AmeriSpec Inspection Services

Doc #:	XXXXX -Eng	Inspector:	Steve Fortin
Date:	2018-10-24		
Dwelling Address::	Unknown address		
Client Name:	report example English		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

TERMS DEFINITION

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.

- ***Servicable:*** The item was inspected. The item was in good condition and functional at time of inspection.
- ***Not present:*** The item was not present at the time of inspection.
- ***Not inspected:*** The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.
- ***Not operated:*** The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.
- ***Minor case:*** The item was inspected and found to be deficient in some respect or in the inspector's opinion; maintenance needs to be performed.
- ***Major case:*** The item was inspected and found to have deficiencies: was operating incorrectly or installed improperly, is a possible health, fire or safety concern, or in the inspector's opinion is at or near the end of its useful life.
- ***Safety:*** A system or component which is judged to be a significant risk of personal injury during normal day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards.
- ***Maintenance required:*** The item was in good condition and functional at time of inspection but if maintenance is not done, the item will be affected and could potentially become defective.
- ***Improvement recommended:*** The item was in good condition and functional at time of inspection but improvement could be performed. These improvements will translate in savings and/or a better performance of the item. Without this improvement, the item should continue functioning normally.

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.

What is infrared thermography imaging

Infrared thermography is the process of capturing and analyzing thermal data from thermal imaging devices without physical contact. **Thermography (infrared imaging) will not see through wall.** In simpler word, Infrared thermography will study heat distribution on a structure's surface and give you the materials surface temperature. All materials on earth emit heat energy in the portion of the energy spectrum, but the human eye cannot see this energy. An infrared camera not only records infrared images but also accurately measures the temperature variations of building materials.
There are a lot of different factors that could give faulty data such as object emissivity and the reflected temperature. It is important to have a qualified specialist that will be able to interpret the images properly.
To get good results it is important to have at least a temperature differential of 5 degrees Celsius or more between the interior and exterior of the house. For optimal results, it is preferable to have a 10 degrees Celsius differential or more.
Thermography does not guaranty that we will find hidden problems such as moisture, water infiltration or heat lost. **Thermography does NOT detect Molds.**

TABLE OF CONTENTS

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.

GENERAL CONDITIONS

In Attendance:	Buyer(s), Buyers Agent
Occupancy:	This property is occupied by the buyers
Property Information:	Single Family home
Estimated Age:	This structure is approximately 16 years of age
Exterior Weather Conditions:	Cloudy with rain
Interior Conditions:	Interior temperature was 20 degrees Celsius, Relative humidity was 45%
Infrared camera:	Was used from the interior on all the external walls and from inside on all ceilings
Start Time:	1:00 PM
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. The inspection of the exposed foundation / structure is not a proof of attestation of "construction code compliance" and the "manufacturer's specifications" for installation and repairs are not part of the inspection.

Driveway:
Gravel

Exterior Wall Cladding:
Vinyl siding

Window & Frames:
PVC frame

Exterior Door(s):
PVC frame

Soffit / Facia:
Aluminum

Foundation / Type:
Concrete

Step #	Component	Comment
1.0	Driveway	**Serviceable.**
1.1 (1)	Exterior Wall Cladding	**Minor Case. Home is covered with vinyl Siding. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.**
1.1 (2)	Exterior Wall Cladding	**Minor Case. We notice openings/ holes in wall cladding. It is important to keep cladding well caulked and sealed to prevent moisture penetration. Recommend review by licensed professional for repairs or replacement as needed.**

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.2	Window & Frames	**Minor Case. Window well side detached from foundation. This could cause sand/sol infiltration by the side. We recommend attaching to the foundation. We also recommend removing sol in window well and make sure you have a clean bed rock for good drainage.**

1.2 Item 1(Picture)

1.3	Exterior Door(s)	**Serviceable.**
1.4	Gutters / Downspouts	**Improvement recommended. Suggest installing extensions to gutter system to ensure proper drainage away from the foundation.**
1.5	Soffit / Facia	**Serviceable.**
1.6	Electrical	**Serviceable.**
1.7	Electric Meter(s)	**Serviceable.**
1.8	Exterior Faucets	**Not Operated. Winterized, unable to test. Recommend client confirm proper operation prior to close.**
1.9	Lot / Grade Drainage	**Serviceable.**

1.10	Foundation / Type	**.. Important note. Recent parging observed. This may prevent us from perceiving some previous issues.**
1.11	Fences / Gates	**Not Present.**
1.12	Porch	**Serviceable.**
1.13	Stairs / Steps	**Serviceable.**
1.14	Bell / Chime	**Serviceable.**

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 or certification against roof leaks. 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 should be assessed immediately by a qualified contractor since they can cause hidden leaks and deterioration. 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. Our inspection is not a certification of the good condition of the roof, nor a guarantee of a leak free conditions.

Methods Used To Inspect:
The roof was inspected from a top the roof

Material/Type:
Asphalt composition shingle

Step #	Component	Comment
2.0	Exposed Flashings	**Serviceable.**
2.1	Roof Condition	**Major Case. Roofing materials show extensive wear and deterioration and may be at the end of their useful life. A licensed roofer should be consulted for further review prior to closing for repairs/replacement as required.**

2.1 Item 1(Picture)

Attic

Some components are necessary for an attic to be adequate: roofing, insulation and ventilation. The roof is there to protect the occupants and structure of the house against damage caused by the natural elements. The insulation keeps the house warm in winter and cool during the summer season. If an attic is well insulated, the inspector will have difficulties looking at floor joists, electrical wiring, plumbing pipes and air ducts. Good levels of insulation in the attic is one of the best ways to increase the energy efficiency of a home. We evaluate insulating materials according to their thickness. In general, the thicker the insulating material, the more resistant it is to heat loss during winter and to heat infiltration during summer. In addition, without adequate ventilation, heat can accumulate in the attic during summer, reducing the energy efficiency of the home and prematurely aging the roof components.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually difficult to determine if these stains are active unless they are leaking at the time of inspection. Viewing during a rainstorm would increase the chances of determining whether the leaks are active or not. Of course, older roofs are more prone to water infiltration, but new roofs can also develop leaks. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring, fall and after each severe storm.

Access location / Inspection method:
Viewed from hatch opening

Framing:
Trusses

Sheathing:
Plywood

Insulation:
Blown-in insulation, Insulation value is R50

Ventilation:
Eave vents, Soffit vents

Step #	Component	Comment

3.0	Framing	**Serviceable. 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.**

3.0 Item 1(Picture)

3.1	Sheathing	**Serviceable.**
3.2	Insulation	**Serviceable.**

3.2 Item 1(Picture)

3.3	Ventilation	**Serviceable.**
3.4	Electrical	**Serviceable.**
3.5	Conduits	**Serviceable.**

Mechanical Room

Any below-grade space can leak, even in areas that have been dry in prior years. While we look for evidence of leaking, we may not always be able to determine if leaks have occurred or predict future water infiltrations. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. Those signs are not always evident, and some water activity occurs only under specific circumstances, that may not occur at the time of inspection. We suggest that you obtain disclosure from the prior occupants regarding any history of water infiltration in the basement. If freshly painted walls are present, it is particularly important to obtain that disclosure since it can be a way of hiding signs of water infiltration.

We cannot certify the basement against future water infiltrations. Slight cracking of walls and floors is common and whenever it is present, there is a possibility of future leakage. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for any signs of moisture and dimensional variation, indicating the need for further evaluation.

Risks of leakage increase when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible.

Location:
Basement

Floor:
The floor was on concrete

Walls:
Drywall

Ceiling:
Unfinished

Step #	Component	Comment
4.0	Floor	**Serviceable.**
4.1	Walls	**Serviceable.**
4.2	Insulation	**Serviceable.**
4.3	Ceiling	**Serviceable.**
4.4	Doors	**Serviceable.**
4.5	Electrical	**Serviceable.**
4.6	Joists	**Serviceable.**
4.7	Visible Plumbing	**Serviceable.**

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 adequacy of the cooling and heating system is a subjective evaluation. Therefore, the inspector will only note poor conditions only when he judge the adequacy seems less than normal. It is recommended to have those systems checked by specialists prior to closing.

Our review of the visible connected plumbing system is directed at identifying leaks and water damage. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures. Shut-off valves and angle stops under the kitchen or bathroom sinks and behind the toilets are not turned or tested during the inspection due to the possibility of leaks. After being checked by a plumber, they should be turned regularly to ensure free movement in case of emergency. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. The inspector examines the operation of a representative number of lighting fixtures, switches and receptacles inside and outside the building. In this review, the functionality, polarity and earthing of the outlets are checked. For safety reasons, he will also ensure that all outlets within 6 feet of plumbing fixtures, located in the kitchen, bathroom or outdoors, have the Ground Fault Interrupter (GFI) function. 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.

Due to the possibility of the water heater temperature pressure relief (TPR) valve leaking after it has been opened, these valves are not tested during the inspection. Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. In some cases, the water heater is covered with an insulation blanket, which limits the inspection of that unit.

Main Electrical Panel:
Overload protection is provided by breakers., Branch circuit wiring is copper, Service panel amperage is 100 amps.

Water Supply System:
Copper, Well

Waste Disposal System:
The back valves were observed, ABS, Private system

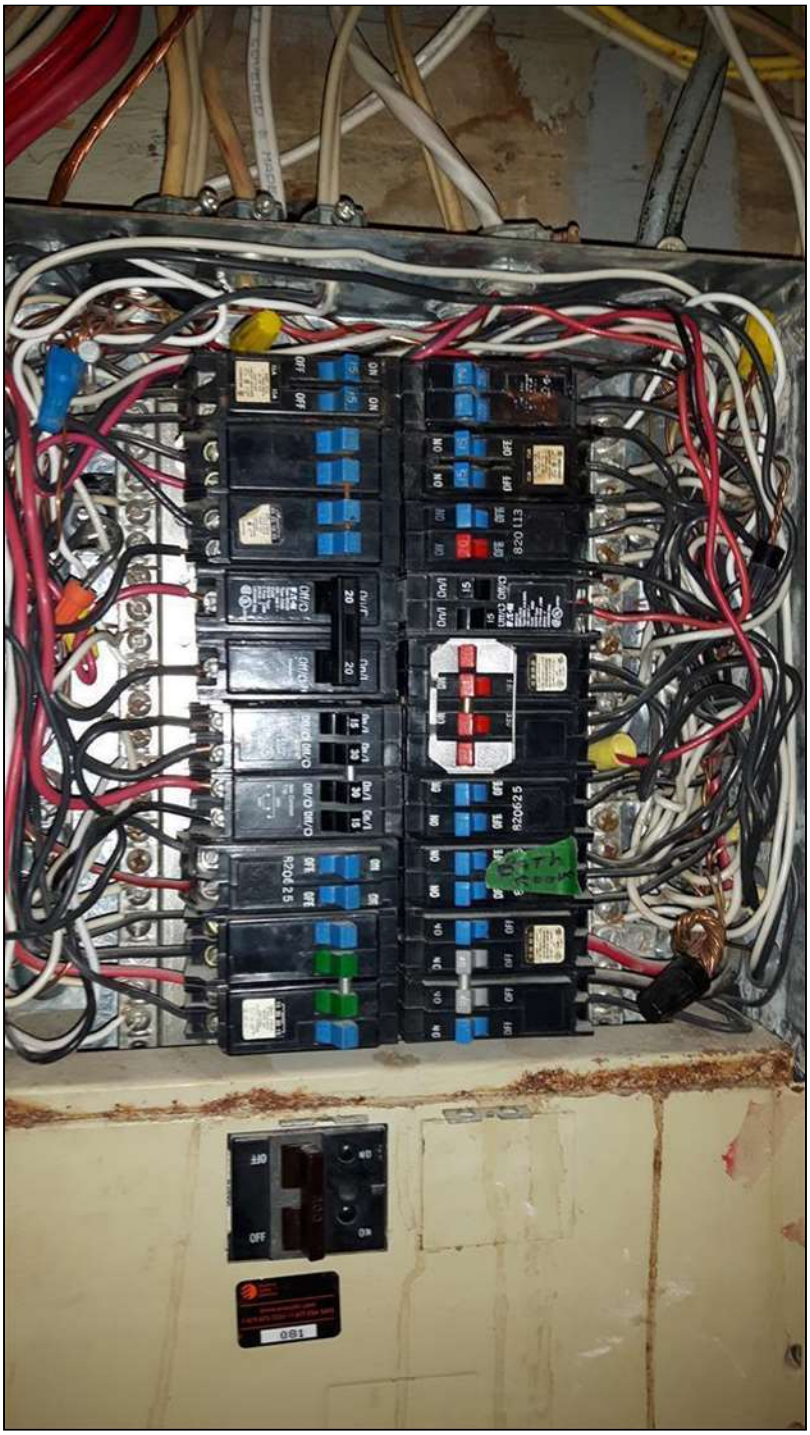
Water Heater:
Electric

Heating System:
Boiler

Detectors:
Smoke detectors need replacement

Step #	Component	Comment

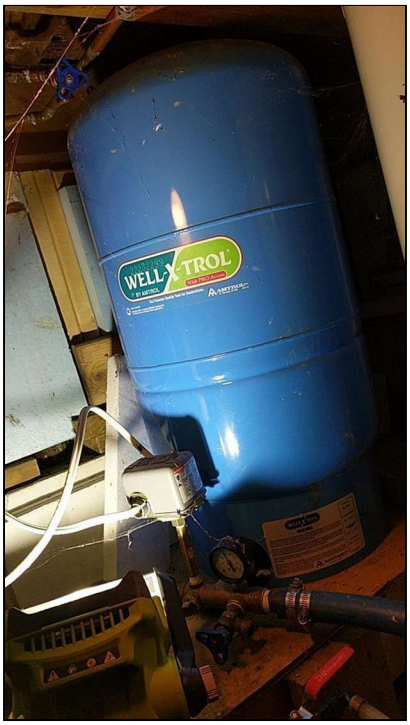
5.0 Main Electrical Panel **Serviceable.**



5.0 Item 1(Picture)

5.1 (1) Water Supply System **.. Water supply to this property appears to be provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, qualified personnel should be consulted prior to closing to perform these tests.**

5.1 (2)	Water Supply System	**.. Water treatment equipment was present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. A water treatment device in controlled by an automatic timer and need proper calibration. We recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.**



5.1 Item 1(Picture)

5.2	Waste Disposal System	**.. Waste disposal system appears to be private on-site waste disposal. 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.**

5.3 Water Heater

Serviceable. Water Heater is 3 years old. The life expectancy of a water heater is 10 to 15 years. Some insurances do not cover damage caused by a water heater more than ten years old

5.3 Item 1(Picture)

5.4 Heating System

.. Water heat systems are now uncommon thus our knowledge is limited. There are numerous unique systems that have been used; each has its own characteristics. Our review is limited to combustion chamber, normal operating controls, automatic safety controls and venting as well as to determine if heat is supplied to each radiator.

AmeriSpec Inspection Services

Because we see so few, we cannot certify the installation. For a detailed review, we suggest contacting a heat specialist.

5.5 Heat Recover Ventilator (HRV)

Serviceable. The air exchanger was activated to check the operation of the motor, which appear to be in serviceable condition.

5.5 Item 1(Picture)

5.6 Detectors

Safety. Smoke detectors appear to be more then 10 years old. It is recommended to replace the detectors every 10 years.

Entry Way / Halls / Stairs

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

Location:
First floor

Floor:
The floor was finished with ceramic tile

Walls:
Drywall

Ceiling:
Drywall

Exterior Door:
Metal clad

Heat / Cooling Source:
Floor heating

Step #	Component	Comment
6.0	Floor	**Serviceable.**
6.1	Walls	**Serviceable.**
6.2	Ceiling	**Serviceable.**
6.3	Doors	**Maintenance required. Door sticks, does not close properly, adjustments are needed for smooth operation.**
6.4	Exterior Door	**Maintenance required. The weather strips are damaged; recommend corrections as needed.**
6.5	Electrical	**Serviceable.**
6.6	Closet / Wardrobe	**Serviceable.**
6.7	Stairs	**Serviceable.**
6.8	Heat / Cooling Source	**Serviceable.**

Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Location:
First floor

Floor:
The floor was finished with ceramic tile

Walls:
Drywall

Ceiling:
Drywall

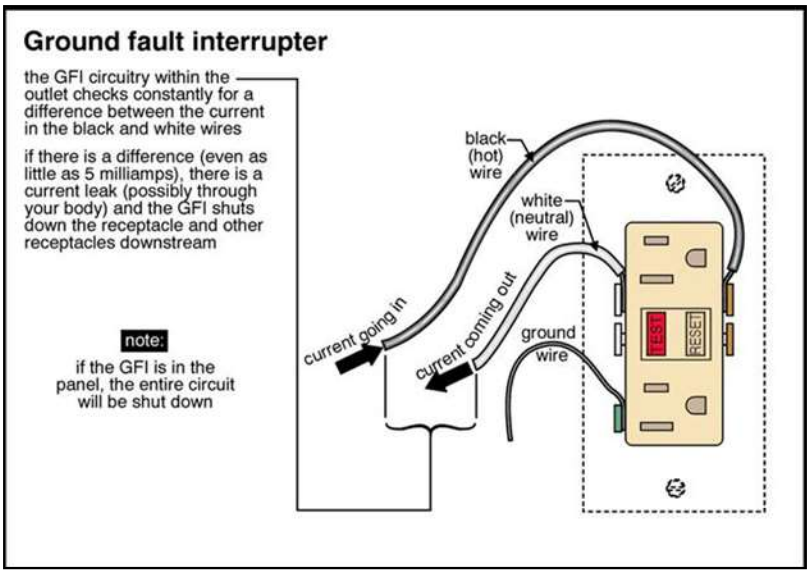
Windows:
PVC frame casement window

Heat / Cooling Source:
Floor heating

Hood / Fan / Light:
Exterior vented

Step #	Component	Comment
7.0	Floor	**Serviceable.**
7.1	Walls	**Serviceable.**
7.2	Ceiling	**Serviceable.**
7.3	Windows	**Serviceable.**

7.4	Electrical	**Safety. GFCI did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.**



7.4 Item 1(Picture)

7.5	Heat / Cooling Source	**Serviceable.**
7.6	Cabinets	**Serviceable.**
7.7	Counter Tops	**Maintenance required. We recommend caulking the edge of the counter top and the wall/backsplash to help prevent water damage.**

7.7 Item 1(Picture)

7.8	Sinks	**Serviceable.**
7.9	Faucets	**Serviceable.**
7.10	Traps / Drains / Supply	**Serviceable.**

7.11 Dishwasher(s) **Minor Case. Door springs loose, recommend corrections for proper operation.**

7.11 Item 1(Picture)

7.12 Hood / Fan / Light **Serviceable.**

Dining Room

Location:
First floor

Floor:
The floor was finished with ceramic tile

Walls:
Drywall

Ceiling:
Drywall

Exterior Door:
Patio Door

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating, Floor heating

Step #	Component	Comment
8.0	Floor	**Serviceable.**
8.1	Walls	**Serviceable.**
8.2	Ceiling	**Serviceable.**
8.3	Windows	**Serviceable.**
8.4	Exterior Door	**Safety. Door lockset is inoperable. We suggest corrections to ensure security.**
8.5	Electrical	**Serviceable.**
8.6	Heat / Cooling Source	**Serviceable.**

Living Room

Location:
First floor

Floor:
The floor was finished with hard wood

Walls:
Drywall

Ceiling:
Drywall

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating, Floor heating

Step #	Component	Comment
9.0	Floor	**Serviceable.**
9.1	Walls	**Serviceable.**
9.2	Ceiling	**Serviceable.**
9.3	Windows	**Serviceable.**
9.4	Electrical	**Serviceable.**
9.5	Heat / Cooling Source	**Serviceable.**

Family Room

Location:
First floor

Floor:
The floor was finished with floating floor

Walls:
Drywall

Ceiling:
Drop tile

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating, Ceiling heating

Step #	Component	Comment
10.0	Floor	**Serviceable.**
10.1	Walls	**Serviceable.**
10.2	Ceiling	**Serviceable.**
10.3	Windows	**Serviceable.**
10.4	Electrical	**Serviceable.**
10.5	Heat / Cooling Source	**Serviceable.**

Bathroom

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.

Location:
First floor

Floor:
The floor was finished with ceramic tile

Walls:
Drywall

Ceiling:
Drywall

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating, Floor heating

Step #	Component	Comment
11.0	Floor	**Serviceable.**
11.1	Walls	**Serviceable.**
11.2	Ceiling	**Serviceable.**
11.3	Doors	**Serviceable.**
11.4	Windows	**Serviceable.**
11.5	Electrical	**Serviceable.**
11.6	Closet / Wardrobe	**Serviceable.**
11.7	Heat / Cooling Source	**Serviceable.**
11.8	Counter / Cabinets	**Serviceable.**
11.9	Sinks	**Serviceable.**
11.10	Faucets	**Serviceable.**
11.11	Traps / Drains / Supply	**Serviceable.**

11.12	Toilet	**Serviceable.**
11.13	Exhaust Fan	**Improvement recommended. None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.**
11.14	Tub/Whirlpool	**Serviceable.**
11.15	Tub Surround	**Maintenance required. The tile edges and base of the tub should be caulked to prevent moisture penetration. Failure to keep walls and base sealed could cause deterioration and moisture damage to the interior walls and/or floor, which is not always visible to the inspector at the time of inspection.**

11.15 Item 1(Picture)

11.16	Tub Faucets	**Serviceable.**

Bathroom #2

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.

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Location:
Basement

Floor:
The floor was finished with linoleum

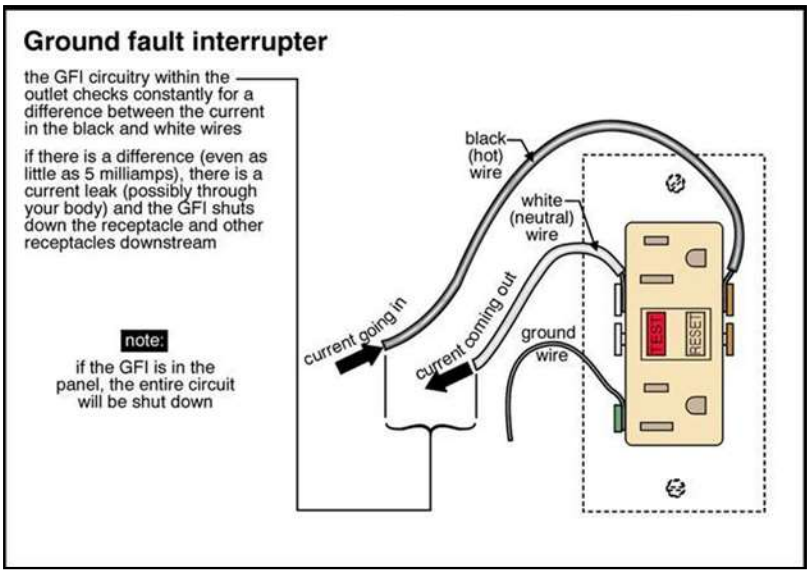
Walls:
Drywall

Ceiling:
Drop tile

Heat / Cooling Source:
Baseboard heating, Ceiling heating

Step #	Component	Comment
12.0	Floor	**Serviceable.**
12.1	Walls	**Serviceable.**
12.2	Ceiling	**Serviceable.**
12.3	Doors	**Serviceable.**

12.4	Electrical	**Safety. GFCI did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.**



12.4 Item 1(Picture)

12.5	Closet / Wardrobe	**Serviceable.**
12.6	Heat / Cooling Source	**Serviceable.**
12.7	Counter / Cabinets	**Serviceable.**
12.8	Sinks	**Minor Case. Sink is loose, corrections are needed for proper operation.**

12.8 Item 1(Picture)

12.9	Faucets	**Serviceable.**
12.10	Traps / Drains / Supply	**Serviceable.**
12.11	Toilet	**Serviceable.**

12.12	Exhaust Fan	**Improvement recommended. Exhaust fan is noisy. Recommend review by qualified professional for repair or replacement as necessary.**
12.13 (1)	Shower Base	**Maintenance required. The tile edges of the shower walls/base should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.**
12.13 (2)	Shower Base	**Maintenance required. Ceramic tile base. The impermeability of a shower depends on the membrane installed under the ceramics. The installed grout between the ceramic is a porous material and absorbs water and moisture. If no membrane was install plywood and drywall will deteriorate. Therefore the membrane is essential in order to ensure impermeability. During our inspection, it is impossible to check the presence of this membrane.**

12.13 Item 1(Picture)

12.14	Shower Surround	**Serviceable.**
12.15	Shower Door	**Serviceable.**
12.16	Shower Faucets	**Serviceable.**
12.17	Washer Hookups	**Serviceable. Washer hook-ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.Washers and dryers are not in the scope of this inspection, suggest verifying operation with owners prior to close.**
12.18	Dryer Hookups	**Serviceable. Washers and dryers are not in the scope of this inspection, suggest verifying operation with owners prior to close.**

Master Bedroom

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

Location:
First floor

Floor:
The floor was finished with hard wood

Walls:
Drywall

Ceiling:
Drywall

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating

Step #	Component	Comment
13.0	Floor	**Serviceable.**
13.1	Walls	**Serviceable.**
13.2	Ceiling	**Serviceable.**
13.3	Doors	**Serviceable.**
13.4	Windows	**Serviceable.**
13.5	Electrical	**Serviceable.**
13.6	Closet / Wardrobe	**Serviceable.**
13.7	Heat / Cooling Source	**Serviceable.**

Bedroom #2

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

Location:
First floor

Floor:
The floor was finished with hard wood

Walls:
Drywall

Ceiling:
Drywall

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating

Step #	Component	Comment
14.0	Floor	**Serviceable.**
14.1	Walls	**Serviceable.**
14.2	Ceiling	**Serviceable.**
14.3	Doors	**Serviceable.**
14.4	Windows	**Serviceable.**
14.5	Electrical	**Serviceable.**
14.6	Closet / Wardrobe	**Serviceable.**
14.7	Heat / Cooling Source	**Serviceable.**

Bedroom #3

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

Location:
First floor

Floor:
The floor was finished with hard wood

Walls:
Drywall

Ceiling:
Drywall

Windows:
PVC frame casement window

Heat / Cooling Source:
Baseboard heating

Step #	Component	Comment
15.0	Floor	**Serviceable.**
15.1	Walls	**Serviceable.**
15.2	Ceiling	**Serviceable.**
15.3	Doors	**Serviceable.**
15.4	Windows	**Serviceable.**
15.5	Electrical	**Serviceable.**
15.6	Closet / Wardrobe	**Serviceable.**
15.7	Heat / Cooling Source	**Minor Case. Baseboard is inoperable. Recommend review by qualified professional for repair or replacement as necessary.**

SUMMARY REPORT

Amerispec

GENERAL SUMMARY

Doc #:	XXXXX -Eng	Client Name:	report example English
Dwelling Address:	Unknown address	Inspector:	Steve Fortin

Exterior

1.1 Exterior Wall Cladding

Minor Case

(2) We notice openings/ holes in wall cladding. It is important to keep cladding well caulked and sealed to prevent moisture penetration. Recommend review by licensed professional for repairs or replacement as needed.

1.2 Window & Frames

Minor Case

Window well side detached from foundation. This could cause sand/sol infiltration by the side. We recommend attaching to the foundation. We also recommend removing sol in window well and make sure you have a clean bed rock for good drainage.

1.4 Gutters / Downspouts

Improvement recommended

Suggest installing extensions to gutter system to ensure proper drainage away from the foundation.

1.8 Exterior Faucets

Not Operated

Winterized, unable to test. Recommend client confirm proper operation prior to close.

1.10 Foundation / Type

.

Important note. Recent parging observed. This may prevent us from perceiving some previous issues.

Roof

2.1 Roof Condition

Major Case

Roofing materials show extensive wear and deterioration and may be at the end of their useful life. A licensed roofer should be consulted for further review prior to closing for repairs/replacement as required.

Major Systems

5.1 Water Supply System

.

(1) Water supply to this property appears to be provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, qualified personnel should be consulted prior to closing to perform these tests.

(2) Water treatment equipment was present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. A water treatment device in controlled by an automatic timer and need proper calibration. We recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.

5.6 Detectors

Safety

Smoke detectors appear to be more then 10 years old. It is recommended to replace the detectors every 10 years.

Entry Way / Halls / Stairs

6.3 Doors

Maintenance required

Door sticks, does not close properly, adjustments are needed for smooth operation.

6.4 Exterior Door

Maintenance required

The weather strips are damaged; recommend corrections as needed.

Kitchen

7.4 Electrical

Safety

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

7.7 Counter Tops

Maintenance required

We recommend caulking the edge of the counter top and the wall/backsplash to help prevent water damage.

7.11 Dishwasher(s)

Minor Case

Door springs loose, recommend corrections for proper operation.

Dining Room

8.4 Exterior Door

Safety

Door lockset is inoperable. We suggest corrections to ensure security.

Bathroom

11.13 Exhaust Fan

Improvement recommended

None observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

11.15 Tub Surround

Maintenance required

The tile edges and base of the tub should be caulked to prevent moisture penetration. Failure to keep walls and base sealed could cause deterioration and moisture damage to the interior walls and/or floor, which is not always visible to the inspector at the time of inspection.

Bathroom #2

12.4 Electrical

Safety

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

12.8 Sinks

Minor Case

Sink is loose, corrections are needed for proper operation.

12.12 Exhaust Fan

Improvement recommended

Exhaust fan is noisy. Recommend review by qualified professional for repair or replacement as necessary.

12.13 Shower Base

Maintenance required

(1) The tile edges of the shower walls/base should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

(2) Ceramic tile base. The impermeability of a shower depends on the membrane installed under the ceramics. The installed grout between the ceramic is a porous material and absorbs water and moisture. If no membrane was install plywood and drywall will deteriorate. Therefore the membrane is essential in order to ensure impermeability. During our inspection, it is impossible to check the presence of this membrane.

Bedroom #3

15.7 Heat / Cooling Source

Minor Case

Baseboard is inoperable. Recommend review by qualified professional for repair or replacement as necessary.

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