

AmeriSpec Home Inspection

P. O. Box 670
Columbia Station, Ohio 44028
(440)236-6510

Doc #: 703xx Inspector: Jerry Oppie and Mike Musto

Date: Date of the inspection

Dwelling Address: Home address
City, State, Zip

Client Name:

Client's Agent:

We attempt to give the client a comprehensive, clear cut, unbiased view of the home. The purpose of the 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 qualified professionals in that field be called upon to make those repairs. We will perform verification of repairs at a rate of \$100 per hour; we advise client to obtain all paperwork from these 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. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be a part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor is 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance or manufacturer's specifications of any product, component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller.

Please understand that the recommendations in our report are just that, recommendations, as we have no legal authority to require anyone to make repairs. Your Real Estate Professional and/or your real estate contract will guide you in making repair decisions.

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GENERAL INFORMATION

MAJOR SYSTEMS: Our evaluation of major systems is both visual and functional provided power, fuel and/or water is supplied to the component. Identifying or testing for the presence of pests, 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 the air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspectors opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Please visit our web site for more information, links and homeowner tips. www.amerispec.net/musto

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

GENERAL CONDITIONS

1001	In Attendance	Jerry Oppie; Buyer(s); Buyers Agent.
1002	Occupancy	Occupied. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1003	Property Information	This is a single family home.
1004	Estimated Age / Levels	1 1/2 story structure. This structure is approximately 15 to 20 years of age.
1005	Weather Conditions	Weather conditions and temperature at time of inspection were cloudy and in the 30's.
1006	Start/Stop Time	8:30 AM; 11:30 AM.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Step #	Component	Comments
1101	Driveway	Concrete. Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1102	Walkways	Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1103	Exterior Wall Cladding	Vinyl.
1104	Trim	Vinyl.
1105	Exterior Doors	Metal.
1106	Fences / Gates	Wood.
1107	Electrical	Serviceable. Ground fault interrupter provided for safety.
1108	Electric Meter	Electric meter located at right side.

1109	Main Service Drop	Service entrance is underground.
1110	Gas Meter	Gas meter and shut off located at right side. Since 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 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. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Buried gas lines can leak, rust, corrode, and become unsafe without warning. Buried gas lines are not visible or accessible to the inspector and are beyond the scope of this inspection.
1111	Exterior faucets	Front. Rear.
1112	Lot / Grade Drainage	Flat lot. Regrading and/or adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. The ground immediately adjacent to the foundation should slope away from the house a minimum of 6" in the first 6'.
1113	Foundation / Type	Basement. Common cracks observed, primarily a cosmetic concern. Suggest sealing any cracks in concrete/brick/block surfaces to prevent water penetration as a routine maintenance effort.

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified roofing contractor.

Step #	Component	Comments
1201	Inspection Method	Observed from ground with field glasses. Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.
1202	Material	Asphalt composition shingle.
1203	Exposed Flashings	Metal.

1204	Gutters / Downspouts	Metal. Downspouts exit into an underground drainage pipe. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. Fasteners are loose at several areas; suggest securing as necessary for proper operation. Loose nails in fascia board may indicate that fascia board is deteriorated. Unable to view behind gutter. Recommend review by qualified contractor for repair or replacement as needed.
1205	Roof Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.

Garages

Our garage evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Step #	Component	Comments
1301	Type	Attached garage is separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution. This is a limited inspection due to the amount of personal property observed. Many areas were not visible to the home inspector at the time of inspection. These areas are excluded from the home inspection. Recommend consulting seller if additional information is needed.
1302	Exterior Wall Cladding	Same as house see comment # 1103.
1303	Roof Inspection Method	Garage is attached to house and was inspected the same as in step # 1201.
1304	Roof Material / Type	Roof material is the same as house in step #1202.
1305	Roof Conditions	Roof condition is same as house in step # 1205.
1306	Gutters / Downspouts	Same as house.

1307	Floor/Slab	Concrete.
		Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
		Underground drains observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.
1309	Garage Doors	Metal.
1310	Door Hardware	Serviceable.
1311	Door Openers	Serviceable.
1312	Fire Door	Metal/Metal Clad. No self-closer observed. Suggest installing self-closer as a safety measure.
1314	Man Door	Serviceable. Metal.
1316	Walls	Drywall.
1317	Ceiling	Drywall.
1318	Electrical	Serviceable. Ground fault interrupter provided for safety.

Chimney

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

Step #	Component	Comments
1401	Chimney Type	Metal fireplace chimney; Metal furnace chimney.
1402	Visible Condition	Crown and flashing intact where visible.
1403	Chimney Flue	Metal flue liner observed.
1404	Flashings	Flashings intact where visible.
1405	Spark Arrestor / Rain Cap	Serviceable.

Basement

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a basement can promote wood decay; therefore basements should be adequately ventilated.

Step #	Component	Comments
1601	Access	Finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
		This is a limited inspection due to the amount of personal property observed. Many areas were not visible to the home inspector at the time of inspection. These areas are excluded from the home inspection. Recommend consulting seller if additional information is needed.
1602	Stairs	Serviceable. Wood.
1603	Floor	Ceramic tile. Concrete.
		Common cracks observed, primarily a cosmetic concern. Suggest sealing all joints as well as any cracks in surfaces to prevent water penetration as a routine maintenance effort.
1604	Walls	Carpet. Poured concrete.
		Finished areas observed in basement. Complete access to original basement walls, floors, and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. Suggest consult sellers for additional information.
1607	Joists & Sub Floor	Efflorescence observed at various locations; this is a mineral deposit left behind from exterior water infiltration. See explanation in header. Conventional 2 X 12 framing.
1609	Support Posts / Beams	Beams are finished, unable to inspect, recommend client consult sellers for additional information.
1611	Window & Frames	Glass block.
1612	Electrical	Safety. GFCI not present see electrical comment line #1807.

1613	Ventilation	Windows.
1618	Basement Comments	Gas wall heater in basement. Heater was tested using normal operating controls and appeared to operate properly at time of inspection. As with all mechanical equipment, this unit may fail at any time without warning.

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
1701	Shut Off Valve Location	Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702	Supply Lines	Safety. Copper. Ground jumper cable not observed at meter; recommend qualified electrician install clamps and jumper cable to insure proper grounding and safety.
1704	Drain Lines & Vent Pipes	Black ABS.
1706	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1707	Water Supply System	Water supply system appears to be public.

Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Main Electrical Panel	The main panel is located in the basement. Overload protection provided by breakers. Service entrance cables are aluminum. Branch circuit wiring is copper. Inspector observed missing or wrong style screws at electric panel cover. Recommend installing correct flat point screws for safety.
1805	Smoke Detectors	Safety. Smoke detectors should be present on all levels and in all sleeping areas as an upgrade for safety.
1806	Amperage and Voltage	Service panel amperage is 150 amps; 120/240 volts.
1807	Electrical Comments	Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles as an upgrade to safety. The inspector was unable to determine if grounding is in place or can occur (due to the configuration and non-visible/non-accessible areas of this system). Upgrades should be performed by a qualified electrician.

Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.**

Step #	Component	Comments
1901	Location	The heating system is located in the basement and services the whole house.

1902	Heating System Design	Gas forced air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.
		Manufactured by Trane.
1903	Energy Source	Natural gas with shutoff valve provided.
1904	Burner chamber	Serviceable.
1905	General Conditions	The furnace was tested using normal operating controls and appeared to function properly at time of inspection.
1906	Flue Venting	Metal.
1907	Thermostat	Serviceable.
1908	Air Filters	Filter size is 20X25X1.
1909	Distribution / Ducting	Ducts/Registers.

Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. **DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

Step #	Component	Comments
2001	Location of unit	The air conditioning compressor is located at the back yard; evaporator is located in the furnace plenum and services the whole house.
2002	A/C Design	Manufactured by Trane.
		Safety. Electric/split system with disconnect. Electric box is loose. Recommend securing.
2003	General Conditions	The condenser is tilted, excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant. Recommend review by a qualified contractor for corrections as needed to level the unit.
2004	Temperature Difference	As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited

Step #	Component	Comments
2101	Location	The water heater is located in the basement.
2102	Capacity	40 gallon. Manufactured by Hotstream.
2103	Supply Lines	Copper. Ground jumper cable not observed between hot and cold water lines, recommend qualified electrician install jumper cable to insure proper grounding and safety.
2104	Energy Source	Gas shut-off valve was observed near this appliance.
2105	Temp/pressure relief valve	Serviceable.
2106	Burner	Review. Rust and scale observed, suggest having unit professionally cleaned and inspected for safe and proper operation.
2107	Water Heater Condition	In the inspectors opinion the water heater is near the end of its useful life due to deterioration/age. Recommend review by a qualified plumber for repair or replacement, as necessary.
2108	Flue Venting	Metal.
2109	Water Temperature	The water temperature at time of inspection was in the normal operating range of 115 to 125 degrees.

Kitchen/Dining Area

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2204	Doors	Archway.
2205	Closet	Bi-fold.
2208	Electrical	Safety. GFCI did not respond to test, suggest repair or replacing as needed for safety.
2209	Cabinets / Counters	Serviceable.
2211	Sinks/Faucets Supply/Drain	Metal sink. Faucets serviceable at the time of inspection.
		Flow and drainage were serviceable at the time of inspection.

2214	Disposals	Serviceable.
2215	Dishwasher	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.
2217	Cook Top / Oven	Gas: Unable to determine if shut off valve is present, not accessible without moving appliance. A valve may not have been required when the unit was installed and the seller is not required to upgrade. Suggest installation of fuel shut off valve to enhance safety if not present. Client is advised that a fuel shut off will be required when the appliance is replaced.
2219	Fan and Light	Serviceable.

Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2301	Location	Lower level.
2305	Doors	Wood.
2309	Electrical	Serviceable. Ground fault interrupter provided for safety.
2310	Exhaust Fan	Serviceable.
2315	Shower Base	Plastic.
2316	Shower Surround	Solid surface material. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
2317	Shower Door	Shower curtain.
2318	Shower Faucet	Faucet is loose in the wall. Recommend review by qualified plumber for repair or replacement as needed.
2319	Sinks/Faucets Supply/Drain	Serviceable. Porcelain sink. Faucets serviceable at the time of inspection.
2322	Toilet	Flow and drainage were serviceable at the time of inspection. Serviceable.
2325	Cabinets / Counters	Serviceable.

Bathroom #2

Step #	Component	Comments
2301. 2	Location	2nd floor. The bathroom is located off the hallway.
2305. 2	Doors	Serviceable. Wood.
2309. 2	Electrical	Serviceable. Ground fault interrupter provided for safety.
2310. 2	Exhaust Fan	Serviceable.
2311. 2	Tub	Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. Failure to keep edges sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
2312. 2	Tub Surround	Solid surface material. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
2313. 2	Tub Enclosure	Shower curtain.
2314. 2	Tub Faucet	Faucet is loose in the wall. Recommend review by qualified plumber for repair or replacement as needed.
2315. 2	Shower Base	Same as tub.
2316. 2	Shower Surround	Same as tub.
2317. 2	Shower Door	Shower curtain.
2318. 2	Shower Faucet	Same as tub.
2319. 2	Sinks/Faucets Supply/Drain	Serviceable. Porcelain sink. Faucets serviceable at the time of inspection. Flow and drainage were serviceable at the time of inspection.

2322. 2	Toilet	Review. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber to determine if there is damage, or for repair or replacement, as necessary.
2325. 2	Cabinets / Counters	Serviceable.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved if present during inspection to prevent floor damage therefore, a limited review of area behind washer/dryer is conducted.

Step #	Component	Comments
2504	Doors	Serviceable. Wood.
2508	Sinks/Faucets Supply/Drain	Plastic. Sink is loose; suggest securing as necessary to prevent damage. Faucets serviceable at the time of inspection.
2511	Electrical	Flow and drainage were serviceable at the time of inspection. Safety. GFCI not present see electrical comment line #1807.
2512	Washer / Dryer Hookups	Electric dryer.

Items Common to Multiple Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2601	Floors	Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

2602	Walls/Ceilings	Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the AmeriSpec Home Maintenance Manual provided.
2603	Windows & Frames	Vinyl frame. Thermopane windows and/or doors observed in the home. The inspector is unable to determine if all double glazed insulated panes in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.
2604	Stairs	Wood.

Living Room

Step #	Component	Comments
2641	Location	Front. 1st level.
2644	Ceiling	Drywall. Stress cracking observed in wall. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a structural engineer if a more detailed report is desired.
2645	Doors	Archway.
2646	Closet	Serviceable. Bi-fold.
2648	Electrical	Serviceable.

Family Room

Step #	Component	Comments
2661	Location	Rear. Lower level
2665	Doors	Archway.
2667	Electrical	Serviceable.
2668	Fireplace	Gas starter.

Bedrooms

Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles in bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and then open the circuit when arcing occurs. Upgrades should be performed by a qualified electrician.

Step #	Component	Comments
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2681	Location	First and Second Level.
2685	Doors	Wood.
2686	Closet	Bi-fold.
		Door is damaged. Recommend review for repair or replacement as necessary.
2688	Electrical	Serviceable.
2690	Bedroom Comments	Bi-fold doors in hallway, the top track is loose. Recommend repair as needed.

Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will not review covered floor joists and ventilation systems. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness of the insulation the more resistance it has to heat loss.

Step #	Component	Comments
2701	Access location	The attic access is located in the garage. The attic access is located in the bedroom closet.
2702	Framing	The attic was accessed from the bedroom. Trusses.
2703	Sheathing	Serviceable. Waferboard.
2705	Insulation	Fiberglass. 4 to 6 inches of insulation present, suggest adding insulation as a cost management issue and to limit the possibility of snow and ice damage in the future.
2706	Ventilation	Serviceable. Hooded roof vents. Soffit vents.