



SUMMARY REPORT

AmeriSpec Inspection Services
150 Peabody Place
Memphis, TN 38103
901-597-8500

SUMMARY

Doc #:	Sample report AIS	Client Name:	Mr. Home Buyer
Dwelling Address:	150 Peabody Place Memphis Tennessee 38103	Inspector:	Mike Hughes

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.0 Driveways

Repair or Replace

Driveway cracking and surface deterioration observed, recommend regular maintenance and repairs to prolong the useful life of the surface.

1.1 Walkways

Repair or Replace

Possible trip hazard noted at front entry. This is a safety concern. We suggest repair/replacement as needed to ensure safety.

1.2 Exterior Wall Cladding

Repair or Replace

Spalling brick, evidence of brick failure, observed at various locations. Recommend review for repair or replacement as necessary.

1.7 Electrical (exterior)

Repair or Replace

(1) Damaged light fixture('s) observed at front entry of home; recommend review by qualified repair person for repairs/corrections as needed.

(2) Open junction box was observed at rear of home. 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. Recommend cover be installed to ensure safety.

1.9 Exterior Water Faucets

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Repair or Replace

Stem packing leak observed at left side exterior faucet, recommend review for repairs as needed.

1.12 Stairs and Steps**Repair or Replace**

Stairs/steps at front of home are uneven. This is a possible safety concern. Recommend review by a qualified professional for repair or replacement as necessary.

2. Roof System**2.0 Roof Conditions****Repair or Replace**

Cracked/damaged ridge cap shingle(s) observed. Repair/replace as needed to prevent water entry into soffit area.

3. Garage / Carport**3.0 Exterior Wall Cladding****Repair or Replace**

Same as Exterior.

3.1 Roof Conditions**Repair or Replace**

Same as Roof System.

3.3 Garage Door(s)**Repair or Replace**

The manual locking device has not been removed or disabled. On any garage door that is equipped with an automatic operating device the manual locking device on the garage door must be disabled or removed. This prevents manually locking the garage door and possibly damaging the operator or the door if locked and the operator is used. Recommend review by licensed garage door specialist for corrections.

9. Air Conditioning System**9.0 Cooling and Air Handler Equipment Condition****Repair or Replace**

Improper or damaged wiring observed. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.

9.2 Energy Source**Repair or Replace**

According to the air-conditioning units' specification label, the breaker protecting the condenser is not properly sized. A 50 amp breaker has been installed with a labeled demand that calls for a maximum breaker size of 45 amps. We recommend a licensed heating and air contractor perform any corrections necessary to assure proper protection.

10. Water Heater**10.4 Temperature / Pressure Release Valve****Repair or Replace**

The temperature pressure relief (TPR) valve has been plugged. This is a serious safety concern. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

11. Kitchen and Built-in Appliances

11.8 Sinks

Repair or Replace

Sprayer leaks. Recommend review by a qualified professional for repair or replacement, as necessary.

12. Bathroom(s)

12.8 Exhaust Fan(s)

Repair or Replace

Fan located in the hall bathroom improperly venting into attic. Recommend extending the fans' exhaust to the exterior of attic to prevent damage/deterioration in the attic from moisture/condensation.

12.11 Sinks

Repair or Replace

The plumbing waste line is rusted and deteriorated in the hall bathroom. A qualified licensed plumber should repair or correct as needed.

12.12 Toilet

Repair or Replace

The toilet leaks at tank mount in the master bathroom. A qualified plumbing contractor is needed to make necessary repairs/corrections.

Licensed To Mike Hughes



Inspection Report

Mr. Home Buyer

Property Address:
150 Peabody Place
Memphis Tennessee 38103



AmeriSpec Inspection Services

Mike Hughes
889 Ridge Lake Blvd.
Memphis, TN 38120
901-597-8504



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Date: 06/20/2019	Start Time: 08:47 AM Stop Time: 11:47 AM	Report ID: Sample report AIS
Property: 150 Peabody Place Memphis Tennessee 38103	Customer: Mr. Home Buyer	Real Estate Professional: Gale Colvin RE/MAX

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

Not Applicable (N/A) = The item(s) do not apply to this property.

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'.

Type of building:

Single Family (1 story)

In Attendance:

Client and their agent

Approximate age of building:

10 to 15 Years

Temperature:

40 degrees (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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1. 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. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Material Types & Discriptions

Driveway:

Concrete

Exterior Entry Doors:

Wood

Iron Security Door

Walkways:

Brick

Windows and Frames:

Single-hung

Exterior Wall Cladding:

Brick Veneer

Trim:

Wood

Inspection Items

1.0 Driveways

Comments: Repair or Replace

Driveway cracking and surface deterioration observed, recommend regular maintenance and repairs to prolong the useful life of the surface.



1.0 Item 1(Picture)

1.1 Walkways

Comments: Repair or Replace

Possible trip hazard noted at front entry. This is a safety concern. We suggest repair/replacement as needed to ensure safety.

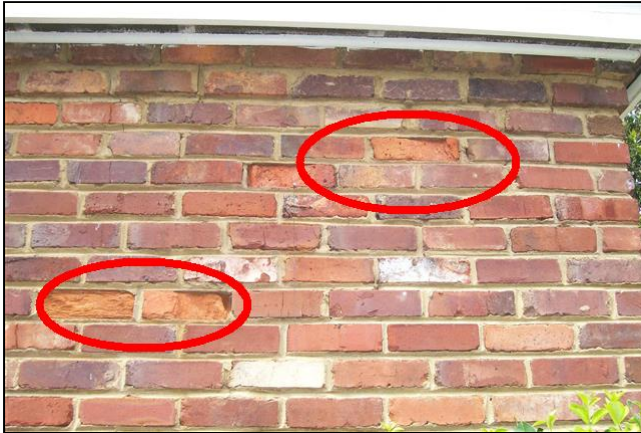


1.1 Item 1(Picture)

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1.2 Exterior Wall Cladding**Comments:** Repair or Replace

Spalling brick, evidence of brick failure, observed at various locations. Recommend review for repair or replacement as necessary.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 Trim, Eaves, Soffits and Fascias**Comments:** Serviceable**1.4 Windows & Frames****Comments:** Serviceable**1.5 Doors (Exterior)****Comments:** Serviceable**1.6 Fences and Gates****Comments:** Serviceable**1.7 Electrical (exterior)****Comments:** Repair or Replace

(1) Damaged light fixture(s) observed at front entry of home; recommend review by qualified repair person for repairs/ corrections as needed.



1.7 Item 1(Picture)

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(2) Open junction box was observed at rear of home. 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. Recommend cover be installed to ensure safety.



1.7 Item 2(Picture)

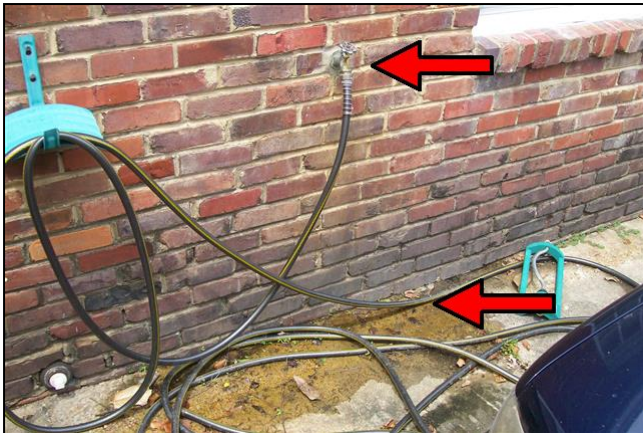
1.8 Gas Meter

Comments: Serviceable

1.9 Exterior Water Faucets

Comments: Repair or Replace

Stem packing leak observed at left side exterior faucet, recommend review for repairs as needed.



1.9 Item 1(Picture)

1.10 Door Bell(s)

Comments: Serviceable

1.11 Lot Grade and Drainage

Comments: Serviceable

1.12 Stairs and Steps

Comments: Repair or Replace

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Stairs/steps at front of home are uneven. This is a possible safety concern. Recommend review by a qualified professional for repair or replacement as necessary.



1.12 Item 1(Picture)

1.13 Patio

Comments: Serviceable

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Material Types & Discriptions

Method Used to Inspect Roof:

Walked roof

Roof Material Type:

Asphalt Composition Shingle

Roof Structure:

Wood Frame

2 X 6 Rafters

Wood Slat Decking

Roof-Type:

Gable

Inspection Items

2.0 Roof Conditions

Comments: Repair or Replace

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Cracked/damaged ridge cap shingle(s) observed. Repair/replace as needed to prevent water entry into soffit area.



2.0 Item 1(Picture)

2.1 Roof Penetrations and Exposed Flashings

Comments: Serviceable

2.2 Roof Drainage Systems (Gutters/Downspouts)

Comments: Serviceable

3. Garage / Carport

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. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Material Types & Discriptions

Garage Type:

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Same as House

Garage Door Material:

Metal

Inspection Items

3.0 Exterior Wall Cladding

Comments: Repair or Replace

Same as Exterior.

3.1 Roof Conditions

Comments: Repair or Replace

Same as Roof System.

3.2 Garage Floor

Comments: Serviceable

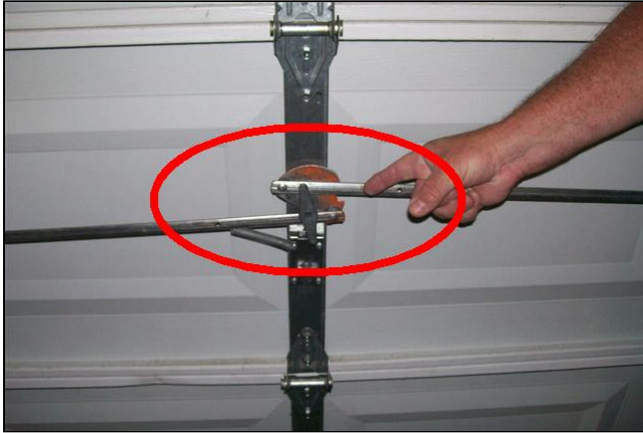
3.3 Garage Door(s)

Comments: Repair or Replace

The manual locking device has not been removed or disabled. On any garage door that is equipped with an automatic operating device the manual locking device on the garage door must be disabled or removed. This prevents manually

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locking the garage door and possibly damaging the operator or the door if locked and the operator is used. Recommend review by licensed garage door specialist for corrections.



3.3 Item 1(Picture)

3.4 Garage Door Openers

Comments: Serviceable

3.5 Occupant Door(s)

Comments: Serviceable

3.6 Garage Window(s)

Comments: Not Applicable

3.7 Garage Walls

Comments: Serviceable

- Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

3.8 Garage Ceiling

Comments: Serviceable

3.9 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within 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.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Material Types & Discriptions

Chimney Type:

Brick

Chimney Flue Type:

Clay

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Inspection Items**4.0 Chimney Conditions****Comments:** Serviceable**4.1 Chimney Flue****Comments:** Serviceable**4.2 Flashings****Comments:** Serviceable**4.3 Spark Arrestor / Rain Cap****Comments:** Serviceable**4.4 Saddle / Cricket****Comments:** Serviceable**5. Structural Components**

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Material Types & Discriptions**Foundation Type:**

Slab on Grade

Floor Structure:

Slab

Wall Structure:

Traditional Wood Frame Construction

2 X 4 Wood Studs

Ceiling Structure:

2 X 6 Joists

Inspection Items**5.0 Slab****Comments:** Serviceable

- Homes built with a slab construction may have heating duct work, plumbing, 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.

6. Plumbing System

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. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Material Types & Discriptions**Water Source (To Home):**

Public

Plumbing Water Distribution (Inside home):

Copper

Plumbing Waste & Vent Pipes:

PVC

Water Shut Off Location:

Master Bathroom

Main Fuel Shut Off Location:

Right Side Exterior at Gas Meter

Water Supply Pressure:

65 PSI

Inspection Items

6.0 Plumbing Water Supply System

Comments: Serviceable

(1) Water pressure.



6.0 Item 1(Picture)

(2) Water Shut-off.



6.0 Item 2(Picture)

6.1 Drain Waste and Vent Systems

Comments: Serviceable

6.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Comments: Serviceable

7. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. 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. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Material Types & Discriptions

Main Electrical Panel Location:

Garage

Equipment Grounding Present:

Yes

Electrical Main Service:

Overhead Service

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Service Amperage: 150 AMPS	Panel Type: Breakers	Branch Wiring Type: Copper
Wiring Methods: Non Metallic Sheathed Cable (Romex)	Futures Available: Yes	Electric Panel Manufacturer: SQUARE D
GFCI Reset Location(s): Not Present	AFCI Reset Location(s): Not Present	

Inspection Items

7.0 Electrical Main Service

Comments: Serviceable

7.1 Equipment Grounding

Comments: Serviceable

7.2 Main Electrical Panel Condition

Comments: Serviceable

- **Futures are available for expansion in the electrical panel**

7.3 Electrical Sub Panel Condition

Comments: Serviceable

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

(1)

- **Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with ground fault circuit interrupters (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.**

(2)

- **Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.**

7.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Serviceable

7.6 Smoke Alarms

Comments: Serviceable

7.7 Carbon Monoxide Alarms

Comments: Serviceable

8. Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. 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. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

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Material Types & Discriptions

Number of Heating Systems:	Heating Unit Location(s):	Heating System(s) Service:
One	Attic	Entire Home
Heating System Type(s):	Energy Source:	Ductwork:
Gas Forced Air Furnace	Natural Gas	Insulated
Filter Type:	Filter Size:	Heating System Brand:
Disposable	20x25x1	CARRIER

Inspection Items**8.0 Heating Equipment Condition****Comments:** Serviceable**8.1 Energy Source****Comments:** Serviceable**8.2 Exhaust Venting****Comments:** Serviceable**8.3 Thermostat****Comments:** Serviceable**8.4 Air Filters****Comments:** Serviceable**8.5 Distribution / Ducting Systems****Comments:** Serviceable**8.6 Automatic Safety Controls****Comments:** Serviceable**9. Air Conditioning System**

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of 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 less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Material Types & Discriptions

Number of AC Systems:	AC Unit Location(s):	AC System(s) Service:
One	Same as Heating System	Same as Heating System
Cooling Equipment Type(s):	Cooling Equipment Energy Source:	Ductwork:
Split Air Conditioning System	Electricity	Same as Heating System
Filter Type:	Filter Size:	Air Conditioner Brand:
Same as Heating System	Same as Heating System	CARRIER

Inspection Items

9.0 Cooling and Air Handler Equipment Condition

Comments: Repair or Replace

Improper or damaged wiring observed. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.



9.0 Item 1(Picture)

9.1 Temperature Difference Measurements

Comments: Serviceable

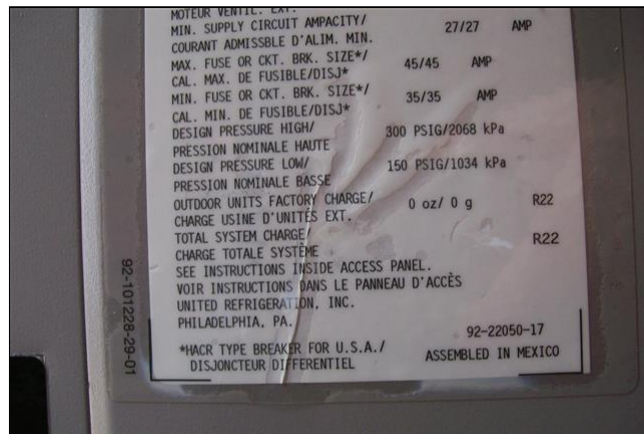
9.2 Energy Source

Comments: Repair or Replace

According to the air-conditioning units' specification label, the breaker protecting the condenser is not properly sized. A 50 amp breaker has been installed with a labeled demand that calls for a maximum breaker size of 45 amps. We recommend a licensed heating and air contractor perform any corrections necessary to assure proper protection.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 Thermostat

Comments: Serviceable

9.4 Air Filters

Comments: Serviceable

9.5 Distribution / Ducting Systems

Comments: Serviceable

9.6 Automatic Safety Controls

Comments: Serviceable

10. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. 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. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Material Types & Discriptions

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type:
One	Attic	Natural Gas
Water Heater Energy Source:	Water Heater Capacity:	Water Heater Brand:
Natural Gas	40 Gallon	AMERICAN STANDARD

Inspection Items

10.0 Water Heater Condition

Comments: Serviceable

10.1 Supply Lines

Comments: Serviceable

10.2 Energy Source

Comments: Serviceable

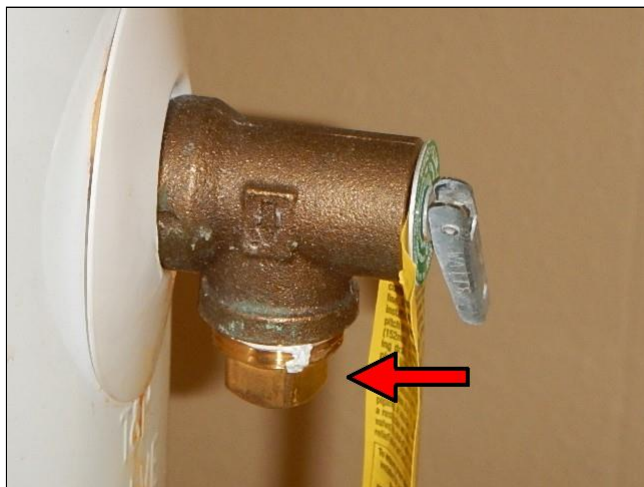
10.3 Flue Venting

Comments: Serviceable

10.4 Temperature / Pressure Release Valve

Comments: Repair or Replace

The temperature pressure relief (TPR) valve has been plugged. This is a serious safety concern. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



10.4 Item 1(Picture)

10.5 Overflow Pan / Drain Line

Comments: Serviceable

10.6 Hot Water Temperature

Comments: Serviceable

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11. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Material Types & Discriptions**Cabinet(s):**

Wood

Countertop(s):

Laminate

Dishwasher Brand:

KENMORE

Disposal Brand:

KENMORE

Exhaust/Range Hood Brand:

EXTERIOR VENTED

Range/Oven Brand:

KENMORE

AMANA

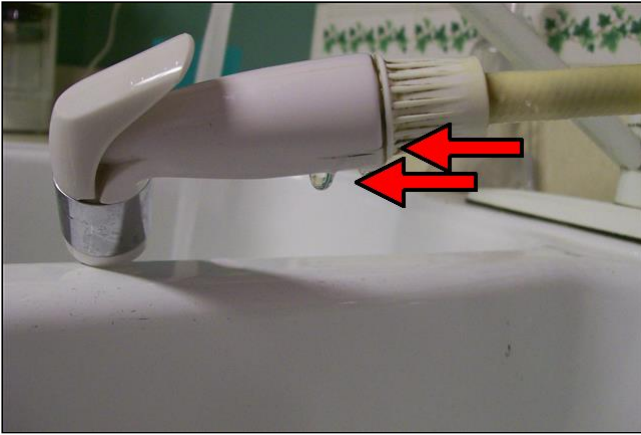
Built-in Microwave Brand:

KENMORE

Inspection Items**11.0 Floors****Comments:** Serviceable**11.1 Walls****Comments:** Serviceable**11.2 Ceiling****Comments:** Serviceable**11.3 Doors****Comments:** Serviceable**11.4 Windows****Comments:** Serviceable**11.5 Heat / Cooling Source****Comments:** Serviceable**11.6 Receptacles, Switches and Fixtures****Comments:** Serviceable**11.7 Counters and Cabinets (representative number)****Comments:** Serviceable**11.8 Sinks****Comments:** Repair or Replace

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Sprayer leaks. Recommend review by a qualified professional for repair or replacement, as necessary.



11.8 Item 1(Picture)

11.9 Plumbing Drains

Comments: Serviceable

11.10 Food Waste Disposer

Comments: Serviceable

11.11 Dishwasher(s)

Comments: Serviceable

11.12 Ranges/Ovens/Cooktops

Comments: Serviceable

11.13 Range Hood(s)

Comments: Serviceable

11.14 Microwave Cooking Equipment

Comments: Serviceable

12. Bathroom(s)

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. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Material Types & Discriptions

Bath Tub / Shower:

Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Laminate

Cabinet(s):

Wood

Inspection Items

12.0 Floors

Comments: Serviceable

12.1 Walls

Comments: Serviceable

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12.2 Ceiling

Comments: Serviceable

12.3 Doors

Comments: Serviceable

12.4 Closets

Comments: Serviceable

12.5 Windows

Comments: Serviceable

12.6 Heat / Cooling Source

Comments: Serviceable

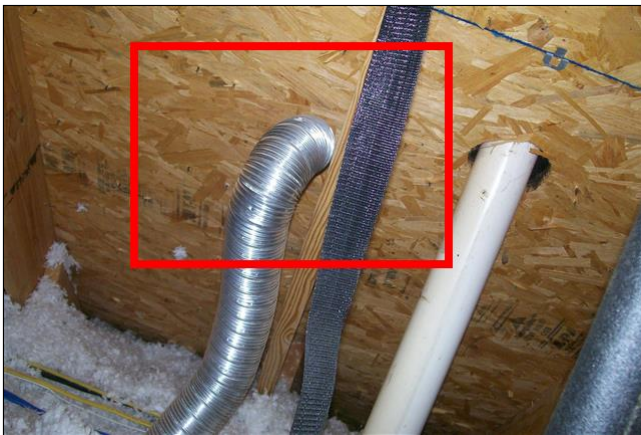
12.7 Receptacles, Switches and Fixtures

Comments: Serviceable

12.8 Exhaust Fan(s)

Comments: Repair or Replace

Fan located in the hall bathroom improperly venting into attic. Recommend extending the fans' exhaust to the exterior of attic to prevent damage/deterioration in the attic from moisture/condensation.



12.8 Item 1(Picture)

12.9 Bath Tub

Comments: Serviceable

12.10 Shower

Comments: Serviceable

12.11 Sinks

Comments: Repair or Replace

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The plumbing waste line is rusted and deteriorated in the hall bathroom. A qualified licensed plumber should repair or correct as needed.



12.11 Item 1(Picture)

12.12 Toilet

Comments: Repair or Replace

The toilet leaks at tank mount in the master bathroom. A qualified plumbing contractor is needed to make necessary repairs/corrections.



12.12 Item 1(Picture)



12.12 Item 2(Picture)

12.13 Counters and Cabinets

Comments: Serviceable

13. 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. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Material Types & Discriptions

Dryer Power Source:

240 Volt Electric

Dryer Vent:

Flexible Metal

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Inspection Items

13.0 Floors**Comments:** Serviceable**13.1 Walls****Comments:** Serviceable**13.2 Ceiling****Comments:** Serviceable**13.3 Doors****Comments:** Serviceable**13.4 Closets****Comments:** Serviceable**13.5 Windows****Comments:** Serviceable**13.6 Counters and Cabinets (representative number)****Comments:** Serviceable**13.7 Laundry Tub / Sink****Comments:** Not Applicable**13.8 Heat / Cooling Source****Comments:** Serviceable**13.9 Receptacles, Switches and Fixtures****Comments:** Serviceable**13.10 Clothes Dryer Exhaust Venting****Comments:** Serviceable**13.11 Exhaust Fan****Comments:** Serviceable**14. Interior Rooms and Areas**

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.

Material Types & Discriptions

Floor Covering(s):

Carpet
Hardwood T&G
Resilient Flooring

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core
Bi-Fold

Window Type(s):

Same as Exterior

Types of Fireplaces / Wood Stove:

Wood Burning

Operable Fireplaces:

One

Inspection Items

14.0 Floors**Comments:** Serviceable**14.1 Walls****Comments:** Serviceable

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14.2 Ceilings**Comments:** Serviceable**14.3 Doors (representative number)****Comments:** Serviceable**14.4 Closet Doors (representative number)****Comments:** Serviceable**14.5 Windows (representative number)****Comments:** Serviceable**14.6 Heat / Cooling Source****Comments:** Serviceable**14.7 Receptacles, Switches and Fixtures****Comments:** Serviceable**14.9 Fireplaces and Woodstoves****Comments:** Serviceable**15. Bedroom(s)**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Material Types & Discriptions**Number of Bedrooms:**

Three

Floor Covering(s):

Carpet

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core

Window Type(s):

Same as Exterior

Inspection Items**15.0 Floors****Comments:** Serviceable**15.1 Walls****Comments:** Serviceable**15.2 Ceilings****Comments:** Serviceable**15.3 Doors (representative number)****Comments:** Serviceable**15.4 Closet Doors (representative number)****Comments:** Serviceable**15.5 Windows (representative number)****Comments:** Serviceable**15.6 Heat / Cooling Source****Comments:** Serviceable**15.7 Receptacles, Switches and Fixtures****Comments:** Serviceable

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16. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Material Types & Discriptions**Method Used to Inspect Attic:**

Walked

Attic Access Type:

Pull Down Stairs

Attic Insulation:

Blown-In

Batt

Ventilation:

Gable Vents

Soffit Vents

Inspection Items**16.0 Attic Access**

Comments: Serviceable

16.1 Attic Framing

Comments: Serviceable

16.2 Attic Sheathing

Comments: Serviceable

16.3 Attic Insulation

Comments: Serviceable

16.4 Attic Ventilation

Comments: Serviceable

16.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Serviceable

16.6 Electrical Wiring, Switches and Fixtures

Comments: Serviceable

16.7 Ductwork

Comments: Serviceable

16.8 Attic Comments

Comments: Serviceable

Limited access.



16.8 Item 1(Picture)