



AmeriSpec Home Inspections

Property Inspection Report

Prepared Exclusively for:

John Doe

**123 Main St.
Anywhere, USA**

Inspector: Nick Mescher

AmeriSpec Inspections

INSPECTION DATA

Date: 01/01/2010
Inspection # 123456789
Client Name John Doe
Address Anywhere, USA



CITY/STATE: Anywhere, USA
INSPECTOR Nick Mescher.
CONTACT INFO. Cell (515) 460-1465 Office 288-8820.

*** UNDERSTANDING THIS REPORT ***

TO HELP UNDERSTAND THIS REPORT, LIMITATIONS, and EXCLUSIONS, PLEASE READ THE FOLLOWING

S= SERVICEABLE : Acceptable when compared to similar AGE AND TYPE properties with average maintenance

Room locations are described as standing at the front door looking into the structure

This inspection is intended to address SAFETY ISSUES and MAJOR DEFECTS. MAJOR DEFECTS are those items that in the opinion of the inspector THE COST OF MATERIALS will cost more than \$500 to repair or replace. These ITEMS are in BOLD TYPE. SAFETY ISSUES no matter what the cost are also in BOLD TYPE.

The Maintenance Manual you received is part of this Report. Please read it for further information on specific systems and areas. Please consult with your Professional Representative for proper use of this report. All properties are inspected comparing them to other properties of a similar age and type with average maintenance. Resale homes are NOT NEW homes and should NOT be expected to be perfect. NORMAL "wear and tear" is NOT considered as a defect. IF AN ITEM IS NOT INCLUDED IN THIS REPORT, IT WAS NOT INSPECTED. **NOT ALL ITEMS ARE INSPECTED.** Inspections are done to 1999 ASHI Standards of Practice, a copy of which is available upon request. **This "General" Home Inspection is NOT technically exhaustive.** This report of the **VISUAL and READILY ACCESSIBLE** items of the property contains the **OPINIONS** of the INSPECTOR. This inspection report **IS NOT A WARRANTY OR GUARANTEE** of any kind. Only a representative number of any class of items are reviewed. This inspection IS NOT to be considered a substitute for **COMPLETE** Sellers Disclosure as **REQUIRED BY LAW.** This Inspection IS NOT a Code Compliant Inspection. The purchase agreement that you signed specifically states that the inspection is not intended to bring the home up to current codes. This inspection **DOES NOT address ENVIRONMENTAL CONCERNS, MOLD or ISSUES of AIR QUALITY.** The inspector cannot predict the future. Mechanical systems can fail at any time. **This inspection report reflects the inspectors OPINION on the day of the inspection.** The Inspector is NOT a Trade professional (such as plumber, electrician, HVAC Tech. etc.), and the

Inspector ONLY OFFERS YOU HIS OPINION with your understanding and acceptance of this limitation to his Non-Professional Status and understand you are employing AmeriSpec for the inspector's Non-Professional Opinion Only. If you want the opinion of a Professional Contractor we suggest that you consult with the specific person prior to closing and final acceptance of the property. We recommend that you purchase a HOME WARRANTY to cover system failures. Information ON WARRANTIES is available on Request.!!

AmeriSpec DOES NOT WARRANT OR GUARANTEE ANY SYSTEM.

PLEASE REVIEW the INSPECTION AGREEMENT, as it contains specific information about the report and our liability. BY ACCEPTING AND RELYING ON THIS REPORT, YOU AGREE TO ALL TERMS OF THE INSPECTION AGREEMENT, WHETHER OR NOT PERSONALLY SIGNED BY YOU. THIS AGREEMENT OUTLINES THE ENTIRE SCOPE, LIABILITY LIMITATIONS, AND EXCLUSIONS AGREED UPON BY YOU and AMERISPEC. This report is to be used and relied upon only by the party present at the inspection and agreeing, signing or otherwise accepting the Inspection Agreement in it's entirety, INCLUDING THE LIMITATIONS AND EXCLUSIONS as Outlined in this Report. PLEASE REVIEW REPORT CAREFULLY AND CALL THE INSPECTOR IMMEDIATELY WITH ANY QUESTIONS

GENERAL CONDITIONS

General Conditions

WEATHER:	Clear.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F:	65-75.
SPACE BELOW GRADE:	Basement.
ESTIMATED AGE OF HOUSE:	Built in approximately 1910.
BUILDING TYPE:	1 family.
STORIES:	2.
LOT TYPE	Flat.
UTILITIES STATUS:	All utilities on.
OCCUPIED?	No.
PRESENT:	Buyers.

PROPERTY 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. Common cracks in stucco, concrete, asphalt, plaster and drywall are NOT considered a defect unless otherwise stated. Double glazed insulated windows, if present are evaluated. Conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually detect broken seals. BROKEN SEALS are considered "cosmetic" and typically are not reported as defects. Poor drainage can cause extensive damage, and is evaluated as it relates to the structure only. Gutters must be kept clean and downspouts diverted away from home. AREAS HIDDEN FROM VIEW BY FINISHED AREAS, VEGETATION, OR PERSONAL STORAGE, CANNOT be INSPECTED AND ARE EXCLUDED FROM THIS INSPECTION. Manufacture's Installation Specifications are NOT INSPECTED FOR, and are outside the scope of this General Home Inspection.

- 101 SIDING
- 102 CONDITION
- 103 TRIM
- 104 Condition

Vinyl.
 Gap noted in the siding at the upper right front corner of the home.
 Repair as needed.
 Vinyl.
 Missing trim noted under the front window. Repair as needed.



- 105 FRONT DOOR
- 106 REAR DOOR
- 108 WINDOWS

S.
 S.
 Aluminum clad exterior casement and double hung windows. Double glazed insulated windows noted. The inspector was unable to determine if all double glazed insulated windows in this property are completely intact and without broken seals. Conditions such as temperature, humidity, and lighting limit the ability of the inspector to review these windows visually for broken seals. For more complete information on the condition of these windows, consult the seller's disclosure.
Compromised thermal panes noted at the left side bathroom window, upper left bedroom window and upper left front bedroom window. Suggest repairs as needed. Deteriorated trim noted around the upper left rear hall window. Repair as needed. Several window screens are not installed at time of inspection. Suggest further disclosure from the seller regarding whereabouts and condition.

- 109 WINDOW SILLS
- 110 OVERHANGS
- 111 FOUNDATION

S.
 S.
 Limited viewing due to exterior finish.

EXTERIOR UTILITIES

The EXTERIOR ELECTRICAL inspection **DOES NOT** include Decorative Lighting. Underground pipes and wires cannot be viewed and are NOT included in the inspection

130 GAS METER
132 MAIN ELECTRIC:

S, Meter located at, Outside, Right, Front.
S, Overhead at the left side of the home.

OTHER EXTERIOR

Suggest all areas around the home be sloped away from the home at least 1" per foot for the first 5 feet to control water flow from entering or damaging the foundation. IMPROPER WATER CONTROL CAUSES MORE DAMAGE THAN ALL OTHER SOURCES. Add backfill and regrade as needed to ensure positive drainage away from the home at all times. THIS ITEM IS TYPICALLY A BUYER IMPROVEMENT. Owner should regularly check concrete/wood and other materials for signs of deterioration. Suggest regular treating all wood and monitoring drainage around concrete slabs to help prevent deterioration. All exterior grades should allow for surface and roof water to flow away from the foundation.

140 DRIVEWAY
142 ENTRY WALK
143 STREET WALK
147 GENERAL GRADING:

Concrete, common cracks.
Concrete with common cracks.
Concrete with common cracks.

156 DECKS:

The drainage around the home needs improvement at several areas. All areas must slope away from the structure. Improve as needed. Typically BUYER improvement.

Access to deck underside is blocked. No viewing was possible. Footings are not visible and not inspected. Several deteriorated/moisture damaged deck boards noted. The ledger for the deck overhang is not properly secured to the home/flashed. Suggest further review and repairs as needed by a qualified contractor.



158 ELECTRICAL:

SAFETY CONCERN Loose hanging or otherwise exposed wires noted. Wiring must be properly secured and protected from damage. Recommend securing. Loose outlet noted. **REPAIR** as needed by qualified electrician



ROOF SYSTEM

When inspecting the general quality and condition of the roofing material, the inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present. Our evaluation of the roof is to determine if portions are missing and/or deteriorating, and therefor subject to leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Our inspection does not address issues of permits, codes, or manufacturer's specifications of installation or defects. The inspector can only inspect what is visible at the time of the inspection. The inspector cannot check for leaks if it is not raining at the time. Please refer to the seller's disclosure or ask other questions regarding leaks or repairs.

ROOF #1

230 TYPE:

Composition shingles.

231 # of Layers

1.

232 ROOF ACCESS:

Unable to fully access due to height/pitch/weather/type, Viewed from roof edge on ladder, Viewed from ground with binoculars.

233 ROOF COVERING STATUS:

Roof shows signs of significant granular loss, curling. Areas of damaged/missing shingles noted with exposed sheathing noted. Roof is at the end of its useful life. Suggest further review and repairs/replacement by a qualified roofer.



235 Gutters

Damaged gutter noted at the upper right rear of the home. Repair as needed. Gutters are restricted and need cleaning. MAINTENANCE ITEM

Extend downspouts to divert water away from the house foundation. Add extensions where needed, Typically a BUYER Improvement S.

236 Vents and Flues

238 Comments

ATTIC AREA

Water stains around roof penetration such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active if not raining at time of inspection. We will note stains as needed and suggest further disclosure from the seller. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness (approx.). Generally, the R value is approximately 3 / inch. An R value in the 30's to 40's is recommended for this area. For further information please see the Maintenance Manual you received

Attic # 1

260 ACCESS:

No attic access available due to, No Hatch or other means of entry. The attic area is outside the scope of this inspection. Suggest client consult with seller regarding conditions.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openers manufactured since 1982 have Safety Reverses present. These should be checked and adjusted on a monthly basis for proper operation.

GARAGE 1

300 LOCATION:

Detached.

301 Roof

Composition shingles.

302 # of Layers

1.

303 ROOF ACCESS:

Walked on roof.

304 Condition

Roof shows signs of granular loss and pitting. Roof appears to be at/near the end of its useful life. Suggest further review and repairs/replacement by a qualified roofer.

306 Gutters

Gutters are restricted and need cleaning. MAINTENANCE ITEM
Extend downspouts to divert water away from the house foundation. Add extensions where needed, Typically a BUYER Improvement

307 Overhangs

Missing screens noted at the vents. Suggest installing.



309 VEHICLE DOOR

310 SIDING



311 TRIM

Vinyl. Loose/damaged trim noted at the left rear corner of the garage. Repair as needed.

313 Floor

Typical cracks noted.

315 AUTOMATIC OPENER

NA.

316 INTERIOR

317 WALLS

324 SERVICE DOOR

The service door is padlocked. Inspector is unable to open/operate. Suggest inspecting prior to closing.

326 ELECTRICAL:

No electrical run to garage at time of inspection.

LAUNDRY

Laundry appliances **ARE NOT TESTED** or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

337 WASHER HOOKUP:
338 DRYER HOOKUP:

S.
Gas and Electric 220 Present.

BASEMENT AREA

Basements are checked for evidence of water penetration and unusual cracks. Virtually all basements/crawl spaces are vulnerable to water seepage due to their location below grade. Based on a one time review, we obviously cannot predict whether a basement/crawl space will leak in the future. Changing soil conditions and unusual weather can cause leakage even in a previously dry basement. Typically, moisture problems are caused by **Exterior Drainage Problems**. There are, however many maintenance procedures that can be performed that will help prevent the potential for water penetration. Some of these are outlined in your Maintenance Manual (see pages 50-51). Recent Painting of the Walls can hide moisture signs. If this is a concern of yours, please ask the seller for specific **written disclosure** information

400 ACCESS:
401 STAIRS:
402 FLOOR
404 WALLS

S.
Stair steps have inadequate head room, possible safety concern.
Concrete. Common cracks noted.

Clay tile block. Common cracks noted. Efflorescence noted; this is a mineral deposit left behind from exterior water penetration. Moisture stains noted at the several areas of the walls. Dry at time of inspection. Suggest further disclosure from the seller regarding previous moisture penetrations along with repairs as needed.

409 FLOOR JOISTS:
410 SUBFLOOR:
411 SUPPORT POSTS:
412 BEAMS:
413 WINDOWS:
414 ELECTRICAL:

Wood, Partially finished, unable to determine condition in finished areas.
Partially finished, unable to determine condition in finished areas.
Wood.
Wood.
Windows area sealed over.

SAFETY CONCERN Several open junction boxes noted. Whenever a wire is cut and re-connected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. SAFETY CONCERN Open wiring splices noted. ANY TIME WIRES ARE CONNECTED, THE CONNECTION MUST BE IN A PROPER JUNCTION BOX. Damaged light fixture noted at the floor joist. Repair as needed by qualified electrician.



415 INSULATION:

None noted. Suggest adding at the rim joist.

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector does not light pilot lights. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection, AND IS NOT PART OF THE GENERAL HOME INSPECTION. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Subjective judgement of system capacity is not part of the inspection. Normal YEARLY maintenance is recommended. We do not try to confirm the presence of a heat source in every room. We suggest that you ask the seller for proof of regular maintenance and specific written disclosure regarding any issues with this system.

HEATING SYSTEM DESCRIPTION:

- 450 LOCATION: Basement.
- 451 TYPE: Forced Air.
- 452 FUEL: Gas forced air heating system. The normal life expectancy of this type of system is 20-25 years with proper care and maintenance.
- 453 MANUFACTURER: Lennox.
- 454 Model #: G26Q3-75-3.
- 455 Serial #: 5898A00973.
- 456 APPROXIMATE MANUFACTURE DATE: Made In Approximately, 1998.
- 457 FURNACE: Rust noted in the furnace cabinet. No leaks noted at time of inspection.
- 458 BURNERS/HEAT EXCHANGERS: S. Heat Exchangers are NOT part of the Inspection. No evident problems noted.
- 459 PUMP/BLOWER FAN: S.
- 461 VENTING: **The furnace supply/exhaust are improperly contained under the front deck of the home. Suggest further review and repairs as needed by an HVAC contractor.**
- 462 AIR FILTERS: No filter installed at time of inspection. Suggest installing proper filter and changing monthly.
- 463 FILTER SIZE: 16x20x1.
- 465 DUCTWORK: **No supply air noted at the upper right front bedroom. Suggest further review and repairs as needed by an HVAC contractor.** Suggest additional support for duct work in the front room of the basement.
- 466 COMMENTS: Possible asbestos material noted at ductwork. It is recommended not to disturb this material as this can cause particles to become airborne. It is recommended to Keep this material sealed.

AIR CONDITIONING

Air Conditioners are run if the outside temperature has been above 60* degrees for several hours. The lubricants will not adequately protect if operated at low temperatures. Operation below this temperature range can damage the unit. Temperature Differences, a key for diagnosing AC problems can only be done if the temperature at inspection time is above 70 DEGREES. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We Suggest that you ask the seller for proof of regular maintenance and specific written disclosure regarding any issues with this system

500 TYPE:	Central; Conventional Electric Split System.
501 POWER SOURCE:	SAFETY CONCERN No disconnect provided - Recommend providing shutoff capability at unit.
502 MANUFACTURER	Lennox.
503 Model #	HS18-311-4P.
504 Serial #	5886D06316.
505 Manufacture Date	The normal life expectancy of this type of AC unit is approximately 15-20 years. Made In Approximately, 1986.
506 RETURN AIR TEMPERATURE:	70.
507 SUPPLY AIR TEMPERATURE:	55.
509 TEMPERATURE DROP:	The temperature is within the 14-22 degree operating range, which indicates that the unit is operating properly.
510 SYSTEM CONDITION:	Suggest removing dirt and debris away from unit. Bent coil fins noted.
512 COMMENTS	The compressor needs to be leveled. For proper operation the unit needs to be on a level surface.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. We suggest that you ask the seller for proof of regular maintenance and specific written disclosure regarding any issues with this system.

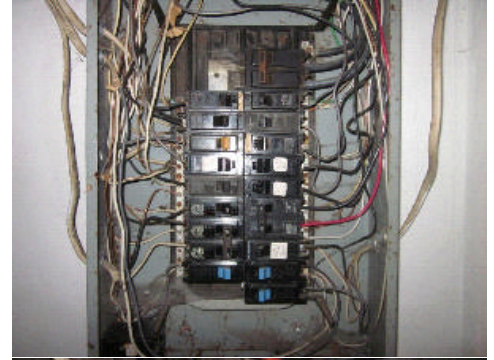
550 WATER SOURCE	S. Public.
551 METER	S, .Shut off valves ARE NOT TESTED. Meter is located at the right front corner of the basement.
552 SUPPLY PIPES	A combination of copper and galvanized pipe. Galvanized water lines rust from the inside out. _____ _____ Our VISUAL inspection cannot see inside these pipes. We only note low water flow caused by galvanized water lines if in the inspectors opinion the flow is less than adequate.
553 FUNCTIONAL SUPPLY	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
554 SEWAGE DISPOSAL	S. PUBLIC.
556 SUMP PUMP	Pump noted in small pit in basement. Pump was operable at time of inspection.
557 DRAIN LINE	Drain line exits the home below grade. Suggest further disclosure from the seller regarding termination point.
560 WASTE PIPES	S. PVC, CAST IRON, Rust/Corrosion noted. NO leaks noted. Missing floor drain cover in the basement. Suggest installing.
561 VENTING	S.
562 HOSE FAUCETS	S.
570 GAS LINES	S.
571 HOT WATER HEATER	Gas.
572 BRAND	Reliance.
573 SIZE	40 gallon.
574 Model #	540NKRTO.
575 Serial #	F94366232.
576 Manufacture Date	Made In Approximately, 1994 The normal life expectancy of this type of water heater is approximately 10-15 years.
577 LOCATION	Basement.
578 CONDITON	Rust and corrosion noted at the bottom of the unit and in the burn chamber. The Pilot is OUT. Inspector does not light pilots. If pilots are off, a full inspection is not possible. It is suggested that the plumbing system be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

ELECTRICAL SYSTEM

Electrical systems are only partially inspected due to the very nature of wires in unaccessible areas. GFI's may not have been required when the home was built. Client may wish to upgrade to GFI's at all receptacles near water sources such as kitchens, bathrooms, garages, and exterior outlets. Ungrounded 3-prong outlets are a safety hazard if located at areas of possible water sources. ANY REPAIRS or REVIEWS called for in this report should be done by a QUALIFIED ELECTRICIAN. NON-PROFESSIONAL REPAIRS often require additional verification of repair inspections at additional expense. Operation of time devices is not verified. Inoperative light fixtures may be defective or missing bulbs. Any item not working should be addressed with the seller prior to acceptance of the property. We suggest that you ask the seller for specific written disclosure regarding any issues with this system. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly. WE DO NOT TEST SMOKE DETECTORS. These could fail before you move in. YOU ARE RESPONSIBLE FOR TESTING ANY SAFETY DEVICE WHEN MOVING.

600 MAIN PANEL

Basement left side. The Service Capacity is 100 Amps. 120/240 Volts. Overload protection by breakers. The main conductor is Aluminum, normal for this area. The General-Branch wiring is copper, preferred for safety.



601 CONDITION

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Suggest further review and repairs as needed by licensed electrician, SAFETY CONCERN Over fusing at main panel. (fuse or breaker size too large for wire size) WIRE SIZES dictate breaker size. Suggest further review and repairs as needed by licensed electrician. The panel cover is not original to this panel is not properly installed/secured. Suggest repairs as needed by a licensed electrician.



602 SWITCHES

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

KITCHEN

Appliances are operated if power is supplied. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks. Dishwashers are run thru PARTIAL CYCLES, without soap or dishes. Please refer to sellers disclosure for problems with appliances. WE RECOMMEND BUYER OBTAIN A HOME WARRANTY TO COVER FAILURES. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Self or continuous cleaning oven operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are NOT tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers or Microwaves are not inspected. We Suggest that you ask the seller for specific written disclosure regarding any issues with these systems and appliances.

- 700 SINK
- 701 FAUCET
- 703 TRAPS-DRAINS
- 705 DISPOSAL
- 706 DISHWASHER

Chipped sink noted.
S.
S.

707 COOKTOP

S, Amana, These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on a PARTIAL CYCLE. MAIN EMPHASIS IS TO DETERMINE LEAKAGE IF ANY.
Gas. Burners would not light at time of inspection. Suggest further review and repairs as needed.

- 708 OVEN
- 712 CABINETS
- 713 FLOORS
- 714 COUNTERS
- 715 CEILING/WALLS
- 716 DOORS:
- 717 WINDOWS:
- 718 ELECTRICAL:

Same.
S.
S.
S.
S.
The pantry door does not shut. Adjust/repair as needed.
S.

SAFETY CONCERN Open wiring splices noted at the disposal. ANY TIME WIRES ARE CONNECTED, THE CONNECTION MUST BE IN A PROPER JUNCTION BOX. Repair as needed by qualified electrician. SAFETY CONCERN ..GFI Outlet is defective, inoperable or wired incorrectly Repair as needed. Cover plates missing.



BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We will NOT mention common maintenance issues such as stopper or faucet issues. Shower Pans are NOT INSPECTED. Many issues only can be found when the specific fixture is in use. We DO NOT simulate actual usage scenarios. Tubs and Showers must have all areas of possible water leakage examined and caulked on a regular basis. See Maintenance Manual for comments on types of sealants. Tiles must be inspected for missing or deteriorated grout and promptly repaired. If not properly maintained, tub and shower issues can cause extensive damage to underlying substrates that may not be visible. You assume all responsibility to check these items once you move into property. We suggest that you ask the seller for specific written disclosure regarding any issues with the bathrooms and fixtures

BATH

LOCATION

800 SINK

801 FAUCET - SUPPLY

803 TRAPS - DRAINS

805 VENT FAN

807 TOILET:

817 COUNTERS AND CABINETS:

819 SURFACES:

821 DOORS:

825 ELECTRICAL:

Upper level.

S.

Low functional water flow noted at the faucet. This is typically caused by galvanized water lines which are restricted on the inside or some other type of obstruction. Replacement is usually necessary to repair the problem.

S.

NA.

S.

S.

S.

S.

SAFETY CONCERN Two prong ungrounded outlets noted. AT AREA OF WATER SOURCE, ground properly or replace with GFI.

BATH

LOCATION

800.2 SINK

801.2 FAUCET - SUPPLY

803.2 TRAPS - DRAINS

805.2 VENT FAN

807.2 TOILET:

812.2 SHOWER:

814.2 SHOWERHEADS

815.2 ENCLOSURE:

Main level.

S.

S.

S.

NA.

S.

S.

S.

Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Siliconized acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

817.2 COUNTERS AND CABINETS:

S.

819.2 SURFACES:

S.

821.2 DOORS:

S.

823.2 WINDOWS:

Condensation was noted in double insulated thermal window which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, repair/replacement of this thermal unit is required. We consider this to be a cosmetic issue.

824.2 WALLS & CEILINGS

S.

825.2 ELECTRICAL:

SAFETY CONCERN ..GFI Outlet is defective, inoperable or wired incorrectly Repair as needed.

BEDROOMS

BEDROOM #1

2301.1 BEDROOM # 1	Rear bedroom.
2302.1 FLOORS:	Carpet.
2303.1 WALLS:	S.
2304.1 CEILINGS:	S.
2305.1 DOORS:	S.
2306.1 WINDOWS:	S.
2307.1 ELECTRICAL:	The ceiling fan wobbles. Adjust/repair as needed.
2308.1 CLOSET:	S.

BEDROOM #2

2301.2 LOCATION:	Left front bedroom.
2302.2 FLOORS:	Carpet.
2303.2 WALLS:	S.
2304.2 CEILINGS:	S.
2305.2 DOORS:	S.
2306.2 WINDOWS:	Condensation was noted in double insulated thermal window which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, repair/replacement of this thermal unit is required. We consider this to be a cosmetic issue.
2307.2 ELECTRICAL:	S.
2308.2 CLOSET:	S.

BEDROOM #3

2301.3 BEDROOM # 3	Right front bedroom.
2302.3 FLOORS:	Carpet.
2303.3 WALLS:	S.
2304.3 CEILINGS:	S.
2305.3 DOORS:	The mirror at the closet door is cracked.
2306.3 WINDOWS:	S.
2307.3 ELECTRICAL:	S.
2308.3 CLOSET:	S.

OTHER ROOMS

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations are NOT within the scope of this inspection, and minor flaws such as a torn screen or an occasional cracked window are not included. These are considered normal maintenance items. In compliance with ASHI Standards, only a representative number of windows and electrical outlets are tested. Please refer to SELLERS disclosure for any window or moisture repairs or problems. If you have any concerns about issues not addressed by the report, please ask specific questions of the seller, as only they know the true condition. We suggest that you ask the seller for specific written disclosure regarding any issues. The rooms listed below are the only other interior rooms with any "issues"

OTHER INTERIOR ROOMS:

850 LOCATION:	Living/dining room.
851 FLOORS:	Carpet & tile.
852 WALLS:	S.
853 CEILINGS:	S.
854 DOORS:	S.
855 WINDOWS:	S.
856 ELECTRICAL:	Three prong ungrounded outlets noted.

OTHER INTERIOR ROOMS:

850 LOCATION:	Hall/stairs.
851 FLOORS:	Carpet.
852 WALLS:	S.
853 CEILINGS:	S.
855 WINDOWS:	
856 ELECTRICAL:	

FURTHER DISCLOSURE RECOMMENDED

The inspector may make a request that YOU obtain additional or more specific information from the seller, since the seller is the only true source of "LIVED IN" information. There may be some aspects of concern that the original disclosure statement was ambiguous or did not address. We suggest that you ask the seller for proof of regular maintenance to systems and specific written disclosure regarding any issues with these systems

900 Further Disclosure

HAS ANY WORK BEEN PERFORMED ON THIS PROPERTY THAT
MAY NOT BE "UP TO CURRENT CODES", OR WITHOUT THE
NECESSARY PERMITS OR LICENSED PROFESSIONALS??