



# AMERISPEC<sup>®</sup> INSPECTION SERVICES

**AmeriSpec Inspection Services**

**Bardstown, KY 40004**

**502-403-7995**

**KY LIC#241987**

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Doc #:	41519	Inspector:	Todd Newman
Date:	4/11/2019		
Dwelling Address:	4100 Lincoln Louisville KY 40217		
Client Name:	Steve Grant		
Client's Agent:	Terry Golladay	Real Estate Company:	Schuler Bauer

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. **FUTURE FAILURE:** Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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## AmeriSpec Inspection Services

**DEFINITION OF TERMS**

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE (S)** = The items inspected appeared to function normally at time of inspection.

**Not Applicable (N/A)** = The item(s) do not apply to this property.

**NOT PRESENT (NP)** = The item was not present at the time of inspection.

**NOT INSPECTED (NI)** = 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 (NO)** = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

**REPAIR / REPLACE (RR)** = 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 'Repair / Replace' will appear in the 'Summary Report'.

**The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.**

## GENERAL CONDITIONS

**Type of building:**

Single Family (2 story), Bi-Level

**In Attendance:**

Vacant (inspector only)

**Approximate age of building:**

Over 100 Years

**Temperature:**

40 degrees (F)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Start Time:**

Start Time: 8:30 AM

**Finish Time:**

Finish Time: 11:00 AM

## 1. 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.*

### Styles & Materials

#### Walkways:

Concrete

#### Exterior Wall Cladding:

Wood Siding

Vinyl Siding

#### Exterior Entry Doors:

Wood

Metal Clad

#### Windows and Frames:

Single-hung

#### Trim:

Wood

Aluminum

Vinyl

### Items

#### 1.1 Walkways

**Comments:** Repair or Replace

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



1.1 Item 1(Picture)

#### 1.2 Exterior Wall Cladding

**Comments:** Repair or Replace

(1) Siding is warped, cracked, bending or damaged in various locations. Recommend replacement as necessary or repairs as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

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1.2 Item 4(Picture)



1.2 Item 5(Picture)

(2) Wood deterioration observed at rear of home. Possible improper install. Siding is missing in this area which may have contributed to damage. Suggest repairs/replacement as needed.



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

(3)

- Siding on this home is covered with vinyl. 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.

### 1.3 Trim, Eaves, Soffits and Fascias

**Comments:** Repair or Replace

(1) Caulking should be applied around all windows, doors, and any voids where necessary.

(2) Peeling paint observed at various locations; suggest scraping and painting as necessary as part of normal maintenance.



1.3 Item 1(Picture)

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(3) Damaged/deteriorated trim observed at front of home various locations. Recommend repairs to prevent further damage.



1.3 Item 2(Picture)

(4) Wood deterioration observed at various locations. Suggest repairs/replacement as needed.



1.3 Item 3(Picture)

(5) Damaged/deteriorated trim observed at rear of home. Recommend repairs to prevent further damage.



1.3 Item 4(Picture)

(6)

- **Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.**

#### 1.4 Windows & Frames

**Comments:** Repair or Replace

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Wood deterioration, peeling paint and rusting observed at front of home - stained glass window. Suggest repairs/ replacement as needed.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

**1.5 Doors (Exterior)**

**Comments:** Repair or Replace

Peeling paint, wood deterioration observed at the rear entry door. Suggest repairs/replacement as needed.



1.5 Item 1(Picture)

**1.6 Fences and Gates**

**Comments:** Repair or Replace

Gate is not easy to open. Rubs jam. Recommend review for repair or replacement as necessary.



1.6 Item 1(Picture)

**1.7 Electrical (exterior)**

**Comments:** Serviceable

**1.8 Gas Meter**

**Comments:** Serviceable

**1.9 Exterior Water Faucets**

**Comments:** Serviceable

**1.10 Door Bell(s)**

**Comments:** Not Present

**1.11 Lot Grade and Drainage**

**Comments:** Serviceable

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**1.12 Stairs and Steps**

**Comments:** Serviceable

## 2. Structural Components

*Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.*

### Styles & Materials

<b>Foundation Type:</b>	<b>Floor Structure:</b>	<b>Wall Structure:</b>
Crawlspace	Partial Slab	Masonry Walls
Basement		Brick Walls
<b>Ceiling Structure:</b>	<b>Method Used To Inspect Crawlspace:</b>	<b>Columns or Piers:</b>
2 X 10 Joists	Could Not Access	Wood Piers
	Limited Access	Masonry Block

### Items

#### 2.1 Foundation, Basement and Crawlspace

**Comments:** Repair or Replace

Cement parging is flaking/deteriorated at various locations. Recommend review for repair as necessary.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

#### 2.2 Sub Floors (Basement and Crawlspace)

**Comments:** Serviceable

#### 2.3 Walls (Basement and Crawlspace)

**Comments:** Repair or Replace

The left wall in the basement shows signs of leaning and is not perfectly straight. Being an older home this may be settlement over time. Brick may be unstable. It is advised to seek a licensed structural engineer's opinion or contractor for further review.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

## AmeriSpec Inspection Services

**2.4 Ceilings (Basement)**

Comments: Serviceable

**2.5 Columns or Piers (Basement and Crawlspace)**

Comments: Serviceable

**2.6 Joists (Basement and Crawlspace)**

Comments: Serviceable

**2.7 Beams (Basement and Crawlspace)**

Comments: Serviceable

**2.8 Doors (Basement)**

Comments: Serviceable

**2.9 Windows (Basement)**

Comments: Repair or Replace

(1) Peeling paint observed; suggest scraping and painting as necessary as part of normal maintenance.

(2) Window wood rot, moisture damage observed. Recommend review for corrections/repairs as needed.



2.9 Item 1(Picture)

**2.10 Electrical (Basement and Crawlspace)**

Comments: Serviceable

**2.11 Insulation Under Floor System**

Comments: Serviceable

**2.12 Vapor Retarders (Crawlspace)**

Comments: Serviceable

### 3. Roof System

*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 damage 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 We advise qualified contractor estimates and review of the full roof system prior to close.*

#### Styles & Materials

##### Method Used to Inspect Roof:

Ladder

##### Roof Material Type:

Asphalt Composition Shingle  
Roll Roofing

##### Roof Structure:

2 X 6 Rafters

##### Roof-Type:

Gable

#### Items

##### 3.0 Roof Conditions

###### Comments: Repair or Replace

- (1) Roofing materials show extensive wear and deterioration and are 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) Granular loss and deterioration observed. Shingles are dry, brittle, cracked, cupping, and curling. Roof is at the end of its useful life. Suggest further review by a licensed roofer prior to closing for repairs/replacement as needed.
- (3) Curling, damaged, or missing shingles observed at various locations. Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

- (4) Roll roofing is aged and has wear and some damage in areas. Recommend review by licensed roofing contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)

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3.0 Item 7(Picture)

(5) Holes were discovered in the attic from the roof and can allow water to enter the home. While inspecting the attic, daylight can be seen through shingles. Recommend repairs and replacement as needed.

### 3.1 Roof Penetrations and Exposed Flashings

**Comments:** Repair or Replace

Wood and metal flashing is rotted/damaged at front and damaged in various areas of the home. Flashing is important for shedding water. Recommend review by licensed roofer for corrections as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

### 3.2 Roof Drainage Systems (Gutters/Downspouts)

**Comments:** Serviceable

## 4. Plumbing System

*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.*

### Styles & Materials

<b>Water Source (To Home):</b> Public	<b>Plumbing Water Distribution (Inside home):</b> Copper PEX	<b>Plumbing Waste &amp; Vent Pipes:</b> PVC
<b>Water Shut Off Location:</b> Basement	<b>Main Fuel Shut Off Location:</b> Left Side Exterior at Gas Meter	<b>Water Supply Pressure:</b> 70 PSI

### Items

#### 4.0 Plumbing Water Supply System

**Comments:** Serviceable

#### 4.1 Drain Waste and Vent Systems

**Comments:** Comment

Rubber Fernco flexible drain pipe connector observed. These can over time sag, flex or collapse. Recommend replacement or monitoring over time for leaking.



4.1 Item 1(Picture)

## 5. Kitchen and Built-in Appliances

*Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. 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.*

### Styles & Materials

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**Cabinet(s):**

Wood

**Countertop(s):**

Laminate

### Items

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**5.0 Floors****Comments:** Serviceable**5.1 Walls****Comments:** Serviceable**5.2 Ceiling****Comments:** Serviceable

Common cracks noted, appears to be primarily a cosmetic issue. Recommend corrections a needed.



5.2 Item 1(Picture)

**5.3 Doors****Comments:** Serviceable**5.4 Windows****Comments:** Serviceable**5.5 Heat / Cooling Source****Comments:** Serviceable**5.6 Receptacles, Switches and Fixtures****Comments:** Serviceable**5.7 Counters and Cabinets (representative number)****Comments:** Comment

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Dry stains observed in/on the cabinet. No active leaks at time of inspection under the kitchen sink,.



5.7 Item 1(Picture)

**5.8 Sinks**

**Comments:** Serviceable

**5.9 Plumbing Drains**

**Comments:** Serviceable

**5.11 Dishwasher(s)**

**Comments:** Serviceable

**5.12 Ranges/Ovens/Cooktops**

**Comments:** Serviceable

**5.13 Range Hood(s)**

**Comments:** Serviceable

**5.14 Microwave Cooking Equipment**

**Comments:** Serviceable

## 6. Bathroom(s)

*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.*

### Styles & Materials

#### Bath Tub / Shower:

Combined Bath Tub & Shower

#### Exhaust Fans:

Fan with Light

#### Countertop(s):

Composite

#### Cabinet(s):

Wood

### Items

#### 6.0 Floors

Comments: Serviceable

#### 6.1 Walls

Comments: Serviceable

#### 6.2 Ceiling

Comments: Serviceable

#### 6.3 Doors

Comments: Serviceable

#### 6.4 Closets

Comments: Serviceable

#### 6.5 Windows

Comments: Serviceable

#### 6.6 Heat / Cooling Source

Comments: Serviceable

#### 6.7 Receptacles, Switches and Fixtures

Comments: Serviceable

#### 6.8 Exhaust Fan(s)

Comments: Serviceable

#### 6.9 Bath Tub

Comments: Serviceable

#### 6.10 Shower

Comments: Serviceable

#### 6.11 Sinks

Comments: Serviceable

#### 6.12 Toilet

Comments: Serviceable

#### 6.13 Counters and Cabinets

Comments: Serviceable

## 7. Interior Rooms and Areas

*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.*

### Styles & Materials

<b>Floor Covering(s):</b> Hardwood T&G Linoleum	<b>Wall Material(s):</b> Gypsum Board (Drywall) Plaster	<b>Ceiling Material(s):</b> Gypsum Board (Drywall) Plaster
<b>Interior Doors:</b> Solid Core	<b>Window Type(s):</b> Same as Exterior	<b>Operable Fireplaces:</b> None

### Items

#### 7.0 Floors

**Comments:** Serviceable

#### 7.1 Walls

**Comments:** Serviceable

- **Plaster walls are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.**

#### 7.2 Ceilings

**Comments:** Repair or Replace

(1) Common cracks noted in the living room bedroom, appears to be primarily a cosmetic issue. Recommend corrections as needed.



7.2 Item 1(Picture)

(2) Evidence of repairs observed in the living room. Recommend consulting sellers for additional information.



7.2 Item 2(Picture)

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(3) Damage/deterioration, cutting of materials observed in a possible prior ceiling area in the attic. At one time this may have been the original ceiling or an area of the closet that was opened for access to the attic area. Recommend review by a qualified professional for repair or replacement, as needed.



7.2 Item 3(Picture)

(4) Signs of possible fungi growth are present on ceiling in the older ceiling visible in the attic space. This may be caused by water leaking from the holes in the shingles of the roof. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. It is recommended that you contact a mold inspector or expert for investigation or correction if needed.



7.2 Item 4(Picture)

- (5)
- **Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.**

### 7.3 Doors (representative number)

**Comments:** Repair or Replace

The door in the upstairs hallway rubs the jamb, adjustments are needed for smooth operation.



7.3 Item 1(Picture)

### 7.4 Closet Doors (representative number)

**Comments:** Serviceable

### 7.5 Windows (representative number)

**Comments:** Serviceable

### 7.6 Heat / Cooling Source

**Comments:** Serviceable

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**7.7 Receptacles, Switches and Fixtures**

**Comments:** Serviceable

**7.9 Fireplaces and Woodstoves**

**Comments:** Repair or Replace

(1) Fireplace is blocked/permanently closed and not accessible.



7.9 Item 1(Picture)

(2) Cracked tile observed on hearth. Recommend repair or replacement as needed.



7.9 Item 2(Picture)

**7.10 Stairways**

**Comments:** Serviceable

## 8. 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.*

### Styles & Materials

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#### Dryer Power Source:

240 Volt Electric

### Items

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#### 8.0 Floors

**Comments:** Serviceable

#### 8.1 Walls

**Comments:** Serviceable

#### 8.2 Ceiling

**Comments:** Serviceable

#### 8.3 Doors

**Comments:** Serviceable

#### 8.4 Closets

**Comments:** Serviceable

#### 8.5 Windows

**Comments:** Serviceable

#### 8.6 Counters and Cabinets (representative number)

**Comments:** Serviceable

#### 8.9 Receptacles, Switches and Fixtures

**Comments:** Serviceable

#### 8.10 Clothes Dryer Exhaust Venting

**Comments:** Serviceable

## 9. Heating System

*Our evaluation of heating system(s) 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.*

### Styles & Materials

<b>Number of Heating Systems:</b> One	<b>Heating Unit Location(s):</b> Basement	<b>Heating System(s) Service:</b> Entire Home
<b>Heating System Type(s):</b> Gas Forced Air Furnace	<b>Energy Source:</b> Natural Gas	<b>Ductwork:</b> Insulated
<b>Heating System Brand:</b> GOODMAN		

### Items

#### 9.0 Heating Equipment Condition

**Comments:** Repair or Replace

The gas furnace did not function properly when tested using normal operating controls. Suggest further review by a qualified licensed HVAC contractor prior to closing for repairs/replacement to ensure proper operation.

#### 9.1 Energy Source

**Comments:** Not Operated

#### 9.2 Exhaust Venting

**Comments:** Not Operated

#### 9.3 Thermostat

**Comments:** Repair or Replace

Thermostat was functional, although furnace wouldn't respond to testing. Recommend HVAC contractor review along with furnace as to the system wasn't running.

#### 9.4 Air Filters

**Comments:** Serviceable

#### 9.5 Distribution / Ducting Systems

**Comments:** Serviceable

#### 9.6 Automatic Safety Controls

**Comments:** Comment

Did not respond to test recommend review by HVAC contractor along with the furnace for proper operation.

## 10. Air Conditioning System

*Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.***

### Styles & Materials

<b>Number of AC Systems:</b> One	<b>AC Unit Location(s):</b> Same as Heating System	<b>AC System(s) Service:</b> Same as Heating System
<b>Cooling Equipment Type(s):</b> Split Air Conditioning System	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Ductwork:</b> Same as Heating System
<b>Filter Type:</b> Same as Heating System	<b>Air Conditioner Brand:</b> GOODMAN	

### Items

#### 10.0 Cooling and Air Handler Equipment Condition

**Comments:** Repair or Replace

- (1) As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. This unit is a 1998 model by Goodman based on its serial number. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.
- (2) Refrigerant suction line insulation is deteriorated; recommend replacing insulation for improved performance.



10.0 Item 1(Picture)

## AmeriSpec Inspection Services

(3) The condenser fins at the outside compressor are bent or damaged. Recommend straightening the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation or have HVAC contractor review for corrections as needed..



10.0 Item 2(Picture)



10.0 Item 3(Picture)

(4) The outside condenser coil fins are dirty and need to be cleaned by a licensed heating and air contractor to help assure serviceability.



10.0 Item 4(Picture)



10.0 Item 5(Picture)

**10.1 Temperature Difference Measurements**

Comments: Not Operated

**10.2 Energy Source**

Comments: Not Operated

**10.3 Thermostat**

Comments: Not Operated

**10.4 Air Filters**

Comments: Not Inspected

**10.5 Distribution / Ducting Systems**

Comments: Not Operated

## 11. 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.*

### Styles & Materials

<b>Number of Water Heating Systems:</b> One	<b>Water Heater Location(s):</b> Basement	<b>Water Heater Design Type:</b> Natural Gas
<b>Water Heater Energy Source:</b> Natural Gas	<b>Water Heater Capacity:</b> 40 Gallon	<b>Water Heater Brand:</b> A.O. SMITH

### Items

#### 11.0 Water Heater Condition

**Comments:** Repair or Replace

A.O. Smith Water Heater is a 2009 unit. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. It is recommended that a maintenance check be performed on this unit by a licensed plumber for proper operation and efficiency due to it's age.

#### 11.1 Supply Lines

**Comments:** Serviceable

#### 11.2 Energy Source

**Comments:** Serviceable

#### 11.3 Flue Venting

**Comments:** Serviceable

#### 11.4 Temperature / Pressure Release Valve

**Comments:** Serviceable

#### 11.6 Hot Water Temperature

**Comments:** Serviceable

## 12. Electrical System

*Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.*

### Styles & Materials

#### Main Electrical Panel Location:

Exterior

#### Equipment Grounding Present:

Unable to Determine Grounding

#### Electrical Main Service:

Overhead Service

#### Service Amperage:

100 AMPS

#### Panel Type:

Breakers

#### Branch Wiring Type:

Copper

#### Wiring Methods:

Non Metallic Sheathed Cable (Romex)  
BX (Armored Cable)

#### Futures Available:

No

#### Electric Panel Manufacturer:

MURRAY

#### GFCI Reset Location(s):

Hall Bathroom

#### AFCI Reset Location(s):

Not Present

### Items

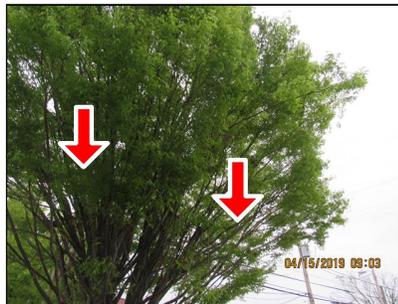
#### 12.0 Electrical Main Service

**Comments:** Repair or Replace

Service entrance is overhead. The utility company wires coming into the service mast are sagging and strung through trees. Client is advised to contact the utility company prior to closing to correct the condition or verify its safety.



12.0 Item 1(Picture)



12.0 Item 2(Picture)

#### 12.1 Equipment Grounding

**Comments:** Repair or Replace

- **At the time of inspection, we were unable to verify the proper grounding of the electrical system, due to concealed subsurface conditions at the exterior of the home. A properly sized grounding wire should be connected to grounding rods installed on the exterior of the home to ensure safe and proper discharge of stray electricity that may be generated in the homes electrical system.**

#### 12.2 Main Electrical Panel Condition

**Comments:** Repair or Replace

(1)

- **No Futures are available for expansion in the electrical panel. If additions are added an additional panel may be required.**

(2) Some labels are present, but are illegible or confusing. Recommend correcting for safety.

#### 12.4 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Serviceable

## AmeriSpec Inspection Services

- **Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.**

**12.5 Operation of AFCI (ARC Fault Circuit Interrupters)**

**Comments:** Not Present

**12.6 Smoke Alarms**

**Comments:** Repair or Replace

Not smoke or carbon monoxide alarms responded to testing. Recommend review or replacement as needed of these units. Periodic testing is also suggested to ensure proper working order.

## 13. Garage / Carport

*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.*

### Styles & Materials

**Garage Type:**

Detached

**Exterior Wall Cladding:**

Masonry Block

**Roof Material Type:**

Same as House

**Method Used to Inspect Roof:**

Same as House

### Items

**13.0 Exterior Wall Cladding**
**Comments:** Serviceable

**13.1 Roof Conditions**
**Comments:** Repair or Replace

Same as Roof System.

**13.2 Garage Floor**
**Comments:** Not Inspected

**13.3 Garage Door(s)**
**Comments:** Not Inspected

**13.4 Garage Door Openers**
**Comments:** Not Inspected

**13.5 Occupant Door(s)**
**Comments:** Not Inspected

**13.6 Garage Window(s)**
**Comments:** Serviceable

**13.7 Garage Walls**
**Comments:** Serviceable

**13.8 Garage Ceiling**
**Comments:** Not Inspected

**13.9 Electrical Receptacles, Switches and Fixtures**
**Comments:** Not Inspected

Limited inspection. Unable to access or open doors for full inspection.

## 14. Chimney

*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 homes 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.*

### Styles & Materials

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#### Chimney Type:

Brick

### Items

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#### 14.0 Chimney Conditions

**Comments:** Repair or Replace

Loose/missing mortar and brick deterioration observed, recommend review for tuck pointing and repair as necessary.



14.0 Item 1(Picture)



14.0 Item 2(Picture)

#### 14.1 Chimney Flue

**Comments:** Not Inspected

#### 14.2 Flashings

**Comments:** Serviceable

#### 14.3 Spark Arrestor / Rain Cap

**Comments:** Repair or Replace

No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety.

#### 14.4 Saddle / Cricket

**Comments:** Not Present

## 15. 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 Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.*

### Styles & Materials

#### Method Used to Inspect Attic:

Viewed From Entry

#### Attic Access Type:

Scuttle Hole

#### Attic Insulation:

Blown-In

#### Ventilation:

Passive Vents

### Items

#### 15.0 Attic Access

**Comments:** Serviceable

- **Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.**

#### 15.1 Attic Framing

**Comments:** Serviceable

#### 15.2 Attic Sheathing

**Comments:** Repair or Replace

**Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement.**



15.2 Item 1(Picture)

#### 15.3 Attic Insulation

**Comments:** Serviceable

#### 15.4 Attic Ventilation

**Comments:** Serviceable

#### 15.7 Ductwork

**Comments:** Not Present



## SUMMARY REPORT

AmeriSpec Inspection Services  
Bardstown, KY 40004  
502-403-7995  
KY LIC#241987

## SUMMARY

Doc #: 41519 Client Name: Steve Grant  
Dwelling Address: 4100 Lincoln Inspector: Todd Newman  
Louisville KY 40217

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

**This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.**

### 1. Exterior

#### 1.1 Walkways

##### Repair or Replace

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



1.1 Item 1(Picture)

#### 1.2 Exterior Wall Cladding

##### Repair or Replace

(1) Siding is warped, cracked, bending or damaged in various locations. Recommend replacement as necessary or repairs as needed.

## AmeriSpec Inspection Services



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

(2) Wood deterioration observed at rear of home. Possible improper install. Siding is missing in this area which may have contributed to damage. Suggest repairs/replacement as needed.



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

(3)

- Siding on this home is covered with vinyl. 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.

### 1.3 Trim, Eaves, Soffits and Fascias

#### Repair or Replace

(1) Caulking should be applied around all windows, doors, and any voids where necessary.

(2) Peeling paint observed at various locations; suggest scraping and painting as necessary as part of normal maintenance.



1.3 Item 1(Picture)

## AmeriSpec Inspection Services

(3) Damaged/deteriorated trim observed at front of home various locations. Recommend repairs to prevent further damage.



1.3 Item 2(Picture)

(4) Wood deterioration observed at various locations. Suggest repairs/replacement as needed.



1.3 Item 3(Picture)

(5) Damaged/deteriorated trim observed at rear of home. Recommend repairs to prevent further damage.



1.3 Item 4(Picture)

(6)

- Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.

## 1.4 Windows & Frames

### Repair or Replace

Wood deterioration, peeling paint and rusting observed at front of home - stained glass window. Suggest repairs/replacement as needed.

## AmeriSpec Inspection Services



1.4 Item 1(Picture)



1.4 Item 2(Picture)

**1.5 Doors (Exterior)****Repair or Replace**

Peeling paint, wood deterioration observed at the rear entry door. Suggest repairs/replacement as needed.



1.5 Item 1(Picture)

**1.6 Fences and Gates****Repair or Replace**

Gate is not easy to open. Rubs jam. Recommend review for repair or replacement as necessary.



1.6 Item 1(Picture)

## 2. Structural Components

**2.1 Foundation, Basement and Crawlspace****Repair or Replace**

Cement parging is flaking/deteriorated at various locations. Recommend review for repair as necessary.

## AmeriSpec Inspection Services



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

**2.3 Walls (Basement and CrawlSpace)****Repair or Replace**

The left wall in the basement shows signs of leaning and is not perfectly straight. Being an older home this may be settlement over time. Brick may be unstable. It is advised to seek a licensed structural engineer's opinion or contractor for further review.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

**2.9 Windows (Basement)****Repair or Replace**

- (1) Peeling paint observed; suggest scraping and painting as necessary as part of normal maintenance.
- (2) Window wood rot, moisture damage observed. Recommend review for corrections/repairs as needed.



2.9 Item 1(Picture)

**3. Roof System****3.0 Roof Conditions****Repair or Replace**

- (1) Roofing materials show extensive wear and deterioration and are 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) Granular loss and deterioration observed. Shingles are dry, brittle, cracked, cupping, and curling. Roof is at the end of its useful life. Suggest further review by a licensed roofer prior to closing for repairs/replacement as needed.

## AmeriSpec Inspection Services

(3) Curling, damaged, or missing shingles observed at various locations. Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

(4) Roll roofing is aged and has wear and some damage in areas. Recommend review by licensed roofing contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(5) Holes were discovered in the attic from the roof and can allow water to enter the home. While inspecting the attic, daylight can be seen through shingles. Recommend repairs and replacement as needed.

### 3.1 Roof Penetrations and Exposed Flashings

#### Repair or Replace

Wood and metal flashing is rotted/damaged at front and damaged in various areas of the home. Flashing is important for shedding water. Recommend review by licensed roofer for corrections as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

## 5. Kitchen and Built-in Appliances

### 5.7 Counters and Cabinets (representative number)

#### Comment

Dry stains observed in/on the cabinet. No active leaks at time of inspection under the kitchen sink,.



5.7 Item 1(Picture)

## 7. Interior Rooms and Areas

### 7.2 Ceilings

#### Repair or Replace

(1) Common cracks noted in the living room bedroom, appears to be primarily a cosmetic issue. Recommend corrections a needed.



7.2 Item 1(Picture)

(2) Evidence of repairs observed in the living room. Recommend consulting sellers for additional information.



7.2 Item 2(Picture)

(3) Damage/deterioration, cutting of materials observed in a possible prior ceiling area in the attic. At one time this may have been the original ceiling or an area of the closet that was opened for access to the attic area. Recommend review by a qualified professional for repair or replacement, as needed.

## AmeriSpec Inspection Services



7.2 Item 3(Picture)

(4) Signs of possible fungi growth are present on ceiling in the older ceiling visible in the attic space. This may be caused by water leaking from the holes in the shingles of the roof. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. It is recommended that you contact a mold inspector or expert for investigation or correction if needed.



7.2 Item 4(Picture)

(5)

- Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

## 7.3 Doors (representative number)

**Repair or Replace**

The door in the upstairs hallway rubs the jamb, adjustments are needed for smooth operation.



7.3 Item 1(Picture)

## 7.9 Fireplaces and Woodstoves

**Repair or Replace**

(1) Fireplace is blocked/permanently closed and not accessible.

## AmeriSpec Inspection Services



7.9 Item 1(Picture)

(2) Cracked tile observed on hearth. Recommend repair or replacement as needed.



7.9 Item 2(Picture)

## 9. Heating System

### 9.0 Heating Equipment Condition

#### Repair or Replace

The gas furnace did not function properly when tested using normal operating controls. Suggest further review by a qualified licensed HVAC contractor prior to closing for repairs/replacement to ensure proper operation.

### 9.3 Thermostat

#### Repair or Replace

Thermostat was functional, although furnace wouldn't respond to testing. Recommend HVAC contractor review along with furnace as to the system wasn't running.

## 10. Air Conditioning System

### 10.0 Cooling and Air Handler Equipment Condition

#### Repair or Replace

(1) As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. This unit is a 1998 model by Goodman based on its serial number. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

(2) Refrigerant suction line insulation is deteriorated; recommend replacing insulation for improved performance.

## AmeriSpec Inspection Services



10.0 Item 1(Picture)

(3) The condenser fins at the outside compressor at bent or damaged. Recommend straightening the outside condenser cooling fins on the exterior condenser to help assure adequate airflow and operation or have HVAC contractor review for corrections as needed..



10.0 Item 2(Picture)



10.0 Item 3(Picture)

(4) The outside condenser coil fins are dirty and need to be cleaned by a licensed heating and air contractor to help assure serviceability.



10.0 Item 4(Picture)



10.0 Item 5(Picture)

## 11. Water Heater

### 11.0 Water Heater Condition

#### Repair or Replace

A.O. Smith Water Heater is a 2009 unit. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. It is recommended that a maintenance check be performed on this unit by a licensed plumber for proper operation and efficiency due to its age.

## 12. Electrical System

### 12.0 Electrical Main Service

#### Repair or Replace

## AmeriSpec Inspection Services

Service entrance is overhead. The utility company wires coming into the service mast are sagging and strung through trees. Client is advised to contact the utility company prior to closing to correct the condition or verify its safety.



12.0 Item 1(Picture)



12.0 Item 2(Picture)

## 12.1 Equipment Grounding

### Repair or Replace

- At the time of inspection, we were unable to verify the proper grounding of the electrical system, due to concealed subsurface conditions at the exterior of the home. A properly sized grounding wire should be connected to grounding rods installed on the exterior of the home to ensure safe and proper discharge of stray electricity that may be generated in the homes electrical system.

## 12.2 Main Electrical Panel Condition

### Repair or Replace

(1)

- No Futures are available for expansion in the electrical panel. If additions are added an additional panel may be required.

(2) Some labels are present, but are illegible or confusing. Recommend correcting for safety.

## 12.6 Smoke Alarms

### Repair or Replace

Not smoke or carbon monoxide alarms responded to testing. Recommend review or replacement as needed of these units. Periodic testing is also suggested to ensure proper working order.

## 13. Garage / Carport

### 13.1 Roof Conditions

#### Repair or Replace

Same as Roof System.

## 14. Chimney

### 14.0 Chimney Conditions

#### Repair or Replace

Loose/missing mortar and brick deterioration observed, recommend review for tuck pointing and repair as necessary.

## AmeriSpec Inspection Services



14.0 Item 1(Picture)



14.0 Item 2(Picture)

**14.3 Spark Arrestor / Rain Cap****Repair or Replace**

No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety.

**15. Attic****15.2 Attic Sheathing****Repair or Replace**

Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement.



15.2 Item 1(Picture)

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