



AmeriSpec Inspection Service of SEBC

230 13th Ave.

V1C 2V8

Ph#: (250) 551-1541 Fax#: (250) 426-3732

Doc #: 3072 Inspector: Sean Swinwood

Date: 3/12/2021

Dwelling Address: Cranbrook, BC

Client Name:

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 items inspected appeared to function normally at 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. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

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. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspector's opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

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. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A 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 building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

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.

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GENERAL CONDITIONS

1001.	Inspector	Sean Swinwood.
1002.	In Attendance	Buyer(s).
1003.	Occupancy	The property is occupied by the owner. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004.	Property Information	This is a single-family home.
1005.	Levels	1 1/2 story structure.
1006.	Estimated Age	This structure is approximately 72 years of age as stated by the BC Assessment.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear and cool with a temperature of 2 degrees Celsius.
1008.	Start Time	12:00 PM.
1009.	Stop Time	2:00 PM.

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. Heaving observed. Suggest sealing any gaps to prevent moisture penetration.

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1103.	Exterior Wall Cladding	Serviceable. Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.
1104.	Trim	Serviceable. Wood and aluminum.
1105.	Window & Frames	Serviceable. 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. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
1106.	Exterior Door(s)	Serviceable. Metal clad.
1107.	Gutters / Downspouts	Serviceable. Aluminum.
1108.	Fences / Gates	Serviceable. Wood. Wood to soil contact observed. This will rot the wood over time.
1109.	Electrical	Serviceable. Ground fault interrupter provided for safety.
1110.	Electric Meter(s)	Serviceable. The electric meter is located at the front.
1111.	Gas Meter(s)	Serviceable. The gas meter is located at rear. The main gas shut off valve is located at the meter.
1112.	Exterior Faucets	Serviceable.
1114.	Bell / Chime	Not Present.
1115.	Lot / Grade Drainage	Serviceable. Minor slope.

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1116. Foundation / Structure Type Serviceable. Basement.

1121. Porch **Review. Concrete. Stairs are cracked and damaged. Corrections are needed to ensure longevity.**



1122. Stairs / Steps Serviceable. Concrete.

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 the eaves.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Exposed Flashings	Serviceable. Metal; Rubber.
1204.	Skylights	Not Present.

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1205. Conditions

Review. Scorched and discoloured shingles observed. Recommend review by a licensed roofer for repair or replacement as necessary.



Curling shingles observed. Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.



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.

Step #	Component	Comment
1401.	Chimney Type	Metal chimney.

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1402.	Visible Condition	Serviceable. Chimney crown is intact and appears to be in serviceable condition.
1403.	Chimney Flue	Metal. Flue, crown, and flashing not inspected due to roof not being mounted. Client is advised to review seller's disclosure statement prior to close.
1404.	Flashings	Serviceable. Flashing intact where visible.
1405.	Spark Arrestor / Rain Cap	Serviceable. Rain cap installed.
1406.	Saddle/Cricket	Serviceable.

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. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Step #	Component	Comment
1601.	Access	The basement/crawlspace was accessed from the stairs.
1602.	Stairs	Serviceable. Wood; Concrete.
1603.	Floor	Serviceable. Concrete.
1604.	Walls	Serviceable. Poured concrete; Unfinished.
1605.	Ceiling	Serviceable. Unfinished; Wood.

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1606.	Exterior Door(s)	Serviceable. Metal clad.
1607.	Closet / Wardrobe	Not Present.
1608.	Joists	Serviceable. Conventional 2 X 8 framing.
1609.	Sub Floor	Serviceable. Woodplank.
1610.	Support Posts / Columns	Serviceable. Wood.
1611.	Beams	Serviceable. Wood.
1612.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
1613.	Heat / Cooling Source	Not Present. Central heating.
1614.	Electrical	Serviceable.
1615.	Ventilation	Serviceable. Windows.
1616.	Insulation	Serviceable. No insulation was visible; suggest adding insulation as a cost management issue.
1617.	Laundry Tub / Sink	Not Present.
1618.	Faucets	Not Present.
1619.	Toilet	Not Present.
1620.	Visible Plumbing	Serviceable. ABS; pex.
1621.	Sump Pit	Not Present.
1622.	Sump Plumbing	Not Present.
1623.	Ejector Pump	Not Present.

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1624. Distribution / Serviceable. Ducts/Registers.
Ducting

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. 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. Pex.
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.

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1707.	Water Supply System	Serviceable. Water supply system appears to be public, verified by sellers.
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Electrical

Our electrical inspection meets the CanNACHI 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; Grounding present. The main service entrance is too close to the roof at front. We recommend that a licensed electrician make any repairs necessary to assure safety and serviceability.
1802.	Equipment Grounding Present	Yes.

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1803.	Main Electrical Panel & Location	<p>Review. Service entrance cables are aluminum; Branch circuit wiring is copper; Futures provided for possible expansion. Overload protection is provided by breakers.</p> <p>The main electrical panel is located in/at the basement.</p> <p>Double tapping observed in main electrical panel. Double tapping (i.e., 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. We recommend review by a qualified professional electrician for repair or replacement as necessary.</p> <p>The breaker for the stove uses aluminum wiring this should be replaced with copper. We recommend review by a qualified professional electrician for repair or replacement as necessary.</p>
1804.	Wiring Method	Serviceable. Romex.
1805.	Sub-Panel Comments & Location	Not Present.
1806.	Smoke Detectors	Serviceable.
1807.	Service Amperage and Voltage	Serviceable. Service panel rating is approximately 100 amps and 120/240 volts.

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. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any

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time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

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.
1903.	Energy Source	Serviceable. Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable. Unable to inspect heat exchanger due to closed system.
1905.	General Conditions	Serviceable. The gas forced air 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. Metal.
1907.	Thermostat	Serviceable. The thermostat is located at/in the hallway.
1908.	Air Filters	Serviceable. 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.

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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	Not Present.

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the basement.
2102.	Water Heater Design Type	Natural gas.
2103.	Brand / Capacity	40 gallon.
2104.	Supply Lines	Serviceable. pex.
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.

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2108.	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109.	Flue Venting	Serviceable. Metal.
2110.	Overflow Pan / Drain Line	Serviceable.
2112.	Water Heater Comments	The water temperature at time of inspection was 122 degrees, which is in the normal operating range of 120 to 130 degrees.

Kitchen

Appliance inspection is beyond the scope of the CanNACHI Home Inspectors 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. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Serviceable. Wood.
2202.	Walls	Serviceable. Drywall.
2203.	Ceiling	Serviceable. Drywall.
2204.	Doors	Not Present.
2205.	Closet / Wardrobe	Not Present.
2206.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.

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2207.	Heat / Cooling Source	Serviceable. Central heating.
2208.	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable. Solid surface.
2211.	Sinks	Serviceable. Stainless steel.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Not Present.
2215.	Dishwasher(s)	Not Present.
2216.	Trash Compactor	Not Present.
2217.	Stove / Cook Top	Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
2218.	Ovens	Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.
2219.	Hood / Fan / Light	Serviceable. Recirculating.
2220.	Microwave	Serviceable.

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Master 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. Wood.
2302.	Walls	Serviceable. Drywall.
2303.	Ceiling	Serviceable. Drywall.
2304.	Doors	Serviceable. Wood.
2305.	Closet / Wardrobe	Not Present.
2306.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.	Heat / Cooling Source	Serviceable. Central heating.
2308.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Serviceable.
2310.	Tub/Whirlpool	Serviceable. Tub.
2311.	Tub Surround	Serviceable. Ceramic tile.
2312.	Tub Enclosure	Serviceable. open.

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2313.	Tub Faucet	Serviceable.
2314.	Shower Base	Serviceable. Fiberglass.
2315.	Shower Surround	Serviceable. Fiberglass.
2316.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.	Shower Faucet	Review. Shower head leaks. Corrections are needed to prevent further damage.
2318.	Sinks	Serviceable. Fiberglass.
2319.	Sink Faucets	Serviceable.
2320.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2321.	Toilet	Serviceable.
2322.	Bidet	Not Present.
2323.	Counter / Cabinets	Serviceable. Solid surface.
2324.	Steamer	Not Present.

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. Concrete; Unfinished.

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2502.	Walls	Serviceable. Concrete; Unfinished.
2503.	Ceiling	Serviceable. Unfinished; Wood.
2504.	Doors	Not Present.
2505.	Closet / Wardrobe	Not Present.
2506.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2507.	Cabinets	Serviceable. Freestanding.
2508.	Laundry Tub / Sink	Not Present.
2509.	Faucets	Not Present.
2510.	Heat / Cooling Source	Serviceable. Central heating.
2511.	Electrical	Serviceable.
2512.	Washer Hookups	<p>Review. Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.</p> <p>Suggest replacing rubber hose with steel braided hose to prevent possible future water leakage.</p>
2513.	Dryer Hookups	Serviceable. Electric.
2514.	Exhaust Fan	Serviceable.

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,

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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. Wood.
2602.	Walls	Serviceable. Drywall.
2603.	Ceilings	Serviceable. Drywall.
2604.	Doors	Serviceable. Wood.
2605.	Closet / Wardrobe	Serviceable. Wood.
2606.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2607.	Heat / Cooling Source	Serviceable. Central heating.
2608.	Electrical	Serviceable.
2609.	Stairs	Serviceable.

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. Wood.
2622.	Walls	Serviceable. Drywall.
2623.	Ceilings	Serviceable. Drywall.

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2624.	Doors	Serviceable. Wood.
2625.	Closet / Wardrobe	Serviceable. Wood.
2626.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2627.	Heat / Cooling Source	Serviceable. Central heating.
2628.	Electrical	Serviceable.
2629.	Wet Bar	Not Present.

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. Wood.
2642.	Walls	Serviceable. Drywall.
2643.	Ceilings	Serviceable. Drywall.
2644.	Doors	Serviceable. Wood.
2645.	Closet / Wardrobe	Serviceable. Wood.
2646.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2647.	Heat / Cooling Source	Serviceable. Central heating.
2648.	Electrical	Serviceable.
2649.	Wet Bar	Not Present.

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2650. Fireplace Not Present.

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. Wood.
2662.	Walls	Serviceable. Drywall.
2663.	Ceilings	Serviceable. Drywall.
2664.	Doors	Serviceable. Wood.
2665.	Closet / Wardrobe	Not Present. Wood.
2666.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2667.	Heat / Cooling Source	Serviceable. Central heating.
2668.	Electrical	Serviceable.
2669.	Wet Bar	Not Present.
2670.	Fireplace	Not Present.

Master Bedroom

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

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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. Wood.
2682.	Walls	Serviceable. Wood.
2683.	Ceilings	Serviceable. Drywall.
2684.	Doors	Serviceable. Wood.
2685.	Closet / Wardrobe	Serviceable. Wood.
2686.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.	Heat / Cooling Source	Serviceable. Central heating.
2688.	Electrical	Serviceable. Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.
2689.	Fireplace	Not Present.

Bedroom #2

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

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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
2681.2.	Floors	Serviceable. Wood.
2682.2.	Walls	Serviceable. Wood.
2683.2.	Ceilings	Serviceable. Drywall.
2684.2.	Doors	Serviceable. Wood.
2685.2.	Closet / Wardrobe	Serviceable. Wood.
2686.2.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.2.	Heat / Cooling Source	Serviceable. Central heating.
2688.2.	Electrical	Serviceable. Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.
2689.2.	Fireplace	Not Present.