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Prepared for

1000 Something Street, Somewhere, DE 19000

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**THIS COVER LETTER IS AN INTEGRAL PART OF
THE REPORT - PLEASE READ IT**

Thank you for selecting **AmeriSpec** for your Home Inspection needs. The following definitions apply when reading the report:

Serviceable: The component is serving the purpose for which it was intended.

Maintenance: Normal maintenance is required to improve operation, prolong remaining life, prevent moisture damage and/or prevent future damage/deterioration.

Monitor: Although functioning at the time of the inspection, due to the age and/or conditions observed, this item should be monitored for any changes as it may be nearing the end of its service life and will require some level of maintenance, repair or replacement in the near future. You should plan or budget for additional expenses.

Upgrade: It may not have been common practice at the time of construction, however, upgrading is recommended to enhance economy or comfort.

Safety: Current condition poses a safety risk and should be corrected.

Defect: This item is not operating properly, is totally inoperable or is damaged in a way to make it inoperable, unsafe or insufficient and will require some level of repair or replacement to restore it to a serviceable condition. It is strongly recommended that a licensed contractor evaluate prior to settlement to determine necessary repairs.

Confirm: The item was off, not accessible or the inspector could not determine if an active defect was present. It is strongly recommended to confirm operation or condition with the seller or a licensed contractor prior to settlement.

The inspection report represents the results of a limited visual examination as to the condition of each major system, on the day of the inspection, as defined in the ASHI Standards of Practice. This report is designed to identify those systems and components inspected which, in the professional opinion of the inspector, are Significantly Deficient or Near the End of the Service Life, at the time of the home inspection. ASHI defines Significantly Deficient as "Unsafe" or "Not functioning." This report is not a list of mandatory repairs and should not be used as such. Any repairs to be made are the decision of the buyer and seller.

Owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see. Moving furniture and personal items, any dismantling, or lighting gas pilots are not within the scope of this inspection. Nor do we inspect for mold or hazardous materials; Should you have any concerns regarding these issues we strongly recommend that you consult with a specialized expert prior to purchase.

This report should not be construed as technically exhaustive or as a compliance inspection of any governmental or non governmental codes or regulations, such an evaluation would cost many times more. Our fee to reinspect for Verification of Repairs or inspect items or areas, which were not "Readily Accessible" at the time of the inspection is \$100.00 per hour. We recommend all repairs or estimates be made by a professional and the seller provide you with letter head receipts to show that repairs were properly made. This will save you reinspection fees.

Some homes have special features that are beyond the scope of this inspection. These include things such as greenhouses, pools, pool equipment, central vacuums, sprinkler, security, intercom and sound systems. The

scope of the inspection and terms of the relationship between the parties (Client and AmeriSpec Home Inspection Service) are defined in the Inspection Agreement signed by the parties. A copy of the executed inspection agreement is attached hereto. Please refer to it if you have any questions regarding services performed.

Although a thorough inspection of the property was made, we wish to remind you that the conditions may change and equipment may become defective. Our service is **NOT** a home warranty and the report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied on as such. Any opinions expressed regarding adequacy, capacity or expected life of components are general estimates based on the inspectors general knowledge of similar components. If the future operation of the mechanical components of the home are a concern, we strongly recommend that you purchase a home warranty policy designed for repair/replacement of the mechanical systems in the home.

Final Inspection: Often, the condition of the property changes between the inspection date and the time you take possession. You should conduct a complete walk-through prior to closing to help you identify any conditions that may have changed since our inspection. **It is strongly recommended that you bring your home inspection report with you and use the Final Walk-Through Checklist enclosed in the Home Warranty/Miscellaneous section of the AmeriSpec report binder.** This is best performed in the "Vacant Home" condition before settlement on the home. Your home inspector may not have been able to identify all the conditions in the home due to lack of visual evidence, obstruction by personal property, or restricted view.

Again, thank you for choosing **AmeriSpec**.

SUMMARY

prepared for

1000 Something Street, Somewhere, DE 19000

This summary page is merely an aid to for all parties involved in this transaction. This summary does not reflect the overall visible condition of the property. We strongly recommend that you review the inspection agreement, cover letter and the entire report with your agent (if applicable) as a means of obtaining full disclosure of the overall visible condition of the property at the time of the inspection and to address any other concerns you may have.

Client is advised that this is not a proposal for execution of work. Also, prices/estimates are not given; actual cost of repair, replacement, upgrading or maintenance varies between contracting companies; sometimes significantly. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

Defect: This item is not operating properly, is totally inoperable or is damaged in a way to make it inoperable, unsafe or insufficient and will require some level of repair or replacement to restore it to a serviceable condition. It is strongly recommended that a licensed contractor evaluate prior to settlement to determine necessary repairs. (It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.)

EXTERIOR

Deck(s): Rear door threshold drains towards house/door. Moisture damage is present at exterior left side of threshold.

ATTIC

Insulation: Missing - ceilings are drywall not plaster - recommend installing to enhance energy efficiency.

PLUMBING

Fuel: Gas: Copper pipe at: dryer is considered improper as it bends easily, it is recommended to install rigid black pipe.

Water Heater: TPR discharge pipe is missing, recommend installing to prevent scalding in the event of discharge.

Supply: Significant leak at front hosebib packing.

ELECTRICAL

Wiring / Outlet: Improperly run through front bedroom duct work; outlet is also improperly installed on same

APPLIANCE(S)

Oven/cooktop & range hood not present.

INTERIOR

Windows:

> Sash cords are broken at: living room and rear left bedroom which prevents the window from staying up.

> Failed thermal pane seal(s) at: rear right bedroom (1), which will reduce visibility and the insulating capability.

Safety: Current condition poses a safety risk and should be corrected.

ELECTRICAL

Outlets:

- > Three prong ungrounded outlets present at: living room, kitchen which is a potential shock hazard. It is recommended that these outlets be grounded or installed on a GFCI circuit.
- > Loosely attached at wall connection in kitchen and rear right bedroom which is a potential shock hazard, recommend securing.
- > Not secured to wall at basement front.

INTERIOR

Windows: Exterior safety grill at kitchen without quick release latches, recommend removing in the event of fire.

CLIENT & INSPECTION INFORMATION



CLIENT NAME: Mr. And Mrs. Quess.
INSPECTION #: 200708-000000
INSPECTION DATE: August 8, 2007
INSPECTION ADDRESS: 1000 Something Street, Somewhere, DE 19805.
AGENT / COMPANY INSPECTOR: Mr. Agent; RE/MAX
Lisa Roddis - ASHI #116319.
PARTIES PRESENT: Buyer(s). Buyers Agent.
HOUSE STATUS: Vacant.
AGE: 61 +/- years per property disclosure.
BUILDING TYPE: Townhouse.
STORIES: 2 story structure.
WEATHER: Sunny. Hot. Humid.
TEMPERATURE: 96 +/- degrees.
SOIL CONDITIONS: Dry.

EXTERIOR

DESCRIPTION:

DRIVEWAY: Concrete.
WALKWAYS: Concrete.
SIDING: Masonry.
TRIM: Metal. Wood.
WINDOWS: Vinyl.
DOORS: Vinyl Slider. Wood.
LOT/GRADE: Sloped.
DECK(S): Present.

COMMENTS:

Maintenance: **Lot Drainage:** Adding of fill dirt to all low lying/eroded areas around the foundation will improve drainage.
Siding: Common cracks, loose/missing mortar present, recommend repointing.

Defect: **Deck(s):** Rear door threshold drains towards house/door. Moisture damage is present at exterior left side of threshold.

ROOF(S) / ATTIC(S)

DESCRIPTION:

STRUCTURE:	Gable. Low slope.
FRAMING:	Rafters.
SHEATHING:	Solid.
INSULATION:	Missing.
ROOF COVERINGS:	Tiles.
LAYERS OF COVERING:	Unknown.
AGE OF COVERING:	2 +/- per the sellers disclosure.
SKYLIGHTS:	Present.
FLASHINGS:	Metal.
CHIMNEY(S):	Not visible.
DRAINAGE SYSTEM:	Aluminum.
METHOD OF INSPECTIONS:	Roof: Inspected from ground with binoculars due to height, pitch and covering type. Attic: Viewed from the hatch due to low clearance.

COMMENTS:

Defect: **Attic:** Missing insulation - ceilings are drywall not plaster - recommend installing to enhance energy efficiency.

LIMITATIONS:

Chimney: Examination of concealed or inaccessible components such as the presence of a flue liner, cracking, liner damage / deterioration, loose / missing mortar at the chimney interior and adequacy of installation are all beyond the scope of this inspection.

Roof: Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up and other factors.

Roof Inspection: Flat roof was not accessible due to height. Sellers disclosure states roof is 2 years old.

FOUNDATION(S)

DESCRIPTION:

TYPE: Basement.
WALLS: Block.
JOISTS: Conventional.
BEAMS: Wood.
COLUMNS: Block.

COMMENTS:

Maintenance: **Insulation:** > Missing at: rim joist, recommend installing to enhance energy efficiency.

PLUMBING

**DESCRIPTION:**

WATER SUPPLY SOURCE:	Public.
MAIN WATER VALVE LOCATION:	Basement.
SUPPLY PIPE TO HOUSE:	Galvanized.
INTERIOR SUPPLY PIPES:	Galvanized. Copper.
WASTE SYSTEM:	Public.
WASTE PIPES:	PVC. Galvanized. Cast Iron.
FUEL SUPPLY:	Gas: Meter and main shut off are located at the exterior.
WATER HEATER:	Fuel Source: Gas. Manufacturer: Richmond. Approximate Gallons: 40. Venting: Metal. Age: 9 years per the manufacturer plate. Design Life: 12 - 20 yrs.

COMMENTS:

Monitor:	Supply: Galvanized pipes rust / corrode from the interior out and can become restricted over time which is indicated by low flow. Future repairs / replacement may be necessary.
Upgrade:	Waste: Negative drain pitch at kitchen sink & flex pipe at bath sink may cause drains to be slow, recommend correcting.
Defect:	Fuel: Gas: Copper pipe at dryer is considered improper as it bends easily, it is recommended to install rigid black pipe. Water Heater: TPR discharge pipe is missing, recommend installing to prevent scalding in the event of discharge. Supply: Significant leak at front hosebib packing.

LIMITATIONS:**Seals:**

Caulk / Grout: Imperfections in caulk / grout can allow water penetration into the wall / floor areas and cause damage which is not always visible to the inspector. It is important to maintain all caulk and grout in bath areas.

TPR: The TPR valve(s) at the water heater / boiler are not tested due to the possibility of the valve leaking after it has been opened.

HEATER(S)



DESCRIPTION:

HEATER 1: **Fuel Source:** Gas. **System Type:** Hot Air Furnace. **Manufacturer:** Carrier. **Age:** 20 years per the sellers disclosure. **Design Life:** 12 - 25 yrs. **Venting:** Forced fan. Metal. **Distribution:** Ducts.

OPERATION: The furnace was operated and found to be serviceable.

COMMENTS:

Maintenance: **Blower / Filter:** Dirty, recommend cleaning blower & replacing filter to enhance efficiency.

Monitor: **Age:** This is an older unit and may have a limited life expectancy.

LIMITATIONS:

Heat Exchanger: The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes as this can only be done by dismantling the unit. This is beyond the scope of this inspection.

Thermostats: Not checked for calibration or timed functions.

Efficiency: Adequacy, efficiency or the even distribution of air throughout the building is beyond the scope of this inspection.

Records: Recommend obtaining service records from the seller as the inspector is a generalist and not a specialist. If no documentation can be provided or the system has not been serviced within the past year it is recommended that you have the seller service the unit prior to settlement to ensure proper operation of the system.

ELECTRICAL



DESCRIPTION:

SERVICE DROP: Overhead.
SERVICE SIZE: 150 amps. 110 / 220 Volts.
SERVICE GROUNDING: Plumbing.
ENTRANCE CONDUCTORS: Aluminum.
BRANCH WIRING: Copper.
WIRING METHOD: Non-Metallic Cable "Rag & Romex", Armored Cable "BX",
MAIN PANEL LOCATION & RATING: Basement. 150 amps.
MAIN DISCONNECT LOCATION: Main Panel.
OVERCURRENT PROTECTION: Breakers.
SMOKE DETECTORS: Battery.

COMMENTS:

Upgrade:

- Switches:**
 - > Reversed at front entry.
 - > Dimmer does not dim at kitchen.
- Outlets:** None present in bathroom, recommend installing to prevent the use of extension cords.

Safety:

- Outlets:**
 - > Three prong ungrounded outlets present at: living room, kitchen which is a potential shock hazard. It is recommended that these outlets be grounded or installed on a GFCI circuit.
 - > Loosely attached at wall connection in kitchen and rear right bedroom which is a potential shock hazard, recommend securing.
 - > Not secured to wall at basement front.

Defect:

Wiring / Outlet: Improperly run through front bedroom duct work; outlet is also improperly installed on same duct.

APPLIANCE(S)

DESCRIPTION:

LAUNDRY: Location: Basement. Electric Dryer.

LIMITATIONS:

Oven/cooktop & range hood & washer not present.

INTERIOR / FIREPLACE(S)

DESCRIPTION:

WALL & CEILING**COVERINGS:** Drywall.**FLOOR****COVERINGS:** Wood.**WINDOWS:** Thermal Pane. Double Hung.**DOORS:** Wood: Solid Core.

COMMENTS:

Maintenance: **Doors:** Various adjustments needed.**Monitor:** **Skylight:** Moisture staining present at lower right side trim indicating prior leakage. Sealant may be necessary.**Floors / Doors:** Floor slopes and door frames out of plumb indicate settlement.**Safety:** **Windows:** Exterior safety grill at kitchen without quick release latches, recommend removing in the event of fire.**Defect:** **Windows:**
> Sash cords are broken at: living room and rear left bedroom which prevents the window from staying up.
> Failed thermal pane seal(s) at: rear right bedroom (1), which will reduce visibility and the insulating capability.

LIMITATIONS:

Cosmetics: Cosmetic deficiencies and minor flaws are considered normal wear and tear and are not reported.**Thermal Pane Windows:** It is not always possible to determine if all thermal pane seals are completely intact. Conditions such as temperature, humidity, dust and lighting limit the ability to review these windows visually, thus we suggest you review windows prior to close.