

AmeriSpec of NE Florida, Inc.

1639 Emerson Street
 Jacksonville, Florida 32207
 (904) 399-3177

Doc #: SAMPLE

Inspector: Charles Gifford

Date: 1/28/2009

Dwelling Address: 3000 Jacksonville Blvd.

Client Name: Mr. Sample

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this report is to identify MAJOR problems associated with the property being owned, purchased or sold, although minor items may be listed. Areas which may be of concern to us may not be of concern to the client and conversely, some items which may be of concern to you may be considered minor to us. Therefore it is very important that you read the entire report.

Where maintenance and/or repairs are recommended, we suggest licensed professionals in that field be called upon to make the necessary repairs. We advise our clients to obtain all paperwork from those professionals who have conducted any work on the property and to maintain that paperwork for future reference.

PLEASE NOTE: We will only conduct Verification of Repair (VOR) Inspections when work orders and receipts are available. If you desire a VOR Inspection you must notify our office several days in advance to schedule the inspection. Our fee for this service is \$175.00, payable at the time of the inspection.

Please call our office if you have any questions regarding this report. Additionally, feel free to call us at any time regarding your property.

GENERAL CONDITIONS

1001	Inspector	Charles Gifford.
1002	In Attendance	Buyer(s); Buyers Agent.
1003	Occupancy	The property is vacant.
1004	Property Information	This is a single family home.
1005	Levels	1 story structure.
1006	Estimated Age	This structure is approximately 30-35 years of age.
1007	Weather Conditions	Warm and partly cloudy.
1008	Start Time	2:00 PM.

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*** INSPECTION GENERAL NOTES ***

Thank you for choosing AmeriSpec for your home inspection needs. This report will provide a great deal of important information, and each page should be read carefully. We will begin by reporting on exterior conditions, continue to the garage and major systems, and complete the report with a review of the interior rooms. Some homes have special amenities that are beyond the scope of this inspection. These include such things as central vacuums, alarm systems, intercoms and sound systems.

In reading your report we use keywords that generally precede our comments. The following definitions apply:

REPAIRS ARE RECOMMENDED. Items listed after these keywords are items that in the inspector's opinion, needs correction now and generally involve a major system or component. Based on our experience these are usually items that the seller should correct prior to your closing on the property.

ELECTRICAL SAFETY ITEM. These keywords are used whenever the inspector feels there is an electrical safety condition that should be repaired prior to closing.

IMPROVEMENTS ARE SUGGESTED. These keywords will precede items that in the inspectors opinion, require up-grading to improve the overall condition and or safety of the property. Improvements are generally not the responsibility of the seller unless they have been addressed in the contract to purchase.

REPAIR OR MAINTENANCE IS SUGGESTED. These keywords will precede those items that in the inspector's opinion, require repairs or maintenance, now or in the near future, to improve the overall condition of the property or component, in order to extend their useful life. Maintenance items are generally not required seller repair items.

IMPORTANT COMMENTS. These keywords are used whenever the inspector feels the information provided is important and/or indicates areas where further action is/maybe required.

Our interior review is visual, and evaluation is made with similarly aged homes in mind. Cosmetic considerations, such as carpet stains/tears, marred surfaces, nail pops and breached window seals are beyond the scope of this inspection, although we may occasionally report an example as a courtesy to our clients. Resilient floor coverings include vinyl-asbestos, solid vinyl, vinyl faced, rubber, cork, asphalt, and linoleum.

No environmental testing or analysis was performed unless requested and paid for by the client.

Should you wish to obtain a home warranty or additional services, such as radon testing or a wood destroying organism inspection please call our office during business hours. We can also help you to arrange other specialist inspections such as septic inspections, engineering reviews, and environmental inspections.

Finally, keep in mind that we're here to help you where we can. Please don't hesitate to call us with any questions about your report. You are also welcome to call us for advice in the future about maintenance and repair needs as they arise. If we don't know the answer, we probably can find you someone who does. Again thank you for using AmeriSpec. We have grown our business one customer at a time. Please pass our name on to a friend or relative who may be buying a home or commercial building.

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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	Serviceable. Concrete. Common cracks observed. This is a typical condition caused when the concrete moves from the wet to dry state. These cracks are commonly referred to as shrinkage cracks. No action is required.
1102	Walkways	Serviceable. Concrete.
1103	Exterior Wall Cladding	Serviceable. Structural brick; Concrete block.
1104	Trim	Serviceable. Wood.
1105	Window & Frames	Serviceable.
1106	Exterior Door(s)	REPAIRS ARE RECOMMENDED. Main entry door is poorly hung. Repairs are recommend to ensure a weather tight fit.
1107	Gutters / Downspouts	A partial gutter system is provided; screened in porch and right rear. Client may wish to consider installing a full gutter system divert roof runoff. REPAIRS ARE RECOMMENDED. An elbow is missing at right rear and at screened enclosure. Repair as needed.
1108	Fences / Gates	Serviceable.
1109	Electrical	ELECTRICAL SAFETY ITEM. <ul style="list-style-type: none"> • The electrical outlet(s) at the exterior (left side two locations, and at rear, exterior) is/are not GFCI protected or is/are inoperable. Based on the age of the house the electrical outlet(s) at these locations are required to be GFCI protected. A qualified electrician should evaluate this condition and repair as needed (ensure all exterior outlets have working GFCI protection).

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- Irrigation timer is located inside a metal enclosure on the left side. There is a large open splice that is not protected and is accessible to anyone needing access to timer and electrical outlet. Repair as needed.



		<ul style="list-style-type: none"> • Rear light is operable. Repair as needed.
1110	Electric Meter(s)	Serviceable. The electric meter is located at the right side.
1112	Exterior Faucets	Serviceable. Home has been re-piped.
1113	Sprinkler	REPAIRS ARE RECOMMENDED. Well/pump did not function. An irrigation contractor is needed to evaluate and repair as needed.
1114	Bell / Chime	REPAIRS ARE RECOMMENDED. Inoperable. Repair as needed.
1115	Lot / Grade Drainage	Serviceable. Flat lot. The grade at the foundation appears to be adequate.
1116	Foundation / Type	Serviceable. Homes built with a concrete slab (concrete; monolithic or supported) construction may have gas and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118	Exterior Comments	IMPORTANT COMMENTS. There is a barn, garden shed, detached garage or other structure on the property. These structures are expressly excluded from this inspection.

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PORCH/PATION/BALCONY/DECK

Step #	Component	Comments
1151	Type	Rear Lanai.
1152	Exterior	Serviceable. Metal frame screened enclosure.
1153	Roof Material/Type	Standing seam metal roof.
1154	Roof Conditions	Serviceable. Metal porch roofs (standing seam or insulated panel) can leak at any time. They can leak at the connection points to the main house, at the seams between the panels and/or at the connections to the gutters. These leaks can usually be easily corrected with rubberized caulking compounds or stick and seal flashing tape. It is important to keep these roofs clear of debris for proper drainage. Dented.
1155	Floor/Slab	Serviceable. The carpeting limits review of the concrete decking.
1156	Exterior Door(s)	Serviceable.
1157	Windows	None.
1158	Walls	Serviceable.
1159	Ceiling	Serviceable.
1160	Electrical	ELECTRICAL SAFETY ITEM. Electrical outlet(s) at this location are required to be GFCI protected. A qualified electrician should evaluate this condition and repair as needed (ensure all exterior outlets have working GFCI protection).
1161	Other Comments	None.

ROOF

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

Step #	Component	Comments
1201	Methods Used To Inspect	The roof was inspected from the house roof. The roof was mounted by the inspector and was randomly walked.
1202	Material/Type	Hip; Asphalt composition shingle.
1203	Exposed Flashings	Intact where visible.

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1204 Skylights

REPAIRS ARE RECOMMENDED.
Fiberglass/plastic, integral flashing. Cracked.
Recommend replacing.



1205 Conditions

REPAIRS ARE RECOMMENDED.

- **Older roof that needs several immediate repairs where shingles are damaged and/or missing.**



- **No shingle adhesion. Limited remaining life as there is high wind risk associated with shingle tabs that lack adhesion.**

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1206 Roof Comments

REPAIRS ARE RECOMMENDED.

- **The starter course of shingles have not been sealed along the eaves as recommended by most shingle manufacturers. A properly installed started course is important to prevent high wind damage along the eaves. In most cases a qualified roofing contractor can install roofing adhesive along the eaves to provide an immediate remedy.**
- **Roof deck not fastened or ply clip has loosened at left front. A qualified roofer is needed to evaluate and repair as needed.**



ATTIC

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor 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	The attic access is located at garage. Viewed from access point only due to low clearance and ducting obstructions.
1252	Framing	Serviceable. Trusses.
1253	Sheathing	Serviceable. Plywood.
1254	Evidence of Leaking	Serviceable. No leaks were observed in the accessible areas of the attic spaces.

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1255	Insulation	Serviceable. Fiberglass; Rolled/batt insulation.
1256	Ventilation	Serviceable. Hooded roof vents; Soffit vents.
1258	Electrical	Serviceable.
1259	Distribution / Ducting	Serviceable. The cooling/heating distribution system (ducting) was intact where visible/accessible.
1260	Chimneys	None.
1262	Attic Comments	None.

GARAGES/CARPORTS

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

Step #	Component	Comments
1301	Type	Garage.
1307	Floor/Slab	Serviceable. Concrete.
1308	Garage Doors	Serviceable.
1309	Garage Door Hardware	Serviceable.
1310	Door Openers	Serviceable.
1311	Entry Door	Serviceable.
1312	Exterior Door(s)	Serviceable.
1313	Windows	Serviceable.
1314	Walls	Serviceable.
1315	Ceiling	Serviceable.
1316	Electrical	IMPROVEMENTS ARE SUGGESTED. 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. Upgrades should be performed by a licensed electrician.
1317	Garage Comments	None.

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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. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
1701	Shut Off Valve Location	Main shut-off is located at front/left. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.
1702	Supply Lines	Serviceable. CPVC.
1703	Drain Waste Lines & Vent Pipes	Serviceable. PVC; Cast iron.
1706	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems.
1707	Water Supply System	Serviceable. Water supply system appears to be public.
1708	Plumbing Comments	None.

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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. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Electrical Main Service	Serviceable. Service entrance is over head.
1802	Main Electrical Panel & Location	Service entrance cables are aluminum. Overload protection provided by breakers. <ul style="list-style-type: none"> • The general lighting branch circuit conductor is aluminum. Due to the concerns arising from the use of this material, a qualified electrical contractor is needed to periodically inspect all aluminum wiring connections to ensure proper and safe installation and operation. Trouble signs to be aware of: Unusually warm and/or melted cover plates on switches and outlets; Sparks or arcing at switches and outlets; Strange odor at outlet or switch <p>ELECTRICAL SAFETY ITEM. Range cooktop breaker when energized tripped to off as did the main disconnect. A qualified electrical contractor is needed to evaluate and repair as needed.</p>
1803	Wiring Method	Serviceable. Nonmetallic cable.
1805	Smoke Detectors	REPAIRS ARE RECOMMENDED. None observed, suggest installing smoke detectors, as necessary at proper locations, for safety.
1806	Service Amperage and Voltage	Serviceable. 120 & 240 volts. Service panel 200 rating is approximately amps.
1807	Electrical Comments	IMPORTANT COMMENTS. Electrical outlets and switches have been painted throughout. Electrical switches and outlets and enclosures should not be painted.

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AIR CONDITIONING

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 adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Step #	Component	Comments
2001	Location of unit	Condensing unit is located at the rear. Air handler at garage.
2002	Air Conditioning Design Type/Brand	Split system; Air source heat pump. Manufactured by Trane. 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 with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
2003	General Conditions	Serviceable. MFD 2005
2004	Temperature Difference	Serviceable. Adequate temperature differentials were observed.
2005	Energy Source	Serviceable. Electric.
2006	Thermostat	Serviceable. Located at hallway.
2007	Air Filters	REPAIRS ARE RECOMMENDED. No filter is installed. Recommend installing.
2008	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
2010	Air Conditioning Comments	None.

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WATER HEATER

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited. Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity.

Step #	Component	Comments
2101	Location of unit	The water heater is located in the garage.
2102	Water Heater Design Type	Electric.
2103	Brand / Capacity	50 gallon. Manufactured by Kenmore.
2104	Supply Lines	Serviceable.
2105	Energy Source	ELECTRICAL SAFETY ITEM. Visible electrical short at timer. A qualified electrical contractor is needed to evaluate and repair as needed.



2106	Temperature / Pressure Release Valve	Serviceable.
2108	Water Heater Condition	MFD 2000. See 2105 above.
2110	Overflow Pan / Drain Line	None.
2111	Water Heater Comments	None.

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KITCHEN

Step #	Component	Comments
2201	Floor	Serviceable. Ceramic tile.
2202	Walls	Serviceable.
2203	Ceiling	Serviceable.
2204	Doors	Serviceable.
2205	Pantry	Serviceable.
2206	Windows	Serviceable.
2207	Heat / Cooling Source	Serviceable.
2208	Electrical	<p>ELECTRICAL SAFETY ITEM.</p> <ul style="list-style-type: none"> • Remodeled kitchen. Should have GFCI protection at all counter outlets. • Representative sampling of outlets indicate CU and CU clad only. A qualified electrician should evaluate and ensure that all outlets and switches are rated for use with aluminum conductors.
2209	Cabinets	REPAIRS ARE RECOMMENDED. Drawer and door pulls/knobs are missing.
2210	Counter Tops	Serviceable.
2211	Sinks	Serviceable.
2212	Faucets	Serviceable.
2213	Traps / Drains / Supply	Serviceable.
2214	Disposals	Serviceable.
2215	Dishwasher(s)	Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
2217	Stove / Cook Top	REPAIRS ARE RECOMMENDED. Breaker trips. See main electrical section.
2218	Ovens	REPAIRS ARE RECOMMENDED. See above.
2219	Hood / Fan / Light	Serviceable. Recirculating.
2222	Kitchen Comments	The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

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BATHROOM

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

Step #	Component	Comments
2301	Location	Hallway.
2302	Floor	Serviceable. Ceramic tile.
2303	Walls	Serviceable.
2304	Ceiling	Serviceable.
2305	Doors	Serviceable.
2306	Windows	None.
2307	Closet	Serviceable.
2308	Heat / Cooling Source	Serviceable.
2309	Exhaust Fan	Serviceable.
2310	Electrical	ELECTRICAL SAFETY ITEM. Outlet needs replacing. No GFCI protection. Repair as needed.
2311	Tub Surround	Serviceable.
2312	Tub/Whirlpool	Serviceable.
2314	Tub Faucet	Serviceable.
2317	Shower Faucet	Serviceable. Same as tub.
2319	Sinks	Serviceable.
2320	Sink Faucets	Serviceable.
2321	Traps / Drains / Supply	Serviceable.
2322	Toilet	Serviceable.
2324	Counter / Cabinets	REPAIRS ARE RECOMMENDED. Drawer and door pulls/knobs are missing.
2326	Bathroom Comments	None.

BATHROOM #2

Step #	Component	Comments
2301.2	Location	Master bedroom
2302.2	Floor	Serviceable. Ceramic tile.
2303.2	Walls	Serviceable.
2304.2	Ceiling	Serviceable.
2305.2	Doors	Serviceable.
2306.2	Windows	Serviceable.

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2308.2	Heat / Cooling Source	Serviceable.
2309.2	Exhaust Fan	Serviceable.
2310.2	Electrical	ELECTRICAL SAFETY ITEM. This bathroom is not equipped with GFCI protection at the wall outlet. Based on the age of the home this is a required GFCI location. A qualified electrician should evaluate this condition and repair as needed. To ensure safety and after the repair the electrician should also check that the entire bathroom GFCI circuit is in working order.
2315.2	Shower Base	Serviceable. Ceramic tile.
2316.2	Shower Surround	Serviceable. Ceramic tile.
2317.2	Shower Faucet	REPAIRS ARE RECOMMENDED. <ul style="list-style-type: none"> • Head riser loose in wall. Repair as needed to prevent damage to plastic piping. • Faucet not working as intended. Should rotate from off to cold to warm to full hot. Repair as needed.
2318.2	Shower Door	Serviceable.
2319.2	Sinks	Serviceable.
2320.2	Sink Faucets	Serviceable.
2321.2	Traps / Drains / Supply	Serviceable.
2322.2	Toilet	Serviceable.
2324.2	Counter / Cabinets	REPAIRS ARE RECOMMENDED. Drawer and door pulls/knobs are missing.
2326.2	Bathroom Comments	None.

LAUNDRY AREA

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

Step #	Component	Comments
2501	Floor	Serviceable. Concrete.
2502	Walls	Serviceable.
2503	Ceiling	Serviceable.
2511	Electrical	Serviceable.
2512	Washer Hookups	Serviceable.
2513	Dryer Hookups	Serviceable.
2516	Laundry Area Comments	None.

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ENTRY WAY/HALLS/STAIRS

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

Step #	Component	Comments
2601	Floors	Serviceable. Carpet; Ceramic tile.
2602	Walls	Serviceable.
2603	Ceilings	Serviceable.
2604	Doors	Serviceable.
2605	Closet	Serviceable.
2606	Windows	Serviceable.
2607	Heat / Cooling Source	Serviceable.
2608	Electrical	Serviceable.
2610	Entry Way / Halls / Stairs	None.
	Comments	

LIVING/DINING ROOM

Step #	Component	Comments
2641	Floors	Serviceable. Carpet.
2642	Walls	Serviceable.
2643	Ceilings	Serviceable.
2644	Doors	None.
2645	Windows	Serviceable.
2646	Heat / Cooling Source	Serviceable.
2647	Electrical	REPAIRS ARE RECOMMENDED. Dimmer inoperable. Repair as needed.
2648	Comments	None.

FAMILY ROOM

Step #	Component	Comments
2661	Floors	Serviceable. Ceramic tile.
2662	Walls	Serviceable.
2663	Ceilings	Serviceable.
2664	Doors	Serviceable.
2665	Windows	None.

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2666	Heat / Cooling Source	Serviceable.
2667	Electrical	Serviceable.
2668	Family Room Comments	None.


BEDROOMS

Step #	Component	Comments
2681	Floors	Serviceable. Carpet.
2682	Walls	Serviceable.
2683	Ceilings	Serviceable.
2684	Doors	Serviceable.
2685	Closet / Wardrobe	REPAIRS ARE RECOMMENDED. Handles/pulls installed in wrong position. Hardware is rough/difficult to operate. Repair as needed.
2686	Windows	Serviceable.
2687	Heat / Cooling Source	Serviceable.
2688	Electrical	Serviceable.
2690	Bedroom Comments	None.

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SWIMMING POOL

This pool/spa report is a visual inspection and operational test of the "above ground" equipment only as listed in our Inspection Agreement. All underground or concealed equipment, including all plumbing and electrical lines that are not accessible or visible to the inspector, as well as all underground leaks, are excluded from this report. As with all mechanical equipment, it can fail at any time without notice. Inspectors cannot determine future failures. All maintenance and repairs should be performed by a licensed/qualified pool/spa specialist to ensure safety.

Step #	Component	Comments
2801	Pool Deck	Serviceable. Concrete with textured surface.
2802	Pool Walls/Liner/Tile	Serviceable. Marcite.
2804	Fencing	IMPROVEMENTS ARE SUGGESTED. Wood. Need self closing and latching hardware. Typical conditions (decay) for age and type.
2807	Heating Source	None.
2808	Electrical	IMPORTANT COMMENTS. There are multiple, energized electrical components within five to ten feet of water line. If built today this would not be allowed. We encourage installation of a screening wall/fence to prevent direct access to energized components. Discuss bonding condensing unit to pool equipment.
		
2809	Visible Piping	Serviceable.
2810	Pump/Motor	Serviceable.
2811	Light	None.
2812	Aerator	None.

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2813 Timing Device/Control

ELECTRICAL SAFETY ITEM. Insulator missing; no trippers. Repair as needed.



2814 Pool Comments

Older reconditioned pool. No modern anti-entrapment features or light.