

Doc #: 123456-7890

Inspector: Gerry Locke

Date: 17/05/2021

Address: 123 Main Street

Client Name: Jane Smith

Agent Name: John Smith



AmeriSpec Home Inspection Service

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The purpose of this general inspection is to identify major problems associated with the property, although minor items may also be mentioned. This report is not meant to be used as a negotiating tool from the inspector's perspective and the inspector is not involved in any negotiations whatsoever. This report is one variable in the buyer's decision-making equation.

This report is a snap shot of the condition of the home at the time of inspection. It is a professional, unbiased opinion based on a visual inspection of the accessible components of the property. The client is expected to understand that there are limitations to a home inspection. This report is not an exhaustive technical evaluation. As well, the inspector is not a certified electrician, plumber, roofer, structural engineer, burner mechanic, etc. but has been trained and has the experience to identify general and obvious issues associated with each profession. Even the most comprehensive technical inspection performed by professionals in each field cannot be expected to reveal every condition and detail of the home. This inspection is visual only and no destructive testing or dismantling of building components is performed. Many components of the property are not visible during the inspection and personal property often restricts the full viewing of the home. Identifying or testing for the presence of asbestos, UFFI, lead-based products, buried fuel tanks or mold is not within the scope of this report. If identified the client will be notified but these items may be concealed or unidentifiable at time of inspection. Weather conditions and snow coverage may reduce the complete viewing of all components of the structure. Code regulations are not within the scope of this inspection. The age of the home is also a consideration in the purchase of a home. An older house is more likely to have issues than a newer one. As well, a homeowner that performs repairs, additions and improvements on a home may not have obtained permits and may not have performed the work in a professional manner. For example, a finished basement with professional finishes may not have been properly insulated or sealed. A skilled homeowner also may have the ability to conceal issues in the home that may not be identified at time of inspection. We ask that you pay special attention to the disclosure statement from the homeowner. One of the larger issues that a home may experience is water infiltration. While we attempt to identify any evidence of moisture penetration or any moisture issues, they may not be present or may be concealed at time of inspection. We advise you consult with the homeowners, neighbors and the municipality regarding any water penetration or water table issues that have occurred on the property. While the home inspection can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it.

When issues, repairs or replacements are identified, we recommend qualified professionals in that field perform the necessary corrections. We do not include price estimates in our property inspection reports, and we request that that you consult with a qualified professional for all estimates. We can perform verification of repairs to ensure repairs or corrections were made, but the professional that performs the repairs or corrections should be accountable for their workmanship. All electrical repairs should be performed by a qualified electrician; all plumbing corrections should be performed by a qualified plumber etc. These professionals will be happy to provide you with written statements concerning their work. We also advise the client to obtain all paperwork or copies of receipts from the professionals regarding any work performed. If you require us to return to the property to verify corrections, we charge \$150.00 plus tax plus any travel at \$.55 per kilometer outside of the St. John's metro area.

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, moisture and odors, efficiency of air exchangers is a subjective evaluation. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does not take in account product / component or system recalls. This inspection is not a code inspection. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future.

This inspection has been solely prepared for the person named on the report. This report is not transferable and AmeriSpec is not accountable to any other parties.

Highlighted items in yellow generally require action, review, corrections, further investigation, or consultation.

Highlighted items in grey are (in the opinion of the inspector) considered minor, ideas for improvement, or information brought to your attention.

IT IS IMPORTANT THAT THE ENTIRE REPORT IS FULLY READ

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001. Inspector Gerry Locke.
1002. In Attendance Buyer.
1003. **Occupancy** The property is vacant. Major systems were reviewed and tested during the home inspection. Plumbing, plumbing fixtures, heating and electrical systems were inspected. Since conditions of the home may change from the time of inspection to the time of purchase, it is highly recommended that the home is further reviewed prior to close.
1004. **Property Information** This is a multi-unit home. Determining if multi-unit homes are registered with the municipality is beyond the scope of this inspection. Consult with the local municipality for further information.
- Minor openings were noted on the common wall between the units (under the front entrance). Recommend all openings are properly closed and sealed to prevent the possible migration of smoke, fumes and odors from one unit to the next.
1005. Levels 1-storey structure with basement.
1006. Estimated Age This structure is approximately 26 years of age as stated by the buyer.
1007. Weather Conditions Weather conditions at the time of inspection were clear with approximate temperature in the 5-degree Celsius range.
1008. Start Time 11:45 AM.
1009. Stop Time 3:00 PM.

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Exterior

The exterior inspection is visual and is based on experience and understanding of common building methods and materials. The review does not take into consideration the normal wear associated with virtually every property. Underground drainage systems, exterior wall sheathing, and other concealed components of the property are not inspected.

Step #	Component	Comment
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1100.	Driveway	Asphalt. Cracks and tire depressions were observed in the driveway. Recommend all cracks are properly sealed to prevent moisture penetration and subsequent freezing and expansion.
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1101. **Walkways** Asphalt. Cracks, heaving and deterioration were observed. This walkway is nearing the end of its useful life. Recommend review for corrections as needed.



1103. **Lot / Grade Drainage** This home is built on a sloped lot. A grade towards the home was noted at the left side. No water ponding or accumulations were present during the inspection but it is not possible to determine the amount of water accumulations during heavy rainfalls or spring runoff. Recommend you consult with the homeowner, neighbors or the municipality to determine any previous or known water or drainage issues. Correcting the slope away from the foundation may not be an option but a French drain may be a consideration to divert moisture if this is an issue. Recommend this is further reviewed and corrected by a qualified contractor.

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1106. **Siding**

The vinyl siding appeared to be in generally good condition. Some damage was noted at several areas. Recommend this is further reviewed and corrected, as needed, by a qualified contractor.



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1107. **Trim** The vinyl and metal trim appeared to be in generally good condition. Some minor damage was noted at several areas. Recommend this is further reviewed and corrected, as needed, by a qualified contractor.

Rot was noted in the wooden eave trim. Recommend these areas are further reviewed and corrected, as needed, by a qualified contractor.



1108. **Vents** Serviceable. No obvious issues were noted with the exterior vents.

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1109. **Vinyl Window & Frames** No obvious issues were identified with the exterior of the vinyl windows. Fog and condensation were noted on several windows. This indicates a compromised seal and replacement of the pane is needed. Replacement should be performed by a qualified window installer. Identifying a leak at a window is often only possible during certain weather conditions of wind and rain. Recommend you consult with the vendor regarding any past issues. All windows are inspected from the interior for stains, swelling, or recent repairs. Blinds, curtains, furniture and personal property often limit the inspection, so all window areas should be fully reviewed prior to close. A drip cap has not been installed over the windows and this may not have been enforced by the municipality at time of installation. Some window installers would agree that a drip cap should be installed while others claim a drip cap often causes issues. If concerned, consult with a qualified window contractor for further information.

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1111.

Exterior Doors

Rot was observed in the basement apartment and main floor rear exterior doors. Recommend further review and corrections as needed by a qualified contractor.

The threshold and weather stripping are damaged on the front and apartment exterior doors. Recommend review by a qualified professional for corrections.



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1111. **Exterior Doors** Fog and condensation were noted in the window of the apartment door. This indicates a compromised seal and replacement of the pane is needed. Recommend this is replaced by a qualified window contractor.



1112. **Gutters / Downspouts** Gutters and downspouts are an integral part of a home's storm water management system. Recommend installing extensions 4-6 feet from the house to ensure proper drainage away from the foundation.

Suggest debris is cleaned from gutters and downspouts as necessary for more effective drainage of roof run-off water.

1113. **Fences / Gates / Boundaries** Boundaries and easements are outside of the scope of a home inspection. Consult with your lawyer for further information.

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1114. **Electrical** The light fixtures were not properly caulked. Recommend corrections to prevent moisture penetration.

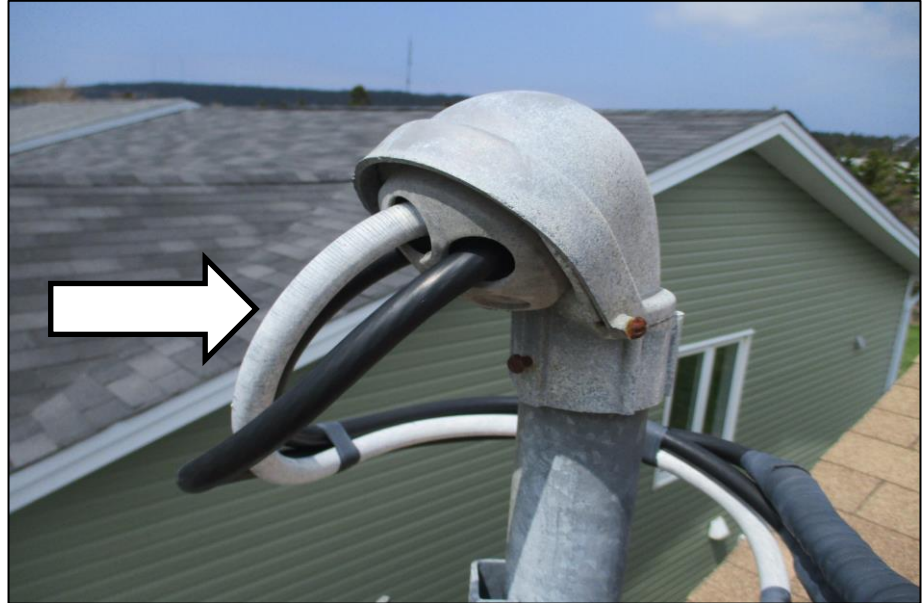


The GFCI's at the front and 2 at the rear of the home did not properly trip. Recommend corrections are performed by a qualified electrician.

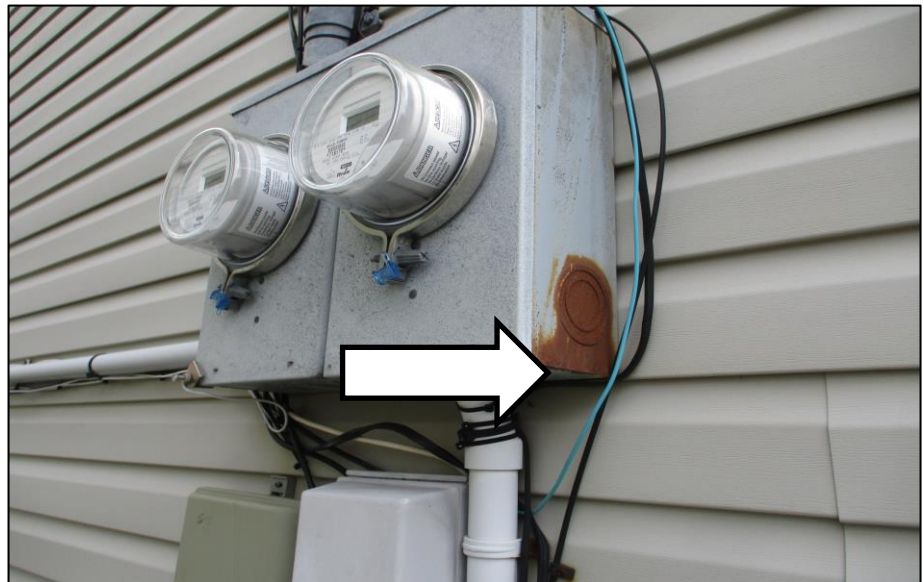
Some of the exterior lights were not operating and this may be attributed to a spent bulb. Recommend testing with a new bulb prior to close.

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1115. **Electric Meter** The electric meter is located at the left of the home with service entrance overhead. The coating on the white neutral wire is cracking and the wire may need to be replaced. Recommend this is further reviewed and corrected, as needed, by a qualified electrician.



Rust stains were observed on the meter box. No rusting was present in the electric panel. Consult with a qualified electrician to determine if any water/corrosion issues are present inside the meter box.

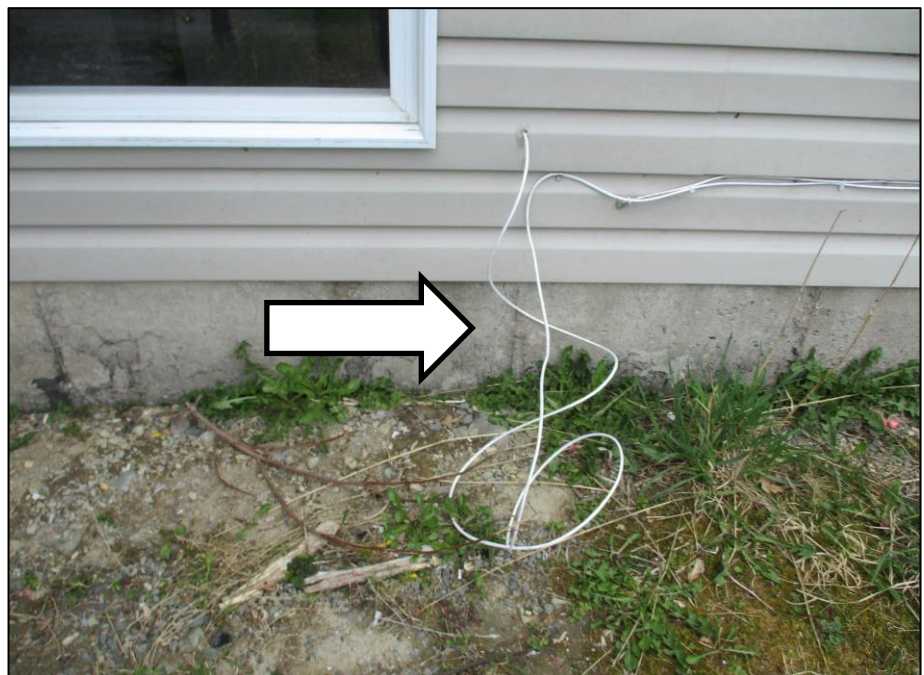


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1118. **Propane Tank** Some of the fuel lines need additional clips. Recommend corrections as needed.
1119. **Exterior Faucets** Serviceable. The water was turned on and the flow appeared normal.
1120. **Bell / Chime** A doorbell is not present at the front door.

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1122. **Foundation / Type** Three (3) cracks in the foundation were observed that do not appear to be a structural concern. It is not possible to determine if any moisture penetration has occurred since the adjacent wall in the basement is finished. Verify if any moisture issues have occurred in the past with the homeowner. Recommend this is further reviewed and corrected, as needed, by a qualified concrete repair contractor.



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1125. **Back Deck / Stairs** The back deck is shaky, over spanned, missing bracing there is some deterioration at the bottom of the deck posts. Recommend further review and corrections as needed by a qualified contractor.

The deck is attached to the home. We are unable to determine the methods used to prevent water entry into the home and therefore we are unable to determine if the sheathing behind the siding under the deck is damaged.

For added safety recommend lag bolts are properly installed securing the deck to the home.



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1127. **Front Deck / Stairs** This deck is located close to the ground. It is not possible to determine the condition of the beams, joists and posts. The stairs have uneven riser heights. Recommend further review and corrections as needed by a qualified contractor.



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1131.

Basement Entrance

It appears the basement entrance has had a shelter installed since the original construction of the home. This sheltered area is not considered to be a part of the conditioned area of the home. No heat source or air exchange system is present in this area. As well, the drainage system runs under the floor of this area. Recommend this shelter is well ventilated to the exterior to prevent moisture build up issues.

The exterior door swings in over the stairs without a landing. Recommend further review and corrections as needed by a qualified contractor.

The stairs have uneven riser heights and are missing a handrail. Recommend further review and corrections as needed by a qualified contractor.

A high step height was observed at the entrance to the apartment. Recommend further review and corrections as needed by a qualified contractor.



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Garage

It will be assumed that the garage will be used to store vehicles. Therefore it is important that this area is properly fume sealed from the home. Garage door openers and safety reverse devices should be tested on a regular basis for safety. Attached garages should be separated from common walls of the house by a proper fume rated wall and a fume rated door that has a self-closer. This is to keep the migration of any smoke or fumes from entering the house.

Step #	Component	Comment
1201.	Type	Detached garage.



1202.	Exterior Wall Cladding	<p>At the time of inspection the vinyl siding appeared to be in generally good condition. Some minor physical damage was observed. Recommend review for corrections to prevent further damage and moisture penetration. The inspector is unable to view the condition of the sheathing behind the siding. It is important to keep cracks, openings, vent covers, faucets and light fixtures well caulked and sealed to prevent moisture penetration.</p> <p>Several pieces of the wooden eave boards are deteriorated. Recommend properly replacing.</p>
1205.	Roof Conditions	<p>Curled, buckled and granular loss in the shingles was observed. This is an indication the shingles are at or near the end of their life. We recommend further review by a qualified roofer.</p>

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1207. Floor Serviceable.
1208. **Garage Doors** Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.

The garage door was difficult to lock. Recommend further review and corrections as needed by a qualified overhead door contractor.
1209. **Garage Door Hardware** Some light surface rusting was noted on the bottom of the tracks. The door was operating smoothly and this appears to be mainly a cosmetic concern. Recommend monitoring.
1210. Door Openers Serviceable. The manual door opener was tested and was operating normally.
1211. **Exterior Door** Rot and damage were observed in the exterior door. Recommend further review and corrections as needed by a qualified contractor.
1213. Windows Serviceable. Vinyl Fixed.
1214. **Walls** Unfinished.
1215. **Ceilings** Unfinished.
1217. Electrical Some of the lights are not operating and this may be related to a spent bulb. Verify by testing with a new bulb.

Missing plates were observed. Recommend installing for safety.
1218. **Heat Source** A heat source is not present in this room. Rooms that have an exterior wall should be heated. Recommend this is further reviewed and corrected, as needed, by a qualified electrician.

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1220. **Comments** This garage is built on a sloped lot. A grade towards the home was noted at the front side. No water ponding or accumulations were present during the inspection but it is not possible to determine the amount of water accumulations during heavy rainfalls or spring runoff. Recommend you consult with the homeowner, neighbors or the municipality to determine any previous or known water or drainage issues. Correcting the slope away from the foundation may not be an option but a French drain may be a consideration to divert moisture if this is an issue. Recommend this is further reviewed and corrected by a qualified contractor.

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Roof

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 flashings 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 deterioration 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.

Step #	Component	Comment
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1401.	Methods Used to Inspect	The roof was inspected from atop of the roof.
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1402.	Material/Type	Asphalt shingle.
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1403. Exposed Flashings / Stacks / Vents Serviceable. The visible flashings appear in good condition. No obvious cracks or openings were noted at time of inspection. No signs of moisture or staining were observed at the flashed areas in the attic. Flashings should be inspected on an annual basis.
1405. **Conditions** The roofing material shows normal wear for its age and type. Multiple exposed nail heads were observed. Recommend properly sealing to prevent any moisture penetration.

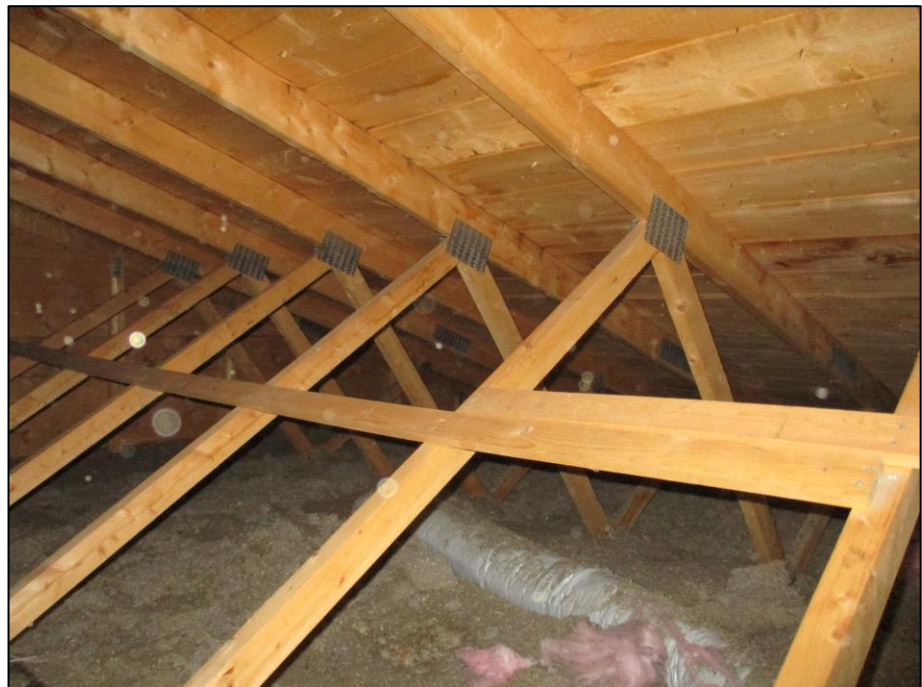


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Attic

The evaluation of attics is often limited by insulation, personal storage and accessibility. Insulation is not removed, adjusted or disrupted therefore is it difficult to access electric wiring, plumbing, ducts etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are common and determining if any active leaks are present is difficult. Inspecting these areas during a rainstorm would increase the chances of identifying a leak. Older roofs are more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. Recommend the attic is reviewed annually and after a 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.

Step #	Component	Comment
1501.	Access	The attic access is located at hall closet. The attic was entered and a visual inspection was performed.
1502.	Hatch	The hatch is sealed and insulated. Suggest additional insulation is installed on the top of the hatch to match the R-value in the attic.
1503.	Framing	Serviceable. Wood truss. Verifying appropriate installation and calculations is beyond the scope of this inspection. No alterations or obvious issues were observed.



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1504. Sheathing Serviceable. The wood sheathing that could be reasonably viewed appeared in serviceable condition at time of inspection.



1505. Evidence of Leaking No active leaks or obvious water stains were noted during the inspection.

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1506. **Insulation** Cellulose is present in the attic with fibreglass batt at the eave. An approximate R-value of 20-25 was noted. Additional insulation should be considered. This is one of the most cost-efficient methods of reducing heat loss.



1507. **Ventilation** The attic ventilation is provided by soffit vents. One form of ventilation is not a typical observation. Recommend monitoring or if concerned recommend properly installing a ridge vent.
1509. **Electrical** Serviceable.
1510. **Distribution / Ducting** Some minor damage was observed in an air exchanger vent hose. Recommend further review and corrections as needed.

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Basement

Any basement can leak. While we attempt to look for evidence of moisture penetration, 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 weather conditions and can only be identified during the time of occurrence. Recommend that you obtain disclosure from the homeowners regarding any history of water in the basement. It is very important that you also consult with the municipality and neighbors regarding any water or drainage issues in the area. We cannot certify or guarantee any basement against future water infiltration. Thin cracking in the foundation is common and whenever cracks exist, a possibility of future leaking exists.

Step #	Component	Comment
1601.	Access	All areas of this basement were finished. Components of the home such as beams, posts, floor joists, electrical, plumbing, foundation walls, flooring etc. that are not visible are excluded from this inspection.
1602.	Stairs	The handrail is low and does not fully extend to the bottom of the stairs. Recommend further review and corrections as needed by a qualified contractor.
1603.	Concrete Floor	The basement flooring in this home appears to be full concrete and was partly exposed. Common cracking was observed with no signs of moisture. In other areas of the basement sub-flooring and finished flooring was present. Consult with the homeowner regarding any past water issues.
1605.	Foundation Walls	The exterior walls of this basement are constructed of concrete. The wall was minimally exposed under the front entrance . Consult with the homeowner regarding any previous issues.
1610.	Rim Joists	Some openings were observed in the vapor barrier. Recommend the openings are appropriately sealed to reduce air flow, heat loss and possible condensation.
1620.	Insulation	Some exposed concrete walls were observed in the basement. As an upgrade, recommend insulation is properly installed to reduce heating costs.

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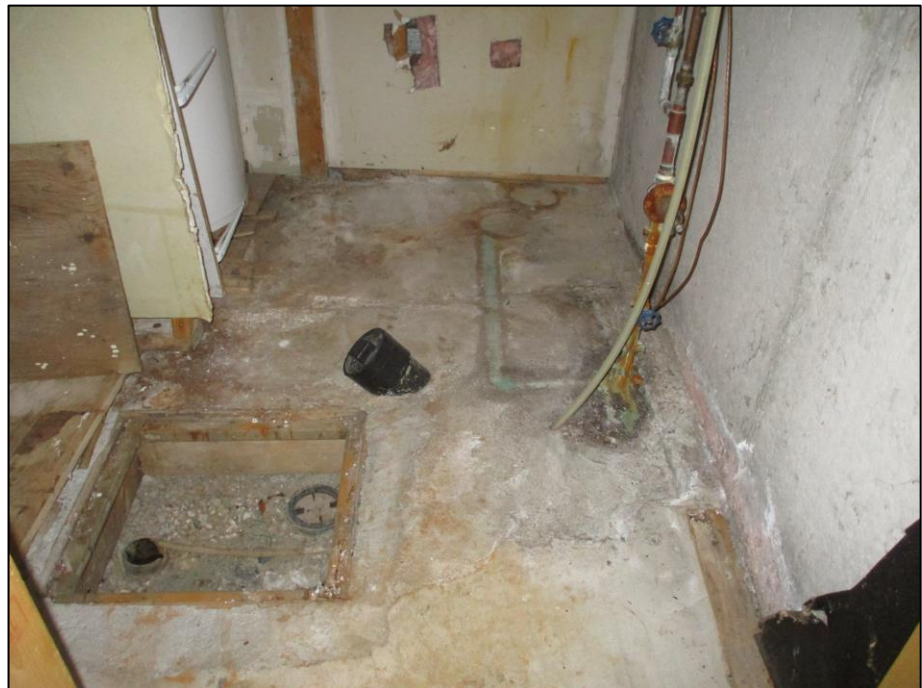
1622. Comments Serviceable. Any basement can leak. While we attempt to look for evidence of moisture penetration, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain weather conditions and can only be identified during the time of occurrence. Recommend that you obtain disclosure from the homeowners regarding any history of water in the basement. It is very important that you also consult with the municipality and neighbors regarding any water or drainage issues in the area. We cannot certify or guarantee any basement against future water infiltration. Thin cracking in the foundation is common and whenever cracks exist, a possibility of future leaking exists.

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Plumbing

The focus of the plumbing inspection is to identify water damage, inspect visible pipes and to check for proper water drainage. Shut off valves at the main shut off and in the kitchens and bathroom are not tested due to the possibility of leaking. All shut off valves or angle stops should be turned regularly to ensure free movement. The water supply is tested for its ability to deliver functional water pressure to fixtures and the condition of visible piping. Plumbing inspection also consists of checking for functional drainage at all fixtures. Venting is often not observed and issues with lack of venting can only be determined by water drainage. Drains are not internally inspected with a scope and the condition of these concealed areas can only be determined by a qualified plumber with the proper equipment. The homeowner should be consulted regarding any past water issues and if any amateur plumbing has been performed.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut off is located in the front of the basement. Since main shut off valves are operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason main shut off valves are not tested during a home inspection. Recommend caution when operating shut offs that have not been turned for a long period of time. A pressure regulator was present.



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1702. Supply / Distribution Lines Serviceable. Copper, Pex. A CTS Water PEX label was noted on the visible water supply lines. No known issues with this brand of pipe were noted during the inspection.
1703. Drain Waste Lines & Vent Pipes Serviceable. The main clean out is located by the main water shut off valve.
1704. Back Water Valve Serviceable. The back water valve is located by the water shut off.
1706. **Floor Drain** The floor drain was not observed. Consult with the homeowner regarding the location of this drain. Recommend inspecting if located.
1710. Waste Disposal System The waste disposal system is connected to public sewer systems.
1711. Water Supply System Water supply system is public.
1712. Leaking All plumbing fixtures were operated in the home for a period of time. During this time the walls, ceilings and floors were scanned with the thermal imaging camera. No anomalies or signs of moisture was detected at time of inspection.
1713. Comments As with all plumbing inspections this is considered a limited review since the majority of pipes and drains are concealed. All the fixtures were extensively operated and tested for flow and drainage. Occasionally, a sink or drain may have slow drainage that is normally attributed to hair or other everyday items restricting the flow. This can normally be cleaned with a drain cleaner, plunger or a snake. Consult with the homeowner regarding and back up, low water pressure, or drainage issues that may have occurred in the past.

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Water Heater

The evaluation of the water heater is both visual and functional, provided power is supplied to the unit. Since water heaters are capable of producing scalding temperatures, the temperature should be set to the manufacturer's suggested temperature. Temperature pressure relief valves are not tested during the inspection. Recommend you consult the owner concerning receipts and warranty options as water heaters can fail or leak at any time. A water sensor placed in the bottom of a tray connected to an electric powered shut off should be considered. Leaking or failure of a water tank can cause expensive damage.

Step #	Component	Comment
1801.	Location of unit	The water heater is located in the basement under the staircase.
1802.	Water Heater Design Type	Electric.
1803.	Brand / Capacity	This tank was manufactured by Giant in 2019 and has a 184-liter gallon capacity.
1804.	Supply / Distribution Lines	Serviceable. Copper and Pex.
1805.	Electrical	Serviceable. The visible wiring appeared in serviceable condition.
1806.	Discharge Pipe	Serviceable.
1807.	Water Heater Condition	Serviceable. The water heater was serviceable during the inspection. Hot water was delivered in a normal period of time and no discoloration was observed. All fixtures should be tested and reviewed prior to close.
1809.	Overflow Pan	The water heater does not have an overflow pan. Installing an overflow pan or tray should be considered to prevent water damage in the event of a leak.

AmeriSpec General Home Inspection**Water Heater #2**

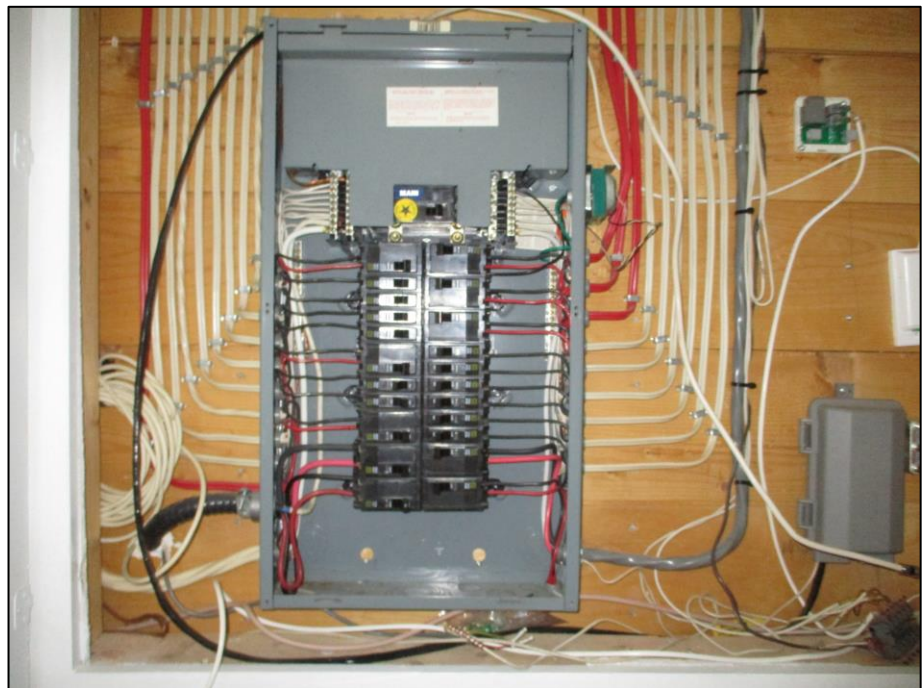
Step #	Component	Comment
1801.2.	Location of unit	The water heater is located in the basement under the staircase.
1802.2.	Water Heater Design Type	Electric.
1803.2.	Brand / Capacity	This tank was manufactured by Giant in 2019 and has a 184-liter gallon capacity.
1804.2.	Supply / Distribution Lines	Serviceable. Copper and Pex.
1805.2.	Electrical	Serviceable. The visible wiring appeared in serviceable condition.
1806.2.	Discharge Pipe	Serviceable.
1807.2.	Water Heater Condition	Serviceable. The water heater was serviceable during the inspection. Hot water was delivered in a normal period of time and no discoloration was observed. All fixtures should be tested and reviewed prior to close.
1809.2.	Overflow Pan	The water heater does not have an overflow pan. Installing an overflow pan or tray should be considered to prevent water damage in the event of a leak.

AmeriSpec General Home Inspection

Electrical Panel / Smoke Detectors

The electrical inspection is done by reviewing the interior of the panel, sub panel, inspecting visible wiring and by sampling accessible fixtures and receptacles. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Most of the wiring in a home is not visible and therefore not reviewed. Most electrical issues are created by amateur electricians or handymen and the homeowner should be consulted regarding any work that was performed without permits or by non-electricians. Switch and receptacle plates are not removed and furniture and other stored items are not moved. When the property is vacant a good idea to check all receptacles with a tester and to look inside cabinets, closets and other obstructed areas prior to occupancy. Due to safety concerns all electrical issues identified, big and small, should be further reviewed and corrected, as needed, by a qualified electrician. A qualified electrician may identify other issues with an electrical system.

Step #	Component	Comment
1901.	Electrical Description	The service entrance is overhead and the panel is located in the basement. Circuit overload protection is provided by breakers and the service panel rating is approximately 125 amps with 120 and 240 volts. The branch circuit wiring is copper. This panel appears to be grounded to the water supply.



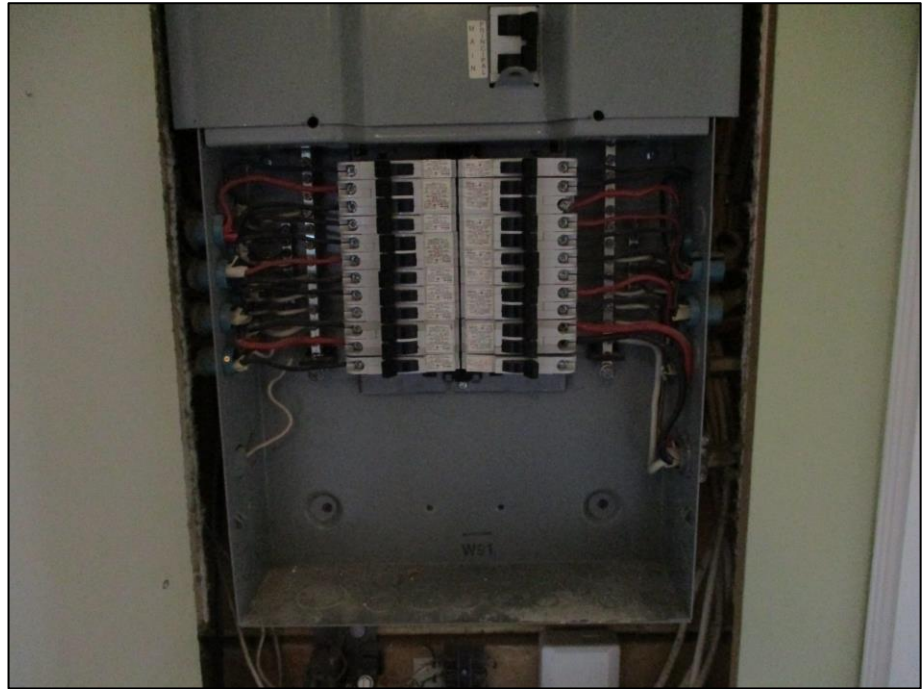
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1902. **Electrical Issues** Some of the breakers have not been properly labeled. The breaker for the main floor dishwasher could not be found. The breaker was off but power was still being supplied. Recommend further review and corrections as needed by a qualified electrician.
1905. **Smoke Detectors** Smoke detectors are not tested during a home inspection. Recommend the detectors are checked with the manual test button prior to close. To enhance safety, you should consider installing wired smoke alarms in all bedrooms.
- A smoke detector was not observed in the basement. Recommend all levels of a home have smoke detectors in appropriate locations.
1906. **Comments** Determining the actual capacity of the system requires load calculations, which are not within the scope of this inspection. We do not verify if the map on the panel corresponds to the circuits.
- When additions, renovations, or alterations have been performed a permit is normally required. Consult with the homeowners to determine if any additions, renovations, or alterations have been performed. Also verify if the work was performed by a qualified electrician.

AmeriSpec General Home Inspection

Electrical Panel / Smoke Detectors Apartment

Step #	Component	Comment
1901.2.	Electrical Description	The service entrance is overhead and the panel is located in the basement. Circuit overload protection is provided by breakers and the service panel rating is approximately 100 amps with 120 and 240 volts. The branch circuit wiring is copper. This panel appears to be grounded to the water supply.



1902.2.	Electrical Issues	Serviceable. No issues were visually observed at the panel.
1905.2.	Smoke Detectors	Smoke detectors are not tested during a home inspection. Recommend the detectors are checked with the manual test button prior to close. To enhance safety, you should consider installing wired smoke alarms in all bedrooms.
1906.2.	Comments	Determining the actual capacity of the system requires load calculations, which are not within the scope of this inspection. We do not verify if the map on the panel corresponds to the circuits.

AmeriSpec General Home Inspection

Air Exchanger

The evaluation of the air exchange system is both visual and functional. Air flows are tested with a tissue for vents drawing air from a room and are tested by feel from vents supplying air to a room. This inspection does not include the balancing of the system, the capacity of the unit or the positive and negative pressures in the home. These measurements can only be performed by a qualified HVAC professional. Air exchangers require regular maintenance as provided on the owner's manual.

Step #	Component	Comment
2101.	Location of unit / Distribution	The air exchanger unit is located in the basement closet, and services the main unit of the home.
2102.	Air Exchanger Brand	Manufactured by Lifebreath.
2103.	General Conditions	The unit was activated to check the operation of the motor that appeared to be in serviceable condition. All vents in the home were tested to determine airflow and all appeared to be serviceable at time of inspection. A detailed review of the capability of this unit is beyond the scope of this inspection. The motors in air exchanger units have been known to fail with little or no predictable evidence. If concerned consult with a qualified HVAC professional.
2104.	Insulated Hose	Limited viewing of the hoses due to finished ceilings. The hose was inspected at the unit no obvious issues were noted.
2105.	Control Switch	Serviceable. The control switch appeared serviceable.
2106.	Filters / Interior	Serviceable. The filters are in serviceable condition.
2107.	Drain Hose	Serviceable. The drain line is in serviceable condition.

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2108. Exterior Vents Serviceable. The exterior vents were in serviceable condition. Recommend monitoring and cleaning to prevent blockages. While no moisture was detected in the insulated hose at time of inspection, the exterior vent cover should be replaced with an anti-gust intake hood to prevent moisture from entering. Most moisture issues in the insulated hose occur in the winter months and appear to be related to driving snow or condensation. This would be considered an upgrade.

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Air Exchanger Apartment

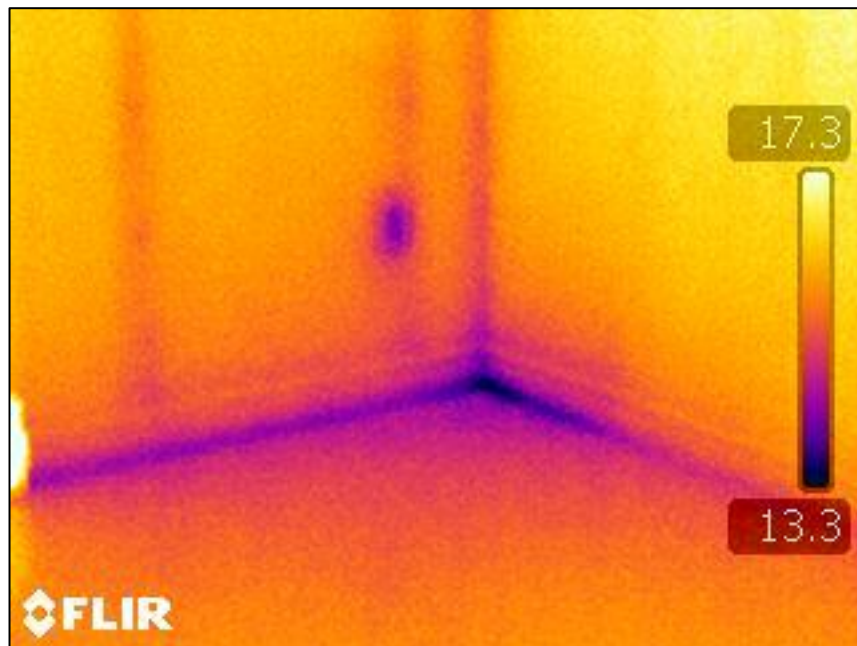
Step #	Component	Comment
2101.2.	Location of unit / Distribution	The air exchanger unit is located in the basement closet, and services the apartment unit of the home.
2102.2.	Air Exchanger Brand	Manufactured by Fantech.
2103.2.	General Conditions	The unit was activated to check the operation of the motor that appeared to be in serviceable condition. All vents in the home were tested to determine airflow and all appeared to be serviceable at time of inspection. A detailed review of the capability of this unit is beyond the scope of this inspection. The motors in air exchanger units have been known to fail with little or no predictable evidence. If concerned consult with a qualified HVAC professional.
2104.2.	Insulated Hose	Limited viewing of the hoses due to finished ceilings. The hose was inspected at the unit no obvious issues were noted.
2105.2.	Control Switch	Serviceable. The control switch appeared serviceable.
2106.2.	Filters / Interior	Serviceable.
2107.2.	Drain Hose	Serviceable. The drain line is in serviceable condition.
2108.2.	Exterior Vents	Serviceable. The exterior vents were in serviceable condition. Recommend monitoring and cleaning to prevent blockages. While no moisture was detected in the insulated hose at time of inspection, the exterior vent cover should be replaced with an anti-gust intake hood to prevent moisture from entering. Most moisture issues in the insulated hose occur in the winter months and appear to be related to driving snow or condensation. This would be considered an upgrade.
2109.2.	Comments	An extension cord is being used as permanent wiring. Recommend further review and corrections as needed by a qualified electrician.

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Thermal Imaging

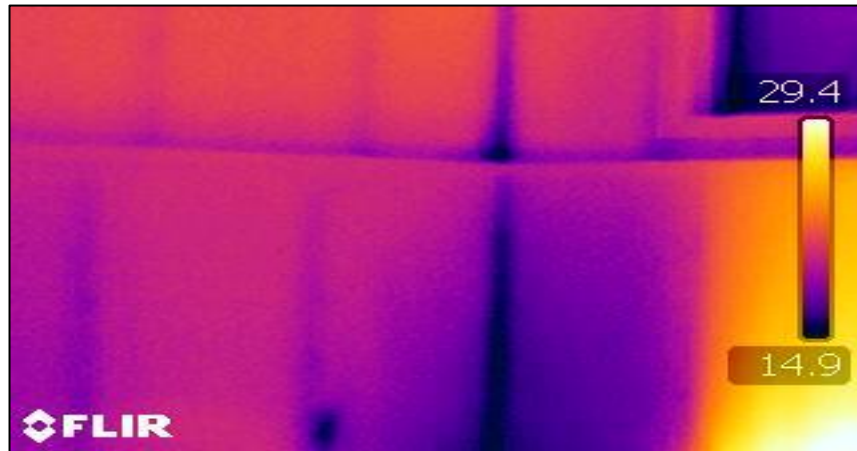
The thermal imaging of this home is a limited scan and is not a comprehensive service that some companies may provide. This is a free service that most home inspection companies charge an additional fee. The purpose is to identify moisture penetrations, leaks, drafts and significant areas of void or missing insulation. The images produced from this camera are limited by; personal property and furniture, differences between interior and exterior temperatures, interior temperatures at heaters and ducts, recent occurrences of moisture and the emissivity of the materials being scanned. The camera can identify significant issues that would not otherwise be identified with the naked eye. The infrared thermal imaging camera is not moisture meter, nor does it have x-ray vision scope. The thermal imaging scan does not completely remove the risks of concealed issues. All analysis and images are speculative and should be used as a means for further investigation. The exterior of the home was not scanned.

Step #	Component	Comment
2202.	Basement Floor	The floor was scanned and typical cold zones were identified. This is a common observation and is caused from minor thermal transfer that occurs with wood framing.



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2203. Basement Walls Cold areas were detected at the framing, outlets and base of the walls. This is related to the thermal transfer of materials that have less insulating value than the insulation. No anomalies or abnormal images that may indicate moisture penetration or missing, loose or disturbed insulation were noted at time of inspection.

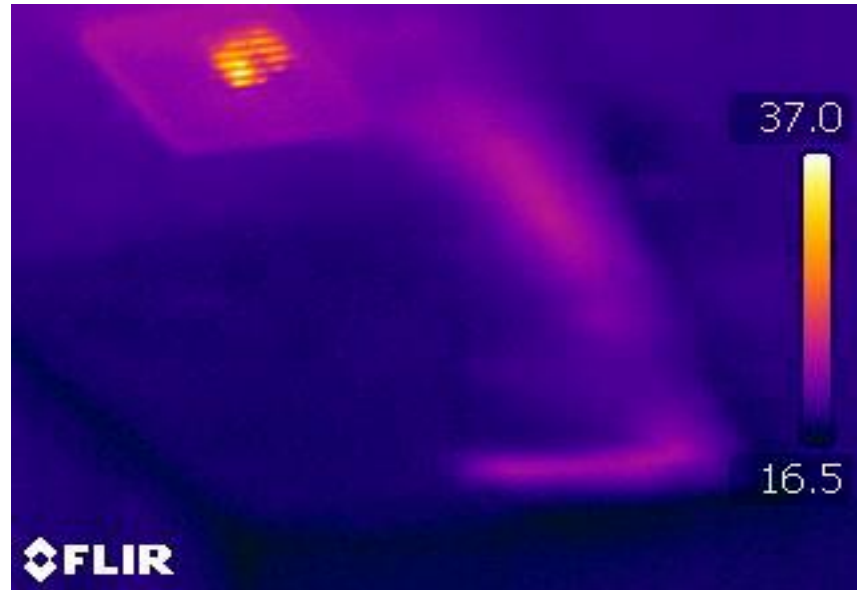


2204. Basement Windows The windows were scanned and typical cold zones were detected. No anomalies or abnormal images that may indicate moisture penetration or missing, loose or disturbed insulation were noted.



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2205. Basement Ceilings The ceiling was scanned, specifically under the bathrooms and kitchens and no signs of any moisture or leaking were observed. Typical warm and cold lines were noted radiating from the water supply lines and the drains.

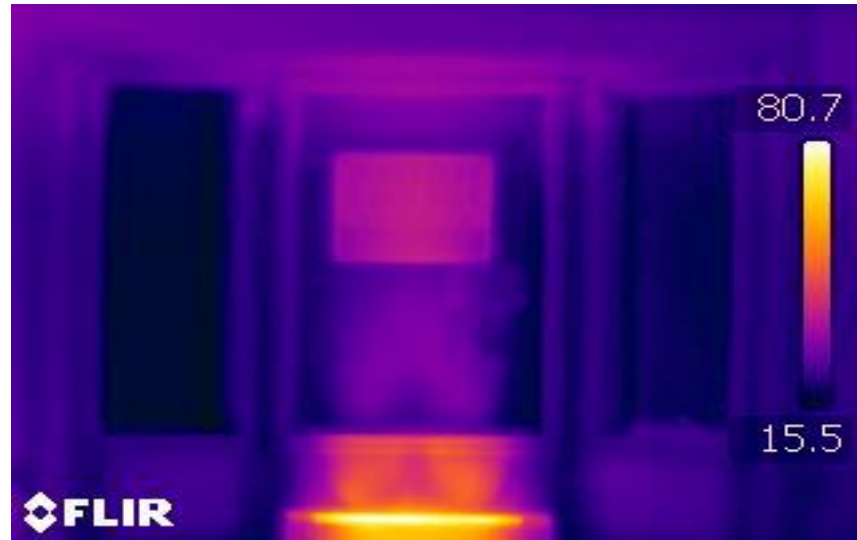


2210. Main Level Walls The exterior walls were scanned and typical cold zones in the corners and framing were detected. No anomalies or abnormal images that may indicate moisture penetration or missing, loose or disturbed insulation were noted.

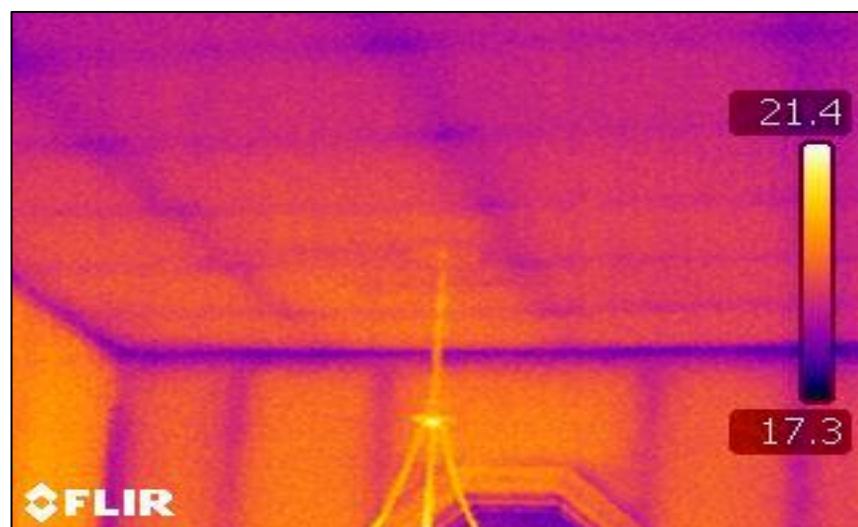


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2212. Main Level Windows The windows were scanned and typical cold zones were detected. No anomalies or abnormal images that may indicate moisture penetration or missing, loose or disturbed insulation were noted.

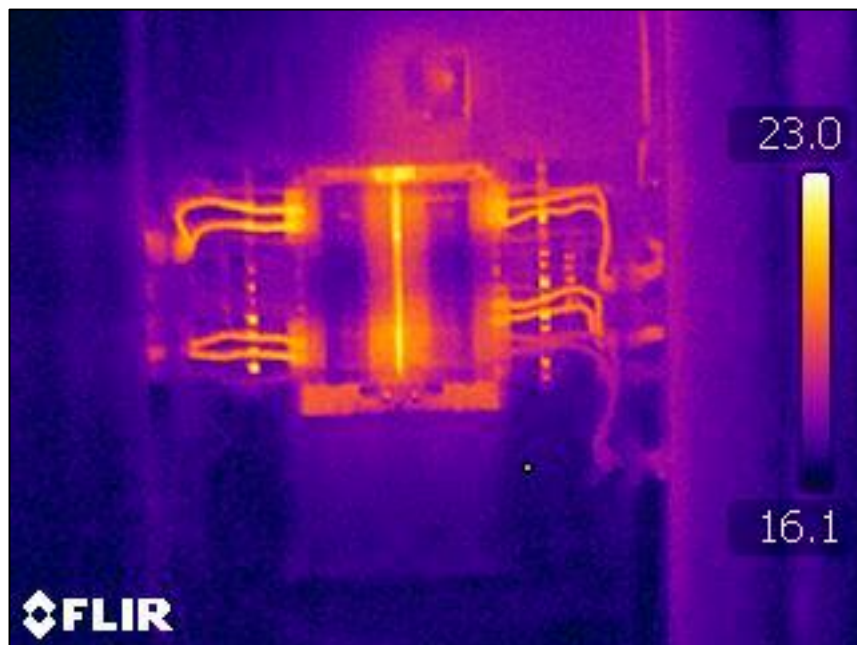
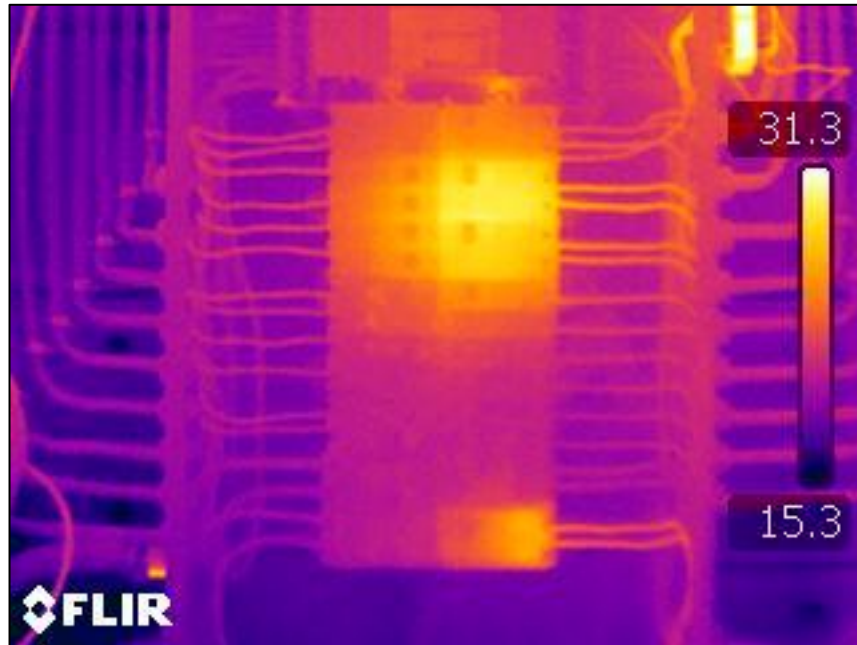


2219. Top Level Ceilings All finished surfaces under the roof were scanned and typical cold zones were detected. Some colder than normal areas were noted at various areas around the perimeter. The images are not characteristic of moisture penetration and appear to be related to air infiltration or wind from the eave entering under the insulation. Some disrupted or missing insulation may be the cause as well. Recommend all attic insulation in firmly secured to reduce heat loss in these areas.



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2220. Electric Panel With the panel cover removed, the interior of the electric panel was scanned and no hot spots were observed at time of inspection. The scan of the panel is considered limited since all circuits were not loaded at time of inspection. No visual signs of scorching were noted on the wires.



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Kitchen

Shut-off valves under kitchen sinks are not turned or tested during the inspection due to the possibility of causing a leak. The viewing of all the plumbing is often limited during the inspection therefore taps and drains should be checked prior to closing. A tilt bracket should be installed on all free-standing stoves. This is a safety device that prevents the stove from tipping forward when weight is exerted on the open door. Interior room inspections are visual and evaluated with similar aged homes in mind. Minor cosmetic cracks and drywall imperfections are overlooked. In furnished homes the inspection is limited to visible and accessible areas. Personal belongings and furniture may restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2501.	Floor	Serviceable. Ceramic.
2502.	Walls	Serviceable. Drywall, Paint.
2503.	Ceilings	Serviceable. Drywall, Paint.
2506.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
2507.	Heat Source	Baseboard Heater. The heater is loose on the wall. Recommend securing.
2508.	Electrical	Serviceable. As an upgrade, the countertop plugs close to the sink should be GFCI protected to enhance safety.
2509.	Cabinets	Serviceable.
2510.	Counter Tops	Serviceable. Laminated.
2511.	Sinks	Serviceable. Stainless steel.
2512.	Faucets	Serviceable.
2513.	Traps / Drains / Supply	Some leaking was noted at the drain. Recommend this is further reviewed and corrected, as needed, by a qualified plumber.

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2516. Hood / Exhaust Serviceable. The over the stove hood does not vent to the exterior of the home. If an air exchanger is present, it is not considered necessary to have an exhaust vent from the hood to the exterior. The air exchanger was operating correctly at time of inspection. If desired, this hood can be vented to the exterior of the home.

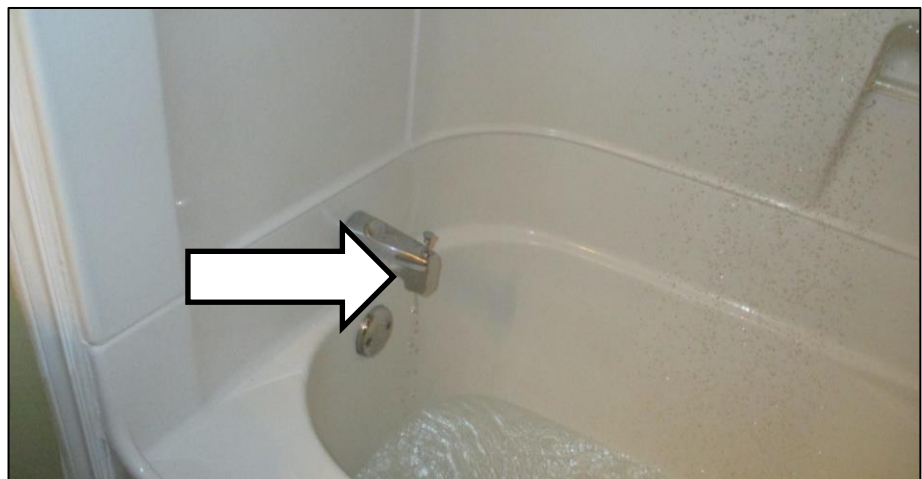
AmeriSpec General Home Inspection

Kitchen Apartment

Step #	Component	Comment
2501.2.	Floor	Serviceable. Laminate.
2502.2.	Walls	Serviceable. Drywall, Paint.
2503.2.	Ceilings	Serviceable. Drywall, Paint.
2506.2.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
2507.2.	Heat Source	Serviceable. Baseboard Heater.
2508.2.	Electrical	Serviceable. As an upgrade, the countertop plugs close to the sink should be GFCI protected to enhance safety.
2509.2.	Cabinets	Serviceable.
2510.2.	Counter Tops	Laminated. Some minor cosmetic chips were noted. Recommend corrections as needed.
2511.2.	Sinks	Serviceable. Stainless steel.
2512.2.	Faucets	Serviceable.
2513.2.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable during the inspection. Recommend all faucets, supply lines and drains are tested prior to close.
2515.2.	Stove / Oven	The stove/oven was not tested. If this appliance is a part of the purchase/sale agreement we suggest you test prior to close. A tilt bracket is not present. This is a safety device that prevents the free-standing stove from tipping forward when weight is exerted on the open door. Recommend this is installed for safety.
2516.2.	Hood / Exhaust	Serviceable. The exterior vented hood and the air exchanger was operating normally during the inspection.

AmeriSpec General Home Inspection**Bathroom Main Unit**

Step #	Component	Comment
2601.	Floor	Serviceable. Ceramic.
2602.	Walls	Serviceable. Drywall, Paint.
2603.	Ceilings	Serviceable. Drywall, Paint.
2604.	Doors	Serviceable. Hollow core.
2607.	Heat Source	Serviceable. Baseboard Heater.
2608.	Electrical	The GFCI was not tripping properly. Recommend review by a qualified electrician for repair or replacement as needed.
2609.	Exhaust Fan	Serviceable. The air exchanger and the exhaust fan were operating normally at time of inspection.
2610.	Tub/Whirlpool	Serviceable.
2611.	Tub Surround	Serviceable. This tub is a part of a tub enclosure.
2612.	Tub Faucet	The spigot was loose and not flush at the surround wall. Recommend this is corrected by a qualified plumbing contractor. Rust was observed on the escutcheon plates inside the cabinet. Recommend consulting with the homeowner regarding any humidity issues and further review by a qualified plumber.



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|-------|-------------------------|--|
| 2617. | Sinks | Serviceable. |
| 2618. | Sink Faucets | Serviceable. |
| 2619. | Traps / Drains / Supply | Serviceable. Flow and drainage were serviceable during the inspection. Recommend all faucets, supply lines and drains are tested prior to close. |
| 2620. | Toilet | The toilet was constantly running at time of inspection. Recommend adjustments or corrections as needed. |
| 2621. | Counter / Cabinets | Serviceable. Laminated. |

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Bathroom Main Unit Apartment

Step #	Component	Comment
2601.2.	Floor	Vinyl. The flooring was probed by the toilet with the moisture meter and high levels of moisture were noted. The wax gasket seal for the toilet may be compromised. Recommend further review and corrections as needed.



2602.2.	Walls	Serviceable. Drywall, Paint.
2603.2.	Ceilings	Serviceable. Drywall, Paint.
2604.2.	Doors	Serviceable. Hollow core.
2605.2.	Closet	Serviceable. Hollow core.
2606.2.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
2607.2.	Heat Source	Serviceable. Baseboard Heater.
2608.2.	Electrical	Serviceable. The GFCI was operated and tripped correctly.

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- 2609.2. Exhaust Fan Serviceable. The air exchanger and the exhaust fan were operating normally at time of inspection.
- 2610.2. Tub/Whirlpool Serviceable.
- 2611.2. Tub Surround Serviceable. Plastic.
- 2612.2. **Tub Faucet** The faucet is not flush to the surround. Recommend sealing to prevent moisture from penetrating.
- 2617.2. Sinks Serviceable.
- 2618.2. Sink Faucets Serviceable.
- 2619.2. Traps / Drains / Supply Serviceable. Flow and drainage were serviceable during the inspection. Recommend all faucets, supply lines and drains are tested prior to close.
- 2620.2. Toilet Serviceable.
- 2621.2. Counter / Cabinets Serviceable. Laminated.
- 2625.2. **Comments** A window was noted in the shower area. The trim should be regularly monitored for cracks and openings.



AmeriSpec General Home Inspection**Entrance / Halls / Stairs**

Step #	Component	Comment
3001.	Floor	Wood, Ceramic. The flooring was probed by the exterior door with the moisture meter and high levels of moisture were noted. This may be related to leaking at the door. Recommend this is further reviewed and corrected, as needed, by a qualified contractor.



3002.	Walls	Serviceable. Drywall, Paint.
3003.	Ceilings	Serviceable. Drywall, Paint.
3005.	Closet	Serviceable. Hollow core, Bi fold.
3006.	Windows	Vinyl Fixed. Fog and condensation were observed in the window. This indicates a broken seal. To restore visibility, replacement of the windowpane is required. Recommend corrections as needed.
3007.	Heat Source	Serviceable. Baseboard Heater.
3008.	Electrical	Serviceable.

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3009. **Stairs** The handrail is low. Recommend review for corrections for safety.



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Living Room

Step #	Component	Comment
3201.	Floor	Serviceable. Wood.
3202.	Walls	Serviceable. Drywall, Paint.
3203.	Ceilings	Serviceable. Drywall, Paint.
3206.	Windows	Vinyl Casement, Vinyl Fixed. Fog and condensation were observed in the window. This indicates a broken seal. To restore visibility, replacement of the windowpane is required. Recommend corrections as needed. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
3207.	Heat Source	Serviceable. Baseboard Heater.
3208.	Electrical	Serviceable.

Living Room Apartment

Step #	Component	Comment
3201.2.	Floor	Serviceable. Laminate.
3202.2.	Walls	Serviceable. Drywall, Paint.
3203.2.	Ceilings	Serviceable. Drywall, Paint.
3206.2.	Windows	Vinyl Casement. The locking handle is damaged. Recommend further review and corrections as needed by a qualified contractor.
3207.2.	Heat Source	Serviceable. Baseboard Heater.
3208.2.	Electrical	Serviceable.

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Family Room

Step #	Component	Comment
3301.	Floor	Serviceable. Carpet.
3302.	Walls	Serviceable. Drywall, Paint.
3303.	Ceilings	Serviceable. Drywall, Paint.
3305.	Closet	Serviceable. Hollow core, Bi-fold, Wood.
3306.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring. Fog and condensation were observed in the window. This indicates a broken seal. To restore visibility, replacement of the windowpane is required. Recommend corrections as needed.
3307.	Heat Source	Serviceable. Baseboard Heater.
3308.	Electrical	Serviceable.

Bedroom Main Floor Rear Left

Step #	Component	Comment
3401.	Floor	Serviceable. Wood.
3402.	Walls	Serviceable. Drywall, Paint.
3403.	Ceilings	Serviceable. Drywall, Paint.
3404.	Doors	Serviceable. Hollow core.
3405.	Closet	Serviceable. Hollow core, Bi fold.
3406.	Windows	This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
3407.	Heat Source	Serviceable. Baseboard Heater.
3408.	Electrical	Serviceable.

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Bedroom Main Floor Rear Middle

Step #	Component	Comment
3401.2.	Floor	Serviceable. Wood.
3402.2.	Walls	Serviceable. Drywall, Paint.
3403.2.	Ceilings	Serviceable. Drywall, Paint.
3404.2.	Doors	Serviceable. Hollow core.
3405.2.	Closet	Serviceable. Hollow core, Bi fold.
3406.2.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
3407.2.	Heat Source	Serviceable. Baseboard Heater.
3408.2.	Electrical	Serviceable.

Bedroom Main Floor Front

Step #	Component	Comment
3401.3.	Floor	Serviceable. Wood.
3402.3.	Walls	Serviceable. Drywall, Paint.
3403.3.	Ceilings	Serviceable. Drywall, Paint.
3404.3.	Doors	Serviceable. Hollow core.
3405.3.	Closet	Serviceable. Hollow core, Bi fold.
3406.3.	Windows	Vinyl Casement. This window was operating normally. Some light rust stains were observed on the opening mechanism and some of the hardware may need to be replaced in time. Recommend monitoring.
3407.3.	Heat Source	Serviceable. Baseboard Heater.
3408.3.	Electrical	One of the pull chains on the fan is missing. Recommend further review and corrections as needed by a qualified electrician.

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Bedroom Basement Apartment Middle

Step #	Component	Comment
3401.4.	Floor	Serviceable. Laminate.
3402.4.	Walls	Serviceable. Drywall, Paint.
3403.4.	Ceilings	Serviceable. Drywall, Paint.
3404.4.	Doors	Serviceable. Hollow core.
3405.4.	Closet	Serviceable. Hollow core, Bi fold.
3406.4.	Windows	Vinyl Casement. This window is high from the floor and emergency escape may be difficult for some occupants. Suggest a platform is installed such that the bottom of the window is less than 44 inches from the top of the platform.
3407.4.	Heat Source	Serviceable. Baseboard Heater.
3408.4.	Electrical	Serviceable.

Bedroom Basement Apartment Left

Step #	Component	Comment
3401.5.	Floor	Serviceable. Laminate.
3402.5.	Walls	Serviceable. Drywall, Paint.
3403.5.	Ceilings	Serviceable. Drywall, Paint.
3404.5.	Doors	Serviceable. Hollow core.
3405.5.	Closet	Serviceable. Hollow core, Bi fold.
3406.5.	Windows	Vinyl Casement. This window is high from the floor and emergency escape may be difficult for some occupants. Suggest a platform is installed such that the bottom of the window is less than 44 inches from the top of the platform.
3407.5.	Heat Source	Serviceable. Baseboard Heater.
3408.5.	Electrical	Serviceable.