



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

**AmeriSpec Inspection Services**

**Bardstown, KY 40004**

**502-403-7995**

**KY LIC#241987**

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Doc #:	41619	Inspector:	Todd Newman
Date:	4/15/2019		
Dwelling Address:	3010 Gateway Ct Louisville KY 40219		
Client Name:	Norm Woods		
Client's Agent:	Martha McGough	Real Estate Company:	United Real Estate

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.



## TABLE OF CONTENTS

<a href="#">Cover Page</a> .....	1
<a href="#">Table of Contents</a> .....	2
<a href="#">Intro Page</a> .....	3
<a href="#">1 Exterior</a> .....	4
<a href="#">2 Structural Components</a> .....	9
<a href="#">3 Roof System</a> .....	13
<a href="#">4 Plumbing System</a> .....	15
<a href="#">5 Kitchen and Built-in Appliances</a> .....	17
<a href="#">6 Bathroom(s)</a> .....	20
<a href="#">7 Interior Rooms and Areas</a> .....	22
<a href="#">8 Laundry Area</a> .....	24
<a href="#">9 Heating System</a> .....	25
<a href="#">10 Air Conditioning System</a> .....	27
<a href="#">11 Water Heater</a> .....	28
<a href="#">12 Electrical System</a> .....	29
<a href="#">13 Garage / Carport</a> .....	31
<a href="#">15 Attic</a> .....	33
<a href="#">Summary</a> .....	35

## 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'.

## GENERAL CONDITIONS

**Type of building:**

Single Family (1 story)

**In Attendance:**

Client

**Approximate age of building:**

60 to 70 Years

**Temperature:**

45 degrees (F)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Start Time:**

Start Time: 8:30 AM

**Finish Time:**

Finish Time: 1:00 PM

## 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

#### Driveway:

Concrete

#### Walkways:

Concrete

#### Exterior Wall Cladding:

Brick Veneer

#### Exterior Entry Doors:

Wood

Metal Clad

#### Windows and Frames:

Single-hung

#### Trim:

Vinyl

### Items

#### 1.0 Driveways

**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.



1.0 Item 1(Picture)

#### 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

## AmeriSpec Inspection Services

(1) Extensive vegetation and overgrowth observed at various locations. This can promote moisture damage and wood deterioration to the siding and structure which is not always visible to the inspector. Suggest trimming/removal of vegetation to prevent damage to the home. This was a limited review of this area. Damage/deterioration can only be viewed after removal of vegetation/overgrowth.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Damaged/deteriorated mortar observed at various locations; suggest tuck pointing as necessary to prevent further damage.



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)

### 1.3 Trim, Eaves, Soffits and Fascias

Comments: Serviceable

- 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

## AmeriSpec Inspection Services

Peeling paint observed at right side; suggest scraping and painting as necessary as part of normal maintenance.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

### 1.5 Doors (Exterior)

**Comments:** Repair or Replace

Rear entry door doesn't lock well without adjusting door. Recommend adjustments as needed.

- **This door is reliant on a key for opening instead of a dead bolt handle. This could be a potential safety hazard in the event of a fire and the key is missing. This room has no other means of egress by windows except for this doorway.**



1.5 Item 1(Picture)

### 1.6 Fences and Gates

**Comments:** Serviceable

### 1.7 Electrical (exterior)

**Comments:** Repair or Replace

(1) Ungrounded three prong receptacles observed at rear of home. It is recommended that these types of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.



1.7 Item 1(Picture)

## AmeriSpec Inspection Services

(2) Exposed electrical wiring observed at front of home. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



1.7 Item 2(Picture)

**1.8 Gas Meter**

**Comments:** Serviceable

**1.9 Exterior Water Faucets**

**Comments:** Serviceable

**1.10 Door Bell(s)**

**Comments:** Serviceable

**1.11 Lot Grade and Drainage**

**Comments:** Serviceable

**1.12 Stairs and Steps**

**Comments:** Repair or Replace

Cement deterioration and chipping present at back steps. Recommend review by a qualified professional for repair or replacement as necessary.



1.12 Item 1(Picture)

**1.13 Patio**

**Comments:** Repair or Replace

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

This patio has also settled over time and may need to be monitored for further movement as the surface slopes away from the home slightly.



1.13 Item 1(Picture)



1.13 Item 2(Picture)

### 1.14 Exterior Comments

**Comments:** Repair or Replace

**Possible septic clean out area for local utility observed. This cover is broken in the center and will need replacement as possible sewer gases can release odors or hazardous gases into the air. We are unable to confirm if this system is an actual live line at the time of inspection as septic lines are outside the scope of a home inspection due to being a utility company issue and underground.**



1.14 Item 1(Picture)

## 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

#### Foundation Type:

Crawlspace  
Basement

#### Floor Structure:

Slab

#### Wall Structure:

Masonry Walls  
Concrete Block Walls

#### Ceiling Structure:

2 X 8 Joists  
Not Visible

#### Method Used To Inspect Crawlspace:

From Entry

#### Columns or Piers:

Steel Lally Columns

#### Foundation Ventilation:

Screened Openings

### Items

#### 2.1 Foundation, Basement and Crawlspace

**Comments:** Repair or Replace

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



2.1 Item 1(Picture)



2.1 Item 2(Picture)

#### 2.3 Walls (Basement and Crawlspace)

**Comments:** Repair or Replace

Structural wall re-enforcements or patching work observed in the basement, unable to determine effectiveness of repairs, suggest consult sellers or a structural engineer for additional information, prior to close.



2.3 Item 1(Picture)

## 2.4 Ceilings (Basement)

**Comments:** Not Inspected

Limited review as a portion of the basement was finished.



2.4 Item 1(Picture)

## 2.5 Columns or Piers (Basement and CrawlSpace)

**Comments:** Not Inspected

Limited review as a portion of the basement was finished.

## 2.6 Joists (Basement and CrawlSpace)

**Comments:** Not Inspected

Limited review as a portion of the basement was finished.

Limited review as spray foam is covering key areas to inspect along sill plate and joist supports. Unable to inspect proper anchoring of the sill plate which fastens the home to the foundation.



2.6 Item 1(Picture)

## 2.7 Beams (Basement and CrawlSpace)

**Comments:** Not Inspected

Limited review as a portion of the basement was finished.

## 2.8 Doors (Basement)

**Comments:** Serviceable

## 2.9 Windows (Basement)

**Comments:** Repair or Replace

## AmeriSpec Inspection Services

Peeling paint observed; suggest scraping and painting as necessary as part of normal maintenance to avoid more rust decay.



2.9 Item 1(Picture)

## 2.10 Electrical (Basement and Crawlspace)

**Comments:** Serviceable

## 2.11 Insulation Under Floor System

**Comments:** Repair or Replace

Loose insulation observed in the crawlspace, suggest securing as necessary.



2.11 Item 1(Picture)

## 2.12 Vapor Retarders (Crawlspace)

**Comments:** Repair or Replace

Gaps observed. Recommend review for repairs/replacement as needed.



2.12 Item 1(Picture)

## 2.13 Ventilation (Foundation Areas and Attics)

**Comments:** Repair or Replace

Ventilation openings due to spray foam are blocked in the crawlspace, suggest removing obstructions to provide for proper ventilation.



2.13 Item 1(Picture)

### 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.*

*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

##### Roof Structure:

Not Visible

##### Roof-Type:

Hip

#### Items

##### 3.0 Roof Conditions

**Comments:** Repair or Replace

(1) Popping nails observed near furnace vent. Nails should be secured as part of a routine maintenance effort to prevent roof damage.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

(2) Ridge cap shingle has lifted. This may be torn in high winds. Repair/replace as needed to prevent water entry into the attic space.



3.0 Item 3(Picture)

##### 3.1 Roof Penetrations and Exposed Flashings

**Comments:** Serviceable

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

**Comments:** Repair or Replace

(1) Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

(2) Suggest installing extensions to gutter system to ensure proper drainage away from foundation.

(3) The downspouts are loose and need securing to the wall at most areas of the home. Recommend securing to avoid movement and potential damage.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

(4) Gutters are improperly pitched at rear of home, gutters should be re-aligned to slope towards downspouts for proper drainage.



3.2 Item 3(Picture)

(5) Damage observed at left corner (facing rear). Recommend review for repair or replacement as necessary.



3.2 Item 4(Picture)



3.2 Item 5(Picture)

## 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 Galvanized	<b>Plumbing Waste &amp; Vent Pipes:</b> PVC Cast Iron Galvanized
<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> 60 PSI

### Items

#### 4.0 Plumbing Water Supply System

**Comments:** Serviceable

(1) Poorly supported piping observed in the basement. This line may rattle when the sump pump is used. Recommend installing additional supports as necessary, review by a licensed plumber for repair or replacement, as necessary.



4.0 Item 1(Picture)

(2)

- **Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, some restriction may have occurred. We suggest further review by a qualified licensed plumbing contractor prior to closing for repairs/replacement as needed to ensure proper water flow.**

#### 4.1 Drain Waste and Vent Systems

**Comments:** Repair or Replace

(1) Poorly supported piping observed in the basement. This line may rattle when the sump pump is used. Recommend installing additional supports as necessary, review by a licensed plumber for repair or replacement, as necessary.



4.1 Item 1(Picture)

## AmeriSpec Inspection Services

(2) Poorly supported drain piping observed in the basement. Recommend installing additional pipe hangers as necessary, review by a licensed plumber for repair or replacement, as necessary.

(3) Fernco/Rubber piping installed as a connector. These may leak over time due to collapsing or sagging. No leaks were detected at the time of inspection, although it is advised to monitor and replace as needed with correct fittings.



4.1 Item 2(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

**Cabinet(s):**

Wood

**Countertop(s):**

Stone

**Dishwasher Brand:**

GENERAL ELECTRIC

**Range/Oven Brand:**

GENERAL ELECTRIC

### Items

**5.0 Floors**
**Comments:** Serviceable

**5.1 Walls**
**Comments:** Serviceable

**5.2 Ceiling**
**Comments:** Serviceable

**5.3 Doors**
**Comments:** Serviceable

**5.4 Windows**
**Comments:** Serviceable

**5.5 Heat / Cooling Source**
**Comments:** Serviceable

**5.6 Receptacles, Switches and Fixtures**
**Comments:** Repair or Replace

The top outlet plug is loose from use where an appliance will not stay plugged in possibly. Suggest replacing.



5.6 Item 1(Picture)

**5.7 Counters and Cabinets (representative number)**
**Comments:** Serviceable

**5.8 Sinks**

**Comments:** Serviceable

**5.9 Plumbing Drains**

**Comments:** Repair or Replace

Drainage was serviceable at the time of inspection although this connection may be prone to leaking. Recommend monitoring over time or review by a licensed plumber for replacement as needed..



5.9 Item 1(Picture)

**5.10 Food Waste Disposer**

**Comments:** Serviceable

**5.11 Dishwasher(s)**

**Comments:** Repair or Replace

The dishwasher needs adjustment as it isn't properly aligned with the countertop. Recommend repair or adjusting as necessary.



5.11 Item 1(Picture)

**5.12 Ranges/Ovens/Cooktops**

**Comments:** Repair or Replace

Odors of natural gas were observed under the cook top while testing the burners. It is possible gas may be leaking under the cook top area into the cabinet. A qualified appliance contractor is needed for further review and to perform necessary repairs/corrections to ensure safety.



5.12 Item 1(Picture)

**5.13 Range Hood(s)**

**Comments:** Repair or Replace

Past venting observed in cabinet above the range hood. This appears to open to the attic space. Recommend closing this area to keep insulation and pest from possibly entering cabinet area.



5.13 Item 1(Picture)

## 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:** Repair or Replace

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Fans located in the hall bathroom may be improperly venting into attic. Due to spray foam in attic, this unable to completely verify. Recommend extending the fans' exhaust to the exterior of attic to prevent damage/deterioration in the attic from moisture/condensation.



6.8 Item 1(Picture)

### 6.9 Bath Tub

**Comments:** Repair or Replace

Lower/reduced water flow observed in the hall bathroom, recommend review by licensed plumber for repairs/corrections as needed prior to close.

### 6.10 Shower

**Comments:** Serviceable

### 6.11 Sinks

**Comments:** Repair or Replace

Low water flow observed in the master bathroom. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by Licensed/Qualified professional for repair or replacement as necessary.

### 6.12 Toilet

**Comments:** Repair or Replace

The toilet does not flush properly in the hall bathroom. Recommend review by a licensed plumber for repair or replacement, as necessary.



6.12 Item 1(Picture)

### 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 Tile Unfinished Laminate	<b>Wall Material(s):</b> Gypsum Board (Drywall)	<b>Ceiling Material(s):</b> Gypsum Board (Drywall)
<b>Interior Doors:</b> Hollow Core	<b>Window Type(s):</b> Same as Exterior	

### Items

#### 7.0 Floors

**Comments:** Serviceable

#### 7.1 Walls

**Comments:** Serviceable

#### 7.2 Ceilings

**Comments:** Repair or Replace

Evidence of repairs observed in the living room/kitchen area. Recommend consulting sellers for additional information.

#### 7.3 Doors (representative number)

**Comments:** Serviceable

#### 7.4 Closet Doors (representative number)

**Comments:** Serviceable

#### 7.5 Windows (representative number)

**Comments:** Serviceable

#### 7.6 Heat / Cooling Source

**Comments:** Serviceable

#### 7.7 Receptacles, Switches and Fixtures

**Comments:** Repair or Replace

Ungrounded three prong receptacles observed in the living room. It is recommended that these type receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI receptacle as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.



7.7 Item 1(Picture)

#### 7.10 Stairways

**Comments:** Comment

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Stairs are lacking three way switches which at the time of build, this wasn't a requirement. This is for informational purposes only and it's up to the buyer to decide if they would like to add additional light switches at the top and bottom of the staircase leading to the basement.

## 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

**Dryer Vent:**

Metal

### Items

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**8.8 Heat / Cooling Source****Comments:** Comment**8.9 Receptacles, Switches and Fixtures****Comments:** Serviceable**8.10 Clothes Dryer Exhaust Venting****Comments:** Repair or Replace

The dryer vent piping is duct taped and may not be properly functional. Recommend review for repair as needed.



8.10 Item 1(Picture)

## 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> Non-Insulated
<b>Filter Type:</b> Disposable	<b>Filter Size:</b> 20x25x1	<b>Heating System Brand:</b> YORK

### Items

#### 9.0 Heating Equipment Condition

**Comments:** Repair or Replace

(1) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

(2) Condensate line is leaking and should be replaced or repaired as needed.



9.0 Item 1(Picture)

#### 9.1 Energy Source

**Comments:** Serviceable

#### 9.2 Exhaust Venting

**Comments:** Repair or Replace

Exhaust vent pipe for furnace is leaking condensate. Suggest maintenance/ repairs to ensure leak free conditions.



9.2 Item 1(Picture)

### 9.3 Thermostat

**Comments:** Serviceable

### 9.4 Air Filters

**Comments:** Serviceable

### 9.5 Distribution / Ducting Systems

**Comments:** Repair or Replace

(1) The ductwork is not insulated. This may not have been required when home was built. Recommend review by a licensed heating contractor for corrections as necessary.

(2) Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.



9.5 Item 1(Picture)

### 9.6 Automatic Safety Controls

**Comments:** Serviceable

## 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> Exterior	<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>Filter Size:</b> Same as Heating System	<b>Air Conditioner Brand:</b> YORK

### Items

#### 10.0 Cooling and Air Handler Equipment Condition

**Comments:** Not Inspected

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. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

#### 10.1 Temperature Difference Measurements

**Comments:** Not Inspected

#### 10.2 Energy Source

**Comments:** Not Inspected

#### 10.3 Thermostat

**Comments:** Not Inspected

#### 10.4 Air Filters

**Comments:** Not Inspected

#### 10.5 Distribution / Ducting Systems

**Comments:** Not Inspected

## 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> WHIRLPOOL

### Items

#### 11.0 Water Heater Condition

**Comments:** Serviceable

#### 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

#### 11.5 Overflow Pan / Drain Line

**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:

Bedroom Closet

#### 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)

#### Futures Available:

No

#### Electric Panel Manufacturer:

GENERAL ELECTRIC

BX (Armored Cable)

#### GFCI Reset Location(s):

Kitchen

#### 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)

#### 12.1 Equipment Grounding

**Comments:** Not Inspected

- **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.**

## AmeriSpec Inspection Services

(2) More than 6 disconnects required to shut off all power to home in the main electrical panel. This contrary to standard practice. Upgrading panel may be needed to correct. Recommend review by licensed electrician for corrections as needed.



12.2 Item 1(Picture)

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

**Comments:** Serviceable

- **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:** Not Operated

Not all alarms responded to test. Recommend review or replacement as needed.

#### 12.7 Carbon Monoxide Alarms

**Comments:** Not Operated

Not all alarms responded to test. Recommend review or replacement as needed.

## 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:**

Attached

**Exterior Wall Cladding:**

Same as House

**Roof Material Type:**

Same as House

**Method Used to Inspect Roof:**

Same as House

**Garage Door Material:**

Wood

### Items

#### 13.0 Exterior Wall Cladding

**Comments:** Repair or Replace

**(1) Same as Exterior.**


13.0 Item 1(Picture)

**(2) Peeling paint observed at right side; suggest scraping and painting as necessary as part of normal maintenance.**

#### 13.1 Roof Conditions

**Comments:** Serviceable

#### 13.2 Garage Floor

**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.**


13.2 Item 1(Picture)

#### 13.3 Garage Door(s)

**Comments:** Repair or Replace

## AmeriSpec Inspection Services

The door panel of the garage door is warping. We recommend repair as necessary to help assure long term serviceability.



13.3 Item 1(Picture)

### 13.4 Garage Door Openers

**Comments:** Serviceable

### 13.5 Occupant Door(s)

**Comments:** Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



13.5 Item 1(Picture)

### 13.6 Garage Window(s)

**Comments:** Serviceable

### 13.7 Garage Walls

**Comments:** Serviceable

- **Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.**

### 13.8 Garage Ceiling

**Comments:** Repair or Replace

Common cracks noted in the garage ceiling, appears to be primarily a cosmetic issue. Recommend corrections a needed.

### 13.9 Electrical Receptacles, Switches and Fixtures

**Comments:** Serviceable

## 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

Polyurethane Foam

#### Ventilation:

None Found

### Items

#### 15.0 Attic Access

**Comments:** Serviceable

- **Did not enter, unable to access attic due to insulation. 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:** Repair or Replace

**Limited inspection due to spray foam insulation added to framing members. We are unable to verify stability, condition or integrity of this system.**



15.1 Item 1(Picture)

#### 15.2 Attic Sheathing

**Comments:** Repair or Replace

## AmeriSpec Inspection Services

Limited inspection due to spray foam insulation added to sheathing members. We are unable to verify stability, condition or integrity of this system.



15.2 Item 1(Picture)

### 15.3 Attic Insulation

**Comments:** Serviceable

### 15.4 Attic Ventilation

**Comments:** Repair or Replace

- **Unable to verify proper attic ventilation by spray foam or if the seller intended to seal the attic space with it. There is a draft in the attic that can not be detected to its location. If vents were to be added, generally, vents should be installed at a minimum ratio of 1 square foot of ventilation per 300 square feet of attic space balanced between the lower and upper thirds of the attic space. This can help to reduce interior temperatures and preserve the life of the roofing materials.**



15.4 Item 1(Picture)

### 15.5 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Not Operated

Attic air vent was not tested as the switch was removed. This vent if operated, may push warm air into the attic area causing condensation.

### 15.6 Electrical Wiring, Switches and Fixtures

**Comments:** Comment

Unable to properly inspect as spray foam has covered areas of electrical in the home. Some areas were visible, but this was a limited inspection.

### 15.7 Ductwork

**Comments:** Not Applicable



## SUMMARY REPORT

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

## SUMMARY

Doc #: 41619 Client Name: Norm Woods  
Dwelling Address: 3010 Gateway Ct Inspector: Todd Newman  
Louisville KY 40219

*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

#### 1.0 Driveways

##### 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.



1.0 Item 1(Picture)

#### 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) Extensive vegetation and overgrowth observed at various locations. This can promote moisture damage and wood deterioration to the siding and structure which is not always visible to the inspector. Suggest trimming/removal of vegetation to prevent damage to the home. This was a limited review of this area. Damage/deterioration can only be viewed after removal of vegetation/overgrowth.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Damaged/deteriorated mortar observed at various locations; suggest tuck pointing as necessary to prevent further damage.



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)

**1.4 Windows & Frames**

**Repair or Replace**

Peeling paint observed at right side; suggest scraping and painting as necessary as part of normal maintenance.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

## 1.5 Doors (Exterior)

### Repair or Replace

Rear entry door doesn't lock well without adjusting door. Recommend adjustments as needed.

- This door is reliant on a key for opening instead of a dead bolt handle. This could be a potential safety hazard in the event of a fire and the key is missing. This room has no other means of egress by windows except for this doorway.



1.5 Item 1(Picture)

## 1.7 Electrical (exterior)

### Repair or Replace

(1) Ungrounded three prong receptacles observed at rear of home. It is recommended that these types of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.



1.7 Item 1(Picture)

(2) Exposed electrical wiring observed at front of home. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



1.7 Item 2(Picture)

**1.12 Stairs and Steps****Repair or Replace**

Cement deterioration and chipping present at back steps. Recommend review by a qualified professional for repair or replacement as necessary.



1.12 Item 1(Picture)

**1.13 Patio****Repair or Replace**

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

This patio has also settled over time and may need to be monitored for further movement as the surface slopes away from the home slightly.



1.13 Item 1(Picture)



1.13 Item 2(Picture)

**1.14 Exterior Comments****Repair or Replace**

Possible septic clean out area for local utility observed. This cover is broken in the center and will need replacement as possible sewer gases can release odors or hazardous gases into the air. We are unable to confirm if this system is an actual live line at the time of inspection as septic lines are outside the scope of a home inspection due to being a utility company issue and underground.



1.14 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.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

### 2.3 Walls (Basement and Crawlspace)

#### Repair or Replace

Structural wall re-enforcements or patching work observed in the basement, unable to determine effectiveness of repairs, suggest consult sellers or a structural engineer for additional information, prior to close.



2.3 Item 1(Picture)

### 2.9 Windows (Basement)

#### Repair or Replace

Peeling paint observed; suggest scraping and painting as necessary as part of normal maintenance to avoid more rust decay.



2.9 Item 1(Picture)

**2.11 Insulation Under Floor System****Repair or Replace**

Loose insulation observed in the crawlspace, suggest securing as necessary.



2.11 Item 1(Picture)

**2.12 Vapor Retarders (Crawlspace)****Repair or Replace**

Gaps observed. Recommend review for repairs/replacement as needed.



2.12 Item 1(Picture)

**2.13 Ventilation (Foundation Areas and Attics)****Repair or Replace**

Ventilation openings due to spray foam are blocked in the crawlspace, suggest removing obstructions to provide for proper ventilation.



2.13 Item 1(Picture)

### 3. Roof System

#### 3.0 Roof Conditions

##### Repair or Replace

(1) Popping nails observed near furnace vent. Nails should be secured as part of a routine maintenance effort to prevent roof damage.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

(2) Ridge cap shingle has lifted. This may be torn in high winds. Repair/replace as needed to prevent water entry into the attic space.



3.0 Item 3(Picture)

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

##### Repair or Replace

(1) Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

(2) Suggest installing extensions to gutter system to ensure proper drainage away from foundation.

(3) The downspouts are loose and need securing to the wall at most areas of the home. Recommend securing to avoid movement and potential damage.

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3.2 Item 1(Picture)



3.2 Item 2(Picture)

(4) Gutters are improperly pitched at rear of home, gutters should be re-aligned to slope towards downspouts for proper drainage.



3.2 Item 3(Picture)

(5) Damage observed at left corner (facing rear). Recommend review for repair or replacement as necessary.



3.2 Item 4(Picture)



3.2 Item 5(Picture)

## 4. Plumbing System

### 4.1 Drain Waste and Vent Systems

#### Repair or Replace

(1) Poorly supported piping observed in the basement. This line may rattle when the sump pump is used. Recommend installing additional supports as necessary, review by a licensed plumber for repair or replacement, as necessary.



4.1 Item 1(Picture)

(2) Poorly supported drain piping observed in the basement. Recommend installing additional pipe hangers as necessary, review by a licensed plumber for repair or replacement, as necessary.

(3) Fernco/Rubber piping installed as a connector. These may leak over time due to collapsing or sagging. No leaks were detected at the time of inspection, although it is advised to monitor and replace as needed with correct fittings.



4.1 Item 2(Picture)

## 5. Kitchen and Built-in Appliances

### 5.6 Receptacles, Switches and Fixtures

#### Repair or Replace

The top outlet plug is loose from use where an appliance will not stay plugged in possibly. Suggest replacing.



5.6 Item 1(Picture)

### 5.9 Plumbing Drains

#### Repair or Replace

Drainage was serviceable at the time of inspection although this connection may be prone to leaking. Recommend monitoring over time or review by a licensed plumber for replacement as needed..



5.9 Item 1(Picture)

**5.11 Dishwasher(s)****Repair or Replace**

The dishwasher needs adjustment as it isn't properly aligned with the countertop. Recommend repair or adjusting as necessary.



5.11 Item 1(Picture)

**5.12 Ranges/Ovens/Cooktops****Repair or Replace**

Odors of natural gas were observed under the cook top while testing the burners. It is possible gas may be leaking under the cook top area into the cabinet. A qualified appliance contractor is needed for further review and to perform necessary repairs/corrections to ensure safety.



5.12 Item 1(Picture)

**5.13 Range Hood(s)****Repair or Replace**

Past venting observed in cabinet above the range hood. This appears to open to the attic space. Recommend closing this area to keep insulation and pest from possibly entering cabinet area.



5.13 Item 1(Picture)

## 6. Bathroom(s)

### 6.8 Exhaust Fan(s)

#### Repair or Replace

Fans located in the hall bathroom may be improperly venting into attic. Due to spray foam in attic, this unable to completely verify. Recommend extending the fans' exhaust to the exterior of attic to prevent damage/deterioration in the attic from moisture/condensation.



6.8 Item 1(Picture)

### 6.9 Bath Tub

#### Repair or Replace

Lower/reduced water flow observed in the hall bathroom, recommend review by licensed plumber for repairs/ corrections as needed prior to close.

### 6.11 Sinks

#### Repair or Replace

Low water flow observed in the master bathroom. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by Licensed/Qualified professional for repair or replacement as necessary.

### 6.12 Toilet

#### Repair or Replace

The toilet does not flush properly in the hall bathroom. Recommend review by a licensed plumber for repair or replacement, as necessary.



6.12 Item 1(Picture)

## 7. Interior Rooms and Areas

### 7.2 Ceilings

#### Repair or Replace

Evidence of repairs observed in the living room/kitchen area. Recommend consulting sellers for additional information.

### 7.7 Receptacles, Switches and Fixtures

#### Repair or Replace

Ungrounded three prong receptacles observed in the living room. It is recommended that these type receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI receptacle as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.



7.7 Item 1(Picture)

## 8. Laundry Area

### 8.10 Clothes Dryer Exhaust Venting

#### Repair or Replace

The dryer vent piping is duct taped and may not be properly functional. Recommend review for repair as needed.



8.10 Item 1(Picture)

## 9. Heating System

### 9.0 Heating Equipment Condition

#### Repair or Replace

(1) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

(2) Condensate line is leaking and should be replaced or repaired as needed.



9.0 Item 1(Picture)

### 9.2 Exhaust Venting

#### Repair or Replace

Exhaust vent pipe for furnace is leaking condensate. Suggest maintenance/ repairs to ensure leak free conditions.



9.2 Item 1(Picture)

### 9.5 Distribution / Ducting Systems

#### Repair or Replace

(1) The ductwork is not insulated. This may not have been required when home was built. Recommend review by a licensed heating contractor for corrections as necessary.

(2) Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.



9.5 Item 1(Picture)

## 10. Air Conditioning System

### 10.0 Cooling and Air Handler Equipment Condition

#### Not Inspected

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. Recommend review by a licensed HVAC contractor for a more detailed evaluation, prior to close.

## 12. Electrical System

### 12.0 Electrical Main Service

#### 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)

### 12.1 Equipment Grounding

#### Not Inspected

- 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) More than 6 disconnects required to shut off all power to home in the main electrical panel. This contrary to standard practice. Upgrading panel may be needed to correct. Recommend review by licensed electrician for corrections as needed.



12.2 Item 1(Picture)

## 13. Garage / Carport

### 13.0 Exterior Wall Cladding

#### Repair or Replace

(1) Same as Exterior.



13.0 Item 1(Picture)

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

### 13.2 Garage Floor

#### 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.



13.2 Item 1(Picture)

### 13.3 Garage Door(s)

#### Repair or Replace

The door panel of the garage door is warping. We recommend repair as necessary to help assure long term serviceability.



13.3 Item 1(Picture)

**13.5 Occupant Door(s)****Repair or Replace**

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



13.5 Item 1(Picture)

**13.8 Garage Ceiling****Repair or Replace**

Common cracks noted in the garage ceiling, appears to be primarily a cosmetic issue. Recommend corrections a needed.

**15. Attic****15.1 Attic Framing****Repair or Replace**

Limited inspection due to spray foam insulation added to framing members. We are unable to verify stability, condition or integrity of this system.



15.1 Item 1(Picture)

**15.2 Attic Sheathing****Repair or Replace**

## AmeriSpec Inspection Services

Limited inspection due to spray foam insulation added to sheathing members. We are unable to verify stability, condition or integrity of this system.



15.2 Item 1(Picture)

#### 15.4 Attic Ventilation

##### Repair or Replace

- Unable to verify proper attic ventilation by spray foam or if the seller intended to seal the attic space with it. There is a draft in the attic that can not be detected to its location. If vents were to be added, generally, vents should be installed at a minimum ratio of 1 square foot of ventilation per 300 square feet of attic space balanced between the lower and upper thirds of the attic space. This can help to reduce interior temperatures and preserve the life of the roofing materials.



15.4 Item 1(Picture)

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