

**AmeriSpec Home Inspection Service**  
**2205 Eastchester Drive, Suite 101**  
**High Point, NC 27265**  
**(336) 841-1080 Fax (336) 841-1085**

Inspection #: 200709-11357  
Address: 1234 Pleasant Lane  
Your Town, NC 27265

Client Name: John Q. Homebuyer  
Inspector: Donald C. Bedner  
Agent Name: I. M. Goodagent

This summary is provided to highlight those findings that we believe are significant in nature and which evidence suggest are in immediate need of repair. These findings are also listed in the full report on the following pages. The full report also outlines more minor findings as well as comments regarding routine maintenance. This summary does not limit your ability to use the entire report in completing your transaction.

The NC Home Inspection Licensure Board has established the Summary Report to identify items which meet one of the following criteria. The system or component:

1. Does not function as intended.
2. Adversely affects the habitability of the dwelling.
3. Warrants further investigation by a specialist.
4. Requires subsequent observation.

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CLIENT. IT IS RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT. AGENTS ARE ALSO ADVISED TO MAKE THE FULL REPORT AVAILABLE TO THE CLIENT IN A MANNER THAT IS TIMELY WITH RESPECT TO SALES CONTRACT TERMS.

### **EXTERIOR**

1106. Windows & Frames

Recommendation. Deterioration noted to both fixed windows on left side of house. Additional areas other than the locations noted might be in need of repair, which may only be visible during repairs. Recommend maintenance/repair by a Licensed General Contractor.



### **KITCHEN**

2313. Disposal

Recommendation. Disposal was inoperable at time of inspection. Recommend repair/replacement as needed by a qualified specialist.

### **BATHROOM 2<sup>nd</sup> STORY HALL**

3008. Exhaust Fan

Recommendation. Exhaust fan inoperable at time of inspection. Recommend maintenance/repair by a Licensed Electrician.

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Date: 9/21/2007  
Address: 1234 Pleasant Lane  
Your Town, NC 27265  
Client Name: John Q. Homebuyer  
Client Agent: I. M. Goodagent Real Estate Co.: Mega Bucks Realty

**GENERAL INFORMATION**

A certified home inspector from AmeriSpec Home Inspection Service prepared this report. Please read the report completely and if you have questions, contact the inspector at the phone number or address printed above.

This report is designed to comply with the standards established by The North Carolina Home Inspection Licensure Board, the American Society of Home Inspectors, and AmeriSpec, Inc., Memphis Tennessee. A copy of the North Carolina Home Inspection Standards of Practice and Code of Ethics may be obtained by writing the Board at 1202 Mail Service Center, Raleigh, NC 27699-1202. As stated in your inspection agreement, this inspection is limited to visible and accessible components only. Examination of concealed or inaccessible portions of the property is beyond the scope of this inspection.

You are also advised to perform your own walk through of the property just prior to closing to ensure that all components are in good working order and that agreed-upon repairs have been performed properly. If possible, obtain repair receipts from the seller at or prior to closing. Your AmeriSpec inspector is available to perform a re-inspection of repaired items. An additional fee is charged for this service. Not all conditions may become apparent at the time of inspection. For that reason, it is recommended that you obtain a Home Warranty Plan.

**DEFINITION OF TERMS**

The following information is provided to assist you in using this report. Please read the entire report to facilitate your understanding of this property.

Serviceable-The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

None-The item does not apply to this property.

Recommendation-Recommend is used to indicate when the inspector's evaluation leads him to believe action should be taken to address the item.

Suggestion-Suggest is used to indicate items the client may choose to address in the future to maintain, upgrade and/or improve the property.

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## GENERAL CONDITIONS

**MAJOR SYSTEMS** - Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling 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 MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.**

**INTERIOR** - Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported.

**MOLD** - Your home inspection report may note the presence of mold, mildew, or fungus, on visible surfaces, however, even if mold, mildew, or fungus were undetected, they may become visible in the future, with the right conditions, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings. Any time we note the presence of staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition. We are not industrial hygienists and therefore lack the qualifications or ability to evaluate the mold to determine if it may carry any health risks. Should you have concerns regarding mold we suggest review by a qualified professional.

1001	INSPECTOR	Donald Bedner, Inspector, NC License #2291.
1002	STRUCTURE TYPE	Single family wood frame.
1003	LEVELS	2 story structure.
1004	ESTIMATED AGE	Estimated construction date is 2003.
1005	WEATHER CONDITIONS	Cloudy, Warm. Temperature at time of inspection was approximately 76 degrees.
1006	OCCUPANT STATUS	Vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. 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 prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub flooring, under shower, commodes and tubs for wet conditions during this same period.
1007	ATTENDING INSPECTION	Buyer & Buyer's Agent.
1008	START/STOP TIME	Approximate inspection start time was 8:30 and inspection was completed at 10:30.

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## 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. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. The presence, absence and/or condition of screens are not within the scope of the inspection. If screens are a concern to the client, all screens should be reviewed prior to closing.

Step #	Component	Comments
1101	Driveway	Serviceable. Asphalt.
1102	Walkways	Serviceable. Concrete.
1103	Fences/Gates	Serviceable.
1104	Exterior Wall Cladding	Recommendation. Vinyl, Brick. Loose piece noted at left side lower panel. Recommend securing. Hole noted at brick, front right corner below downspout. Gap should be sealed to prevent water entry. Additional areas other than the locations noted might be in need of repair, which may only be visible during repairs. Recommend maintenance/repair by a Licensed General Contractor
1105	Trim	Serviceable. Wood, Vinyl, Metal. When metal wrap is installed over wood trim no review of the wood behind the wrap is possible. Caulked joints should be maintained to prevent water entry and ensure continued serviceability.
1106	Windows & Frames	Serviceable. Vinyl shingle hung. Double glazed insulated windows noted. The inspector was unable to determine if all double glazed insulated windows in this property are completely intact and without broken seals. Conditions such as temperature, humidity and lighting limit the ability of the inspector to review these windows for broken seals. For more complete information on the condition of these windows, consult the seller prior to closing.
1107	Vegetation	Serviceable. Plants and shrubs are placed and trimmed to allow free air flow to help prevent moisture damage to the structure.
1108	Electrical Fixtures	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1109	Gutters & Downspouts	Serviceable. The fascia and soffit boards behind and near gutters are not totally accessible. Client is advised that this is a limited review of these areas. Unless noted otherwise in this section evidence suggests these areas are functioning as intended.
1110	Outside Faucet - Hose bib	Serviceable. Front, Rear.
1111	Sprinkler System	None.
1112	Bell/Chime	Serviceable. Front.
1113	Exterior Doors	Serviceable. Metal clad wood core.
1114	Chimney	Serviceable. Pre-fabricated. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond 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. Chimney was viewed from the ground only. This was a limited inspection. If further review is desired, client is advised to consult with a qualified Licensed Contractor prior to closing. Spark arrester installed as a safety feature.
1115	Lot/Grade Drainage	Serviceable. Sloped lot.
1116	Gas Meter	None.
1117	Exposed Foundation	Serviceable. Concrete. Slab foundation noted. Homes built with a slab construction may have heating ducts, plumbing, gas and electrical lines running beneath the slab. As it is impossible to determine the condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118	Exterior Comments	None.

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**PATIO/PORCH/BALCONY/AREA WAYS FRONT STOOP**

Step #	Component	Comments
1201	Location/Type	Front Stoop.
1202	Cover	Serviceable. Vinyl.
1203	Enclosure	None.
1204	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1205	Windows	None.
1206	Deck/Slab	Serviceable. Concrete.
1207	Stairs/Stoops	Serviceable.
1208	Railing	None.
1209	Ceiling Fan	None.
1210	Comments	None.

**PATIO/PORCH/BALCONY/AREA WAYS #2 REAR PATIO**

Step #	Component	Comments
1201.2	Location/Type	Rear Patio.
1202.2	Cover	None.
1203.2	Enclosure	None.
1204.2	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1205.2	Windows	None.
1206.2	Deck/Slab	Serviceable. Concrete. Common cracks noted.
1207.2	Stairs/Stoops	Serviceable.
1208.2	Railing	None.
1209.2	Ceiling Fan	None.
1210.2	Comments	None.

**ROOF-Main Structure**

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 water-tight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified Licensed Roofing Contractor.

Step #	Component	Comments
1301	Roofing Type & Materials	Sloped asphalt composition shingle. Observed from ground with binoculars. The roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, 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 Licensed Roofer should be contacted if a more detailed report is desired.
1302	Flashings	Serviceable.
1303	Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; appears to be in serviceable condition. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or if installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified Licensed Roofer prior to closing.
1304	Skylights	None.
1305	Roof Penetrations	Serviceable.
1306	Roof Comments	None.

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## ATTIC

The attic review is visual with the attic being entered if safely possible. The attic area was inspected using a standard flashlight and a small probe. 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. 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. When insulation thickness is less than currently required a suggestion to add insulation is typically made. Generally, the greater the thickness the more resistance there is to heat loss.

Step #	Component	Comments
1401	Access	Serviceable. Attic access provided by pull down stairs, located at 2nd story hall. Attic was accessed unless noted otherwise in this section.
1402	Framing	Serviceable. Trusses, Rafters.
1403	Sheathing	Serviceable. Wafer board.
1404	Insulation	Serviceable. Rolled in fiberglass. Thickness varies approximately from 8-12 inches.
1405	Ventilation	Serviceable. Ridge vents. Gable vent.
1406	Electrical	Serviceable.
1407	HVAC Ducts	Serviceable.
1408	Duct Insulation	Serviceable.
1409	Windows	None.
1410	Attic Comments	None.

## LAUNDRY AREA

Step #	Component	Comments
1600	Location	Laundry area is located at 2nd story hall.
1601	Floor	Serviceable. Resilient Vinyl. Resilient floor coverings include solid vinyl, vinyl-asbestos, vinyl faced, rubber, cork, asphalt and linoleum in sheets or tiles.
1602	Walls & Ceiling	Serviceable. Painted.
1604	Doors	Serviceable.
1605	Windows	None.
1606	Electrical	Serviceable.
1607	Heat Source	None.
1608	Cabinets	None.
1609	Laundry Sink/Tub	None.
1610	Washer Hook-ups	Suggestion. The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance. No test was performed on the washer drain line to determine if the line is draining properly. This was a visual inspection of this area only. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at any time without warning. Suggest installing an overflow pan under washer to prevent damage in the event of an overflow problem.
1611	Dryer Hook-ups	Suggestion. Electric 240 volt. Dryer vents up through attic to roof. Annual cleaning of vent may be required for continued serviceability.
1612	Laundry Area Comments	None.

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## HEATING & A/C

The inspection of the heating & AC system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.

Step #	Component	Comments
1901	Heating	Unit is located at attic; fuel is electric, forced air heat pump, electric disconnect noted. Filter size: 14"x14"x1", 20"x20"x1".
1902	Conditions	Suggestion. Outside temperature at time of inspection was at or above 65 degrees. To prevent damage to the heat pump system, manufacturers warn against operating heat pump units when the outside temperature is above 65 degrees. Therefore, this unit was not tested. However, a heat pump is an 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. Suggest client verify operation of this unit with seller prior to closing.
1903	Exhaust Venting	None.
1904	Thermostat	Serviceable. Thermostat located at 1st story hall.
1905	Ducting	Serviceable.
1906	Air Conditioning System	Serviceable. Electric, condenser and compressor unit is located at rear exterior, electrical disconnect provided at equipment. The air conditioner was activated to check the operation of the motor and the compressor and both appeared to be in serviceable condition. A detailed review of the cooling capacity of this unit is beyond the scope of this inspection. We make no warranty as to the system's adequacy.
1907	A/C Temperature Differences	Serviceable. The air temperature was measured at the supply and return registers for the main unit. The difference between these two temperatures should be in the range of 14-22 degrees F when the A/C system is functioning properly. The supply temperature was 49F and the return air temperature was 64F. The difference in air temperature was 15F.
1908	Heating & A/C Comments	None.

## PLUMBING

Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2001	Plumbing Supply System	Serviceable. Property has public water supply. Shut off valve is located at utility room and a pressure regulator is installed. Water pressure at the time of inspection was 60 psi. Normal pressure range is 40-90 psi.
2002	Plumbing Waste System	Serviceable. Property is connected to a public waste system.
2003	Supply Pipes	Serviceable. Copper, Cross Linked Polyethylene (PEX), Where visible.
2004	Waste Pipes	Serviceable. Plastic-PVC, Where visible.
2005	Ejector Pump	None.

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2006	Water Heater	Serviceable. Electric, 40-gallon capacity, located at utility room. Cold water shut off valve is installed and a temperature/pressure relief valve is installed as a safety feature. Hot water was noted at all tested plumbing fixtures indicating the electric water heater elements were functioning properly at the time of inspection. These elements are not visible or accessible to the inspector and are not tested at the time of inspection. These elements can fail at any time without warning. No warranty, guarantee or certification is given as to future failures.
2007	Water Temperature	Serviceable. The hot water temperature was measured at a faucet during the inspection and was observed to be 110-120F. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heater temperature settings to 120F to reduce or eliminate the risk of most tap water scald injuries. Client is advised that a 120F setting may not provide adequate hot water for all clothing and dish washing machines and a higher setting may be required for thorough cleaning.
2008	Water Heater Exhaust Venting System	None.
2009	Sump Pit	None.
2010	Cross Connections	None.
2011	Plumbing System Comments	None.

**ELECTRICAL SYSTEM**

Step #	Component	Comments
2101	Electrical Main Box	Serviceable. The main panel is located at utility room. The main electrical service is approximately 200 amps and 220 volts. Service entrance is underground. Overload protection is provided by breakers. Main disconnect noted. Main conductor is aluminum. Low amperage branch circuit conductor is copper preferred for safety. System appears to be properly grounded.
2102	Additional Main Panel Comments	None.
2103	General System Comments	None.
2104	Smoke Detectors	Serviceable. Smoke detectors located at halls and bedrooms. When smoke detectors are installed client is advised that Underwriters Laboratories (UL) states that smoke detectors usually should be replaced after 10 years of service if electric and after 5 years of service if battery-run. The inspector is not able to determine age of installed units. Suggest review with owner regarding date of installation. Periodic testing is suggested to ensure proper operation.
2105	Carbon Monoxide Detector	Suggestion. Suggest installing carbon monoxide detectors throughout the home as needed for safety.
2106	Electrical System Comments	None.

**KITCHEN**

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. 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
2301	Floor	Serviceable. Vinyl.

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2302	Walls	Serviceable. Painted.
2303	Ceiling	Serviceable.
2304	Doors	Serviceable.
2305	Windows	None.
2306	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
2307	Heat Source	Serviceable. Forced air register observed.
2308	Counter Tops	Serviceable. Laminate.
2309	Cabinets	Serviceable.
2310	Sinks	Serviceable.
2311	Faucets	Serviceable.
2312	Traps/Drain System	Serviceable.
2313	Disposal	Recommendation. Appliance Brand: Disposall. Disposal was inoperable at time of inspection. Recommend repair/replacement as needed by a qualified specialist.
2314	Dishwasher	Serviceable. Appliance Brand: GE. Dishwasher was tested using normal operating controls. Unit functioned properly at time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only.
2315	Stove/Cook Top/Oven	Serviceable. Electric. Appliance Brand: GE. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee or certification is given as to future failure.
2316	Oven-Separate Unit	None.
2317	Hood/Fan	Serviceable. Vented to interior.
2318	Microwave	Serviceable. Appliance Brand: GE. 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 a qualified technician prior to closing.
2319	Trash Compactor	None.
2320	Ceiling Fan	None.
2321	Kitchen Comments	None.

### LIVING ROOM

Step #	Component	Comments
2501	Floor	Serviceable. Carpet.
2502	Walls	Serviceable. Painted.
2503	Ceiling	Serviceable.
2504	Doors	Serviceable.
2505	Windows	Serviceable.
2506	Electrical	Serviceable.
2507	Heat Source	Serviceable. Forced air register observed.
2508	Fireplace	Serviceable. Pre-fabricated fireplace. Fireplace damper was operable at time of inspection.
2509	Ceiling Fan	Serviceable.
2510	Living Room Comments	None.

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**ENTRY**

Step #	Component	Comments
2701	Floor	Serviceable. Wood.
2702	Walls	Serviceable. Painted.
2703	Ceiling	Serviceable.
2704	Doors	Serviceable.
2705	Windows	None.
2706	Electrical	Serviceable.
2707	Heat Source	Serviceable. Forced air register observed.
2708	Entry Comments	None.

**HALLS/STAIRS**

Step #	Component	Comments
2800	Location	Located at 1st and 2nd story at center of home.
2801	Floor	Serviceable. Carpet, Wood.
2802	Walls	Serviceable. Painted.
2803	Ceiling	Serviceable.
2804	Doors	Serviceable.
2805	Electrical	Serviceable.
2806	Stairs	Serviceable.
2807	Railing	Serviceable.
2808	Whole House Fan	None.
2809	Comments	None.

**BATHROOM 2<sup>nd</sup> STORY HALL**

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

Step #	Component	Comments
3000	Location	2nd story hall.
3001	Floor	Serviceable. Vinyl.
3002	Walls	Serviceable. Painted.
3003	Ceiling	Serviceable.
3004	Doors	Serviceable.
3005	Windows	None.
3006	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3007	Heat Source	Serviceable. Forced air register observed.
3008	Exhaust Fan	Recommendation. Exhaust fan inoperable at time of inspection. Recommend maintenance/repair by a Licensed Electrician.
3010	Tub/Surround	Serviceable. Fiberglass one (1) piece unit. Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at anytime without warning. No guarantee, warranty or certification is given as to future leaks.
3011	Tub Enclosure	None.
3012	Tub Faucet	Serviceable. Showerhead noted.
3013	Shower/Surround	None.

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3014	Shower Door	None.
3015	Shower Faucet	None.
3016	Sink	Serviceable.
3017	Sink Faucet	Serviceable.
3018	Traps/Drain Supply	Serviceable.
3019	Toilet	Serviceable.
3020	Counter/Cabinets	Serviceable.
3021	Spa Tub	None.
3022	Bathroom Comments	None.

**BATHROOM-Half**

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
3100	Location	1st story hall.
3101	Floor	Serviceable. Vinyl.
3102	Walls	Serviceable. Painted.
3103	Ceiling	Serviceable.
3104	Doors	Serviceable.
3105	Windows	None.
3106	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3107	Heat Source	Serviceable. Forced air register observed.
3108	Exhaust Fan	Serviceable.
3110	Sink	Serviceable.
3111	Sink Faucet	Serviceable.
3112	Traps/Drain Supply	Serviceable.
3113	Toilet	Serviceable.
3114	Counter/Cabinets	Serviceable.
3116	Bathroom Comments	None.

**BEDROOM 2<sup>nd</sup> STORY LEFT REAR**

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
3200	Location	Left rear, 2nd story.
3201	Floor	Serviceable. Carpet.
3202	Walls	Serviceable. Painted.
3203	Ceiling	Serviceable.
3204	Doors	Serviceable.
3205	Windows	Serviceable.
3206	Electrical	Serviceable.
3207	Heat source	Serviceable. Forced air register observed.
3208	Closets/Wardrobe	Serviceable.
3209	Fireplace	None.
3210	Ceiling Fan	Serviceable.
3211	Comments	None.

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\*\*\* INSPECTOR NAME & NORTH CAROLINA LICENSE NUMBER \*\*\*

This home was inspected by Don C. Bedner, Licensed Home Inspector,  
North Carolina License # 2291.

A handwritten signature in black ink that reads "Don C. Bedner". The signature is written in a cursive style with a large initial "D" and a distinct "C" before the last name.

Don C. Bedner



Dear: New Homeowner

This report will tell you a great deal about the overall condition of this property. Following the North Carolina Home Inspector Licensure Board and American Society of Home Inspectors standards of practice, our review is based on visible observations of accessible areas of the property at the time of the inspection. As such, you can expect the condition of the property to change between the inspection date and the time you take possession. Conducting a complete walk-through just prior to closing will help you identify any conditions, which may have changed since our inspection.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property as of the date of the inspection, we cannot inspect what we cannot see. Moving furniture, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation; as such an evaluation would cost many times more than our standard inspection fee.

Your attention is directed to the **INSPECTION AGREEMENT**, a copy of which is attached, which along with this letter is a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of **AmeriSpec Home Inspection Service** liability in performing this inspection.

Realizing you had a number of choices to perform this service, we appreciate you selecting our company for your home inspection needs.

If you have any questions regarding this report or any questions related to the general condition of the property, please do not hesitate to call. Again, we at **AmeriSpec Home Inspection Service** thank you for selecting our company and we appreciate the opportunity to be of service.

Again, thank you.

Cordially,

**AmeriSpec Home Inspection Service**

AmeriSpec Home Inspection Service

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