supply	Flow and drainage were serviceable at the time of inspection.
2212	Toilet	No leaks noted at time of inspection.
2217	Shower faucet	No leaks noted a time of inspection.
2218	Shower base	Ceramic tile.
2219	Shower surround	Ceramic tile.
2220	Shower door	Tempered safety glass installed for safety.

Bathroom Second floor

Step #	Component	Comments
2201.2	Floor	Ceramic tile.
2202.2	Walls	Drywall.
2203.2	Ceiling	Drywall.
2204.2	Doors	Hollow core.

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2205.2	Closet	Hollow core.
2206.2	Electrical	Ground fault interrupter provided for safety.
2207.2	Exhaust fan	Serviceable.
2208.2	Sinks	Vitreous china.
2209.2	Sink faucets	Faucet(s) serviceable at time of inspection.
2210.2	Countertops/cabinets	Cabinet(s) serviceable; Solid surface countertop.
2211.2	Drains/supply	Flow and drainage were serviceable at the time of inspection.
2212.2	Toilet	No leaks noted at time of inspection.
2213.2	Tub/whirlpool	This tub was filled to the overflow drain to verify drain connection.
2214.2	Tub surround	Ceramic tile.
2216.2	Tub faucet	Tub/shower mixer no leaks noted.

Master Bath

Step #	Component	Comments
2301	Floor	Ceramic tile.
2302	Walls	Drywall.
2303	Ceiling	Drywall.
2304	Doors	Hollow core.
2305	Closet	Hollow core.
2306	Electrical	Ground fault interrupter provided for safety.
2307	Exhaust fan	Serviceable.

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2308	Sinks	Vitreous china.
2309	Sink faucets	Faucets(s) serviceable at time of inspection. Right side sink hot on right side.
2310	Countertop/cabinet(s)	Cabinet(s) serviceable; Solid surface countertop.
2311	Drains/supply	Review. Leak observed at the sink drain assembly (left sink). Recommend review for repair or replacement as necessary.
2312	Toilet	No leaks noted at time of inspection.
2313	Tub/whirlpool	The whirlpool tub was filled to overflow drain to verify connection and tub was operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber
2314	Tub surround	Ceramic tile.
2316	Tub faucet	No leaks noted.
2317	Shower faucet	No leaks noted at time of inspection.
2318	Shower base	Ceramic tile.
2319	Shower surround	Ceramic tile; Tempered safety glass.
2320	Shower door	Tempered safety glass installed for safety.

Laundry Area

Washing machine water shut-offs & supply hoses are not disturbed during the inspection. Due to lack of use water supply shut-off tend to leak if not turned or tested regularly. The washer and dryer are not moved during this inspection all flooring beneath the washer and dryer are excluded from this inspection. Light fixtures are turned on to verify power, light fixtures with missing or spent bulbs are excluded from testing. No warranty or guarantee is given as to the efficiency or functionality of the appliances. As with all appliances, they can and will fail at any time without warning.

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Step #	Component	Comments
2501	Floor	Ceramic tile.
2502	Walls	Drywall.
2503	Ceiling	Drywall.
2504	Doors	Wood.
2505	Cabinets	Serviceable at time of inspection.
2506	Electrical	Serviceable. Ground fault interrupter provided for safety.
2509	Sink/tub	Plastic.
2510	Faucet/trap/supply	Faucet(s) serviceable at time of inspection.
2511	Comments	No washer or dryer was present at time of inspection; therefore, no test was performed on the washer drain line to determine if line drains properly. This was a visible inspection of this area only.

Other Living Areas

The living area inspection is limited to visible and/or accessible areas. Light fixtures are turned on to verify power, light fixtures with missing or possible spent bulbs are excluded from testing. Bedroom windows should be kept in good repair in the event needed for an emergency exit. Windows should always operate freely. Recommend placing furniture so as to keep windows accessible for emergency use, we also recommend against the use of extra security locks on windows and sliding exit doors these can at times of emergency prevent the occupant from exiting the home. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. *Personal belongings and furniture restrict inspector access to receptacles, windows, walls, and flooring. This is not a cosmetic inspection of the home.*

Step #	Component	Comments
2601	Floors	Carpet; Ceramic tile.
2602	Walls	Drywall. Stress/settlement cracks in plaster/skim coat walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

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2603	Ceilings	Drywall.
2604	Doors	Hollow core; Pocket. Stop latch master bedroom pocket door missing.
2605	Closets	Hollow core.
2606	Electrical	Serviceable at time of inspection.
2608	Stairway	Serviceable at time of inspection.