

11/19/2021

SUMMARY REPORT

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AmeriSpec Inspection Service
Tecumseh, Ontario
Ph#: (519) 739-1010 Fax#: (519) 739-1016

SUMMARY ITEMS

Doc #: 111921DC46

Dwelling Address: 5785 Mencarelli
Windsor, Ontario

Inspector: Donald Campbell

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.



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Exterior

1109. Electrical

Review. GFCI located at exterior did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.



Basement

1602. Stairs

Review. No railings noted, recommend installing handrails for safety.



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Plumbing

1702. Supply
Lines

Review. Plumbing lines appear to be Kitec. This type of plumbing line may corrode and fail at the joints. Corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary. Visit this website for more information.

<http://www.kitecsettlement.com>



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Electrical

1803. Main
Electrical
Panel &
Location

Review. 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.





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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 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 inspectors 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. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

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GENERAL CONDITIONS

1001.	Inspector	Donald Campbell.
1003.	Occupancy	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. A pool is present. Pools are not within the scope of this inspection. Client is advised to have a pool inspection prior to close to ensure proper operation and condition.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 20 to 25 years of age.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear and cold with temperature in the 40's.
1008.	Start 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	Brick.
1102.	Walkways	Brick.
1103.	Exterior Wall Cladding	Brick veneer.
1104.	Trim	Trim on this home is covered with aluminum/vinyl. The inspector is unable to view the condition of covered areas.

AmeriSpec General Home Inspection

1105. Window & Frames Double hung; Fixed; Glass block; Single hung; Sliding frame. Double-glazed insulated windows observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
- Suggest routine maintenance as necessary to extend useful life windows.
1106. Exterior Door(s) Serviceable.
1107. Gutters / Downspouts Suggest alterations at downspouts at driveway to ensure proper drainage and limit further movement of driveway.
- Suggest installing extensions to gutter system to ensure proper drainage away from foundation.
- Gutters and downspouts are an integral part of a homes storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.
1109. Electrical **Review. GFCI located at exterior did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.**
1110. Electric Meter(s) Serviceable.
1111. Gas Meter(s) Serviceable.
1113. Sprinkler Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.
1115. Lot / Grade Drainage Flat lot. We suggest re-grading and maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.

AmeriSpec General Home Inspection

1116.	Foundation / Structure Type	Basement. Common cracks observed, primarily a cosmetic concern. Suggest sealing any cracks in surfaces to prevent water penetration as a routine maintenance effort.
1118.	Patio	Brick.
1121.	Porch	Concrete.
1122.	Stairs / Steps	Concrete.
1123.	Maintenance	Caulking should be applied around all windows, doors, and any voids where necessary.
1124.	Exterior Comments	Portions of this house are below grade. We were unable to view the arrangements made to prevent water entry in the below grade areas.

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 ground.
1202.	Material/Type	Asphalt composition shingle.
1203.	Exposed Flashings	Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.
1205.	Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.
1206.	Maintenance	Ponding noted at flat roof over porch, suggest insuring drain is clear as routine maintenance.

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Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Step #	Component	Comment
1301.	Type	Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.
1302.	Exterior	Garage is attached to house. See exterior conditions #1103.
1303.	Methods Used To Inspect Roof	Garage/Carport is attached to house and was inspected the same as in step # 1201.
1304.	Roof Material/Type	Same as house roof material in step #1202.
1305.	Roof Conditions	See roof conditions # 1205.
1306.	Gutters / Downspouts	See exterior comments # 1107.
1307.	Floor/Slab	Concrete.
1308.	Garage Doors	Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1309.	Garage Door Hardware	Serviceable.
1310.	Door Openers	This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1311.	Fire Door	Self closer installed as a safety feature.

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1314.	Walls	Drywall.
1315.	Fire Barrier	Serviceable.
1316.	Ceiling	Drywall.
1317.	Electrical	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	Finished areas in basement were observed. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
1602.	Stairs	Review. No railings noted, recommend installing handrails for safety.
1603.	Floor	Serviceable.
1604.	Walls	Serviceable.
1605.	Ceiling	Serviceable.
1608.	Joists	Limited review due to finished basement.
1610.	Support Posts / Columns	Limited review due to finished basement.
1611.	Beams	Limited review due to finished basement.
1612.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
1613.	Heat / Cooling Source	Central heating/cooling.
1614.	Electrical	Serviceable.
1620.	Visible Plumbing	ABS; Kitec, pex.
1621.	Sump Pit	Submersible pump.

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1622.	Sump Plumbing	Plastic; Check valve present.
1624.	Distribution / Ducting	Ducts/Registers.
1626.	Basement Comments	Any below grade space can leak. While we attempt to 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/crawl. We can not certify the basement/crawl against future water infiltration. Some thin cracking is common and whenever cracks exist, a possibility of future leaking exists. Most 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. Backup sump systems are advised. The chances of leaks increase when adjacent surfaces are not well pitched away from home and when roof drainage is within several feet of the foundation.

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.

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1702.	Supply Lines	Review. Pex; Kitec. Plumbing lines appear to be Kitec. This type of plumbing line may corrode and fail at the joints. Corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary. Visit this website for more information. http://www.kitecsettlement.com
1703.	Drain Waste Lines & Vent Pipes	ABS.
1705.	Sump Pump(s)	Located at the basement. Recommend a licensed plumber install a back up sump pump to prevent flooding during power outages.
1706.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1707.	Water Supply System	Water supply system appears to be public.
1709.	Plumbing Comments	Underground Sewage and water supply lines are excluded from the scope of this inspection.

Electrical

Our electrical inspection meets the ASHI 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	Service entrance is underground.

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1802.	Equipment Grounding Present	Yes.
1803.	Main Electrical Panel & Location	<p>Review. Branch circuit wiring is copper. Overload protection is provided by breakers.</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>
1804.	Wiring Method	Romex.
1806.	Smoke Detectors	Periodic testing is suggested to ensure proper working order.
1807.	Service Amperage and Voltage	Service panel rating is approximately 125 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 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.

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1902.	Heating System Design Type/Brand	Gas forced air.
1903.	Energy Source	Natural gas.
1904.	Burner Chambers	Unable to inspect heat exchanger due to closed system.
1905.	General Conditions	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	Plastic.
1907.	Thermostat	Serviceable.
1908.	Air Filters	We recommend changing or cleaning the filter monthly during the heating/cooling season.
1909.	Distribution / Ducting	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.
1912.	Heating Comments	Recommend installing carbon monoxide detectors on all levels of home near sleeping and common areas as per Ontario fire code.

Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed

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evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

Step #	Component	Comment
2001.	Location of unit	The Air conditioning compressor is located at/on the exterior rear, with the A-coil located in/on the basement and services the entire home.
2002.	Air Conditioning Design Type/Brand	Split system; Electric.
2003.	General Conditions	As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
2005.	Energy Source	Electric.
2008.	Distribution / Ducting	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.
2009.	Maintenance	We recommend cleaning/replacing the furnace/AC 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 the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

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Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice. 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.
2202.	Walls	Serviceable.
2203.	Ceiling	Serviceable.
2206.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2207.	Heat / Cooling Source	Central heating/cooling.
2208.	Electrical	Serviceable.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable.
2211.	Sinks	Serviceable.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2222.	Kitchen Comments	Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice. 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.

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Bathrooms

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Floor	Serviceable.
2302.	Walls	Serviceable.
2303.	Ceiling	Serviceable.
2304.	Doors	Serviceable.
2306.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.	Heat / Cooling Source	Central heating/cooling.
2308.	Electrical	Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Recommend verifying bathroom vents are exterior vented as routine maintenance.
2310.	Tub/Whirlpool	Tub.
2311.	Tub Surround	The edges of the tub/shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.
2313.	Tub Faucet	Serviceable.
2314.	Shower Base	The edges of the shower base/walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

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2315.	Shower Surround	Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface requires frequent maintenance/sealing to reduce the potential for water infiltration below.
2316.	Shower Door	Glass.
2317.	Shower Faucet	Serviceable.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable.
2320.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2321.	Toilet	Suggest tightening toilets as routine maintenance. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.
2323.	Counter / Cabinets	Serviceable.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
2501.	Floor	Serviceable.
2502.	Walls	Serviceable.
2503.	Ceiling	Serviceable.
2504.	Doors	Serviceable.
2508.	Laundry Tub / Sink	Serviceable.
2509.	Faucets	Serviceable.
2510.	Heat / Cooling Source	Central heating/cooling.
2511.	Electrical	Serviceable.
2512.	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close.

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2513. Dryer Hookups Keep exterior vent clear for safety.

Entry Way / Halls / Stairs

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

Step #	Component	Comment
2601.	Floors	Serviceable.
2602.	Walls	Serviceable.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2607.	Heat / Cooling Source	Central heating/cooling.
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.
2622.	Walls	Serviceable.
2623.	Ceilings	Serviceable.
2626.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.

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2627.	Heat / Cooling Source	Central heating/cooling.
2628.	Electrical	Serviceable.

Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Serviceable.
2642.	Walls	Serviceable.
2643.	Ceilings	Serviceable.
2646.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2647.	Heat / Cooling Source	Central heating/cooling.
2648.	Electrical	Serviceable.
2650.	Fireplace	Direct vent fireplace.

Bedrooms

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.	Floors	Serviceable.
2682.	Walls	Serviceable.
2683.	Ceilings	Serviceable.
2684.	Doors	Serviceable.
2685.	Closet / Wardrobe	Serviceable.
2686.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.

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2687.	Heat / Cooling Source	Central heating/cooling.
2688.	Electrical	Serviceable.

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation.

Step #	Component	Comment
2702.	Framing	Rafters.
2703.	Sheathing	Plywood.
2705.	Insulation	Fiberglass.
2706.	Ventilation	Hooded roof vents; Soffit vents.
2708.	Electrical	Not Inspected.
2712.	Attic Comments	We recommend insuring kitchen/bathroom exhaust fans are exterior vented as routine maintenance.