

AmeriSpec Inspection Service
2829 Perry St.
Madison, WI 53713
(608) 276-8060

DEFINITION OF TERMS

Serviceable: Items were serving their intended purpose or function at time of inspection.

GENERAL INFORMATION

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

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. 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. 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. Clients are advised to install carbon monoxide and smoke detectors if not already present in the property.

GENERAL CONDITIONS

1001	Inspector	Name
1002	Inspector State Reg. #	
1003	In Attendance	Buyer(s), Agents
1004	Occupancy	Describes whether home is occupied or not
1005	Property Information	Describes type of home and lot
1006	Levels	Number of levels
1007	Estimated Age	Age of home
1008	Weather Conditions	
1009	Start Time	1:00 PM.
1010	Stop Time	4:00 PM.

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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. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

Step #	Component	Comments
1101	Driveway	Not Present. Recommend review by a qualified professional for repair or replacement as necessary.
1102	Walkways	Needs Repair. Concrete. Surface damage/deterioration noted. Recommend review by a qualified professional for repair or replacement as necessary.
1103	Exterior Siding	Defect. Metal/Aluminum siding; Masonite. Siding on the rear addition appears to be L.P. siding (Louisiana Pacific), due to the concerns with this type siding and the numerous class action law suits connected with this material, client is advised to consult with a licensed contractor for corrections as needed prior to close. Wood deterioration observed. Suggest repairs/replacement as needed.
1104	Trim	Defect. Wood. Wood deterioration observed. Suggest repairs/replacement as needed.
1105	Window & Frames	Defect. Double hung; Fixed. Wood deterioration observed. Suggest repairs/replacement as needed. In the inspectors opinion the windows/frames are near the end of their useful life due to lack of repairs. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
1106	Exterior Door(s)	Defect. Wood. Door are damaged. Recommend review for repair or replacement as necessary.
1107	Gutters / Downspouts	Defect. Galvanized. Holes, rust through and evidence of leakage observed. Recommend review for repair or replacement as necessary.
1108	Fences / Gates	Serviceable. Chain link.
1109	Electrical	Needs Repair. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety.

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1110	Electric Meter(s)	Serviceable.
1111	Gas Meter(s)	Serviceable.
1112	Exterior Faucets	Needs Repair. Frozen, could not test, recommend client confirm proper operation prior to close.
1113	Sprinkler	Not Present.
1114	Bell / Chime	Not Present.
1115	Lot / Grade Drainage	Needs Repair. Flat lot. Regrading where needed is recommended to assure all water drains away from the home's foundation at all times.
1116	Foundation / Type	Defect. Basement/Crawlspace; Concrete Block. Crack(s) were visible in the exterior foundation. These indicate some movement has occurred. Monitor the applicable areas for further movement. Recommend further review by a qualified contractor for repairs/replacement as needed.
1117	Retaining Wall(s)	Not Present.
1118	Patio	Needs Repair. Concrete. Patio is pitched towards the structure, which may result in basement seepage. Recommend review by a qualified professional for repair or corrections as needed.
1119	Deck	Not Present.
1120	Balcony	Not Present.
1121	Porch	Not Present.
1122	Stairs	Not Present.
1124	Exterior Comments	Yes. Suggest trimming vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

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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.

Step #	Component	Comments
1201	Methods Used To Inspect	Observed from the roof..
1202	Material/Type	Asphalt composition shingle; Rolled composition roofing; Rubber/Membrane roofing.
1203	Number of Layers	Defect. Multiple layers noted.. 3 or more layers of roofing observed. Typically two layers are considered the maximum, recommend review by licensed roofer for corrections as needed prior to close.
1204	Exposed Flashings	Defect. Flashing is missing or installed incorrectly. Flashing is important for shedding water. Recommend review by licensed roofer for corrections as needed.
1205	Skylights	Not Present.
1206	Conditions	Defect. Plumbing vents do not appear to have adequate clearance. Roof appears to have been installed by a non-professional. Inspector cannot determine if roof was permitted or installed properly or according to manufacturers specifications by a visual inspection. Suggest permit check and/or review by licensed roofing contractor prior to closing to determine if roof is properly installed and for any repairs/replacement as needed. Recommend review by a licensed contractor for repairs/replacement as needed to ensure safety.
1209	Roof Comments	No.

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Attic

If an attic is well insulated the inspector will have a difficult time reviewing trusses & joists. 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 the more resistance to heat loss.

Step #	Component	Comments
1251	Access location / Inspection method	Entered. Due to the cathedral construction design of a portion of this house, the space between the ceiling and roof was not visually inspected.
1252	Framing	Needs Repair. Rafters. Due to the framing design of this roof system we recommend limiting the number of roof layers to no more than one layer. Framing is poorly braced at the chimney. Review by qualified contractor ⁴ is needed for corrections as needed.
1253	Sheathing	Serviceable. Plywood; Solid wood plank.
1254	Evidence of Leaking	Yes. Active leaks were observed at the time of inspection. We recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.
1255	Insulation/Vapor Barrier	Serviceable. Blown-in insulation; Cellulose. Vapor Barrier is NOT present. 10-12" of insulation present.
1256	Ventilation	Needs Repair. Hooded roof vents. Soffit vents are blocked with insulation. Recommend removal from soffit areas to ensure proper attic ventilation. Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.
1257	Windows	Defect. A damaged storm window, windows(s) observed. Recommend replacement for proper operation.
1258	Electrical	Serviceable.
1259	Distribution / Ducting	Not Present.
1260	Chimneys	Defect. In the inspectors opinion the chimney is near the end of its useful life due to leakage. Recommend review by chimney specialist chimney specialist for repair or replacement as necessary.
1261	Attic Comments	No.

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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.

Step #	Component	Comments
1601	Access	Accessible.
1602	Stairs	Needs Repair. Guard/Hand railing is missing, repairs are needed to ensure safety.
1603	Floor	Needs Repair. Concrete. Evidence of past water penetration observed. Recommend review sellers disclosure statement or have reviewed by licensed professional for repair or replacement as necessary.
1604	Walls	Defect. Block. Walls are leaning. Recommend review by a structural engineer or foundation specialists for repair or replacement as necessary.
1605	Ceiling	Not Present.
1606	Exterior Door(s)	Not Present.
1608	Joists	Defect. Conventional 2 X 10 framing. Wood deterioration observed to floor framing members at the bathroom. Review is needed by a licensed contractor for repairs as needed prior to close.
1609	Sub Floor	Defect. Woodplank. Damage observed at the various locations. Review is needed by a licensed contractor for repairs as needed prior to close.
1610	Support Posts / Columns	Needs Repair. Wood and floor in direct contact this is not recommend, possible wood rot or pest damage.
1611	Beams	Serviceable. Wood.
1612	Windows	Defect. A damaged windows(s) observed. Recommend replacement for proper operation.
1613	Heat / Cooling Source	Central heating.
1614	Electrical	Needs Repair. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety.
1615	Ventilation	Needs Repair. Recommend operating a dehumidifier during the warm summer months.

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1616	Insulation	Needs Repair. Insulation coverage is partial. Recommend adding additional insulation.
1617	Laundry Tub / Sink	Not Present.
1618	Faucets	Not Present.
1619	Toilet	Not Present.
1620	Visible Plumbing	Defect. Open clean out or waste line observed at front, suggest installing a removable plug to prevent the entrance/exit of sewer gases. Rust, corrosion and leaking was observed on the waste lines at bathroom. Recommend review by a licensed plumber for repair or replacement, as necessary.
1621	Sump Pit	Not Present.
1622	Sump Plumbing	Not Present.
1623	Ejector Pump	Not Present.
1624	Distribution / Ducting	Needs Repair. Ducts/Registers. Ductwork is disconnected, re-connection is needed to restore proper air flow.
1626	Basement Comments	No.

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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.

Step #	Component	Comments
1701	Shut Off Valve Location	Main shutoff is located in basement..
1703	Water Supply System	Water supply system appears to be a public system
1704	Supply Lines	Defect. (Galvanized). Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, some restriction may have occurred. In the inspectors opinion the supply pipes are near the end of their useful life due to lack of water pressure. Recommend review by a licensed plumber for repair or replacement, as necessary.
1706	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1707	Drain Waste Lines & Vent Pipes	Defect. Cast iron; Galvanized. In the inspectors opinion the waste pipes are near the end of their useful life due to leaking & damage. Recommend review by a licensed plumber for repair or replacement, as necessary.
1708	Ejector Pump(s)	Not Present.
1709	Sump Pump(s)	Not Present.
1710	Plumbing Comments	Noted no water softener.

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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. This not a Code compliant inspection. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Main Service Drop	Serviceable. Service entrance is overhead.
1802	Service Amperage and Voltage	120 & 240 volts. Service panel rating is approximately 100 amps.
1803	Main/Sub Panel Location	The main electrical panel is located in basement.
1804	Grounded	No. Missing ground noted this could be a fire/safety concern. Recommend further review by a licensed electrician.
1805	Wiring Method	Serviceable. Branch circuit wiring is copper; Romex; Conduit.
1806	Main Electrical Panel	Serviceable. Service entrance cables are copper; Futures provided for possible expansion.. Overload protection provided by breakers.
1807	Sub-Panel Comments	Not Present.
1808	Carbon Monoxide Detector	Not Present. Recommend installing a carbon monoxide detector for your family's safety.
1809	Smoke Detectors	Not Present. No working detectors observed, suggest installing smoke detectors, as necessary, for safety.
1810	Electrical Comments	No.

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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. Heating and air conditioning systems can fail at any time we suggest inspection and cleaning by a licensed HVAC contractor every year. HEAT EXCHANGERS ARE NOT VISIBLE TO THE INSPECTOR AND ARE NOT IN THE SCOPE OF THE INSPECTION. IF THE HEAT EXCHANGER IS A CONCERN RECOMMEND FURTHER REVIEW BY A HVAC CONTRACTOR PRIOR TO CLOSING.

Step #	Component	Comments
1902	Heating System Design Type/Brand	Gas forced air. Manufactured by Ruud in the model year of 1968. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection.
1903	Energy Source	Natural gas with shutoff valve provided..
1905	General Conditions	Defect. Cracks and/or holes observed in the heat exchanger, which is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
1906	Exhaust Venting	Needs Repair. Metal. Loose at chimney. Advise properly securing and sealing at once for safety. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.
1907	Thermostat	Serviceable.
1908	Air Filters	Needs Repair. Filter size is 16X20X1. Dirty filter noted, filters should changed on a regular basis so air flow is not restricted
1909	Distribution / Ducting	Needs Repair. Ducts/Registers. Ductwork is disconnected. Corrections/repairs are needed prior to close.
1912	Heating Comments	Gas forced air. Manufactured by Ruud in the model year of 1968. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection.

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