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AmeriSpec of Toronto West & Mississauga Report

Client: Mr. & Mrs. Client Inspection No: 201105-00001
 Address: 123 Main Street Inspection Date: 20/05/2011
 Anywhere, ON A5B 4C9
 Inspector: Roger Orvis



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Conditions Report

1 GENERAL COMMENTS

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

1.1 Structure Type

Single family dwelling. The house appears to be constructed using wood frame and brick veneer technology.

1.2 Levels

Two story.

1.3 Lot Type

Home is built on a flat lot.

1.4 Estimated Age

Estimated age is approximately 25 years old.

1.5 Weather Conditions

Cool, cloudy, and windy.

1.6 Occupant Status

Home was occupied at time of the inspection. Agent was present during the inspection. Client was only present for part of the inspection. As soon as the client arrived, the Inspection Agreement was reviewed and the client asked to authorize us to proceed.

1.7 Inspection Time

Time inspection started - 3:30 PM. Time inspection concluded - 6:30 PM.

2 EXTERIOR

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and 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. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

2.1 Driveway

Asphalt.

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2.2 Walkways

Concrete.

2.3 Fence/Gates

Wood.

2.4 Siding

Brick.

2.5 Trim

Aluminum.

2.6 Siding/Trim Comments

There are no live vines on the siding now but there used to be and several dead branches are still present.

2.7 Windows & Frames

Vinyl. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious significant deterioration, breeches or openings.

Loose window well noted at the rear. We suggest it be reinstalled to prevent erosion and possible water penetration.



2.8 Double Glazing

Double glazed windows/doors are present in this home. Windows with insulated glass (commonly called thermopane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear to be fogged or cloudy). In order to

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restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.

2.9 Electrical Fixtures

GFCI was tested and observed to be inoperable at the rear. We recommend professionally repairing/replacing the affected outlet to ensure safety. See Electrical - GFCI section and Electrical Comments section for additional information.

2.10 Gutters & Downspouts

Metal. Downspouts discharge to the subsurface. Due to the inaccessibility of the subsurface components we were not able to verify the proper functionality of the roof storm water management system. In order to verify that this system is working properly, we recommend that downspout locations be monitored during several rainfall/snowmelt events on a regular basis. If water appears to be surcharging (backing up) we recommend contacting a qualified contractor to clear any obstructions that may be blocking the downspouts and/or subsurface components or retrofitting the downspouts so that they discharge directly to the surface soils away from the foundation.



2.11 Hosebib. Located at:

Rear. In garage.

2.12 Bell/Chime

Serviceable.

2.13 Exterior Doors

Metal. Storm.

2.14 Chimney Comments

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. At the same time, air for combustion is drawn into the appliance. 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.

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Due to concealed conditions, our inspection is limited to visible and accessible components only and includes a review of the chimney structure, liner, chimney cap, and appliance connections. On this basis, the determination of concealed chimney conditions is beyond the scope of this inspection. See page 38 of the Home Repair Handbook for additional information.

2.15 Chimney

The chimney is located at the rear. The chimney consists of a pre-fabricated metal unit. The chimney is used to vent the water heater.



2.16 Chimney #2

The chimney is located at the right side. The chimney structure is comprised of brick or concrete block masonry. The chimney is used to vent the fireplace. A spark arrester/rain cap is installed as a safety feature and to minimize the possibility for pest intrusion and water infiltration into the home.



Flaking or spalling bricks noted. Suggest monitoring and repairs or rebuilding by a qualified chimney contractor when required.

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2.17 Lot/Grade Drainage

Home is built on a flat lot. We suggest maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.

2.18 Gas Meter

Located at right side.

2.19 Exposed Foundation

Poured concrete. Crack and repair noted at the left side. Crack noted at the front. We were unable to view either crack from the interior due to finished walls.



2.20 Exterior Comments

A satellite dish was noted. We do not perform tests on satellite dishes. We suggest you verify with the vendor of the property if the dish will be staying and if it is in serviceable condition.

We suggest sealing around the furnace vents to prevent air infiltration and possible water penetration.



3 ROOF

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above

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information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofer.

3.1 Type/Material

Sloped construction. One layer of asphalt composite shingle material. The exterior portions of the roof were observed by mounting the roof.

3.2 Flashings

Serviceable.

3.3 Condition

The roofing materials are of different ages. The garage roofing appears to be new. The upper level roof at the front appears to be older as the edges have sagged into the gutters. The rear slope of the roof has the original shingles present.



3.4 Other Conditions

Whereas the roofing materials show normal wear for their age and type, the age of the roofing materials at the rear, appear to be reaching their normal lifespan. Therefore, we recommend that the client budget for a replacement roof in the near future. A qualified roofing contractor should be consulted to determine replacement options, associated costs and timing to reduce the risk of roof leaks and water damage to interior and concealed portions of the home.

The shingles at the front and over the garage are in good condition with no missing or damaged pieces noted.

4 PATIO/PORCH/BALCONY/DECK

4.1 Type

Porch. Located at the front.

4.2 Cover

Serviceable.

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4.3 Enclosure

Serviceable.

4.4 Electrical

Serviceable.

4.5 Windows/Screens

Fixed.

4.6 Deck/Slab

Concrete. Common cracks noted.

4.7 Deck Supports

Crack noted at the front wall of the cold room. We were unable to view the crack from the interior due to basement finished.

5 GARAGES/CARPORTS

5.1 Location

Attached.

5.2 Exterior

Brick.

5.3 Roof

Attached. See Roof section for additional information.

5.4 Floor/Slab

Concrete. Due to the presence of a significant quantity of personal belongings and storage, our inspection of the garage floor/slab was very limited.

5.5 Garage Door

Metal.

5.6 Garage Door Hardware

Serviceable.

5.7 Door Opener

This garage door opener is equipped with a safety reverse device which operated when tested at the time of our inspection. The Product Safety Commission recommends these devices be checked monthly.

5.8 Service Door

Serviceable.

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5.9 Gas Barrier Wall

No obvious significant breeches were noted where visible.

5.10 Walls

Unfinished.

5.11 Ceiling

Unfinished.

5.12 Electrical

Serviceable.

5.13 Comments

Home is equipped with a central vacuum system. It is beyond the scope of this inspection to determine the adequacy of the system, or its ability to vacuum debris. The unit was operational at the time of the inspection. There was a broken cover plate on the main level and when the central vac was tested at other locations there was hardly any suction. We suggest replacement of this cover plate, cleaning of the canister and retesting.

Our inspection of the garage was limited due to the storage of personal or household effects. Elevated storage noted. We suggest you store only lightweight items at this location.

6 ATTIC

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type, thickness, ventilation and other components are reviewed as part of the attic inspection.

6.1 Access

Attic access located at the middle left bedroom. The attic was partially accessed and viewed from hatch area only. Entering attics that are insulated can cause damage to the insulation and/or the attic framing. In addition attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members. Based on this our review of the attic space is limited to visually accessible areas as observed from the hatch only.



6.2 Framing

Trusses.

6.3 Sheathing

Plywood.

6.4 Evidence of Leaking

At the time of the inspection no evidence any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage points from which the attic was observed.

6.5 Insulation

Insulation thickness varies from 6 to 8 inches. R Values obtained with current insulation are below modern standards. We recommend increasing the quantity of insulation to modern standards as an energy conservation measure and to assist with the prevention of ice damming.

6.6 Ventilation

Soffit vents. Standard roof vents noted.

6.7 HVAC Ducts

None.

7 MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect 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. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.

As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems observed.

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 OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

8 HEATING

8.1 System Description

Gas fired unit. Forced air. Gas shut off and electrical disconnects provided. The furnace was a high efficiency model with a rating of at least 90%. The venting for these furnaces is normally induced through a plastic vent pipe through the side wall of the foundation.

8.2 Limitations

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace or boiler. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating an indoor air quality concern.

The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace or boiler can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace or boiler heat exchangers for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat

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exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor.

8.3 Condition

At the time of the inspection the furnace/boiler tested operable under normal operating controls. No evidence of any obvious significant corrosion or deterioration was observed at the time of the inspection. Information on the tags or serial number of the furnace indicate it was manufactured or installed in 2010. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is 20 - 25 years. Unit has inadequate combustion air supply. Suggest review by qualified HVAC contractor.

8.4 Exhaust Venting

Unit is side vented through plastic piping. Appears intact. A carbon monoxide test was performed at the time of the inspection using a digital carbon monoxide meter. The readings were found to be less than 9 ppm which is in the normal range.

8.5 Thermostat

Programmable thermostat present. We suggest you reprogram the thermostat to your family's requirements.

8.6 Ducting/Piping

Serviceable.

8.7 Heating Comments

The thermostat(s) was activated at the time of inspection. Based on our observations, the heating system appeared to be functional.

9 AIR CONDITIONING

9.1 Description/Conditions

The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the rear. This is a split system where the condensing unit, (located on the exterior of the house), works in conjunction with the furnace fan to deliver cooled air throughout the house via the heating ducts. This is the standard type of air conditioning system for our locality.



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9.2 Age/Life Expectancy

Based on the information observed on the air conditioner manufacturer's tag or information provided by the current owner, the unit appears to be on the order of 1 year old.

9.3 Test Status

As damage to the air conditioner compressor can occur if an air conditioner unit is operated when the temperature is below 65 degrees F (16 degrees C) or the electrical power to the unit has been on for less than 12 to 24 hours, the unit was NOT tested. At the time of the inspection one of these conditions existed, therefore the air conditioner was not tested. If concerned, Client is advised to consult with the current owner for further information on past performance of the air conditioner or a qualified cooling contractor.

10 PLUMBING

10.1 Water Supply

Water supply to the home is from a public system. The main water shut off was located at the front basement. We suggest the area around the shut off be kept readily accessible in case of a plumbing emergency.

10.2 Plumbing Waste System

The property appears to be connected to a public waste disposal system.

Due to the inaccessible nature of the sewer system, the below the floor components are beyond the scope of a home inspection. If concerned, a plumbing contractor can view these areas with a video camera and advise you on the materials and condition of the sewer lines.

10.3 Supply Piping

Where visible the supply piping entering the home is copper.

10.4 Distribution Piping

Where visible the distribution piping is copper.

10.5 Waste Pipes

Where visible waste lines are of ABS (plastic) composition.

10.6 Water Heater

Unit has 40 U.S. gallon capacity. Gas fired unit.

The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature. The water heater appears to be rental unit.

10.7 Water Heater Venting

Water heater exhaust venting appears intact.

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10.8 Plumb Venting

Functional drainage noted throughout the home at the time of the inspection.

11 ELECTRICAL

11.1 System Configuration

The capacity of the main electrical service to the house is approximately 100 amps, 110/220 volts. The main service wires enter the home underground.

11.2 Main Service Panel

Due to the door frame covering the screws on the electrical panel, we were unable to inspect the interior of the distribution panel at the time of the inspection.

Access to these areas should be made available at all times in order to ensure convenient and safe access to all components of the panel. Once access to the panel has been provided, we recommend further review by a qualified electrician to verify proper wiring conditions and connections. Overload protection of the main electrical service wires is provided by breakers. Main disconnect noted.

11.3 Distribution Wiring

Unable to view.

The panel is not properly labeled. We suggest all the circuits be labeled for safety and convenience. Overload protection of the distribution wiring in the home is provided by breakers.



11.4 GFI/GFCI and AFI/AFCI

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amp of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. GFCIs/GFIs should ideally be installed on all outdoor outlets and bathroom outlets to enhance safety and where electricity may be in close proximity to water.

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12 FIREPLACE

12.1 Fireplace Location

Fireplace is located at the main level living room.

12.2 Fireplace

Fireplace damper was operable at time of inspection.

Loose mortar in the firebrick. We suggest further review and repointing as required by a qualified mason.



13 INTERIOR

Our review of interior rooms 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.

14 INTERIOR COMMENTS

14.1 LIMITATIONS

At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Please be advised that there is a security system present in the building. Since we do not have security codes and do not want to trigger a false alarm and as per our Inspection Agreement, testing of a security systems is beyond the scope of our inspection. We suggest you ask the vendor to provide you with operational instructions and agree on a code that will be left when you take possession of the property.

14.2 FIRE PROTECTION

We recommend installing additional smoke alarms around the home (at least one per level) and testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries twice annually to ensure proper operation.

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14.3 CARBON MONOXIDE

We recommend installing at least one carbon monoxide detector in the home for safety. The best location for this detector is close to where people are sleeping.

15 BASEMENT/CRAWLSPACE

Water seepage and moisture penetration are common occurrence in basements/crawlspaces usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home, however, many components influencing water infiltration into the basement/crawlspace are concealed and therefore inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, etc.) Our review of the basement/crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the current owner for information regarding past water infiltration into the basement/crawlspace.

15.1 Type

Basement.

15.2 Condition

Finished. Access to the original basement foundation walls, floors and ceilings were not available due to the additional construction that is present such as framed out walls, covered ceilings and added floor coverings. As these areas are not visible or accessible to the inspector, they are excluded from this inspection.

15.3 Stairs

Serviceable.

15.4 Floor

Concrete.

15.5 Moisture Conditions

The basement and/or crawlspace was inspected for the presence of moisture through non-intrusive means using a moisture meter, touch and visual inspection. No evidence of active water seepage was noted in the visually accessible areas of the basement at the time of the inspection.

15.6 Walls

Poured concrete. Due to insulation, drywall and/or paneling and/or personal storage, none of the basement walls were accessible for us to view. Therefore, our ability to find foundation wall problems and assess moisture problems was limited to the accessible areas only.

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15.7 Ceiling

Painted.

15.8 Joists/Sills

Unable to determine condition due to finished ceiling.

15.9 Support Posts/Columns

Due to finished materials/conditions, we were unable to determine the conditions of the support post/walls and their associated connections.

15.10 Beams

Due to finished conditions, we were unable to determine the conditions of the beams.

15.11 Windows

Slider.

15.12 Electrical

Missing cover plates noted for electrical switches, outlets or junction boxes. We suggest new cover plates be installed for safety.

15.13 Ventilation

By means of windows.

15.14 Insulation

Due to finished conditions and inaccessibility, we were unable to verify the presence of insulation.

15.15 Vapor Barrier

Due to finished conditions, we were unable to verify the presence of a proper vapour barrier installation.

15.16 Plumbing

Serviceable.

15.17 Comments

Forced air register(s) noted.

16 STORAGE/COLD ROOM

16.1 Location

Located at basement at front.

16.2 Floors

Carpet.

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16.3 Walls

Drywall/plaster, painted.

16.4 Ceiling

Drywall/plaster, painted.

16.5 Doors

Serviceable.

16.6 Windows

None.

16.7 Ventilation

Suggest adding ventilation.

16.8 Electrical

Serviceable.

16.9 Comments

Area presently used for general storage.

17 LAUNDRY AREA

17.1 Location

Laundry area located at main floor.

17.2 Floors

Ceramic tile.

17.3 Walls

Drywall/plaster, painted.

17.4 Ceiling

Drywall/plaster, painted.

17.5 Doors

Serviceable.

17.6 Windows

Slider.

17.7 Laundry Tub

Serviceable.

17.8 Electrical

Serviceable.

17.9 Washer Hook-Up

In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance. Make: GE.

17.10 Dryer Hook-Up

Electric 220 volt. Make: WHIRLPOOL.

We were unable to operate the dryer at the time of the inspection. The vent pipe is damaged and should be replaced.

18 KITCHEN COMMENTS

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

19 KITCHEN

19.1 Location

Main floor.

19.2 Floors

Ceramic tile.

19.3 Walls

Drywall/plaster, painted.

19.4 Ceiling

Drywall/plaster, painted.

19.5 Doors

Patio door noted.

19.6 Windows

Slider.

19.7 Cabinets

Serviceable.

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19.8 Counter Tops

Serviceable.

19.9 Electrical

Split receptacle(s) were noted in the kitchen. Split receptacles are special outlets in which the upper and lower halves of a duplex receptacle are on separate current overload protection devices (i.e. fuses or breakers). This arrangement allows for a kettle to be plugged into the upper half of the outlet, for example, and a toaster to be plugged into the lower half without the danger of overheating of the associated electrical wires or blowing/tripping a fuse or breaker. No ground fault interrupter at this location. We suggest that a GFI outlet be installed at this location as a safety upgrade. See Electrical - GFCI/GFI section for further information.

19.10 Sinks

Serviceable.

19.11 Faucets

Serviceable.

19.12 Traps/Drain Supply

Serviceable.

19.13 Dishwasher

Dishwasher was operated through a rinse cycle and tested operable at the time of the inspection. Make: MAYTAG.

19.14 Stove/Cook Top

The burners were operated and tested operable under normal operating conditions at the time of the inspection. Make: FRIGIDAIRE.

19.15 Oven

Unit tested operable under normal operating controls at the time of the inspection.

19.16 Refrigerator

Make: KIRKLAND.

19.17 Hood/Fan

Fan does not appear to be vented to the exterior of the home. Client may consider venting to the exterior of the home to improve the air quality of the home.

19.18 Kitchen Comments

Availability for dining. Access to rear.

20 DINING ROOM

20.1 Location

Located at main floor, left side.

20.2 Floors

Wood strip. Area carpet(s).

20.3 Walls

Drywall/plaster, painted.

20.4 Ceilings

Drywall/plaster, painted.

20.5 Doors

Serviceable.

20.6 Windows/Screens

Slider.

20.7 Electrical

Serviceable.

20.8 Dining Room Comments

Forced air register noted.

21 LIVING ROOM

21.1 Location

Located at main floor, front.

21.2 Floors

Wood strip. Area carpet(s).

21.3 Walls

Drywall/plaster, painted.

21.4 Ceiling

Drywall/plaster, painted.

21.5 Windows

Casement.

21.6 Electrical

Serviceable.

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21.7 Comments

Forced air register noted.

22 FAMILY ROOM

22.1 Location

Located at the basement.

22.2 Floors

Laminate floating floor.

22.3 Walls

Drywall/plaster, painted.

22.4 Ceilings

Drywall/plaster, painted.

22.5 Doors

Serviceable.

22.6 Windows/Screens

Slider.

22.7 Electrical

Loose outlets noted. Suggest repairs as required.

22.8 Comments

Forced air register noted.

23 ENTRY

23.1 Location

Located at front of house.

23.2 Floors

Ceramic tile.

23.3 Walls

Drywall/plaster, painted.

23.4 Ceilings

Drywall/plaster, painted.

23.5 Doors

Serviceable.

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23.6 Electrical

Serviceable.

23.7 Closet

Doors are stiff to operate and may be off the track. We suggest further review and repairs or replacement as required.

23.8 Comments

Forced air register noted.

24 HALL/STAIRS

24.1 Location

Located at main floor ascending to the upper level.

24.2 Floors

Carpet.

24.3 Walls

Drywall/plaster, painted.

24.4 Ceiling

Drywall/plaster, painted

24.5 Doors

Serviceable.

24.6 Electrical

Serviceable.

24.7 Stairs

Serviceable.

24.8 Comments

Closet noted.

25 BATHROOM COMMENTS

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.

26 BATHROOM

26.1 Location

Bathroom is located ensuite to the master bedroom.

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26.2 Floors

Ceramic tile. Cracked tile(s) noted.

26.3 Walls

Drywall/plaster, painted.

26.4 Ceilings

Drywall/plaster, painted.

26.5 Doors

Serviceable.

26.6 Electrical

There is a GFI outlet present but when we tested it, it did not shut off properly. This could be because it is an ungrounded outlet, it could be the device is not properly wired or that the device is defective. We suggest further review and repairs or replacement as may be required by a qualified electrician for safety.

26.7 Windows/Screens

Double hung.

26.8 Exhaust Fan

None noted. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.

26.9 Heating

Serviceable.

26.10 Tub/Surround

Serviceable.

26.11 Tub Faucet

Serviceable.

26.12 Shower/Surround

Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface require frequent maintenance/sealing to reduce the potential for water infiltration below.

26.13 Shower Door

Tempered safety glass installed in shower door for safety.

26.14 Shower Faucet

Serviceable.

26.15 Sink

Serviceable.

26.16 Sink Faucet

Serviceable.

26.17 Traps/Drains Supply

Serviceable.

26.18 Toilet

Serviceable.

26.19 Counter/Cabinets

Serviceable.

26.20 Comments

None.

27 BATHROOM #2

27.1 Location

Located at upper level hallway.

27.2 Floors

Ceramic tile.

27.3 Walls

Drywall/plaster, painted.

27.4 Ceilings

Drywall/plaster, painted.

27.5 Doors

Serviceable.

27.6 Electrical

There is a GFI outlet present but when we tested it, it did not shut off properly. This could be because it is an ungrounded outlet, it could be the device is not properly wired or that the device is defective. We suggest further review and repairs or replacement as may be required by a qualified electrician for safety.

27.7 Windows/Screens

Double hung.

27.8 Exhaust Fan

None noted. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.

27.9 Heating

Serviceable.

27.10 Tub/Surround

Serviceable.

27.11 Tub Enclosure

Tempered safety glass installed on shower/tub enclosure for safety.

27.12 Tub Faucet

Serviceable.

27.13 Shower Faucet

Serviceable.

27.14 Sink

Serviceable.

27.15 Sink Faucet

Serviceable.

27.16 Traps/Drains Supply

Serviceable.

27.17 Toilet

Serviceable.

27.18 Counter/Cabinets

Serviceable.

27.19 Comments

None.

28 BATHROOM #3

28.1 Location

Located at main level.

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28.2 Floors

Ceramic tile.

28.3 Walls

Drywall/plaster, painted.

28.4 Ceilings

Drywall/plaster, painted.

28.5 Doors

Serviceable.

28.6 Electrical

There is a GFI outlet present but when we tested it, it did not shut off properly. This could be because it is an ungrounded outlet, it could be the device is not properly wired or that the device is defective. We suggest further review and repairs or replacement as may be required by a qualified electrician for safety.

28.7 Windows/Screens

None.

28.8 Exhaust Fan

Exhaust fan noisy.

28.9 Heating

Serviceable.

28.10 Sink

Serviceable.

28.11 Sink Faucet

Serviceable.

28.12 Traps/Drains Supply

Serviceable.

28.13 Toilet

Serviceable.

28.14 Comments

None.

29 BATHROOM #4

29.1 Location

Located at the basement.

29.2 Floors

Ceramic tile.

29.3 Walls

Drywall/plaster, painted.

29.4 Ceilings

Drywall/plaster, painted.

29.5 Doors

Serviceable.

29.6 Electrical

There is a GFI outlet present but when we tested it, it did not shut off properly. This could be because it is an ungrounded outlet, it could be the device is not properly wired or that the device is defective. We suggest further review and repairs or replacement as may be required by a qualified electrician for safety.

Windows/Screens

None.

1.1 Exhaust Fan

Serviceable.

1.2 Tub/Surround

Serviceable.

1.3 Tub Faucet

Serviceable.

1.4 Sink

Serviceable.

1.5 Sink Faucet

Serviceable.

1.6 Traps/Drains Supply

Serviceable.

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1.7 Toilet

Serviceable.

1.8 Counter/Cabinets

Serviceable.

1.9 Spa/Tub

Whirlpool tub noted. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber.

It appears the whirlpool tub is not properly GFI protected. We suggest further review and repairs as required by a qualified electrician.

2 BEDROOM

2.1 Location

Located at upper level at rear left.

2.2 Floors

Carpet.

2.3 Walls

Drywall/plaster, painted.

2.4 Ceilings

Drywall/plaster, painted. Damage noted.

2.5 Doors

Serviceable.

2.6 Windows/Screens

Slider.

2.7 Electrical

Serviceable.

2.8 Closet/Wardrobe

Serviceable.

2.9 Comments

Forced air register(s) noted.

3 BEDROOM #2

3.1 Location

Located at upper level at front right.

3.2 Floors

Carpet.

3.3 Walls

Drywall/plaster, painted.

3.4 Ceilings

Drywall/plaster, painted.

3.5 Doors

Damaged hardware noted.

3.6 Windows/Screens

Casement.

3.7 Electrical

Serviceable.

3.8 Closet/Wardrobe

Serviceable.

3.9 Comments

Forced air register(s) noted.

4 BEDROOM #3

4.1 Location

Located at upper level at front left.

4.2 Floors

Carpet.

4.3 Walls

Drywall/plaster, painted.

4.4 Ceilings

Drywall/plaster, painted.

4.5 Doors

Serviceable.

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4.6 Windows/Screens

Casement.

4.7 Electrical

Serviceable.

4.8 Closet/Wardrobe

Serviceable.

4.9 Comments

Forced air register(s) noted.

5 BEDROOM #4

5.1 Location

Located at upper level at middle left.

5.2 Floors

Carpet.

5.3 Walls

Drywall/plaster, painted.

5.4 Ceilings

Drywall/plaster, painted.

5.5 Doors

Serviceable.

5.6 Windows/Screens

Slider.

5.7 Electrical

Serviceable.

5.8 Closet/Wardrobe

Doors have been removed. Attic access noted.

5.9 Comments

Forced air register(s) noted.

Maintenance Report

1 EXTERIOR

1.1 Gutter/Downspout Maint.

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See page 36-37 of the Home Repair Handbook and the Seasonal Maintenance Checklist for further information regarding this system.

2 HEATING

2.1 Thermostat

Suggest reprogramming the thermostat to your family's schedule.

2.2 Routine Maintenance

Filter: We recommend cleaning/replacing the furnace filter on a regular basis, (every 6 to 8 weeks during the heating season), to optimize the unit's operating efficiency and life expectancy.

3 AIR CONDITIONING

3.1 Maintenance

Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. If the Client is not knowledgeable with maintenance and cleaning requirements, refer to pages 181 to 183 of the Home Repair Hand Book for additional information or consult with a qualified cooling contractor.

4 BATHROOM MAINTENANCE

4.1 Bathroom Maintenance

The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.