

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

---

## **SUMMARY ITEMS**

Doc #: 20120114868  
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.

### **Crawlspace**

1506. Support Posts /  
Columns

**Review. Piers at the left front crawlspace are not shimmed properly to the floor system. Recommend correction by a qualified contractor.**





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

---

Doc #: 20120114868 Inspector: Arnold McLaurin #217  
Date: 1/4/2012  
Dwelling Address: 870 Youngs Road  
Southern Pines, NC 28387  
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.



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

## TABLE OF CONTENTS

SECTION	PAGE
SUMMARY ITEMS .....	1
DEFINITION OF TERMS .....	4
GENERAL INFORMATION .....	4
GENERAL CONDITIONS.....	6
Exterior.....	6
Roof.....	7
Garage .....	7
Chimney/Fireplace Grand Room.....	8
Chimney/Fireplace Office.....	9
Crawlspace.....	9
Plumbing.....	10
Electrical.....	12
Heating System 1 .....	12
Heating System 2 .....	13
Heating System 3 .....	14
Air Conditioning System 1 .....	15
Air Conditioning System 2 .....	16
Air Conditioning System 3 .....	17
Water Heater.....	17
Kitchen .....	18
Bathroom - First Floor Guest Bedroom .....	19
Bathroom -Master Bath .....	20
Bathroom - Jack and Jill .....	21
Half Bathroom Lower Level Front Entry.....	22
Half Bathroom Game Room .....	22
Laundry Area .....	23
Interior Rooms / Hallways / Stairs .....	23
Attic.....	24

AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons Prohibited © 2004 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by either independently owned and operated franchise or corporate owned office, depending on location.



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

---

## 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.



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

---



Front view of the main house

---

AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons Prohibited © 2004 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by either independently owned and operated franchise or corporate owned office, depending on location.

## 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 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 located on 30.6 acres of land. A shaft has been built at the rear of the house to accommodate the future installation of an elevator. Entrances to the elevator will be at the first floor game room and second floor grand room.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 3 years of age as stated by the sellers.
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.
1010.	Lighting Conditions	Lighting conditions were good at the time of inspection.

### 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; Brick.
1103.	Exterior Wall Cladding	Functioning as intended at the time of inspection. Brick; Stone.
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. Casement; Louvered. Thermo-pane.
1106.	Exterior Door(s)	Functioning as intended at the time of inspection. Metal clad; Sliding.
1107.	Gutters / Downspouts	Copper. Gutters need to be cleaned as normal maintenance.
1109.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
1112.	Exterior Faucets	Functioning as intended at the time of inspection.
1114.	Bell / Chime	Functioning as intended at the time of inspection.
1115.	Lot / Grade Drainage	Functioning as intended at the time of inspection. Minor slope.
1116.	Foundation / Type	Functioning as intended at the time of inspection. Crawlspace.
1118.	Patio	Functioning as intended at the time of inspection. Concrete.

## AmeriSpec General Home Inspection

1119.	Deck	Functioning as intended at the time of inspection. Wood.
1121.	Porch	Functioning as intended at the time of inspection. Concrete. Wood post supports.
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	Main house and garage roof.
1201.	Methods Used To Inspect	Viewed from the ground with binoculars.
1202.	Material/Type	Functioning as intended at the time of inspection. Gable; 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.
1207.	Roof Comments	Functioning as intended at the time of inspection.

## Garage

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	Four car garage. 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	Functioning as intended at the time of inspection. Brick; Stone. Garage is attached to house. See exterior conditions #1103.

## AmeriSpec General Home Inspection

1305.	Roof Conditions	Functioning as intended at the time of inspection. See roof conditions # 1205. Roof shows normal wear for its age and type and appears to be in serviceable condition at time of inspection.
1307.	Floor/Slab	Functioning as intended at the time of inspection. Concrete.
1308.	Garage Doors	Functioning as intended at the time of inspection. Metal; Roll-up panel. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation. 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	Functioning as intended at the time of inspection.
1310.	Door Openers	Functioning as intended at the time of inspection. 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	Functioning as intended at the time of inspection. Metal/Metal Clad.
1312.	Exterior Door(s)	Functioning as intended at the time of inspection. Metal/Metal Clad.
1314.	Walls	Functioning as intended at the time of inspection. Drywall.
1315.	Fire Barrier	Functioning as intended at the time of inspection. Drywall.
1316.	Ceiling	Functioning as intended at the time of inspection. Drywall.
1317.	Electrical	Ground fault interrupter provided for safety. Two receptacles at the rear wall above the bench are not GFCI protected. They may be designated for refrigeration units.
1319.	Garage Comments	Functioning as intended at the time of inspection.

## Chimney/Fireplace Grand Room

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Step #	Component	Comment
1401.	Chimney Type	Masonry chimney.
1402.	Visible Condition	Functioning as intended at the time of inspection. Chimney crown is intact and appears to be in serviceable condition. Chimney crown and flashings where visible are intact and appear to be in serviceable condition.
1403.	Chimney Flue	Functioning as intended at the time of inspection. Metal.
1404.	Flashings	Functioning as intended at the time of inspection. Copper
1405.	Spark Arrestor / Rain Cap	Functioning as intended at the time of inspection. A spark arrester is installed as a safety feature.
1408.	Chimney Comments	The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present.



## AmeriSpec General Home Inspection

1409. Fireplace Functioning as intended at the time of inspection. Gas log.



### Chimney/Fireplace Office

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Step #	Component	Comment
1401.2.	Chimney Type	Masonry chimney; Pre-Fab chimney.
1402.2.	Visible Condition	Functioning as intended at the time of inspection. Chimney crown is intact and appears to be in serviceable condition. Chimney crown and flashings where visible are intact and appear to be in serviceable condition.
1403.2.	Chimney Flue	Functioning as intended at the time of inspection. Metal.
1404.2.	Flashings	Functioning as intended at the time of inspection. Copper
1405.2.	Spark Arrestor / Rain Cap	Functioning as intended at the time of inspection. A spark arrester is installed as a safety feature.
1409.2.	Fireplace	Functioning as intended at the time of inspection. Pre-fabricated insert. Wood burning. No gas log. Gas line is available at the fireplace.

### Crawlspace

Water seepage and moisture penetration are common problems in crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot

## AmeriSpec General Home Inspection

always detect the past or future possibility of water in this area. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. NOTE: The presence of a sump pump can suggest water has or may enter the crawlspace. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comment
1501.	Methods Used To Inspect	Functioning as intended at the time of inspection. Entered/crawled using flashlight and probe. The crawlspace was accessed from the exterior hatch.
1502.	Floor	Functioning as intended at the time of inspection. Concrete. The floor of the crawlspace is concrete.
1503.	Walls	Functioning as intended at the time of inspection. Block.
1504.	Joists	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.
1505.	Sub Floor	Functioning as intended at the time of inspection. Oriented Strand Board.
1506.	Support Posts / Columns	<b>Review. Concrete blocks. Piers at the left front crawlspace are not shimmed properly to the floor system. Recommend correction by a qualified contractor.</b>
1507.	Beams	Functioning as intended at the time of inspection. Wood.
1508.	Electrical	Functioning as intended at the time of inspection.
1509.	Ventilation	Functioning as intended at the time of inspection. This is a sealed conditioned crawlspace.
1510.	Insulation	Functioning as intended at the time of inspection. Foundation walls are insulated.
1512.	Distribution / Ducting	Functioning as intended at the time of inspection. Flex Ducts/Registers.
1515.	Visible Plumbing	Functioning as intended at the time of inspection. Pex. Plastic
1518.	Crawlspace Comments	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
--------	-----------	---------

### AmeriSpec General Home Inspection

- 1701. Shut Off Valve Information  
Functioning as intended at the time of inspection. Located in the office. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
- 1702. Supply Lines  
Functioning as intended at the time of inspection. Pex.
- 1703. Drain Waste Lines & Vent Pipes  
Functioning as intended at the time of inspection. Plastic.
- 1707. Water Supply System  
Functioning as intended at the time of inspection. Water supply is public, with a separate well located in the well house.



- 1709. Plumbing Comments  
Functioning as intended at the time of inspection. Pump house located across the pond from the horse barn.

## 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 Exterior wall. Overload protection provided by breakers.
1803.	Wiring Method	Functioning as intended at the time of inspection. Romex.
1804.	Sub-Panel Comments & Location	Functioning as intended at the time of inspection. The sub-panel(s) is located in garage.
1805.	Smoke Detectors	Functioning as intended at the time of inspection. Tested OK. Periodic testing is suggested to ensure proper working order.
1806.	Service Amperage and Voltage	120 & 240 volts. Electrical service is approximately 200 amps.
1808.	Electrical Comments	Generator present. Located beside the pump house. Shown in photo on page 11.

### 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
--------	-----------	---------

## AmeriSpec General Home Inspection

1901.	Location of unit	The heating system is located in hall closet and services the second floor.
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	Functioning as intended at the time of inspection. 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 68 degrees, heat temperature at supply was 88 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 kitchen.
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.

## AmeriSpec General Home Inspection

Step #	Component	Comment
1901. 1902.	Location of unit Heating System Design Type	The heating system is located in the attic and services the second floor. 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	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 67 degrees, heat temperature at supply was 86 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 entrance to the master bedroom suite.
1908. 1909.	Air Filters Distribution / Ducting	Functioning as intended at the time of inspection. 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 3

Step #	Component	Comment
1901.2. 1902.2.	Location of unit Heating System Design Type	The heating system is located in crawlspace and services the first floor. Electric forced air.

## 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 first floor hall.
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.**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2001.	Location of unit	The Air conditioning compressor is located at exterior back, with the A-coil located in the hall closet and services the second floor.

## AmeriSpec General Home Inspection

2002.	Air Conditioning Design Type	Split system; Air source 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 cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
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 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
2001.	Location of unit	The Air conditioning compressor is located at exterior back, with the A-coil located in the attic and services the second floor.
2002.	Air Conditioning Design Type/Brand	Split system; Air source 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 cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
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.



## AmeriSpec General Home Inspection

2005. Energy Source Electric.

### Air Conditioning System 3

Step #	Component	Comment
2001.2.	Location of unit	The Air conditioning compressor is located at exterior back, with the A-coil located in the crawlspace and services the first floor.
2002.2.	Air Conditioning Design Type/Brand	Split system; Air source 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 cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
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.

Step #	Component	Comment
2101.	Location of unit	The water heater is located; (two in the crawlspace and one in the garage).
2102.	Water Heater Design Type	Electric.
2103.	Capacity	Water heater capacity is 47 gallons for each unit.
2104.	Supply Lines	Functioning as intended at the time of inspection.
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.

## AmeriSpec General Home Inspection

2112. Water Heater  
Comments  
Functioning as intended at the time of inspection.

### Kitchen



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; Wood.
2203.	Ceiling	Functioning as intended at the time of inspection. Drywall; Wood.
2206.	Windows	Functioning as intended at the time of inspection. Louvered. 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 gas stove/range was tested at the time of inspection and functioned properly.

## 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. Exterior vented.
2220.	Microwave	Functioning as intended at the time of inspection. Built-in microwave ovens are tested using normal operating controls. Unit was tested and functioned properly at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
2222.	Kitchen Comments	Functioning as intended at the time of inspection.

## Bathroom - First Floor Guest Bedroom

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.
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. Ceramic tile.
2315.	Shower Surround	Functioning as intended at the time of inspection. Ceramic tile.
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.

## AmeriSpec General Home Inspection

### Bathroom -Master Bath

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. Tile.
2302.	Walls	Functioning as intended at the time of inspection. Drywall; Tile.
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. Separate closets for husband and wife.
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.
2310.	Tub/Whirlpool	Functioning as intended at the time of inspection. Tub. Free standing tub is copper.
2313.	Tub Faucet	Functioning as intended at the time of inspection.
2314.	Shower Base	Functioning as intended at the time of inspection. Ceramic tile.
2315.	Shower Surround	Functioning as intended at the time of inspection. Ceramic tile.

## AmeriSpec General Home Inspection

2317.	Shower Faucet	Functioning as intended at the time of inspection. Double shower with separate faucets.
2318.	Sinks	Functioning as intended at the time of inspection. Separate sinks for husband and wife.
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. Separate water closets for husband and wife.
2323.	Counter / Cabinets	Functioning as intended at the time of inspection. Polished granite.
2326.	Bathroom Comments	The closet at the right rear of the master bath is equipped with a 220 volt receptacle and hot and cold water valves for a stackable washer and dryer.

## Bathroom - Jack and Jill

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.
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.
2313.	Tub Faucet	Functioning as intended at the time of inspection.
2314.	Shower Base	Functioning as intended at the time of inspection. Ceramic tile.
2315.	Shower Surround	Functioning as intended at the time of inspection. Ceramic tile.
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.

## AmeriSpec General Home Inspection

### Half Bathroom Lower Level Front Entry

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
2401.	Floor	Functioning as intended at the time of inspection. Ceramic tile.
2402.	Walls	Functioning as intended at the time of inspection. Drywall; Wood.
2403.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2404.	Doors	Functioning as intended at the time of inspection. Wood.
2406.	Windows	Not Present.
2407.	Heat / Cooling Source	Yes. 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 Bathroom Game Room

Step #	Component	Comment
2401.2.	Floor	Functioning as intended at the time of inspection. Wood.
2402.2.	Walls	Functioning as intended at the time of inspection. Drywall.
2403.2.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2404.2.	Doors	Functioning as intended at the time of inspection. Wood.
2407.2.	Heat / Cooling Source	Central heating/cooling.
2408.2.	Electrical	Functioning as intended at the time of inspection. Ground fault interrupter provided for safety.
2409.2.	Exhaust Fan	Functioning as intended at the time of inspection.
2410.2.	Sinks	Functioning as intended at the time of inspection.
2411.2.	Sink Faucets	Functioning as intended at the time of inspection.
2412.2.	Traps / Drains / Supply	Functioning as intended at the time of inspection.
2413.2.	Toilet	Functioning as intended at the time of inspection.



## AmeriSpec General Home Inspection

2415.2. Counter / Cabinets Functioning as intended at the time of inspection. Polished granite.

### 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	Functioning as intended at the time of inspection. Wood.
2502.	Walls	Functioning as intended at the time of inspection. Drywall.
2503.	Ceiling	Functioning as intended at the time of inspection. Drywall.
2504.	Doors	Functioning as intended at the time of inspection. Wood.
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.

### Interior Rooms / Hallways / Stairs

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.



## AmeriSpec General Home Inspection



Step #	Component	Comment
2621.	Floors	Functioning as intended at the time of inspection. Carpet; Tile; Wood.
2622.	Walls	Functioning as intended at the time of inspection. Brick; Drywall; Wood; Brick columns.
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.
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	Yes. Central heating/cooling.
2628.	Electrical	Functioning as intended at the time of inspection.
2629.	Wet Bar	Functioning as intended at the time of inspection. Stainless steel sink.
2632.	Stairs	Functioning as intended at the time of inspection. Wood treads.

## 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



## AmeriSpec General Home Inspection

website ([www.eren.doe.gov/consumerinfo](http://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 access above wet bar. 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.
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.
2704.	Evidence of Leaking	Functioning as intended at the time of inspection.
2705.	Insulation	Functioning as intended at the time of inspection. Fiberglass; Rolled/batt insulation.
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**  
**Supervising Inspector**  
**NCHI license # 217**  
**AmeriSpec Home Inspection Service**  
**7363 Fire Department Road**  
**Hope Mills, NC 28348**