

SUMMARY REPORT

AmeriSpec Home Inspections
7363 Fire Department Road
Hope Mills, NC 28348
Ph#: (910)426-4747 Fax#: (910)423-0108

SUMMARY ITEMS

Doc #: 20120114868B
Dwelling Address: 870 Youngs Road
Southern Pines, NC 28387

Client Name: Mike
Inspector: Arnold McLaurin #217

This summary is provided to highlight those defects that we believe are significant in nature which are in immediate need of repair. "This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." We recommend that all repairs be performed by licensed mechanical contractors, HVAC, Plumbing, Electrical, etc. prior to the close of escrow.

NO SUMMARY ITEMS WERE FOUND



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Doc #: 20120114868B Inspector: Arnold McLaurin #217
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Dwelling Address: 870 Youngs Road
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Client Name: Mike
Client's Agent: N/A Real Estate Company: N/A

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. Environmental testing, including but not limited to, mold, lead based paint, carbon monoxide, etc. is beyond the scope of this inspection.



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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.

FUNCTIONING AS INTENDED: This item was functional at the time of inspection.

SERVICEABLE: The item was inspected and appeared to function normally at the time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading Not Inspected will appear in the Summary Report.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading Not Operated will appear in the Summary Report.

COMMENT: The item was inspected and found to be deficient in some respect or in the 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.

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. Photographs may be included at the discretion of the inspector when a defect may be difficult to describe or the defect may be located in a crawlspace or attic.



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Horse Barn View

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Horse Barn View

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AmeriSpec General Home Inspection

GENERAL CONDITIONS

1001.	Inspector	Arnold McLaurin #217.
1002.	In Attendance	Seller(s).
1003.	Occupancy	This is a limited review of many areas in this structure. The structure 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	Horse barn with a second floor apartment.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 2 years of age as stated by the clients.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear with temperature in the 40's.
1008.	Start Time	10:00 AM.
1009.	Stop Time	3:30 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	Functioning as intended at the time of inspection. Gravel.
1102.	Walkways	Functioning as intended at the time of inspection. Concrete.
1103.	Exterior Wall Cladding	Functioning as intended at the time of inspection. Brick; Stone. Concrete walls with brick and stone exterior.
1104.	Trim	Functioning as intended at the time of inspection. Fiber cement and wood.
1105.	Window & Frames	Functioning as intended at the time of inspection. Louvered. Thermo-pane.
1106.	Exterior Door(s)	Functioning as intended at the time of inspection. Metal double sliding doors.
1107.	Gutters / Downspouts	Maintenance. Copper. Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. 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.
1108.	Fences / Gates	Functioning as intended at the time of inspection. Metal. Metal bar gates installed at the front entry and rear wall of each horse stall. A solid metal door is installed at the outside of each rear wall bar gate.
1109.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
1111a.	Gas Tank	Buried gas tank noted at the central core area of the property.
1112.	Exterior Faucets	Functioning as intended at the time of inspection.

AmeriSpec General Home Inspection

1115.	Lot / Grade Drainage	Functioning as intended at the time of inspection. Flat lot.
1116.	Foundation / Type	Functioning as intended at the time of inspection. Slab. Concrete slab.
1122.	Stairs / Steps	Functioning as intended at the time of inspection.

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
1200.	Location	Horse barn
1201.	Methods Used To Inspect	Viewed from the ground with binoculars.
1202.	Material/Type	Functioning as intended at the time of inspection. Slate shingles.
1203.	Exposed Flashings	Functioning as intended at the time of inspection. Lead; Copper.
1204.	Skylights	Functioning as intended at the time of inspection.
1205.	Conditions	Functioning as intended at the time of inspection.

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
1702.	Supply Lines	Functioning as intended at the time of inspection. Pex.
1703.	Drain Waste Lines & Vent Pipes	Functioning as intended at the time of inspection. Plastic.
1706.	Waste Disposal System	Functioning as intended at the time of inspection. Waste disposal system appears to be private on-site waste disposal, verified by clients. Septic tanks, leach fields and other private sewage systems are outside the scope of this report and are not inspected. We recommend review by a qualified professional to assess the functionality and condition of this system, prior to close.
1707.	Water Supply System	Functioning as intended at the time of inspection. Well; located in the well house located at the center core area of the property.

AmeriSpec General Home Inspection

Electrical

[*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	Functioning as intended at the time of inspection. Service entrance is underground. A main disconnect has been provided at the main panel.
1802.	Main Electrical Panel & Location	Functioning as intended at the time of inspection. Service entrance cables are aluminum; Branch circuit wiring is copper. The main electrical panel is located in the mechanical room. Overload protection provided by breakers.
1803.	Wiring Method	Functioning as intended at the time of inspection. Romex.
1805.	Smoke Detectors	Functioning as intended at the time of inspection.
1806.	Service Amperage and Voltage	120 & 240 volts. Electrical service is approximately 200 amps.

Heating System 1

Our evaluation of major 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 interior closet and services the office, tack room, feed room, half bath, mechanical room and laundry room.

AmeriSpec General Home Inspection

1902.	Heating System Design Type	Electric heat pump. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve.
1903. 1905.	Energy Source General Conditions	Functioning as intended at the time of inspection. Electric. Functioning as intended at the time of inspection. Electric heat pump is present. The heat pump was operated in the Heating mode only. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pump was tested using normal operating controls and operated properly at time of inspection. As with all mechanical equipment, the unit may fail at any time without warning. Inspectors cannot determine future failures Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat. Temperature at return was 65 degrees, heat temperature at supply was 84 degrees, a difference of 19 degrees which is within the acceptable 14 to 22 degrees range.
1907.	Thermostat	Functioning as intended at the time of inspection. The thermostat is located at the office.
1908.	Air Filters	Functioning as intended at the time of inspection.
1909.	Distribution / Ducting	Functioning as intended at the time of inspection. 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.

Heating System 2

Our evaluation of major 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
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1901.	Location of unit	The heating system is located in interior closet and services the hay storage room.
1902.	Heating System Design Type	Electric heat pump. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve.
1903.	Energy Source	Electric.
1905.	General Conditions	Functioning as intended at the time of inspection. Electric heat pump is present. The heat pump was operated in the Heating mode only. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pump was tested using normal operating controls and operated properly at time of inspection. As with all mechanical equipment, the unit may fail at any time without warning. Inspectors cannot determine future failures Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat. Temperature at return was 55 degrees, heat temperature at supply was 75 degrees, a difference of 20 degrees which is within the acceptable 14 to 22 degrees range.
1907.	Thermostat	Functioning as intended at the time of inspection. The thermostat is located at the Hay storage room (second floor).
1908.	Air Filters	Functioning as intended at the time of inspection.
1909.	Distribution / Ducting	Functioning as intended at the time of inspection.

Heating System 3

Step #	Component	Comment
1901.2.	Location of unit	The heating system is located in attic and services the Second floor apartment.
1902.2.	Heating System Design Type	Electric heat pump. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve.
1903.2.	Energy Source	Electric.

AmeriSpec General Home Inspection

1905.2.	General Conditions	Functioning as intended at the time of inspection. Electric heat pump is present. The heat pump was operated in the Heating mode only. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pump was tested using normal operating controls and operated properly at time of inspection. As with all mechanical equipment, the unit may fail at any time without warning. Inspectors cannot determine future failures Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat. Temperature at return was 68 degrees, heat temperature at supply was 87 degrees, a difference of 19 degrees which is within the acceptable 14 to 22 degrees range.
1907.2.	Thermostat	Functioning as intended at the time of inspection. The thermostat is located at the great room.
1908.2.	Air Filters	Functioning as intended at the time of inspection.
1909.2.	Distribution / Ducting	Functioning as intended at the time of inspection. 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.

Air Conditioning System 1

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. 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
2003.	General Conditions	Temperature at condenser was 40° at time of inspection. As most manufacturers warn against operating Heat Pump air conditioning units when outside temperatures are less than 65 degrees, this unit was not tested. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.
2005.	Energy Source	Electric.

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Air Conditioning System 2

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. 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
2003.	General Conditions	Temperature at condenser was 40°at time of inspection. As most manufacturers warn against operating Heat Pump air conditioning units when outside temperatures are less than 65 degrees, this unit was not tested. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.
2005.	Energy Source	Electric.

Air Conditioning System 3

Step #	Component	Comment
2003.2.	General Conditions	Temperature at condenser was 40°at time of inspection. As most manufacturers warn against operating Heat Pump air conditioning units when outside temperatures are less than 65 degrees, this unit was not tested. Because unit was not tested, we cannot warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.
2005.2.	Energy Source	Electric.

Water Heater

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

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Step #	Component	Comment
2101.	Location of unit	The water heater is located in the mechanical room.
2102.	Water Heater Design Type	Electric.
2103.	Capacity	80 gallons.
2104.	Supply Lines	Functioning as intended at the time of inspection. Pex.
2105.	Energy Source	Electric.
2106.	Temperature / Pressure Release Valve	Functioning as intended at the time of inspection.
2108.	Water Heater Condition	Functioning as intended at the time of inspection.
2112.	Water Heater Comments	Functioning as intended at the time of inspection.

Kitchen / Second Floor Apartment

Step #	Component	Comment
2201.	Floor	Functioning as intended at the time of inspection. Wood.
2202.	Walls	Functioning as intended at the time of inspection. Drywall.
2203.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2204.	Doors	Functioning as intended at the time of inspection. Wood.
2205.	Closet	Functioning as intended at the time of inspection. Wood.
2206.	Windows	Functioning as intended at the time of inspection. Louvered; Vinyl frame. Thermopane 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.
2207.	Heat / Cooling Source	Central heating/cooling.
2208.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
2209.	Cabinets	Functioning as intended at the time of inspection.
2210.	Counter Tops	Functioning as intended at the time of inspection. Granite.
2211.	Sinks	Functioning as intended at the time of inspection. Stainless steel.
2212.	Faucets	Functioning as intended at the time of inspection.
2213.	Traps / Drains / Supply	Functioning as intended at the time of inspection.
2214.	Disposals	Functioning as intended at the time of inspection.
2215.	Dishwasher(s)	Functioning as intended at the time of inspection.
2217.	Stove / Cook Top	Functioning as intended at the time of inspection. The electrical stove/range elements were tested at the time of inspection and functioned properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.

AmeriSpec General Home Inspection

2218.	Ovens	Functioning as intended at the time of inspection. The upper and lower electric oven elements were tested at the time of inspection and functioned properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
2219.	Hood / Fan / Light	Functioning as intended at the time of inspection. Recirculating.
2220.	Microwave	Functioning as intended at the time of inspection.
2222.	Kitchen Comments	Functioning as intended at the time of inspection.

Bathroom - Second Floor Apartment

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	Functioning as intended at the time of inspection. Ceramic tile.
2302.	Walls	Functioning as intended at the time of inspection. Drywall.
2303.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2304.	Doors	Functioning as intended at the time of inspection. Wood.
2305.	Closet / Wardrobe	Functioning as intended at the time of inspection. Wood.
2307.	Heat / Cooling Source	Central heating/cooling.
2308.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Functioning as intended at the time of inspection.
2314.	Shower Base	Functioning as intended at the time of inspection.
2315.	Shower Surround	Functioning as intended at the time of inspection.
2317.	Shower Faucet	Functioning as intended at the time of inspection.
2318.	Sinks	Functioning as intended at the time of inspection.
2319.	Sink Faucets	Functioning as intended at the time of inspection.
2320.	Traps / Drains / Supply	Functioning as intended at the time of inspection.
2321.	Toilet	Functioning as intended at the time of inspection.
2323.	Counter / Cabinets	Functioning as intended at the time of inspection. Polished granite.
2326.	Bathroom Comments	Functioning as intended at the time of inspection.

Half Bathroom - Horse Barn

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

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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
2401.	Floor	Functioning as intended at the time of inspection.
2402.	Walls	Functioning as intended at the time of inspection. Wood.
2403.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2404.	Doors	Functioning as intended at the time of inspection. Wood.
2407.	Heat / Cooling Source	Central heating/cooling.
2408.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
2409.	Exhaust Fan	Functioning as intended at the time of inspection.
2410.	Sinks	Functioning as intended at the time of inspection.
2411.	Sink Faucets	Functioning as intended at the time of inspection.
2412.	Traps / Drains / Supply	Functioning as intended at the time of inspection.
2413.	Toilet	Functioning as intended at the time of inspection.
2415.	Counter / Cabinets	Functioning as intended at the time of inspection. Polished granite.



Half Bath- Horse Farm

Laundry Area- Horse Barn

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

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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	Functioning as intended at the time of inspection. Ceramic tile.
2502.	Walls	Functioning as intended at the time of inspection. Drywall.
2503.	Ceiling	Functioning as intended at the time of inspection.
2504.	Doors	Functioning as intended at the time of inspection. Wood.
2507.	Cabinets	Functioning as intended at the time of inspection.
2508.	Laundry Tub / Sink	Functioning as intended at the time of inspection. Granite counter tops.
2510.	Heat / Cooling Source	Central heating/cooling.
2511.	Electrical	Functioning as intended at the time of inspection.
2512.	Washer Hookups	Functioning as intended at the time of inspection.
2513.	Dryer Hookups	Functioning as intended at the time of inspection. Electric.
2516.	Laundry Area Comments	Functioning as intended at the time of inspection.

Laundry Area- Second Floor Apartment

Step #	Component	Comment
2501.2.	Floor	Functioning as intended at the time of inspection. Ceramic tile.
2502.2.	Walls	Functioning as intended at the time of inspection. Drywall.
2503.2.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2504.2.	Doors	Functioning as intended at the time of inspection. Wood.
2510.2.	Heat / Cooling Source	Central heating/cooling.
2511.2.	Electrical	Functioning as intended at the time of inspection.
2512.2.	Washer Hookups	Functioning as intended at the time of inspection.
2513.2.	Dryer Hookups	Functioning as intended at the time of inspection. Electric.
2516.2.	Laundry Area Comments	Laundry area is located in the closet off the bedroom.

Interior Rooms / Horse Barn

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	Functioning as intended at the time of inspection. Ceramic tile; pavers and rubber tiles in the horse stalls.
2622.	Walls	Functioning as intended at the time of inspection. Brick; Drywall; Wood. Brick columns at the interior.
2623.	Ceilings	Functioning as intended at the time of inspection. Drywall; Wood.
2624.	Doors	Functioning as intended at the time of inspection. Wood.
2625.	Closets	Functioning as intended at the time of inspection. Wood.

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- 2626. Windows Functioning as intended at the time of inspection. Vinyl frame; Louvered. 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.
- 2627. Heat / Cooling Source Central heating/cooling.
- 2628. Electrical
- 2630. Maintenance Functioning as intended at the time of inspection. Fly spray system present at the ceiling. Eight horse stalls. Each horse stall is 14 feet by 12 feet.



Center Hall Of The Horse Barn



One Of Eight Horse Stalls

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Fly Spray System At The Ceiling



Hay Storage Area (Second Floor)

AmeriSpec Home Inspection Service

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Interior Rooms / Second Floor Apartment

Step #	Component	Comment
2621.2.	Floors	Functioning as intended at the time of inspection. Ceramic tile; Wood.
2622.2.	Walls	Functioning as intended at the time of inspection. Drywall.
2623.2.	Ceilings	Functioning as intended at the time of inspection. Drywall.
2624.2.	Doors	Functioning as intended at the time of inspection. Wood.
2625.2.	Closets	Functioning as intended at the time of inspection. Wood.
2626.2.	Windows	Functioning as intended at the time of inspection. Vinyl frame; Louvered. 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.
2627.2.	Heat / Cooling Source	Central heating/cooling.
2628.2.	Electrical	Functioning as intended at the time of inspection.
2632.2.	Stairs	Functioning as intended at the time of inspection.

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. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Step #	Component	Comment
2701.	Access location / Inspection method	Functioning as intended at the time of inspection. The attic access is located at the closet of the second floor apartment. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owners belongings. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection. The attic was entered/walked and a visual inspection was performed using a flashlight.

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2702. Framing Functioning as intended at the time of inspection. Trusses. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
2703. Sheathing Functioning as intended at the time of inspection. Oriented Strand Board.
2705. Insulation Functioning as intended at the time of inspection. Fiberglass; Rolled/batt insulation.
2706. Ventilation Functioning as intended at the time of inspection. Soffit vents.
2708. Electrical Functioning as intended at the time of inspection.
2709. Distribution / Ducting Functioning as intended at the time of inspection. Flex Ducts/Registers.

Yours truly,



Arnold McLaurin
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