

AmeriSpec Inspection Service
2336 Whitburn Crescent
Kamloops, BC V1S1W4
Ph#: (250) 377-0026 Fax#: (250) 372-1309

Doc #: 201803-1875 Inspector: Bill Johnson

Date: 3/29/2018

Dwelling Address: 1234 Any Road
Kamloops, BC

Client Name: Bill Johnson



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

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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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: The item was inspected and appeared to function normally at the time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: 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: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

REVIEW: 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.

SAFETY: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. 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. 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. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001.	Inspector	Bill Johnson (License #47274).
1002.	In Attendance	Buyer(s).
1003.	Occupancy	The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.
1004.	Property Information	This is a single family home. A hot tub/spa & sauna are present. Hot tubs/spas, saunas and related equipment are beyond the scope of this inspection.
1005.	Levels	1 story structure.
1006.	Estimated Age	This structure is approximately 49 years of age.
1007.	Weather Conditions	Weather conditions at the time of inspection were cloudy and cool.
1008.	Start Time	1:00 PM.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Step #	Component	Comment
1101.	Driveway	Serviceable. Gravel.
1102.	Walkways	Serviceable. Concrete.
1103.	Exterior Wall Cladding	Serviceable. Wood siding.
1104.	Trim	Serviceable. Wood.
1105.	Window & Frames	Serviceable. Vinyl frame. Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.
1106.	Exterior Door(s)	Serviceable.
1107.	Gutters / Downspouts	Serviceable.

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1109. Electrical **Review. Open junction box, unsecured wiring and open, live wires observed under the deck. Recommend review by qualified professional for repair or replacement as necessary.**



1110. Electric Meter(s) Serviceable. The electric meter is located at the left side.
1111. Gas Meter(s) Serviceable. The gas meter is located at left side. The main gas shut off valve is located at the meter.
1112. Exterior Faucets Winterized, unable to test. Client is advised to consult sellers as to operation.
1113. Sprinkler Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.
1114. Bell / Chime Serviceable.
1115. Lot / Grade Drainage Serviceable. Minor slope.
1116. Foundation / Type Serviceable. Basement.
1119. Deck Serviceable. Wood.
122. Stairs / Steps **Review. Stair tread at the rear is deteriorated. Corrections are needed to ensure safety.**



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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 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 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
1201.	Methods Used To Inspect	The roof was inspected from atop the roof.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Exposed Flashings	Serviceable.
1204.	Skylights	Not Present.
1205.	Conditions	Serviceable. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

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Garage

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.

Step #	Component	Comment
1307.	Floor/Slab	Serviceable. Concrete.
1308.	Garage Doors	Serviceable. Wood. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1309.	Garage Door Hardware	Serviceable.
1310.	Door Openers	Not Present.
1312.	Exterior Door(s)	Serviceable.
1313.	Windows	Serviceable.
1314.	Walls	Serviceable.
1316.	Ceiling	Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.
1317.	Electrical	Serviceable.

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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 home's 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.

Step #	Component	Comment
1401.	Chimney Type	Masonry chimney.
1402.	Visible Condition	Serviceable. Visible masonry is intact and appears to be in serviceable condition.
1403.	Chimney Flue	Serviceable. Clay; Metal.
1404.	Flashings	Serviceable.
1405.	Spark Arrestor / Rain Cap	Serviceable.
1408.	Chimney Comments	The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present.

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Basement

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. 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.

Step #	Component	Comment
1602.	Stairs	Serviceable.
1603.	Floor	Serviceable. Concrete.
1604.	Walls	Serviceable. Poured concrete.
1605.	Ceiling	Serviceable.
1606.	Exterior Door(s)	Serviceable.
1608.	Joists	Serviceable. Conventional 2 X 10 framing.
1609.	Sub Floor	Serviceable. Plywood.
1610.	Support Posts / Columns	Serviceable. Wood.
1611.	Beams	Serviceable. Wood.
1612.	Windows	Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.
1613.	Heat / Cooling Source	Serviceable.
1614.	Electrical	Serviceable.
1616.	Insulation	Not Observed.

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1620. Visible
Plumbing

Review. Bulging/split water pipe observed in the ceiling of the basement bedroom. Recommend review by a licensed plumber for repair or replacement, as necessary.



1626. Basement
Comments

Pests and wood destroying insects are beyond the scope of our inspection. Contact a reputable pest control contractor for further review if concerned.

Finished areas observed in basement. Complete access to original basement walls, floors, and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. Suggest consult sellers for additional information.

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. 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.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in basement bedroom. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Supply Lines	Serviceable. Copper.
1703.	Drain Waste Lines & Vent Pipes	Serviceable. ABS.
1704.	Ejector Pump(s)	Not Present.
1705.	Sump Pump(s)	Not Present.
1706.	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1707.	Water Supply System	Serviceable. Water supply system appears to be public.

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Electrical

Our electrical inspection meets the CAHPI standards 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.

Step #	Component	Comment
1801.	Electrical Main Service	Serviceable. Service entrance is over head.
1802.	Main Electrical Panel & Location	Serviceable. Service entrance cables are aluminum; Branch circuit wiring is copper; Futures provided for possible expansion. The main electrical panel is located in/at the basement. Overload protection is provided by breakers.
1803.	Wiring Method	Serviceable.
1804.	Sub-Panel Comments & Location	Serviceable. The sub-panel(s) is located in/at basement and garage.
1805.	Smoke Detectors	Review. In the inspectors opinion the smoke detector(s) are near the end of their useful life due to their age. Recommend replacement every 10 years to ensure safety.
1806.	Service Amperage and Voltage	Serviceable. Service panel rating is approximately 200 amps and 240 volts.

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Heating

Our evaluation of heating systems 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. 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.

Step #	Component	Comment
1901.	Location of unit	The heating system is located in the basement and services the entire home.
1902.	Heating System Design Type/Brand	Gas forced air. Manufactured by Trane.
1902a.	Heating Equipment Age/Capacity	Appears to have an input capacity of 100,000 BTU's. Appears to have been manufactured in 2007.
1903.	Energy Source	Serviceable. Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable.
1905.	General Conditions	Serviceable. The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1906.	Exhaust Venting	Serviceable.

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|-------|------------------------|---|
| 1907. | Thermostat | Serviceable. |
| 1908. | Air Filters | Review. The filter appears to improperly sized for the unit, recommend replacing filter with correct size for proper operation. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow. |
| 1909. | Distribution / Ducting | Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. |
| 1910. | Humidifier | A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, suggest client verify operation with sellers. |

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Air Conditioning

Our evaluation of AC systems 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. 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.**

Step #	Component	Comment
2001.	Location of unit	The Air conditioning compressor is located at/on the exterior left, with the A-coil located in/on the furnace plenum and services the entire home.
2002.	Air Conditioning Design Type/Brand	Air source heat pump. Manufactured by Trane.
2002a.	Age	Appears to be a 2008 model.

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2003. General Conditions Serviceable. An electric heat pump is present. The heat pump was operated in the heating mode only. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pump was tested using normal operating controls and appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
2005. Energy Source Serviceable. Electric with disconnect provided.
2006. Thermostat Serviceable.

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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.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the basement.
2102.	Water Heater Design Type	Natural gas.
2103.	Age / Capacity	40 gallon. Appears to be a 2008 model.
2104.	Supply Lines	Serviceable. Copper.
2105.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable.
2107.	Combustion Chamber	Serviceable.
2108.	Water Heater Condition	Review. As most manufacturers claim a service life of 10 years, replacement of this unit should be anticipated in the near future.
2109.	Flue Venting	Serviceable.
2110.	Overflow Pan / Drain Line	Not Present.

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Kitchen

Appliance inspection is beyond the scope of the CAHPI Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. 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. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Serviceable.
2202.	Walls	Serviceable.
2203.	Ceiling	Serviceable.
2206.	Windows	Serviceable.
2207.	Heat / Cooling Source	Serviceable.
2208.	Electrical	Serviceable.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable.
2211.	Sinks	Serviceable.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Serviceable.
2215.	Dishwasher(s)	Serviceable.
2217.	Stove / Cook Top	Serviceable. The gas stove/range was tested at the time of inspection and appeared to function properly.
2218.	Ovens	Serviceable. The gas stove/range was tested at the time of inspection and appeared to function properly.
2219.	Hood / Fan / Light	Serviceable. Recirculating.

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Basement Bathroom

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

Step #	Component	Comment
2301.	Floor	Serviceable.
2302.	Walls	Serviceable.
2303.	Ceiling	Serviceable. Unfinished.
2304.	Doors	Serviceable.
2306.	Windows	Serviceable.
2307.	Heat / Cooling Source	Serviceable.
2308.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Not Present. None observed, we recommend an exhaust fan be installed for proper ventilation and odor control.
2314.	Shower Base	Serviceable.
2315.	Shower Surround	Serviceable.
2316.	Shower Door	Serviceable.
2317.	Shower Faucet	Serviceable.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable.
2320.	Traps / Drains / Supply	Serviceable.
2321.	Toilet	Serviceable.
2323.	Counter / Cabinets	Serviceable.

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Main Bathroom

Step #	Component	Comment
2301.2.	Floor	Serviceable.
2302.2.	Walls	Serviceable.
2303.2.	Ceiling	Serviceable.
2304.2.	Doors	Serviceable.
2306.2.	Windows	Not Present.
2307.2.	Heat / Cooling Source	Serviceable.
2308.2.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.2.	Exhaust Fan	Review. Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.
2310.2.	Tub/Whirlpool	Serviceable. Tub.
2311.2.	Tub Surround	Serviceable.
2313.2.	Tub Faucet	Serviceable.
2317.2.	Shower Faucet	Serviceable. Same as tub.
2318.2.	Sinks	Serviceable.
2319.2.	Sink Faucets	Serviceable.
2320.2.	Traps / Drains / Supply	Serviceable.
2321.2.	Toilet	Serviceable.
2323.2.	Counter / Cabinets	Serviceable.

AmeriSpec General Home Inspection**Half Bathroom**

Step #	Component	Comment
2401.	Floor	Serviceable.
2402.	Walls	Serviceable.
2403.	Ceiling	Serviceable.
2404.	Doors	Serviceable.
2406.	Windows	Serviceable.
2407.	Heat / Cooling Source	Serviceable.
2408.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2409.	Exhaust Fan	Not Present. None observed, we recommend an exhaust fan be installed for proper ventilation and odor control.
2410.	Sinks	Serviceable.
2411.	Sink Faucets	Serviceable.
2412.	Traps / Drains / Supply	Serviceable.
2413.	Toilet	Serviceable.
2415.	Counter / Cabinets	Serviceable.

AmeriSpec General Home Inspection

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.

Step #	Component	Comment
2501.	Floor	Serviceable.
2502.	Walls	Serviceable.
2503.	Ceiling	Serviceable. Unfinished.
2506.	Windows	Not Present.
2507.	Cabinets	Serviceable.
2508.	Laundry Tub / Sink	Serviceable.
2509.	Faucets	Serviceable.
2511.	Electrical	Serviceable.
2512.	Washer Hookups	Serviceable.
2513.	Dryer Hookups	Serviceable.

AmeriSpec General Home Inspection

Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comment
2601.	Floors	Serviceable.
2602.	Walls	Serviceable.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Serviceable.
2607.	Heat / Cooling Source	Serviceable.
2608.	Electrical	Serviceable.
2609.	Stairs	Serviceable.

AmeriSpec General Home Inspection**Dining Room**

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.

Step #	Component	Comment
2621.	Floors	Serviceable.
2622.	Walls	Serviceable.
2623.	Ceilings	Serviceable.
2626.	Windows	Serviceable.
2627.	Heat / Cooling Source	Serviceable.
2628.	Electrical	Serviceable.

AmeriSpec General Home Inspection**Living Room**

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.

Step #	Component	Comment
2641.	Floors	Serviceable.
2642.	Walls	Serviceable.
2643.	Ceilings	Serviceable.
2646.	Windows	Serviceable.
2647.	Heat / Cooling Source	Serviceable.
2648.	Electrical	Serviceable.
2650.	Fireplace	Serviceable. Gas Burning.

AmeriSpec General Home Inspection**Family Room**

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.

Step #	Component	Comment
2661.	Floors	Serviceable.
2662.	Walls	Serviceable.
2663.	Ceilings	Serviceable.
2666.	Windows	Not Present.
2667.	Heat / Cooling Source	Serviceable.
2668.	Electrical	Serviceable.
2670.	Fireplace	Serviceable. Gas Burning.

AmeriSpec General Home Inspection

Bedrooms

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.

Step #	Component	Comment
2681.	Floors	Serviceable.
2682.	Walls	Serviceable.
2683.	Ceilings	Serviceable.
2684.	Doors	Serviceable.
2685.	Closets / Wardrobes	Serviceable.
2686.	Windows	Serviceable.
2687.	Heat / Cooling Source	Serviceable.
2688.	Electrical	Serviceable.

AmeriSpec General Home Inspection

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.

Step #	Component	Comment
2701.	Access location / Inspection method	Serviceable. The attic access is located at garage. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses.
2702.	Framing	Serviceable. Trusses. Wood truss construction noted.
2703.	Sheathing	Serviceable. Plywood.
2704.	Evidence of Leaking	No water stains observed on the ceilings/roof decking at the time of inspection.
2705.	Insulation	Serviceable. Fiberglass; Cellulose fiber. 12" of insulation present.



2706.	Ventilation	Serviceable.
2708.	Electrical	Serviceable.