



**AmeriSpec-Quality Home Inspections**  
**534-D Wythe Creek Road**  
**Poquoson, VA 23662**  
**(757) 868-0988**

*(Serving the Virginia Peninsula since 1988)*



Inspection No : 200503-00391  
Inspection Date: 03/18/2005  
Inspection Time: 8:40am-12:20pm  
Realtor: Maxwell Smart

Inspector: Jamison Brown  
Certified Home Inspector: #3380-000003  
Client : Mr. & Mrs. Home Buyer  
Address : 204 Chincy Orchard  
York County, VA 23693

In using your report, the following definitions may be helpful: **Serviceable** - The materials and workmanship are acceptable and in generally satisfactory condition. **N/A** - Not Applicable. The item does not apply to this property or a particular component was not located. Underlined items are those we consider to be safety concerns or defects requiring immediate attention.

The dwelling is a single family, three story structure built on a flat lot. Estimated age is 14 years old. Weather at time of inspection was clear and 43°F, and this dwelling was occupied.

**100 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.

- 101 Driveway: Exposed aggregate concrete. Settling cracks were noted.
- 102 Walks: Exposed aggregate concrete. Settling cracks were noted.
- 103 Fence/Gates: Wood, brick and iron. Rusting was noted and small trim pieces were broken off in several areas. We suggest maintenance efforts be performed.
- 104 Siding: Serviceable, brick and wood lap siding.
- 105 Trim: Wood. Moisture damage was noted at the front frame at the front garage door, at the shingle bed molding at the right rear over the stained glass, at the trim at the base of the third floor rear shed dormer, at the trim at the base of the second floor rear bay window, at the trim at the left side of the third floor rear shed dormer and at the right rear outside corner trim at the rear balcony. We suggest review and replacement of all damaged pieces by a qualified professional.
- 106 Window Frames: Wood, insulated, double hung sashes. 1) Lintels were rusting. We suggest maintenance efforts be performed. 2) Moisture damage was noted at the trim and frame at the first and third left front first floor windows, at the left side window beside the meter base, at the sill and center stiles at the right front three piece first floor window, at the sill at the front second floor window over the front entry, at the right rear first floor fixed pane and at the right front three piece second floor window. We suggest review and replacement of all damaged pieces by a qualified professional.

- 107 Elec. Fixtures/Devices: The rear receptacle, coming out of the ground near the bird bath, was not protected by a Ground Fault device as is customary for a dwelling of this age and type. Corrections suggested.
- 108 Gutter System: Aluminum at the rear only.
- 109 Hosebibs: Located at the right and left side. The right side unit was winterized and not tested. The left side unit was behind shrubbery and not tested.
- 110 Ext.Doors: Moisture damage was noted at the trim on the rear door beside the barbecue grill. We suggest review and replacement of all damaged pieces by a qualified professional.
- 110a Bell/Chime: Serviceable.
- 111 Chimneys: Serviceable, masonry. As a safety upgrade we suggest adding a spark arrester/rain diverter cap. Our chimney inspection is limited to visible portions. The rear flue was capped off at the roof top.
- 112 Lot Grade/Drainage: Home is built on a flat lot. Grade at foundation appears to be adequate.
- 113 Gas Meter: Serviceable. Gas meter is located at the left side.
- 114 Foundation: Block raised construction. The block foundation was broken out, at the right side, near the center. The block foundation was hit with sufficient force to push blocks inward over 1". Suggest review and correction, as needed by a qualified professional.
- 115 Exterior Comments: The exhaust hood was broken loose at the left side. We suggest repair/replacement as needed to provide serviceability.

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

- 126 Type/Material: Sloped construction, fiberglass shingle covering. Observed from rooftop.
- 127 Flashing: The rubber sleeves around the plumbing vent pipes were torn and gapped. Replacement suggested as needed.
- 128 Roof Comments: Loose and dislodged shingles were noted in multiple areas at the front, rear and right side. Stains were noted. To prolong the useful life of the roof, maintenance and repair efforts should be made in the few areas where roofing materials are damaged or missing. Suggest consulting a licensed roofing contractor for maintenance or repairs as needed.

**135****ATTIC**

- 136 Hatch: Located in the third floor hall. Attics are accessed and viewed by walking through the center as long as space and footing is available.
- 137 Framing: Serviceable, rafters.
- 138 Sheathing: Serviceable, plywood.
- 139 Evidence of Leaking: Signs of leaking were noted at left front and center rear. See comments, item #128.
- 140 Insulation: Serviceable, rolled fiberglass. Where visible, approximate thickness is 9 inches. For the aforementioned thickness, the approximate "R" value is 30.
- 141 Ventilation: Serviceable, soffit, ridge and gable end vents.
- 142 Electrical: Serviceable.
- 143 Ducts: Serviceable.
- 144 Attic Comments: The attic area was littered with pesticide residue and an animal nest was noted at the left rear. We suggest maintenance efforts be performed.

**150****CRAWL SPACE**

- 151 Access: Located at the right side. Crawl spaces are accessed and viewed by crawling through the center and along the perimeter, as long as space is available and the area is void of obstructions. The bottom of the crawl space door was rusted out. Replacement suggested.
- 152 Joists/Sills/Subfloors: Moisture damage was noted to several floor joists at the left rear. A dense fungus condition was coating many framing members. We suggest full review and repair/replacement of all damaged pieces by a qualified professional.
- 153 Posts/Piers: Serviceable.
- 154 Girders: Serviceable.
- 155 Electrical: Open junction boxes were noted. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Correction suggested.
- 156 Ventilation: An excessive fungus condition was noted in this area. Suggest full review and correction, as needed by a qualified, licensed professional.
- 157 Insulation: Insulation was damaged and many pieces were hanging and lying on the ground. Insulation appears to have been wet in the past. Replacement suggested. When the crawl space contains insulation up against the bottom of the flooring, many areas are hidden from view and not observable. We do not pull down insulation unless visible deterioration was sighted.
- 158 Vapor Barrier: The vapor barrier was disheveled and littered with debris. Replacement suggested.
- 159 Plumbing: Serviceable.
- 160 Comments: None.

**200****FRONT PORCH**

- 201 Cover: Serviceable.  
 202 Enclosure: N/A  
 203 Electrical: 1) A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel. 2) An inoperable light was noted. It was not determined if the fixture's failure to operate was related to bulb wear.  
 204 Window/Screens: N/A  
 205 Deck/Slab: Serviceable, quarry tile with brick coping.  
 206 Stairs: Brick. Mortar was deteriorated under the roof drip line. See comments, item # 108.  
 207 Railing: The rail was loose at the left side. We suggest maintenance efforts be performed.  
 208 Comments: None.

**210****REAR DECK**

- 211 Cover: N/A  
 212 Enclosure: N/A  
 213 Electrical: Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.  
 214 Window/Screens: N/A  
 215 Deck/Slab: Wood. Damaged pieces and trip hazards were noted at the left side. We suggest repair/replacement as needed to provide serviceability.  
 216 Stairs: Serviceable, wood.  
 217 Railing: Serviceable, wood.  
 218 Comments: None.

**220****REAR PORCH**

- 221 Cover: Serviceable.  
 222 Enclosure: N/A  
 223 Electrical: Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.  
 224 Window/Screens: Screen damage was noted. We suggest repair/replacement as needed to provide serviceability.  
 225 Deck/Slab: Serviceable, wood.  
 226 Stairs: N/A  
 227 Railing: N/A  
 228 Comments: 1) The door was missing. Replacement suggested. 2) The ceiling fan was rusty. We suggest maintenance efforts be performed.

**230****REAR BALCONY**

- 231 Cover: Serviceable.  
 232 Enclosure: N/A  
 233 Electrical: Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.  
 234 Windows/Screens: Serviceable.  
 235 Deck/Slab: Serviceable, wood.  
 236 Stairs: N/A  
 237 Railing: Serviceable, wood.  
 238 Comments: The ceiling fan was rusty. Painted wood trim was coated with mildew. We suggest maintenance efforts be performed.

**300****ATTACHED GARAGE**

- 301 Exterior: Serviceable.  
 302 Roof: See roof comments.  
 303 Slab: Concrete. Common cracking was noted.  
 304 Garage Door(s): Metal. The top panel of the garage doors are lacking the reinforcing typically required when attaching a door opener. Damaged areas were noted on both doors as a result. Suggest full review and correction, as needed by a qualified professional.  
 305 Garage Door Hrdwr: See comments, item # 304.  
 306 Door Opener(s): One door opener was disconnected at time of inspection. Unit not tested. We suggest repair/replacement as needed to provide serviceability. Due to the damaged panels the opener's safety reversing mechanisms were not tested.  
 307 Window/Screens: Two screens were missing. Weatherstripping was loose on one window. We suggest maintenance efforts be performed.  
 308 Access Door: N/A  
 309 Fire Door: Serviceable.  
 310 Fire Wall: Serviceable.  
 311 Walls: Serviceable.  
 312 Electrical: 1) Two ground fault circuit interrupters (GFCI) were noted and tested. These outlets are provided for safety in moisture-prone locations. Most manufacturers suggest that these types of outlets be tested monthly to ensure proper working order. 2) One light switch was taped over - purpose undetermined.  
 313 Garage Comments: Areas were inaccessible due to personal items.

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 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. We urge you to evaluate these systems prior to closing.

*DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.*

- 401 Heating: Operable, dual zone, Ruud gas forced air furnace, located in the garage, with an electric heat pump, located in the attic. Gas and electrical shut-offs noted within sight of the units. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. 1) The door safety switch on the garage unit was inoperable. We suggest repair/replacement as needed to provide serviceability. 2) The attic unit's secondary drain pan was rusty, indicating a possible primary drain problem. Rust stains were also noted on the exterior units and the secondary drain has been ran into the gutter downspout. We suggest conferring with the sellers/owners to determine if this problem has been addressed. If not, review by a qualified professional is suggested.
- 401a Venting: Serviceable.
- 401b Filtering: Filter sizes: 14x14, 14x30 & 20x20. Manufacturers recommend regular filter changing during months of use. This increases efficiency that in turn saves energy dollars and unwanted maintenance costs.
- 402 Air Conditioning: Ruud, dual zone, with the condensing units located at the left side. These units were manufactured in 1991 & 2000. Electrical disconnects were provided. 1) Outside temperature at the time of inspection was at or below 65 degrees. To prevent damage to the air conditioning system, manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, these units were not tested. 2) Insulation on the refrigerant delivery line is inadequate and if left as is, will cause the compressor to run longer than necessary. This insulation prevents pre-heating of the refrigerant prior to it entering the evaporator coil. Anytime deterioration of the insulation is noted, or it is too short to completely cover the line, it is suggested that it be repaired or replaced. This will increase efficiency, which conserves energy usage.
- 403 Thermostat: Operable. Located at the living room and second floor hall.

- 404 Ducting: The return ducts were dirt laden. We suggest maintenance efforts be performed.
- 405 Plumbing: Serviceable. Water supply is provided by public system. Piping, where visible, is copper and plastic (Qest). Main shut off is located in the kitchen closet. Due to concerns arising from the use Qest plastic on water lines we suggest you review the information at the website: [www.pbpipe.com](http://www.pbpipe.com)
- 406 Drain/Waste Vent: Serviceable. Waste lines where visible are plastic.
- 407 Water Heater: Two 50 gallon, gas fired units, located in the garage. Cold water shut-off noted. Pressure relief valve has been installed as a safety feature. The outer fire door was missing on one unit. Replacement suggested.
- 407a Venting: Serviceable.
- 408 Electrical: Serviceable. The main electrical service is approximately 400 amps, 120/240 volts, and the service drop was aluminum. Service entrance is underground with two main panels located in the garage. Overload protection is provided by breakers. Main disconnect noted. Futures have been provided for possible expansion. Low amperage branch circuit conductor is copper, preferred for safety. Two ground fault interrupter breakers was noted and tested. These types of breakers are connected to outlets and/or equipment that are present in moisture-prone locations. Most manufacturers suggest that these types of breakers be tested monthly to ensure proper operation.
- 409 Smoke Detector: Serviceable. Located in the halls.
- 409a Carbon Monoxide Alarm: N/A. If lacking, the addition of a suitable device is suggested.
- 410 Fireplace: Located in the living room and master bedroom. Gas log equipped at the living room. With respect to gas logs it is not always possible to determine if they are the vented or vent-less variety. We suggest review of the manufacturer's literature for additional information. Gaps were noted between the hearth and fire box, at the unit in the master bedroom. This unit has never been used and the flue was sealed off at rooftop, at time of inspection.
- 411 Major Systems Comments: None.

Our interior review is visual and evaluated with similar aged homes in mind. Seals in double-pane insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions, at the time of inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws, such as a torn screen or an occasional cracked window can also be overlooked. We suggest you double check these items during your final walk-through, if concerned.

## KITCHEN &amp; 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.

- 511 Floor: Oak hardwood. A worn finish was noted.
- 512 Walls: Serviceable.
- 513 Ceilings: Hairline cracks were noted.
- 514 Doors: Cosmetic damage was noted. One exterior door was locked and not operated.
- 515 Window/Screens: Two screens were missing.
- 516 Cabinets: Wood. A worn finish was noted.
- 517 Counter Tops: Serviceable, laminate.
- 518 Electrical: 1) A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel. 2) Loose devices noted. Securing suggested.
- 519 Sinks: Serviceable, stainless steel.
- 520 Faucets: Serviceable.
- 521 Traps/Drains: Leaking was noted at the hot water stop valve. We suggest maintenance efforts be performed.
- 522 Disposal: Serviceable.
- 523 Dishwasher: Operable, General Electric. Pieces of the exhaust grill have been broken off.
- 524 Stove/Cook Top: General Electric, electric. The clip was lacking on the fan switch and the knob will easily pull off. We suggest repair/replacement as needed to provide serviceability.
- 525 Oven: Serviceable, General Electric, electric.
- 526 Hood/Fan: Springs were worn on the door that seals this unit.
- 527 Microwave: Serviceable, General Electric.
- 528 Heating: Serviceable.
- 529 Comments: 1) A ceiling fan was noted and tested. 2) The intercom system was inoperable at time of inspection. We suggest repair/replacement as needed to provide serviceability.

**LAUNDRY ROOM**

Please be advised, with respect to laundry waste and supply piping, our inspection is visual. We do not operate valves as this would spill water out onto the floor and therefore the serviceability of the waste piping could not be verified. In occupied homes, appliances are generally in place and this renders many areas inaccessible or blocked from view. Washing machine drain pans, with a drain pipe to the exterior, are recommended for any laundry area situated within the living area of the home. We suggest using braided stainless steel appliance hoses in lieu of rubber due to the possibility of rupture and water damage.

601 Floor:	Serviceable, ceramic tile.
602 Walls:	Serviceable.
603 Ceilings:	Serviceable.
604 Doors:	Serviceable.
605 Window/Screens:	N/A
606 Cabinets:	Serviceable.
607 Electrical:	Serviceable.
608 Exhaust Duct:	Serviceable.
609 Laundry Sink:	N/A
610 Washer Hook-up:	<u>The drain pan was damaged.</u> Replacement suggested.
611 Dryer Hook-up:	Serviceable, 240 volt electric.
612 Heating:	Serviceable.
613 Laundry Comments:	None.

**HALF 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.

701 Floor:	Serviceable, oak hardwood.
702 Walls:	Serviceable.
703 Ceilings:	Serviceable.
704 Doors:	Serviceable.
705 Windows/Screens:	N/A
706 Electrical:	Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.
707 Exhaust Fan:	Serviceable.
708 Heating:	Serviceable.
709 Tub + Surround:	N/A
710 Tub Doors:	N/A
711 Tub Faucet:	N/A
712 Shower + Surround:	N/A
713 Shower Door:	N/A
714 Shower Faucet:	N/A
715 Sink(s):	Serviceable.
716 Sink Faucet:	Serviceable.
717 Trap/Drains/Supply:	Serviceable.
718 Toilet:	Serviceable.
719 Counter/Cabinets:	Serviceable.
720 Bathroom Comments:	None.

**THIRD FLOOR 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.

726 Floor:	Serviceable, ceramic tile.
727 Walls:	Serviceable.
728 Ceilings:	Serviceable.
729 Doors:	Serviceable.
730 Windows/Screens:	N/A
731 Electrical:	Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.
732 Exhaust Fan:	Serviceable.
733 Heating:	Serviceable.
734 Tub + Surround:	N/A
735 Tub Doors:	N/A
736 Tub Faucet:	N/A
737 Shower + Surround:	Fiberglass. <u>Damaged areas were noted - the fiberglass was broken inward from the back side.</u> Suggest full review and correction, as needed by a qualified professional.
738 Shower Door:	Serviceable.
739 Shower Faucet:	Serviceable.
740 Sink(s):	Serviceable.
741 Sink Faucet:	Serviceable.
742 Trap/Drains/Supply:	Serviceable.
743 Toilet:	Serviceable.
744 Counter/Cabinets:	Serviceable.
745 Bathroom Comments:	None.

**MASTER 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.

751 Floor:	Serviceable, ceramic tile.
752 Walls:	Serviceable.
753 Ceilings:	Serviceable.
754 Doors:	Serviceable.
755 Windows/Screens:	Serviceable.
756 Electrical:	Serviceable. A ground fault circuit interrupter (GFCI) was noted and tested. These outlets are provided for safety in moisture-prone locations. Most manufacturers suggest that these types of outlets be tested monthly to ensure proper working order.
757 Exhaust Fan:	Serviceable.
758 Heating:	Serviceable.
759 Tub + Surround:	Serviceable, fiberglass and ceramic tile. A whirlpool tub was noted and tested.
760 Tub Doors:	N/A
761 Tub Faucet:	Serviceable.
762 Shower + Surround:	Serviceable, ceramic tile.
763 Shower Door:	Serviceable.
764 Shower Faucet:	Serviceable.
765 Sink(s):	Serviceable.
766 Sink Faucet:	Serviceable.
767 Trap/Drains/Supply:	Serviceable.
768 Toilet:	Serviceable.
769 Counter/Cabinets:	Serviceable.
770 Bathroom Comments:	Stains were noted in the attic. See roof comments, item #128.

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.

776 Floor:	Serviceable, ceramic tile.
777 Walls:	Serviceable.
778 Ceilings:	Serviceable.
779 Doors:	Serviceable.
780 Windows/Screens:	Serviceable.
781 Electrical:	1) A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel. 2) Loose devices noted. Securing suggested.
782 Exhaust Fan:	Serviceable.
783 Heating:	Serviceable.
784 Tub + Surround:	Serviceable, fiberglass.
785 Tub Doors:	Serviceable.
786 Tub Faucet:	Serviceable.
787 Shower + Surround:	N/A
788 Shower Door:	N/A
789 Shower Faucet:	N/A
790 Sink(s):	Serviceable.
791 Sink Faucet:	Serviceable.
792 Trap/Drains/Supply:	Serviceable.
793 Toilet:	Serviceable.
794 Counter/Cabinets:	Serviceable.
795 Bathroom Comments:	Caulking is suggested at all areas of potential moisture penetration.

**800****SECOND FLOOR HALL 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.

801 Floor:	Serviceable, ceramic tile.
802 Walls:	The wall paper was loose at the rear wall.
803 Ceilings:	Serviceable.
804 Doors:	Serviceable.
805 Windows/Screens:	Serviceable.
806 Electrical:	Serviceable. A ground fault circuit interrupter-connected outlet was noted and tested in this area. These types of outlets are provided for safety in moisture-prone locations and are connected either to a separate ground fault circuit outlet or circuit breaker in the main electrical service panel.
807 Exhaust Fan:	Serviceable.
808 Heating:	Serviceable.
809 Tub + Surround:	Serviceable, fiberglass.
810 Tub Doors:	Serviceable.
811 Tub Faucet:	Serviceable.
812 Shower + Surround:	N/A
813 Shower Door:	N/A
814 Shower Faucet:	N/A
815 Sink(s):	Serviceable.
816 Sink Faucet:	Serviceable.
817 Trap/Drains/Supply:	Serviceable.
818 Toilet:	Serviceable.
819 Counter/Cabinets:	Serviceable.
820 Bathroom Comments:	Caulking is suggested at all areas of potential moisture penetration.

**850****ENTRY HALL**

851 Floors:	Serviceable, oak hardwood.
852 Walls:	Serviceable.
853 Ceiling:	Serviceable.
854 Doors:	Serviceable.
855 Window:	Serviceable.
856 Electrical:	Two switches were taped over - purpose undetermined.
857 Comments:	None.

**900****LIVING ROOM**

901 Floors:	Serviceable, carpet and oak hardwood.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	N/A
905 Window/Screens:	All screens were missing. All the windows were secured with nails or bolts and not operated. See comments, item # 106.
906 Electrical:	Loose devices noted. Securing suggested.
907 Heating:	Serviceable.
908 Comments:	None.

**1000****DINING ROOM**

1001 Floors:	Carpet and oak hardwood. Worn areas were noted.
1002 Walls:	Serviceable.
1003 Ceiling:	Serviceable.
1004 Doors:	Serviceable.
1005 Window/Screens:	Both windows were secured with nails or bolts and not operated.
1006 Electrical:	Loose devices noted. Securing suggested.
1007 Heating:	Serviceable.
1008 Comments:	None.

**1100****FAMILY ROOM**

1101 Floors:	Oak hardwood. A worn finish was noted.
1102 Walls:	Serviceable.
1103 Ceiling:	Serviceable.
1104 Doors:	Serviceable.
1105 Windows/Screens:	One screen was missing. All the windows were secured with nails or bolts and not operated.
1106 Electrical:	<u>One dimmer switch was inoperable.</u> We suggest repair/replacement as needed to provide serviceability.
1107 Heating:	Serviceable.
1108 Comments:	None.

**1110****THIRD FLOOR ROOM**

- 1111 Floors: Serviceable, carpet.  
1112 Walls: Serviceable.  
1113 Ceiling: Water stains and hairline cracks were noted.  
1114 Doors: Serviceable.  
1115 Windows/Screens: Two screens were missing. All the windows were secured with nails or bolts and not operated.  
1116 Electrical: 1) A ground fault circuit interrupter (GFCI) was noted and tested. These outlets are provided for safety in moisture-prone locations. Most manufacturers suggest that these types of outlets be tested monthly to ensure proper working order. 2) An electrical switch was noted whose purpose was not determined. 3) Loose devices noted. Securing suggested.  
1117 Heating: Serviceable.  
1118 Wet Bar: Serviceable.  
1119 Comments: None.

**1200****HALL**

- 1201 Floors: Carpet. Stains and a loose and squeaky subfloor noted.  
1202 Walls: Serviceable.  
1203 Ceiling: Serviceable.  
1204 Doors: Serviceable.  
1205 Windows/Screens: Serviceable.  
1206 Electrical: Serviceable.  
1207 Stairs: Loose pieces were noted at the bottom. We suggest maintenance efforts be performed.  
1208 Comments: None.

**1300****MASTER BEDROOM**

- 1301 Floors: Serviceable, carpet.  
1302 Walls: Serviceable.  
1303 Ceiling: Serviceable.  
1304 Doors: Serviceable.  
1305 Windows/Screens: Serviceable.  
1306 Electrical: Serviceable.  
1307 Closet/Wardrobe: Serviceable.  
1308 Heating: Serviceable.  
1309 Comments: A ceiling fan was noted and tested.

**1310****LEFT REAR BEDROOM**

1311 Floors: Carpet. Stains noted.  
1312 Walls: Serviceable.  
1313 Ceiling: Serviceable.  
1314 Doors: Serviceable.  
1315 Windows/Screens: One screen was missing. All the windows were secured with nails or bolts and not operated.  
1316 Electrical: Loose devices noted. Securing suggested.  
1317 Closet/Wardrobe: Serviceable.  
1318 Heating: Serviceable.  
1319 Comments: None.

**1320****RIGHT REAR BEDROOM**

1321 Floors: Serviceable, carpet.  
1322 Walls: Serviceable.  
1323 Ceiling: Serviceable.  
1324 Doors: Serviceable.  
1325 Windows/Screens: One screen was missing. All the windows were secured with nails or bolts and not operated.  
1326 Electrical: Serviceable.  
1327 Closet/Wardrobe: An inoperable light was noted. It was not determined if the fixture's failure to operate was related to bulb wear.  
1328 Heating: Serviceable.  
1329 Comments: A ceiling fan was noted and tested.

**1330****RIGHT FRONT BEDROOM**

1331 Floors: Carpet. Stains noted.  
1332 Walls: Serviceable.  
1333 Ceiling: Serviceable.  
1334 Doors: The door does not latch. Corrections suggested.  
1335 Windows/Screens: Serviceable.  
1336 Electrical: Serviceable.  
1337 Closet/Wardrobe: Serviceable.  
1338 Heating: Serviceable.  
1339 Comments: A ceiling fan was noted and tested.

**ADDITIONAL INFORMATION**

- L** As indicated in our Inspection Agreement and cover letter, limitations exist with this inspection. Unfamiliarity with the property will always impact disclosure. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.
- L** Re-inspections to verify repairs can be performed for a minimum of \$125.00. The reinspection must be performed within ninety days of the original inspection for the original client. Walk-throughs can be performed for \$125.00. A walk-through may prove beneficial if you are unable to perform one yourself or simply wish to save time and use the eyes of a professional. If you require partial inspections during the time that you own this dwelling, to verify comments provided by building contractors, or simply for peace of mind, please don't hesitate to call on AmeriSpec. Please allow at least 7-10 days for scheduling these appointments as they must be scheduled around our regular home inspections.
- L** While every attempt was 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 you conduct a thorough walk-through prior to closing. If items are discovered that were unapparent at the time of our inspection, please feel free to call upon us to aid in determining their importance or value.
- L** This inspection was conducted in strict accordance with the American Society of Home Inspectors standards of Practice and Code of Ethics.

Our E-mail address is [Jbrown@amerispec.net](mailto:Jbrown@amerispec.net)

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