

SUMMARY REPORT

AmeriSpec Inspection Services of Hamilton, Brantford and Stratford
32 Livingstone Cres
Cambridge ON N3H 5S7
226-341-9569

URGENT REVIEW SUMMARY

Doc #: 071721SH8

Client Name:

Dwelling Address:

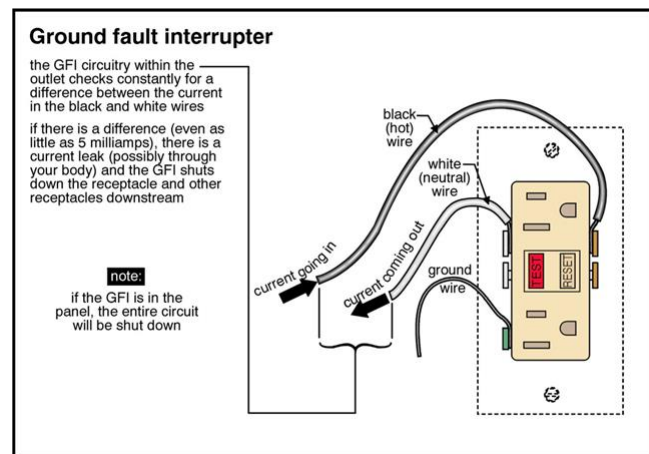
Inspector: Stephen Huddle

1. Exterior

1.8 Electrical

Review

A Ground Fault Circuit Interrupter (GFCI) is not present at exterior, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



1.8 Item 1(Picture)

2. Roof

2.0 Roof Membrane

Review

Damaged shingles observed at several locations. We recommend review by a licensed roofer for repair or replacement, as necessary.

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2.0 Item 1(Picture) Front right



2.0 Item 2(Picture) Rear



2.0 Item 3(Picture) Left side



2.0 Item 4(Picture) Left side

3. Chimney

3.0 Visible Condition

Review

(1) Evidence of repairs observed at masonry chimney. We are unable to determine the effectiveness of these repairs and suggest the client consult with sellers for additional information.



3.0 Item 1(Picture)

3.1 Chimney Flue

Review

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

3.5 Other:

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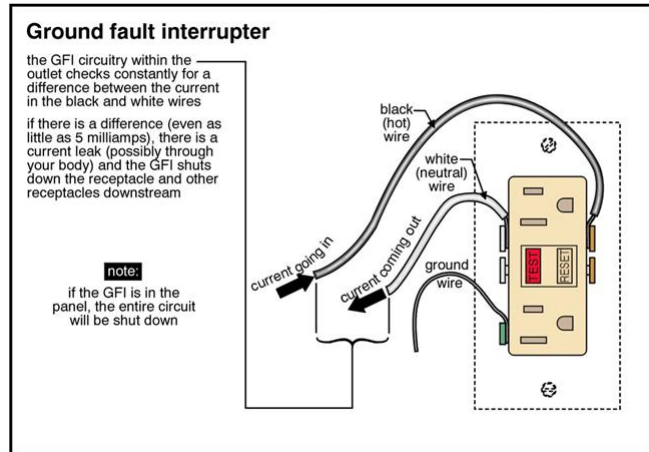
Review

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.

6. Kitchen

6.7 Electrical**Review**

(1) A Ground Fault Circuit Interrupter (GFCI) is not present at kitchen, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



6.7 Item 1(Picture)

(2) Reversed polarity wiring conditions were observed. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s)



6.7 Item 2(Picture)

7. Bathrooms

7.16 Traps / Drains / Supply**Review**

(2) Tape observed wrapped around the drain assembly. The purpose of the tape is unknown and non-standard. We recommend confirming the purpose with the seller or review by a qualified plumber prior to closing.



7.16 Item 3(Picture)

10. Finished Interior Rooms

10.4 Windows

Review

Sealed-up window observed in the bathroom. We recommend consulting sellers for additional information regarding condition and operation.



10.4 Item 1(Picture)

10.7 Fireplace

Review

(1) A wood burning appliance is noted. A detailed assessment of the adequacy of the installation, clearances to combustible materials and shielding was not completed as part of the home inspection. We recommend consulting with a Wood Energy Transfer Technology (WETT) certified inspector or contractor for further assessment to ensure safe and proper installation prior to use. Given that more recently home insurance companies have very restrictive policies regarding the presence of wood stoves in homes, we recommend consulting with your insurance company to obtain policy information regarding wood burning appliances and verify proper installation in accordance with their requirements.



10.7 Item 1(Picture)

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10.8 Electrical**Review**

Reversed polarity detected at numerous outlets on the first and second floor. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



10.8 Item 1(Picture)

12. Basement / Crawlspace

12.6 Joists**Review**

(1) Evidence of prior wood destroying insects observed at basement and crawlspace. We recommend review by a qualified exterminator for evaluation and further treatment, as necessary.



12.6 Item 1(Picture)



12.6 Item 2(Picture)

(2) Wood deterioration observed to floor framing members at several locations in the basement. Review is needed by a licensed contractor for repairs as needed.



12.6 Item 3(Picture)



12.6 Item 4(Picture)

12.13 Electrical

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Review

Reversed polarity detected at basement. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



12.13 Item 1(Picture)

13. Plumbing

13.5 Waste Disposal System

Review

(1) Waste disposal system appears to be private on-site waste treatment system. Due to the inaccessibility of the septic tank, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. Septic systems should be inspected annually and the tank should be pumped every 2 to 4 years, depending on the usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the vendor in order to obtain prior pumping and servicing records.

14. Electrical

14.3 Grounding

Review

At the time of inspection, we were unable to verify the proper grounding of the electrical system. There is no evidence of a grounding connection between the main electrical shut off and the water supply line. We recommend review and correction by a qualified electrician to ensure proper grounding of the electrical system.

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SUMMARY REPORT

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32 Livingstone Cres
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226-341-9569

UPGRADE SUMMARY

Doc #: 071721SH8

Client Name:

Dwelling Address:

Inspector: Stephen Huddle

1. Exterior

1.4 Window & Frames

Review

(1) As a result of grading, position of the window or other reasons, the basement window at the right side may be prone to water entry. We recommend that window wells be added at to minimize the potential for water infiltration around the basement windows.



1.4 Item 1(Picture)

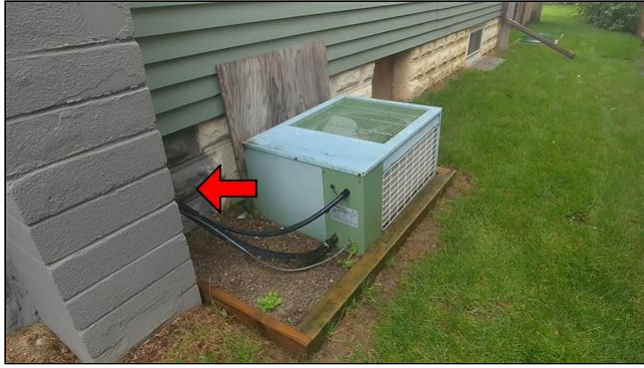
4. Air Conditioning

4.1 Electrical

Review

No electric disconnect noted, an electric disconnect is usually located within site of exterior condenser unit, this may not have been required when home was built, client may wish to install electric disconnect to enhance safety.

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4.1 Item 1(Picture)

4.2 General Conditions**Review**

(1) Based on the estimated age of the air conditioner or other conditions (this unit uses an obsolete refrigerant that limits many repair options) noted at the time of the inspection. The unit is at or near the end of its useful life and the client should budget for a replacement.



4.2 Item 1(Picture)

5. Attic**5.0 Attic Access****Review**

No framed in hatch access observed. We recommend installing an access when completing the renovation.

5.2 Insulation**Review**

Incomplete installation observed. We recommend completing the installation to provide a properly insulated 2nd floor room.

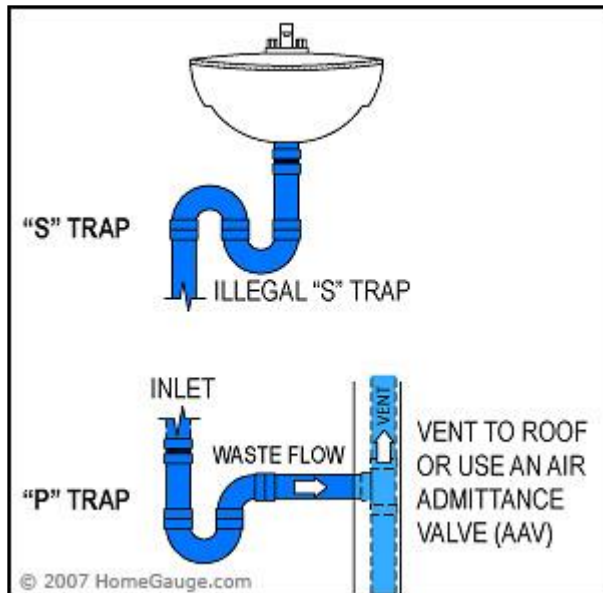
5.7 Electrical**Review**

Limited review due to access limitation. We recommend further review by a qualified electrician when completing the renovation.

6. Kitchen**6.12 Traps / Drains / Supply****Review**

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An S trap was noted at kitchen sink drain assembly. We recommend replacing with a P-trap to help prevent the venting of sewer gases inside the structure.



6.12 Item 1(Picture)



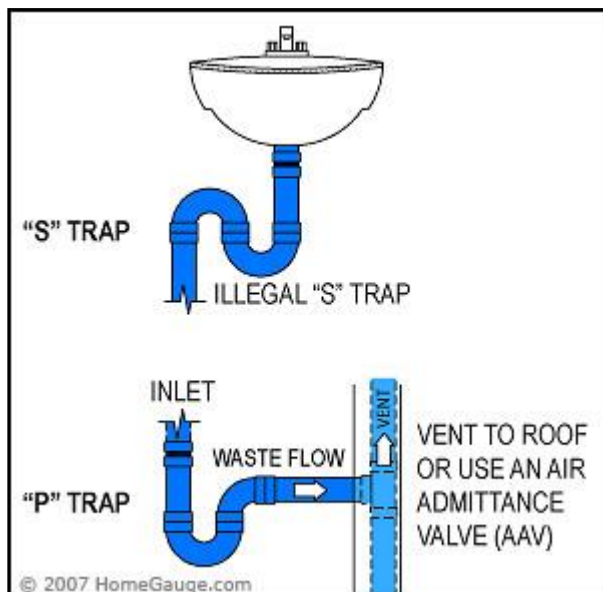
6.12 Item 2(Picture)

7. Bathrooms

7.16 Traps / Drains / Supply

Review

(1) An S trap was noted at main floor bathroom (with the laundry). We recommend replacing with a P-trap to help prevent the venting of sewer gases inside the structure.



7.16 Item 1(Picture)



7.16 Item 2(Picture)

8. Laundry Area

8.12 Dryer Hookups

Review

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(2) Flexible tape used on the dryer discharge pipe. Flexible tape (duct tape) is not designed for high temperature applications and becomes brittle quickly. We recommend removal of the tape and replacement with an appropriate vent pipe sealant or tape.



8.12 Item 1(Picture)

9. Entry / Halls / Stairs

9.0 Floors

Review

Missing transition observed at the head of the basement stairs. This arrangement presents a fall/trip hazard and is subject to physical damage. We recommend installing a proper transition to protect the flooring and improve safety.



9.0 Item 1(Picture)

9.8 Stairs

Review

(1) No handrailings or guardrails noted at the basement stairs. We recommend installing handrails and guardrails for safety.



9.8 Item 1(Picture)

(2) No handrailings or guardrails noted at the stairs to upper level. We recommend installing handrails and guardrails for safety.



9.8 Item 2(Picture)



9.8 Item 3(Picture)

10. Finished Interior Rooms

10.6 Heat / Cooling Source

Review

(2) No heating/cooling registers observed in the upper level room. The arrangement may limit the effective control of the temperature in the room. Should this be the case, we recommend consulting with a qualified heating/cooling technician for upgrade options.

12. Basement / Crawlspace

12.10 Support Posts / Columns

Review

Temporary block/brick columns observed supporting the beam in the crawlspace. We recommend review by a qualified contractor and the installation of properly supported permanent column(s).



12.10 Item 1(Picture)

12.12 Heat / Cooling Source

Review

(1) Air register missing at the basement. Replacement is recommended.

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12.12 Item 1(Picture)

(2) No heating/cooling source observed in the crawlspace. We recommend integration the crawlspace into the house's air circulation to better manage the temperature and moisture levels in the crawlspace.

12.15 Insulation**Review**

Exposed spray foam insulation noted. This type of insulation may be a fire hazard and should be covered with a fire resistant barrier for safety.



12.15 Item 1(Picture)



12.15 Item 2(Picture)

12.16 Moisture Barrier**Review**

No moisture barrier observed on crawlspace earth floor. Moisture barriers may not have been required at the time the home was built. We recommend a complete review of the crawlspace by a qualified contractor for possible installation of a moisture barrier to prevent any future/further damage/deterioration to the structure and to ensure a dry clean crawlspace.



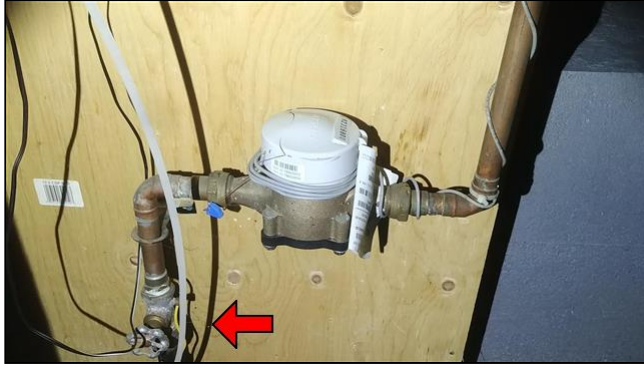
12.16 Item 1(Picture)

13. Plumbing

13.0 Main Service Line

Review

Gate-type valve observed. 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. We recommend that the client consider upgrading the shut-off valve to a high quality ball-type valve which tend to be more reliable than gate valves.



13.0 Item 1(Picture)

13.4 Sump Pump(s)

Review

Flexible hosing and no backflow valve observed at the sump pump discharge. Also, the sump pump turns on at a relatively high water level. We recommend review by a licensed plumber to ensure proper installation and operation, as necessary.



13.4 Item 1(Picture)

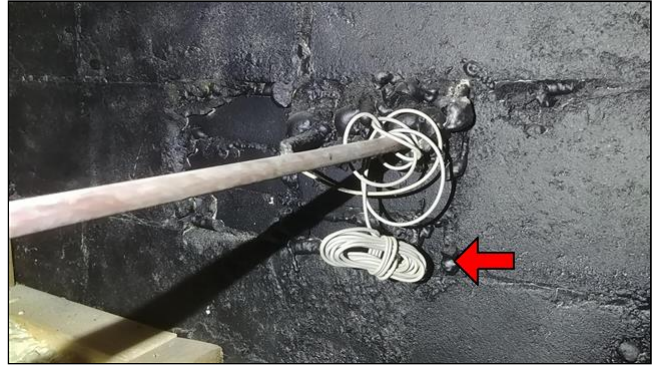
13.7 Other:

Review

(1) Water meter reader installation is incomplete. Recommend follow-up with the township to complete the installation.



13.7 Item 1(Picture)



13.7 Item 2(Picture)

14. Electrical

14.7 Other:

Review

(1) Arc-fault interrupters are not present. 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.

15. Water Heater

15.4 Thermostatic mixing valve

Review

Thermostatic Mixing Valves are provided in newer homes and was not likely required at the time of construction or installation of the water heater.

These valves are located at the top of the water heater and limit mixed hot water to a desired, selectable temperature, helping to minimize thermal shock, while at the same time maintain a sufficiently high temperature in the water tank to prevent the growth of harmful bacterial.

The client may wish to have a mixing valve installed by a licenced plumber for safety.

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SUMMARY REPORT

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MAINTENANCE SUMMARY

Doc #: 071721SH8

Client Name:

Dwelling Address:

Inspector: Stephen Huddle

1. Exterior

1.5 Exterior Door(s)

Review

There is no clearance between the rear entry door and the deck. This arrangement may be susceptible to water entry. We recommend monitoring for snow and ice accumulation that may result in water intrusion and correct as required.



1.5 Item 1(Picture)

3. Chimney

3.0 Visible Condition

Review

(2) Evidence of prior flaking and spalling brick observed. The damage was possibly due to moisture/condensation in the flue. We recommend monitoring this area regularly or have reviewed by a licensed chimney specialist, for repairs/corrections as needed.

4. Air Conditioning

4.2 General Conditions

Review

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(2) The condenser fins at the outside compressor at bent, damaged and dirty. We recommend straightening and cleaning the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation.



4.2 Item 2(Picture)

5. Attic

5.6 Ventilation

Review

Turbine vent(s) noted. These types of vents can oftentimes be problematic: the bearings may wear out and the device can become noisy or stop working; and they can draw excessive air out of the attic space creating negative pressure thereby drawing conditioned air from the living space into the attic. This can cause warm, moist air to condense on the roof sheathing promoting the growth of mold. We recommend monitoring for future issues.



5.6 Item 1(Picture)

8. Laundry Area

8.12 Dryer Hookups

Review

(1) We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

10. Finished Interior Rooms

10.7 Fireplace

Review

(2) The wood stove door gasket is damaged. We recommend review and repair by a qualified technician prior to use.



10.7 Item 2(Picture)

11. Heating

11.1 General Conditions

Review

(1) High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.



11.1 Item 1(Picture)

11.7 Humidifier

Review

A humidifier is connected to the homes air handling system. In accordance with the CAHPI Standards of Practice, inspection of humidifier systems is not within the scope of a home inspection. We recommend consulting with the current owner or a qualified contractor to determine/obtain operations and maintenance information associated with the humidifier.

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11.7 Item 1(Picture)



11.7 Item 2(Picture) Corrosion associated with leak from humidifier



11.7 Item 3(Picture) Controller

11.8 Maintenance

Review

We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy.

We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with a qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

15. Water Heater

15.5 Other:

Review

We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit.

Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, the TPR value valve is not tested during a home inspection. We suggest caution when operating TPR values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency. The client should consult with a licenced plumber for testing and operation of the TPR valve on older water heaters.

AmeriSpec Inspection Services

**AmeriSpec Inspection Services of Hamilton, Brantford and Stratford**

**32 Livingstone Cres
Cambridge ON N3H 5S7
226-341-9569**

Doc #:	071721SH8	Inspector:	Stephen Huddle
Date:	2021-07-17		
Dwelling Address:			
Client Name:			
Client's Agent:		Real Estate Company:	



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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AmeriSpec Inspection Services

Your Report:

The attached report provides you with information about the overall condition of the home based on a visual, non-intrusive review of the accessible areas as outlined in the Inspection Agreement between AmeriSpec and you. Our home inspections are completed in accordance with the provisions and limitations of the [Canadian Association of Home and Property Inspectors' Standards of Practice and Code of Ethics](#) found [here](#) and as an attachment to this report. You should carefully review these documents since they set out the scope and limitations of a home inspection. As you read this report you may be concerned about some of the exclusions or disclaimers.

Limitations of the Home Inspection:

It should be noted that the inspection report does not provide a comprehensive listing of repairs to be completed at the home and is not intended to be used as a means to renegotiate the sales price of the property. In addition, the contents of the report should not be interpreted as an opinion of the value of the property. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. In accordance with the above-noted Standards, we do not complete repairs or recommend specific contractors to complete repairs. Should you desire cost estimates for repairs of the home, we suggest that you contact a licenced contractor, prior to close, or refer to our [Repair Cost Guide](#) for a general overview of costs across Canada. Should we be requested to provide our view on repair costs, we may do so for convenience only, but those estimates should not be relied upon.

As a homeowner, you should make yourself aware of common hazards and risks associated ownership; such risks may vary depending on the age and type of property. It is recommended that, as a rule of thumb, homeowners budget approximately 3 to 5 per cent of the value of the home for annual repairs and maintenance.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs.

Future Failure:

Items in a 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.

Definition of Terms:

S (Serviceable):

The items inspected appeared to function with its intended purpose at time of inspection.

R (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 section.

C (Comment):

The items inspected do not necessarily require review, but a comment is made to assist in maintenance or the home's durability.

NP (Not Present):

The item was not present at the time of inspection.

NI (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. If we were unable to inspect a component of the home due to personal storage, we can return prior to closing to re-inspect the area for a nominal fee.

NO (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.

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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.

Property appears to have had renovations/additions made throughout the house. We are unable to determine if improvements were performed with permits and were in compliance with local requirements at the time of construction. We do not investigate nor give any opinion concerning the compliance of the property's improvements with regard to any governmental building code requirements or permits. If you desire such information, we recommend consulting with your lawyer or contacting the local building and zoning department. Alternatively, it would be prudent to request the current homeowner to provide you with copies of building and electrical permits, as applicable, for any renovations completed to the home. Absence of such permits could be a red-flag to potential issues hidden from your inspector.

In accordance with our inspection agreement, outbuildings or other structures are not inspected as part of our service.

Under our Standards of Practice, home security systems are not tested or operated by the inspector. We recommend that you confirm if the hardware is part of the real estate transaction and if so, that the client receives information on the monitoring company and instructions on use.

GENERAL CONDITIONS

The client is a:

Buyer

In Attendance:

Buyer(s), Buyers Agent, Relatives

Occupancy:

The property is occupied

Property Information:

Single family dwelling, Additions/
Renovations, Outbuilding not inspected,
Home security system observed

Levels:

1 1/2 storey structure

Estimated Age:

111 years old

Weather Conditions:

Warm, Cloudy, Rain

AmeriSpec Inspection Services

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Any openings or protrusions in the exterior walls or cladding (with the exception of weep holes in the bottom course of bricks) should be caulked or sealed to limit pest and water infiltration.

Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Any low areas next to the foundation should have fill added while, at the same time, maintaining at least 5 inches from the final grade to the bottom of the siding. All homes should have properly sized and visible house numbers to ensure that the home may be identified by emergency responders.

Styles & Materials

Driveway:	Walkways:	Exterior Walls/Siding:
Trim:	Window & Frames:	Exterior Door(s):
Gutters / Downspouts:	Fences / Gates:	Electrical:
		None noted
Electric Meter(s):	Gas Meter(s):	Exterior Faucets:
Left	Right	
Bell / Chime:	Lot / Grade Drainage:	Irrigation System:
Foundation / Structure Type:	Retaining Wall(s):	Patio:
Poured Concrete		
Concrete Block		
Deck:	Balcony:	Porch:
Stairs / Steps:	Other:	

Items

1.0 Driveway

1.1 Walkways

1.2 Exterior Walls/Siding

1.3 Trim

1.4 Window & Frames

Comments: Review

(1) As a result of grading, position of the window or other reasons, the basement window at the right side may be prone to water entry. We recommend that window wells be added at to minimize the potential for water infiltration around the basement windows.



1.4 Item 1(Picture)

1.5 Exterior Door(s)

Comments: Review

AmeriSpec Inspection Services

There is no clearance between the rear entry door and the deck. This arrangement may be susceptible to water entry. We recommend monitoring for snow and ice accumulation that may result in water intrusion and correct as required.

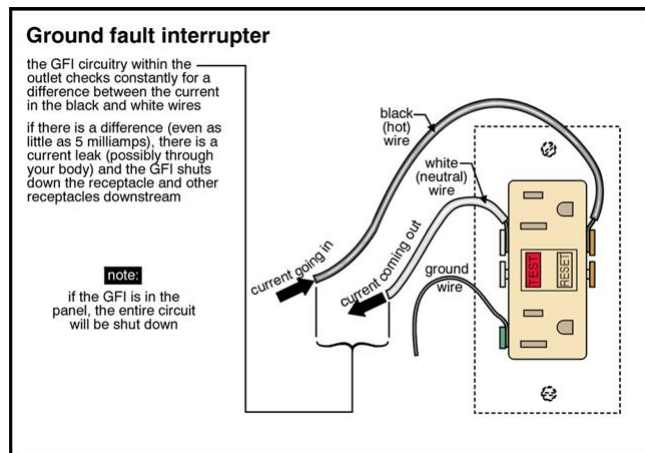


1.5 Item 1(Picture)

1.6 Gutters / Downspouts**1.7 Fences / Gates****1.8 Electrical**

Comments: Review

A Ground Fault Circuit Interrupter (GFCI) is not present at exterior, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



1.8 Item 1(Picture)

1.9 Electric Meter(s)**1.10 Gas Meter(s)****1.11 Exterior Faucets****1.12 Irrigation System****1.13 Bell / Chime****1.14 Lot / Grade Drainage****1.15 Foundation**

Comments: Comment

AmeriSpec Inspection Services

(1) By virtue of the nature of concrete block foundations, they tend to leak at the mortar joints over time. As a result, it is particularly important to address any issues with grading and surface water management around the home as soon as practical. Should moisture enter the home, we recommend consulting with a basement waterproofing contractor to conduct professional repairs as soon as practical to reduce the potential for damage to the interior and mold growth.

(2) Bench foundation observed where the basement floor has been lowered.



1.15 Item 1(Picture)



1.15 Item 2(Picture)

1.16 Retaining Wall(s)

1.17 Patio

1.18 Deck

1.19 Balcony

1.20 Porch

1.21 Stairs / Steps

1.22 Other

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2. 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, or other reasons of safety, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof penetrations (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 obtaining qualified contractor estimates and review of the full roof system, prior to close, 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.

Styles & Materials

Methods Used To Inspect:

Material/Type:

Exposed Flashings:

Skylights:

Items

2.0 Roof Membrane

Comments: Review

Damaged shingles observed at several locations. We recommend review by a licensed roofer for repair or replacement, as necessary.



2.0 Item 1(Picture) Front right



2.0 Item 2(Picture) Rear



2.0 Item 3(Picture) Left side



2.0 Item 4(Picture) Left side

2.1 Exposed Flashings

2.2 Skylights

2.3 General

AmeriSpec Inspection Services

3. 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 fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants.

It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. A video scan, conducted by a qualified chimney specialist as part of the home buying process is a wise investment. Such an inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

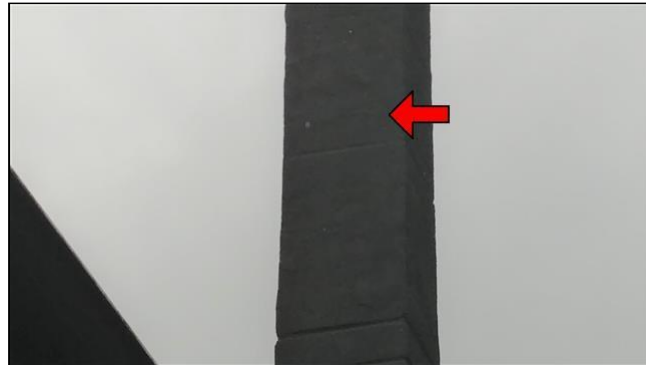
Chimney Type:	Chimney Flue:	Spark Arrestor / Rain Cap:
Masonry chimney	Metal	Rain cap present
B-Vent		
Saddle/Cricket:	Chimney used to vent:	Chimney Comments:
N/A	Water Heater	Limited review
	Wood burning appliance	

Items

3.0 Visible Condition

Comments: Review

(1) Evidence of repairs observed at masonry chimney. We are unable to determine the effectiveness of these repairs and suggest the client consult with sellers for additional information.



3.0 Item 1(Picture)

(2) Evidence of prior flaking and spalling brick observed. The damage was possibly due to moisture/condensation in the flue. We recommend monitoring this area regularly or have reviewed by a licensed chimney specialist, for repairs/corrections as needed.

3.1 Chimney Flue

Comments: Review

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

3.2 Flashings

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3.3 Spark Arrestor / Rain Cap**3.4 Saddle/Cricket**

Comments: Not Present

3.5 Other:

Comments: Review

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.

4. Air Conditioning

Our evaluation of air conditioning systems is both visual and functional provided power is supplied to the unit. We are not permitted to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license.

This type of visual inspection does not determine the capacity of the 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 (efficiency) 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. Some air conditioners can be damaged if operated in temperatures below 15 degrees C 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 level, clean and free of debris.

Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and may be expensive to repair or replace.

We suggest obtaining the maintenance records for the 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 also obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

Styles & Materials

Location of unit:	Air Conditioner Type:	Energy Source:
Right	Split system - central distribution	Electric (no exterior disconnect provided)
	Brand : KeepRite	
Distribution / Ducting:	Age:	Brand:
Ducts/Registers	Over 15 years old and, as such, is	KEEPRITE
	nearing the end of its typical lifespan	
	Extra Info : Manufacture date: Nov 1990	

Items

4.0 Distribution / Ducting

Comments: Comment

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.

4.1 Electrical

Comments: Review

No electric disconnect noted, an electric disconnect is usually located within site of exterior condenser unit, this may not have been required when home was built, client may wish to install electric disconnect to enhance safety.



4.1 Item 1(Picture)

4.2 General Conditions

Comments: Review

(1) Based on the estimated age of the air conditioner or other conditions (this unit uses an obsolete refrigerant that limits many repair options) noted at the time of the inspection. The unit is at or near the end of its useful life and the client should budget for a replacement.



4.2 Item 1(Picture)

(2) The condenser fins at the outside compressor at bent, damaged and dirty. We recommend straightening and cleaning the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation.



4.2 Item 2(Picture)

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5. Attic

Our evaluation of the attic can be limited by 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. Therefore, 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 heavy rainfall. Increasing insulation in the attic and on the hatch 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.

Styles & Materials

Access location / Inspection method:

Access at hallway

Access Location : Unfinished areas of the upper level

Sheathing:

Plywood

Solid wood plank

Insulation:

Rolled/batt insulation

Distribution / Ducting:

N/A

Framing:

Joist

Rafters

Ventilation:

Standard roof vents

Turbine vents

Chimneys:

Not present

Items

5.0 Attic Access

Comments: Review

No framed in hatch access observed. We recommend installing an access when completing the renovation.

5.1 Sheathing

Comments: Serviceable

5.2 Insulation

Comments: Review

Incomplete installation observed. We recommend completing the installation to provide a properly insulated 2nd floor room.

5.3 Distribution / Ducting

Comments: Not Present

5.4 Framing

Comments: Serviceable

5.5 Evidence of Leaking

Comments: Serviceable

5.6 Ventilation

Comments: Review

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Turbine vent(s) noted. These types of vents can oftentimes be problematic: the bearings may wear out and the device can become noisy or stop working; and they can draw excessive air out of the attic space creating negative pressure thereby drawing conditioned air from the living space into the attic. This can cause warm, moist air to condense on the roof sheathing promoting the growth of mold. We recommend monitoring for future issues.



5.6 Item 1(Picture)

5.7 Electrical**Comments:** Review

Limited review due to access limitation. We recommend further review by a qualified electrician when completing the renovation.

5.8 Chimneys**Comments:** Not Present**5.9 Pests****Comments:** Serviceable

AmeriSpec Inspection Services

6. Kitchen

Appliance inspection is beyond the scope of the CAHPI Standards of Practice but, as a courtesy to our clients, we may check them for proper operation, 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 may be run through a rinse cycle to determine if the system is free of leaks, noises 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. 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. We recommend that all kitchens have a properly sized and quiet range hood, discharged to the exterior.

Styles & Materials

Floor:	Walls:	Ceiling:
Doors:	Closet / Wardrobe:	Windows:
Heat / Cooling Source:	Counter Tops:	Sinks:
Range/Cooktop:	Range or Oven Brand:	Dishwasher Brand:
Refrigerator Brand:	Ovens:	Microwave:
Traps / Drains / Supply:	Hood / Fan / Light:	

Items

6.0 Floor

6.1 Walls

6.2 Ceiling

6.3 Doors

6.4 Closet / Wardrobe

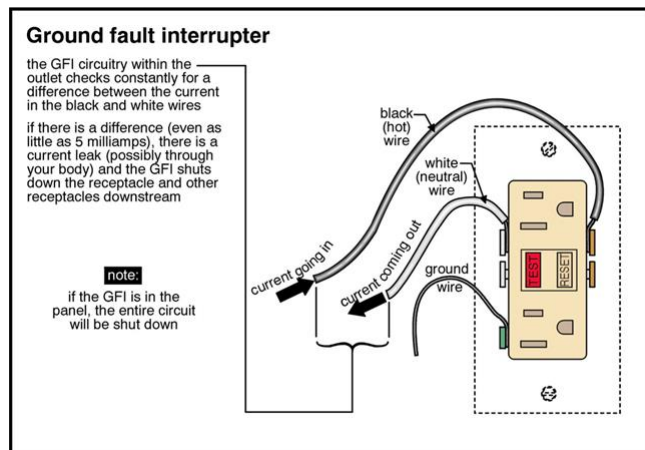
6.5 Windows

6.6 Heat / Cooling Source

6.7 Electrical

Comments: Review

(1) A Ground Fault Circuit Interrupter (GFCI) is not present at kitchen, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections



6.7 Item 1(Picture)

AmeriSpec Inspection Services

(2) Reversed polarity wiring conditions were observed. A reversed polarity condition occurs when the hot and neutral wires are connected to the opposite terminal connections of the outlet (i.e. hot wire connected to neutral terminal and neutral wire connected to hot terminal). This can be a safety hazard. This condition is usually easily corrected by minor wiring adjustments at the specific outlet(s)

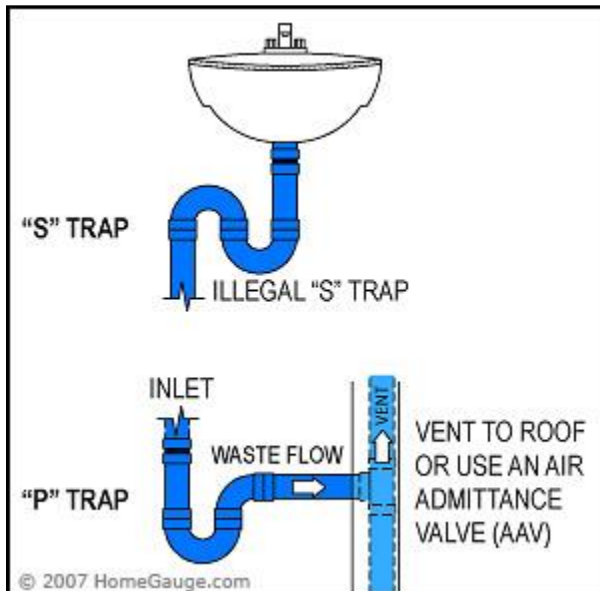


6.7 Item 2(Picture)

6.8 Cabinets**6.9 Counter Tops****6.10 Sinks****6.11 Faucets****6.12 Traps / Drains / Supply**

Comments: Review

An S trap was noted at kitchen sink drain assembly. We recommend replacing with a P-trap to help prevent the venting of sewer gases inside the structure.



6.12 Item 1(Picture)



6.12 Item 2(Picture)

6.13 Disposals

Comments: Not Present

6.14 Dishwasher(s)**6.15 Refrigerator****6.16 Range/Cooktop**

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6.17 Range Hood

6.18 Microwave

6.19 Other:

7. Bathrooms

Our inspection of bathrooms is directed at identifying visible water damage and plumbing issues. We may not always mention common faults such as stuck or missing 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, tub/shower walls, faucets, shower head connections and counter/ wall interfaces 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.

We recommend that all bathrooms have a properly sized and quiet exhaust fan, discharged to the exterior. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close.

Styles & Materials

Location & Number:	Floor:	Walls:
Ceiling:	Doors:	Windows:
Heat / Cooling Source:	Exhaust Fans:	Tub/Whirlpool:
Tub Surround:	Shower Base / Surround:	Shower Door:
Shower Head:	Sinks:	Counter / Cabinets:
Steamer:		

Items

7.0 Floor

7.1 Walls

7.2 Ceiling

7.3 Doors

7.4 Windows

7.5 Heat / Cooling Source

7.6 Electrical

7.7 Exhaust Fans

7.8 Tub/Whirlpool

7.9 Tub Surround

7.10 Tub Faucet

7.11 Shower Base / Surround

7.12 Shower Door

7.13 Shower Head

7.14 Sinks

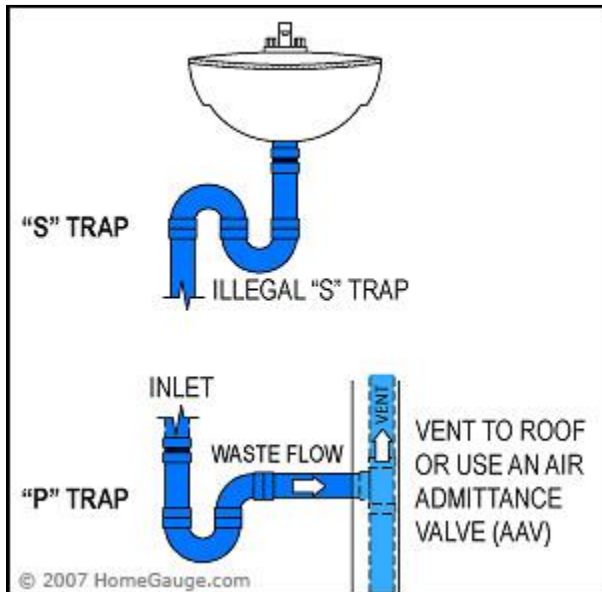
7.15 Sink Faucets

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7.16 Traps / Drains / Supply

Comments: Review

(1) An S trap was noted at main floor bathroom (with the laundry). We recommend replacing with a P-trap to help prevent the venting of sewer gases inside the structure.



7.16 Item 1(Picture)



7.16 Item 2(Picture)

(2) Tape observed wrapped around the drain assembly. The purpose of the tape is unknown and non-standard. We recommend confirming the purpose with the seller or review by a qualified plumber prior to closing.



7.16 Item 3(Picture)

7.17 Toilet**7.18 Bidet****7.19 Counter / Cabinets****7.20 Steamer****7.21 Other:**

8. 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 dryer exhaust pipes upon occupancy and then regularly to enhance safety/performance. A solid metal ducting material should be used for dryer vents.

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.

Styles & Materials

Floor:	Location:	Walls:
Ceiling:	Doors:	Closet / Wardrobe:
Windows:	Laundry Tub / Sink:	Heat / Cooling Source:
Electrical:	Washer Hookups:	Dryer Hookups:
Exhaust Fan:		

Items

8.0 Floor

8.1 Walls

8.2 Ceiling

8.3 Doors

8.4 Closet / Wardrobe

8.5 Windows

8.6 Cabinets

8.7 Laundry Tub / Sink

8.8 Faucets

8.9 Heat / Cooling Source

8.10 Electrical

8.11 Washer Hookups

8.12 Dryer Hookups

Comments: Review

AmeriSpec Inspection Services

(1) We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to reduce the potential for obstruction of the vent, to improve dryer efficiency and for increased fire safety.

(2) Flexible tape used on the dryer discharge pipe. Flexible tape (duct tape) is not designed for high temperature applications and becomes brittle quickly. We recommend removal of the tape and replacement with an appropriate vent pipe sealant or tape.



8.12 Item 1(Picture)

8.13 Exhaust Fan**8.14 Floor Drain****8.15 Other:**

9. Entry / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas.

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.

Styles & Materials

Floors:

Walls:

Ceilings:

Doors:

Closet:

Windows:

Heat / Cooling Source:

Items

9.0 Floors

Comments: Review

Missing transition observed at the head of the basement stairs. This arrangement presents a fall/trip hazard and is subject to physical damage. We recommend installing a proper transition to protect the flooring and improve safety.



9.0 Item 1(Picture)

9.1 Walls

9.2 Ceilings

9.3 Doors

9.4 Closet

9.5 Windows

9.6 Heat / Cooling Source

9.7 Electrical

9.8 Stairs

Comments: Review

AmeriSpec Inspection Services

(1) No handrailings or guardrails noted at the basement stairs. We recommend installing handrails and guardrails for safety.



9.8 Item 1(Picture)

(2) No handrailings or guardrails noted at the stairs to upper level. We recommend installing handrails and guardrails for safety.



9.8 Item 2(Picture)



9.8 Item 3(Picture)

9.9 Other:

10. Finished Interior Rooms

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as floor or wall scratches, torn screens or an occasional cracked window may not be noted in the inspection report. We, therefore, suggest you double check these items, prior to close, and call our office, if concerned.

Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source without intrusive testing. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired or a leaking window replaced), but the resultant interior damage has not. It is therefore, difficult to advise with any certainty if the stain/damage will develop into a more serious issue.

Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. The Client is also advised that moisture persistence over time may lead to mold growth in obvious or concealed areas.

Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mold abatement contractor, prior to close to determine remedial options and associated costs. You should consult with the current owner for further information regarding the cause of the moisture damage noted and remedial efforts taken, if any. We are not permitted to remove floor/wall/ceiling finishes to determine the source of the problem or to determine the extent of any damage.

Carbon monoxide and smoke detectors have been proven to save lives. The Client is advised to install late model carbon monoxide and smoke detectors, if not already present in home. We suggest consulting with your local municipality or fire department and manufacturer's specifications as to their proper location and installation of these units.

Styles & Materials

Location:

Floors:

Walls:

Ceilings:

Doors:

Windows:

Fire & CO Protection:

Heat / Cooling Source:

Fireplace:

Wood burning WETT

Ceiling fans:

Ceiling fan noted

Items

10.0 Floors

10.1 Walls

10.2 Ceilings

10.3 Doors

10.4 Windows

Comments: Review

Sealed-up window observed in the bathroom. We recommend consulting sellers for additional information regarding condition and operation.



10.4 Item 1(Picture)

AmeriSpec Inspection Services

10.5 Fire & CO Protection**10.6 Heat / Cooling Source**

Comments: Review

(1) No heating

(2) No heating/cooling registers observed in the upper level room. The arrangement may limit the effective control of the temperature in the room. Should this be the case, we recommend consulting with a qualified heating/cooling technician for upgrade options.

10.7 Fireplace

Comments: Review

(1) A wood burning appliance is noted. A detailed assessment of the adequacy of the installation, clearances to combustibles materials and shielding was not completed as part of the home inspection. We recommend consulting with a Wood Energy Transfer Technology (WETT) certified inspector or contractor for further assessment to ensure safe and proper installation prior to use. Given that more recently home insurance companies have very restrictive policies regarding the presence of wood stoves in homes, we recommend consulting with your insurance company to obtain policy information regarding wood burning appliances and verify proper installation in accordance with their requirements.



10.7 Item 1(Picture)

(2) The wood stove door gasket is damaged. We recommend review and repair by a qualified technician prior to use.



10.7 Item 2(Picture)

10.8 Electrical**Comments:** Review

Reversed polarity detected at numerous outlets on the first and second floor. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



10.8 Item 1(Picture)

10.9 Ceiling fans**Comments:** Comment

Ceiling fan(s) noted. We recommend that the Client ensures that a safety strap is properly installed for each fan.

10.10 Other:

11. 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 seller 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. If the unit has not been serviced within the past year, we recommend that it be serviced and fully inspected prior to close. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time.

Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of the central air conditioning system as well. 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. 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.

We do not investigate the possibility of underground fuel tanks.

Styles & Materials

Location of unit: Basement	Heating System Design Type/Brand: High Efficiency gas Brand : Carrier (manufacture date: Aug 2011)	Energy Source: Natural gas w gas S/O valve
Burner Chambers: Closed system, not visible	General Conditions: Age: 10 - 15 years Electrical disconnect noted	Exhaust Venting: Plastic
Thermostat: Located at living room	Air Filters: Disposable Filter Media	Filter Size: 16x25x4 (FC100A1029)
Distribution / Ducting: Ducts/Registers	Humidifier: Not within scope	

Items

11.0 Burner Chambers

Comments: Comment

AmeriSpec Inspection Services

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. 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 gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger 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 exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

11.1 General Conditions

Comments: Review

(1) High efficiency gas furnace noted. These types of appliances normally have a lifespan of 15 - 20 years. We recommend that the client consult with the current owner and obtain any documentation and service records that may be available for this system. If recent service records cannot be produced (i.e. completion of service within the past year), the furnace should be serviced by a qualified heating contractor prior to possession to ensure proper operation.



11.1 Item 1(Picture)

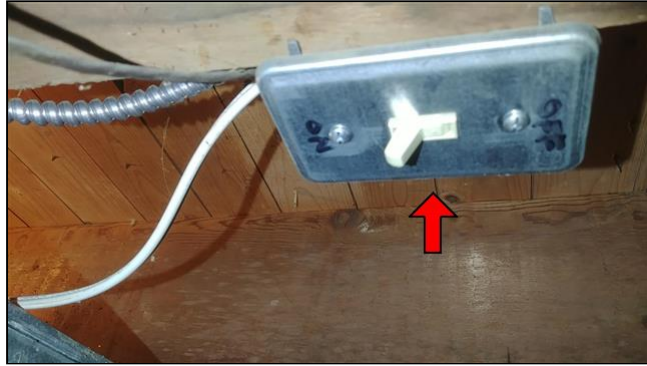
(2) Natural gas with gas shutoff valve located close to unit.



11.1 Item 2(Picture)

AmeriSpec Inspection Services

(3) Electrical disconnect noted at basement ceiling.



11.1 Item 3(Picture)

11.2 Exhaust Venting

11.3 Thermostat

11.4 Automatic Safety Controls

11.5 Air Filters

11.6 Distribution / Ducting

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. We recommend that all exposed ductwork be sealed with foil tape to improve the efficiency of the distribution system. It is also recommended that the ducts be cleaned on an annual or semi-annual basis, particularly if there are pets in the home or if any of the occupants have allergies.

11.7 Humidifier

Comments: Review

A humidifier is connected to the homes air handling system. In accordance with the CAHPI Standards of Practice, inspection of humidifier systems is not within the scope of a home inspection. We recommend consulting with the current owner or a qualified contractor to determine/obtain operations and maintenance information associated with the humidifier.



11.7 Item 1(Picture)



11.7 Item 2(Picture) Corrosion associated with leak from humidifier

AmeriSpec Inspection Services



11.7 Item 3(Picture) Controller

11.8 Maintenance**Comments:** Review

We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy.

We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with a qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

We recommend that all ventilation ducts/piping be cleaned as part of routine maintenance in order to maintain optimum working operating conditions and good air quality.

12. Basement / Crawlspace

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 recommend 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.

Some cracks in walls and floors is common and whenever cracks are present, the possibility of future leaking exists. Most wall cracks in poured foundation walls 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. In some homes (pre-1985), the weeping tiles may be connected to the sanitary sewer system.

In newer homes, the weeping tile system is normally connected to a sump pit. Older weeping tiles (say pre 1970) were made of clay and can be prone to collapse or other damage. During the course of our inspection, we are unable to determine if a weeping tile system exists, its material or if the entire system is connected to a sump pit, if present.

Sump pump systems with battery back-ups 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 mould/mildew, stains on walls, loose flooring, musty odours, 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.

Styles & Materials

Access:	Type:	Stairs:
Floor:	Walls:	Ceiling:
Exterior Door(s):	Coldroom:	Joists:
Subfloor for First Floor:	Subfloor for Basement Floor:	Beams:
Support Posts / Columns:	Windows:	Heat / Cooling Source:
Ventilation:	Insulation:	Moisture Barrier:
	Rigid foam	
Laundry Tub / Sink:	Floor Drain:	Toilet:
Visible Plumbing:	Distribution / Ducting:	Fireplace:

Items

12.0 Stairs

12.1 Floor

12.2 Walls

12.3 Ceiling

12.4 Exterior Door(s)

12.5 Coldroom

12.6 Joists

Comments: Review

AmeriSpec Inspection Services

(1) Evidence of prior wood destroying insects observed at basement and crawlspace. We recommend review by a qualified exterminator for evaluation and further treatment, as necessary.



12.6 Item 1(Picture)



12.6 Item 2(Picture)

(2) Wood deterioration observed to floor framing members at several locations in the basement. Review is needed by a licensed contractor for repairs as needed.



12.6 Item 3(Picture)



12.6 Item 4(Picture)

12.7 Subfloor for First Floor

12.8 Subfloor for Basement Floor

12.9 Beams

12.10 Support Posts / Columns

Comments: Review

Temporary block/brick columns observed supporting the beam in the crawlspace. We recommend review by a qualified contractor and the installation of properly supported permanent column(s).



12.10 Item 1(Picture)

12.11 Windows

12.12 Heat / Cooling Source**Comments:** Review

(1) Air register missing at the basement. Replacement is recommended.



12.12 Item 1(Picture)

(2) No heating/cooling source observed in the crawlspace. We recommend integration the crawlspace into the house's air circulation to better manage the temperature and moisture levels in the crawlspace.

12.13 Electrical**Comments:** Review

Reversed polarity detected at basement. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



12.13 Item 1(Picture)

12.14 Ventilation**12.15 Insulation****Comments:** Review

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Exposed spray foam insulation noted. This type of insulation may be a fire hazard and should be covered with a fire resistant barrier for safety.



12.15 Item 1(Picture)



12.15 Item 2(Picture)

12.16 Moisture Barrier

Comments: Review

No moisture barrier observed on crawlspace earth floor. Moisture barriers may not have been required at the time the home was built. We recommend a complete review of the crawlspace by a qualified contractor for possible installation of a moisture barrier to prevent any future/further damage/deterioration to the structure and to ensure a dry clean crawlspace.



12.16 Item 1(Picture)

12.17 Laundry Tub / Sink**12.18 Faucets****12.19 Toilet****12.20 Visible Plumbing****12.21 Distribution / Ducting****12.22 Fireplace****12.23 Other:**

13. Plumbing

Our review of plumbing components in the home is directed at identifying visible water damage and existing or potential problems. We may not always mention common faults such as stuck or missing 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 by the homeowner to ensure free movement in case of emergency.

The water supply system is tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. We do not measure water temperature or pressure or test the quality of the water.

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.

Water softeners and filtration equipment are beyond the scope of a home inspection. We encourage you to conduct a review of the water softener prior to close by a qualified plumber to ensure functionality and proper settings for the type of water in your area.

Styles & Materials

Shut Off Valve Location:	Main Service Line:	Distribution Lines:
Gate tap type	Copper	Copper
Basement		PEX
Drain Waste Lines & Vent Pipes:	Ejector Pump(s):	Sump Pump(s):
ABS	None observed	Yes
Copper		
Waste Disposal System:	Water Supply System:	Drain water heat recovery unit:
Municipal	Municipal	None observed
Private system		
Additional Comments:		
Water softener noted		
Water treatment system		

Items

13.0 Main Service Line

Comments: Review

Gate-type valve observed. 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. We recommend that the client consider upgrading the shut-off valve to a high quality ball-type valve which tend to be more reliable than gate valves.



13.0 Item 1(Picture)

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13.1 Distribution Lines

Comments: Serviceable

13.2 Drain Waste Lines & Vent Pipes

Comments: Serviceable

13.3 Ejector Pump(s)

Comments: Not Present

13.4 Sump Pump(s)

Comments: Review

Flexible hosing and no backflow valve observed at the sump pump discharge. Also, the sump pump turns on at a relatively high water level. We recommend review by a licensed plumber to ensure proper installation and operation, as necessary.



13.4 Item 1(Picture)

13.5 Waste Disposal System

Comments: Review

(1) Waste disposal system appears to be private on-site waste treatment system. Due to the inaccessibility of the septic tank, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. Septic systems should be inspected annually and the tank should be pumped every 2 to 4 years, depending on the usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the vendor in order to obtain prior pumping and servicing records.

(2) The waste disposal system appears to be connected to public sewer systems (according to information provided by the buyer's agent).

13.6 Water Supply System

Comments: Comment

Water supply system appears to be public.

13.7 Other:

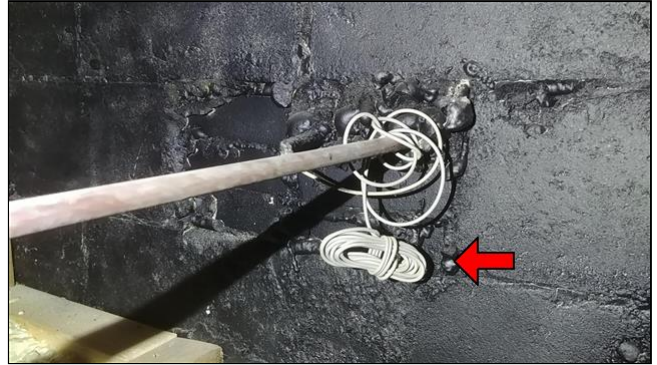
Comments: Review

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(1) Water meter reader installation is incomplete. Recommend follow-up with the township to complete the installation.



13.7 Item 1(Picture)



13.7 Item 2(Picture)

(2) Water treatment equipment consisting of a water softener, and water filter was present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. If concerned, we recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.



13.7 Item 3(Picture)



13.7 Item 4(Picture)

14. Electrical

Our electrical inspection meets or exceeds the CAHPI Standards of Practice and is done by inspecting 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 personal belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Cover plates 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 is prudent 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. It is recommended that any wiring issues noted within this report be further inspected or corrected, prior to close, by an Authorized Electrical Contractor through Electrical Safety Authority (ESA), to ensure proper installation and safety.

Although some of the wiring conditions that we have identified may appear to be trivial, we recommend immediate attention be given to the electrical issues in the home given the nature of electricity and its possible adverse health and safety effects. In addition, all electrical wiring and safety issues associated with the home may not be identified or reported due to the inaccessible nature of the wiring systems in most homes.

Any reference in this report to an electrician means an Authorized Contractor, as defined above.

One of the most important electrical safety devices in homes are Ground Fault Circuit Interrupters (GFCIs). These special devices shut the power off to a circuit when as little as 0.005 amps of electricity leaks from the electrical system. GFCIs/GFI's may be incorporated into circuit breakers at the main panel or at individual outlets. GFCIs/GFI's should ideally be installed on all outdoor, kitchen or bathroom outlets or where electricity may be in close proximity to water in order to enhance safety. We do not test the GFCI breakers that may be located at the panel since this would result in loss of power to clock radios, computers or other equipment on those circuits. We do however, recommend testing of these breakers in accordance with the manufacturer's recommendations.

Newer homes may not be equipped with tamper resistant electrical receptacles. These are a recommended upgrade, particularly if young children live or visit the home. We recommend that you consider these devices, if the home is not already so equipped.

Styles & Materials

Meter Location:	Service Entrance:	Main Panel Location:
Left	Overhead	Basement
Main Panel Description:	Service Amperage:	Wiring Method:
Circuit Breakers	100 AMPS	Non Metallic sheathed cable
AFCI Reset Location(s):	Sub-Panel Comments & Location:	Additional Comments:
Not Present	None	GFCI reset location(s) No AFCI protection(disclaimer)

Items

14.0 Service Entrance

14.1 Meter

14.2 Wiring Method

14.3 Grounding

Comments: Review

At the time of inspection, we were unable to verify the proper grounding of the electrical system. There is no evidence of a grounding connection between the main electrical shut off and the water supply line. We recommend review and correction by a qualified electrician to ensure proper grounding of the electrical system.

14.4 Equipment Grounding

14.5 Main Electrical Panel

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14.6 Sub-Panel

Comments: Not Present

14.7 Other:

Comments: Review

(1) Arc-fault interrupters are not present. 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.

(2) The reset(s) for the GFCI(s) is located at/in bathrooms.

15. Water Heater

Styles & Materials

Location of unit:

Basement

Water Heater Design Type:

Tank - Atmospheric Vent

Capacity:

40 gallon

Brand : Bradford White (manufacture date: Feb 2019)

Energy Source:

Gas (shut off valve provided)

Flue Venting:

Metal

Items

15.0 Temperature / Pressure Release Valve

Comments: Not Operated

The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

15.1 Combustion Chamber

Comments: Not Inspected

15.2 Venting

Comments: Serviceable

15.3 Water Heater Condition

Comments: Comment

Natural gas. Gas shut-off valve was observed near this appliance.



15.3 Item 1(Picture)

15.4 Thermostatic mixing valve

Comments: Review

Thermostatic Mixing Valves are provided in newer homes and was not likely required at the time of construction or installation of the water heater.

These valves are located at the top of the water heater and limit mixed hot water to a desired, selectable temperature, helping to minimize thermal shock, while at the same time maintain a sufficiently high temperature in the water tank to prevent the growth of harmful bacterial.

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The client may wish to have a mixing valve installed by a licenced plumber for safety.

15.5 Other:**Comments: Review**

We recommend draining one bucket of water annually to remove tank residue, thereby extending the life of the unit.

Since a temperature pressure relief (TPR) valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, the TPR value valve is not tested during a home inspection. We suggest caution when operating TPR values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency. The client should consult with a licenced plumber for testing and operation of the TPR valve on older water heaters.