



AmeriSpec Inspection Service

59 Prince Albert Rd, Halifax, NS

Ph#: (902) 469-1119

Doc #: 17124871 Inspector: Jason Fraser

Date: 12/11/2017

Dwelling Address: 85 Basinview Dr.
Bedford, NS

Client Name: Joan Brossard



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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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: The items inspected appeared to function normally at time of inspection.

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

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

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

COMMENT: The item was inspected and found to be deficient in some respect or in the inspector's opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to taking possession.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to contact the CSA (Canadian Standards Association) web site or specific brand name web sites for recall information regarding any system or component.

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1001.	Inspector	Jason Fraser.
1002.	In Attendance	Buyer(s); Buyers Agent.
1003.	Occupancy	The property is vacant. 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 taking possession 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.
1004.	Property Information	This is a single-family home.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 13 years of age.
1007.	Weather Conditions	Weather conditions at the time of inspection were cloudy and cool.

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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.

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Step #	Component	Comment
1101.	Driveway	Asphalt. Common cracks observed. Settling/heaving noted. Suggest repair/replacement as needed.
1103.	Siding	Brick veneer. 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.
1104.	Trim	Metal; Vinyl.
1105.	Window & Frames	Vinyl frame; Single hung. Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.
1106.	Exterior Door(s)	Metal.

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1107. Gutters / Downspouts Review. Aluminum. Suggest installing extensions to gutter system to ensure proper drainage away from foundation in order to ensure proper drainage. The client is advised to have the upper downspouts extended down into the gutter in order to prevent premature deterioration of the roof shingles as potentially result in leakage



1109. Electrical Exterior plugs not functioning at time of inspection, may be turned off from inside. Recommend confirming functionality of exterior plugs prior to close.
1110. Electric Meter(s) The electric meter is located at the left side.

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- 1111a. Propane Tank(s) Serviceable. Propane tank(s) noted on this property. The client is advised that the review of a propane tank is beyond the scope of a home inspection. Propane tanks generally are leased and thus the property of the propane company. The client is advised to consult with the vendor or the propane company regarding the performance and any lease agreements applicable.
1112. Exterior Faucets No water flow, may be turned off inside. Suggest consulting the vendor regarding the serviceability of the faucet.
1114. Bell / Chime Serviceable.
1115. Lot / Grade Drainage Sloped lot. We suggest regrading and maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.
1116. Foundation / Structure Type Poured concrete. The inspector noted common settling cracks in the foundation. If these settling cracks ever seep water the client is advised to consult a qualified crack repair specialist. This is a condition common with almost all poured concrete foundations.
1119. Deck Support Review. As with most structures built on top of the ground, a certain amount of settling/heaving occurs seasonally with frost action. If concerned the client is advised to re-level this deck. The support posts were sitting on deck blocks, one of which was cracked. Ideally support posts would be sitting on poured concrete footers. This was a common installation practice when this deck was constructed. Deck blocks can result in heaving and settling over time.



1123. Stairs/Steps/Railings Wood.

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1125. Exterior
Comments
- Any seam on the exterior of the house at the windows, siding and doors requires a serviceable bead of caulking to prevent water penetration. Caulking weathers and cracks over time and must be maintained. Suggest client(s) monitor this caulking and replace as necessary. The client is advised that Amerispec makes no claims regarding the insurability of this house/property. Insurance companies differ concerning their requirements for granting insurance. The client is advised to consult the insurance industry immediately regarding obtaining insurance for this house/property. Barn/shed/outbuilding observed but not inspected. Vegetation growth was noted on/in contact with the exterior siding/trim components of the house. Vegetation growing on the outside of the house/garage can trap moisture in the exterior wall materials leading to numerous moisture related problems. In addition, can burrow into siding/trim materials causing damage. Vegetation should always be kept trimmed back away from the house far enough to allow the siding to breathe and remain in a dry condition.

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Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comment
1201.	Methods Used to Inspect	Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review. The roof was not mounted due to height.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Exposed Flashings	Rubber. Due to the nature of flashing installation, it is common for portions of the flashing on the roof to be concealed from view. Only the visible portions of the flashing can be inspected. Visible portions of the flashing looked good and appeared to be in serviceable condition at the time of inspection.
1204.	Skylights	Not Present.
1205.	Conditions	Review. The average life expectancy of this grade of shingle is 15-20 years. The inspector suspects that these shingles are 13 years old. Client is advised to consider replacing shingles within 3-5 years, as they are showing signs of wear and are nearing the end of their average lifespan.

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Garages / Carports

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 if one is not present. 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.

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Step #	Component	Comment
1301.	Type	Attached garages in most jurisdictions should be separated from common walls of the house by a proper fume rated wall and fume gasketed door with a self closer. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. It also reduces the risk of any products of vehicle combustion from entering the home.
1302.	Exterior	Garage is attached to house. See exterior section of the inspection report for further information.
1303.	Methods Used To Inspect Roof	Attached. See the roof section of the inspection report for additional information.
1304.	Roof Material/Type	Same as house roof material in step #1202.
1305.	Roof Conditions	See roof conditions # 1205.
1306.	Gutters / Downspouts	See exterior comments # 1107.
1307.	Floor/Slab	Review. Concrete. Moisture noted at front right corner of garage. Inspector was unable to determine if moisture is due to water infiltration or was from items stored in garage. Recommend review by qualified contractor.



1308.	Garage Doors	Serviceable.
1309.	Garage Door Hardware	Serviceable.
1310.	Door Openers	This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. These devices be checked monthly for proper operation and safety.

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1311.	Fume Door	Serviceable. Self closer installed as a safety feature.
1314.	Walls	Drywall.
1315.	Fume Separation Wall/Ceiling	Serviceable.
1316.	Ceiling	Drywall.
1317.	Electrical	Serviceable.

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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. Review of the chimney can include a video scan (level II), by a qualified chimney specialist. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Step #	Component	Comment
1401.	Chimney Type	Direct Vent. Direct vent/side vent exhaust system(s) noted. The review of this system is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions of the direct vent system is beyond the scope of this inspection. Visible portions of the side vent/direct vent system(s) appeared to be in serviceable condition.

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Basement

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 sloped 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. The client should be advised that pests in the form of rodents or insects may be present in a home and not apparent at the time of inspection.

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Step #	Component	Comment
1601.	Access	Finished areas in basement were observed. As the building materials are not visible due to finishing work, only visible components at the time of inspection were reviewed.
1602.	Stairs	Wood.
1603.	Floor	Concrete; Carpet; Ceramic tile.
1604.	Walls	Drywall.
1605.	Ceiling	Drywall.
1606.	Exterior Door(s)	Metal.
1610.	Support Posts / Columns	Wood.
1611.	Beams	Wood.
1612.	Windows	Review. Evidence of past leakage at rear basement window under deck. Inspector checked area with a moisture meter and did not find elevated moisture levels. Inspector is not able to determine cause of the leakage without destructive analysis. Recommend further review by qualified contractor.



1613.	Heat / Cooling Source	Serviceable.
1614.	Electrical	Serviceable.

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1626. Basement
 Comments
- Any below grade space can leak. While we attempt to 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/crawlspace. We can not certify the basement/crawlspace against future water infiltration. Some thin cracking is common and whenever cracks exist, a possibility of future leaking exists. Most 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. Backup sump systems are advised. The chances of leaks increase when adjacent surfaces are not well pitched away from home and when roof drainage is within several feet of the foundation.

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in basement.
1702.	Supply Lines	Copper.
1703.	Distribution Lines	Copper; Pex. The client should be advised there are many different types and manufacturers of Pex (plastic) piping. Although Amerispec makes every attempt to remain current with regards to industry trends and potential product problems, the inspector can not be aware of all the varying types of piping and their corresponding fittings, acceptable installation practices and the potential problems or recall/class actions law suits that may be associated with a certain type of pipe or fitting.
1704.	Drain Waste Lines & Vent Pipes	ABS. The client is advised to have the main sewer lateral scoped by qualified technician in order to determine its condition. A camera scope by a qualified technician will determine the condition of the pipe and any potential repairs/upgrades that may be needed.
1705.	Ejector Pump(s)	Not Observed.
1706.	Sump Pump(s)	Not Observed.
1707.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1708.	Water Supply System	Water supply to the home is municipal service.

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Electrical

Our electrical inspection meets the Canadian Association of Home Property Inspection (CAHPI) standards 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. As electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades. Clients purchasing homes that were built prior to 1950 should be advised that knob and tube wiring may have been used. This type of wiring is not always visible or accessible to the inspector as it is concealed. Knob and tube wiring is considered outdated and requires replacement if present.

Step #	Component	Comment
1801.	Electrical Main Service	The main electrical panel is located at/in the garage. The electric service is overhead. The service panel rating is approximately 125 amps. System appears to be 120/240 volts. Breakers provide overload protection; branch circuit wiring is copper, which appears to be properly grounded.
1806.	Smoke Detectors	Tested OK. Periodic testing is suggested to ensure proper working order. All clients purchasing houses with wood, gas, oil fired appliances or an attached garage are advised to purchase and install a carbon monoxide detector as a safety enhancement.
1810 .	Central Vacuum	Central Vacuum system noted. The client is advised that only a cursory review of appliances is performed at a structural home inspection. The motor was checked and working on the day of inspection. Appliances are not dismantled for internal inspection. The client is advised to operate this unit at the final walk through inspection to ensure that it is still serviceable. Consultation with the vendor regarding any past problems with the appliance is also suggested.

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Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

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Step #	Component	Comment
1902.	Heating System Design Type/Brand	Oil hot water.
1903.	Energy Source	Oil. Oil burning appliances require annual maintenance to ensure safe and proper operation. Visible portions of the oil tank and lines appeared to be in serviceable condition at the time of inspection as no leaking was noted. Oil tanks usually rust from the inside out and leak without any signs of damage on the outside of the tank. The life expectancy of an oil tank free of any mechanical damage can vary. The oil tank is dated 2014. The client is advised to review the oil tank and lines at closing and periodically thereafter. As soon as oil is noted, or the bottom of the tank looks wet immediate review by a qualified technician is advised. If concerned with the possibility of a leak the client is advised to contact the oil company or an independent specialist regarding the installation of a spill protection oil pan or containment system that can be installed under/around steel tanks in order to catch any oil in the event of a leak. The bottom of the tank was dry at the time of inspection. The client is advised that insurance companies vary on their requirements regarding the installation of the oil tanks, lines and fill/vent pipes. Upgrades are often required.
1904.	Burner Chambers	Unable to inspect heat exchanger due to closed system.
1905.	General Conditions	The furnace/boiler was working at the time of inspection. Most oil companies will perform a servicing and efficiency test upon request. Suggest client(s) have a servicing and efficiency test performed. Inquiring with the vendor regarding the yearly fuel consumption will give the client and idea of the homes' insulation performance. The client is strongly advised to test this unit at the final walk-through inspection to ensure no failures have occurred since the time of the initial inspection. The average life expectancy of a furnace/boiler when properly serviced and maintained is 20-25 years. This boiler/furnace appears to be 13 years old.
1906.	Exhaust Venting	Metal; Direct thru-the-wall vent.
1909.	Distribution / Ducting	Pipes/Radiators.
1910.	Humidifier	Not Present.

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Ventilation Equipment

Step #	Component	Comment
1921.	HRV	<p>Review. A heat recovery Ventilator was noted in the house. The client is advised that only a cursory review of appliances is performed as a structural home inspection. HRV systems may have multiple motors and other moving components. The client is advised to consult with the vendor regarding any instructions or warranties applicable. The client is also advised to operate this system at the final walk through inspection to ensure that it is still serviceable. If a more detailed inspection is required, consultation with a qualified HVAC technician is advised. The exterior Heat Recovery Ventilator air intake vent was dirty/covered with debris at the time of inspection. Suggest cleaning the vent in order to promote adequate air flow to the HRV appliance. The client is advised to have the internal filters and core cleaned and the system serviced as the components were dirty at the time of inspection.</p>



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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 are advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comment
2102.	Water Heater Design Type	Oil.
2103.	Brand / Capacity	Hot water provided by heating system. See heating section for details.

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Kitchen

Appliance inspection is beyond the scope of the Canadian Association of Home Property Inspection (CAHPI) standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before taking possession 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 that appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

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Step #	Component	Comment
2201.	Floor	Ceramic tile.
2202.	Walls	Drywall.
2203.	Ceiling	Drywall.
2204.	Doors	Archway.
2206.	Windows	Serviceable.
2207.	Heat / Cooling Source	Serviceable.
2208.	Electrical	Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Ceramic tile.
2211.	Sinks	Serviceable. Metal.
2212.	Faucets	Review. Faucet(s) leak. Recommend review by qualified professional for repair or replacement as necessary.
2213.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2215.	Dishwasher(s)	Serviceable.
2216.	Trash Compactor	Not Present.
2218.	Ovens	The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures. Appliances should be tested at the pre-closing walk through inspection in order to ensure their serviceability.
2219.	Hood / Fan / Light	Exterior vented.

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Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Floor	Ceramic tile.
2302.	Walls	Drywall.
2303.	Ceiling	Drywall.
2304.	Doors	Wood.
2306.	Windows	Serviceable.
2307.	Heat / Cooling Source	Serviceable.
2308.	Electrical	Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Serviceable.
2314.	Shower Base	Plastic.
2315.	Shower Surround	Plastic.
2317.	Shower Faucet	Serviceable.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable.
2320.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2321.	Toilet	Serviceable.
2322.	Bidet	Not Present.
2323.	Counter / Cabinets	Laminated.
2324.	Steamer	Not Present.

AmeriSpec General Home Inspection

Half Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2401.	Floor	Ceramic tile.
2402.	Walls	Drywall.
2403.	Ceiling	Drywall.
2404.	Doors	Wood.
2406.	Windows	Serviceable.
2407.	Heat / Cooling Source	Serviceable.
2408.	Electrical	Ground fault interrupter provided for safety.
2409.	Exhaust Fan	Serviceable.
2410.	Sinks	Serviceable.
2411.	Sink Faucets	Serviceable.
2412.	Traps / Drains / Supply	Flow and drainage appeared to be serviceable at the time of inspection.
2413.	Toilet	Serviceable.
2414.	Bidet	Not Present.
2415.	Counter / Cabinets	Laminated.

AmeriSpec General Home Inspection

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 testing at the pre-closing walkthrough inspection in order to ensure no failures have occurred. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
2501.	Floor	Ceramic tile.
2502.	Walls	Drywall.
2503.	Ceiling	Drywall.
2504.	Doors	Wood.
2506.	Windows	Serviceable.
2510.	Heat / Cooling Source	Serviceable.
2511.	Electrical	Ground fault interrupter provided for safety.
2512.	Washer Hookups	The client is advised to install braided steel washer hook up hoses as they are less prone to water leakage and resulting damage. In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered as part of normal maintenance.
2513.	Dryer Hookups	Electric. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning. The client is advised that all appliances should be tested at the pre-closing walkthrough inspection in order to ensure no failures have occurred.
2514.	Exhaust Fan	Serviceable.

AmeriSpec General Home Inspection

Entry Way / Halls / Stairs

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

Step #	Component	Comment
2601.	Floors	Ceramic tile; Wood.
2602.	Walls	Drywall.
2603.	Ceilings	Drywall.
2604.	Doors	Archway.
2605.	Closet / Wardrobe	Wood.
2606.	Windows	Serviceable.
2607.	Heat / Cooling Source	Serviceable.
2608.	Electrical	Serviceable.
2609.	Stairs	Serviceable.

AmeriSpec General Home Inspection**Living/Dining Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Wood.
2642.	Walls	Drywall.
2643.	Ceilings	Drywall.
2644.	Doors	Archway.
2646.	Windows	Serviceable.
2647.	Heat / Cooling Source	Serviceable.
2648.	Electrical	Serviceable.
2649.	Wet Bar	Not Present.
2650.	Fireplace/Wood Burning Appliance	Propane Stove. Unable to operate propane appliances due to gas turned off, suggest client verify safe and proper operation of all gas appliances prior taking possession.

AmeriSpec General Home Inspection

Bedroom(s)

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

Step #	Component	Comment
2681.	Floors	Wood.
2682.	Walls	Drywall.
2683.	Ceilings	Drywall.
2684.	Doors	Wood.
2685.	Closet / Wardrobe	Wood.
2686.	Windows	Serviceable.
2687.	Heat / Cooling Source	Serviceable.
2688.	Electrical	Serviceable.
2689.	Fireplace/Wood Burning Appliance	Not Present.

AmeriSpec General Home Inspection

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation.

The presence of pests in the form of rodents and/or insects are often not visible to the inspector at the time of inspection. If concerned with the potential of the presence of pests, the client is advised to consult a qualified pest control specialist for further review. If Vermiculite insulation is readily visible, the inspector will report its presence. It is however beyond the scope of this home inspection to move insulation batts or disrupt blown-in insulation in order to inspect for the presence of Vermiculite insulation as disturbing this type of insulation poses a potential health risk to the inspector.

Step #	Component	Comment
2701.	Access location / Inspection method	The attic access is located at master bedroom closet. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owner's belongings. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.
2702.	Framing	Trusses.
2703.	Sheathing	Waferboard/OSB.
2704.	Evidence of Leaking	At the time of inspection no evidence of any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage point from which the attic was reviewed by the inspector at the time of inspection.
2705.	Insulation	Blown-in Cellulose. 8-9" of insulation present.
2706.	Ventilation	Gable vents; Ridge vents; Soffit vents.
2707.	Windows	Not Present.
2708.	Electrical	Due to insulation covered conditions, our inspection of the electrical components in the attic was very limited.
2710.	Chimneys	Not Present.

AmeriSpec General Home Inspection

Bsmt Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.2.	Floor	Ceramic tile.
2302.2.	Walls	Drywall.
2303.2.	Ceiling	Drywall.
2304.2.	Doors	Wood.
2307.2.	Heat / Cooling Source	Serviceable.
2308.2.	Electrical	Ground fault interrupter provided for safety.
2309.2.	Exhaust Fan	Serviceable.
2314.2.	Shower Base	Plastic.
2315.2.	Shower Surround	Plastic.
2317.2.	Shower Faucet	Review. Faucet(s) leak. Recommend review by qualified professional for repair or replacement as necessary.
2318.2.	Sinks	Serviceable.
2319.2.	Sink Faucets	Serviceable.
2320.2.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2321.2.	Toilet	Serviceable.
2322.2.	Bidet	Not Present.
2323.2.	Counter / Cabinets	Laminated.
2324.2.	Steamer	Not Present.

AmeriSpec General Home Inspection

Ensuite

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. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

AmeriSpec General Home Inspection

Step #	Component	Comment
2301.3.	Floor	Ceramic tile.
2302.3.	Walls	Drywall.
2303.3.	Ceiling	Drywall.
2304.3.	Doors	Wood.
2306.3.	Windows	Serviceable.
2307.3.	Heat / Cooling Source	Serviceable.
2308.3.	Electrical	Ground fault interrupter provided for safety.
2309.3.	Exhaust Fan	Serviceable.
2310.3.	Tub/Whirlpool	Tub. A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. GFCI present and tested. The items tested appeared to be in serviceable condition.
2311.3.	Tub Surround	Plastic.
2313.3.	Tub Faucet	Serviceable.
2314.3.	Shower Base	Plastic.
2315.3.	Shower Surround	Plastic.
2317.3.	Shower Faucet	Serviceable.
2318.3.	Sinks	Serviceable.
2319.3.	Sink Faucets	Serviceable.
2320.3.	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2321.3.	Toilet	Serviceable.
2322.3.	Bidet	Not Present.
2323.3.	Counter / Cabinets	Laminated.
2324.3.	Steamer	Not Present.
2326.3.	Bathroom Comments	The Standards that cover the construction of whirlpool/Jacuzzi bathtub appliances states that no whirlpool/Jacuzzi bathtub circulation system can fully drain. Bathing in a whirlpool/Jacuzzi bath that has not been properly maintained, exposes the bather to the residue of all past users. Research has demonstrated that whirlpool/Jacuzzi bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey and concentrate cleaning solutions (detergents, de-scaler and disinfectants) throughout the entire circulation system.