American Home Services
8933 Reynolds Road.,
Clermont, Fl 34711
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Report #: 16-8864 Date: 7/1/2016

Client:	John Doe	Phone:	xxx-xxx-xxxx
Inspection Address:	Somewhere in Florida		
Buyer's Agent:	Super Agent	Phone:	xxx-xxx-xxxx

Time of Inspection: 1:30:00 PM
Inspection Engineer: Thomas G. Kleinschnitz Sr.
License #: HI1258

Building Type:	Single Family Residence	Weather Conditions:	Partly Cloudy
Building Faces:	North	Outside Temperature:	75-95 Degrees
Estimated Age:	Built in: 1994	Building is Vacant: [X]	Occupied: [ ]

Parties present at Inspection: Home Owner [ ] Buyer [X] Buyer's Agent [X] Seller's Agent [ ]

This report is not transferable to any parties other than client(s) and Insurance Company.

American Home Services

8933 Reynolds Road, Clermont, Fl 34711, Office 352-429-7062

The report summary is a brief synopsis of each individual sheet of this inspection report. For further details and pictures related to defects, read the entire report. The summary is NOT intended to be all inclusive. If you wish to review the entire report, please contact American Home Services at number listed above. This report complies with the standards of the American Society of Home Inspectors and the National Association of Certified Home Inspectors. For a detailed list of the Standards please visit Ashi.org and/or nachi.org

summary for:
Somewhere in Florida

Client: John Doe **Date:** 7/1/2016

American Home Services offers a 90 day warranty through Residential Warranty Services. This is a LIMITED warranty and does not cover as well as a FULL warranty. You must register your address with this warranty in order to qualify. Call RWS at 1-800-544-8156. The 90 day warranty begins the day of the inspection. It is highly recommended to purchase a full home warranty on any home that is older than 5 years of age. A full home warranty will eliminate any costly repairs such as an a/c or roof and plumbing leaks and is usually good for a minimum of 12 months.

1.0 Site Conditions:

Site conditions are in serviceable condition, with repair required.

1.7.1 Errosion is present at left rear downspout return.
1.7.6 Conduit to rain gauge is disjointed. Requires repair.
1.7.5 Patios require weed control.

2.0 Exterior Components:

Exterior components are in serviceable condition, with repair required.

2.2.3 Side garage door is damaged and rubs on threshold. Requires replacement.

3.0 Roofing Systems:

Roofing systems are in serviceable condition, with repair required.

3.1.1 Overall condition of roof system is in serviceable condition. Several areas of tiles replaced and grouting redone is present.
Left rear corner has several tiles that are chipped at bottom.
Several nails at corner tiles have backed out.

4.0 Electrical Systems:

Electrical systems are in serviceable condition, with repair required.

4.3.3 Bath fixture is loose to wall.
4.3.5 Wiring coming out of distribution panel is not in conduit.
4.3.5 Overcurrent device is damaged at panel.

5.0 Heating and Cooling Systems:

Hvac systems are in serviceable condition.

6.0 Plumbing Systems:

Plumbing systems are in serviceable condition.

7.0 Insulation / Ventilation Systems:

Insulation and Ventilation systems are in serviceable condition, with repair required.

7.1.1 Several vertical walls in attic have falling insulation.

8.0 Structure / Foundation Systems:

Structure and Foundation systems are in serviceable condition.

9.0 Interior Components:

Interior Components are in serviceable condition, with repair required.

9.1.2 Crack is present in main living ceiling. It appears delamination and settling has caused this crack. Requires drywall repair.

9.3.2 Water staining and water damage is present in several bedroom ceilings. Moisture

9.4.2 meter and thermal imaging did not detect any moisture present. All damage requires drywall repair. Stains require ceiling and repainting. Recommend asking for full disclosure of these areas.

Note: Several ceilings exibited repairs that are visible.

10.0 Kitchen Components:

Kitchen Components are in serviceable condition.

11.0 Bathroom Components:

Bathroom Components are in serviceable condition, with repair required.

11.1.7 Jacuzzi motor did not operate in master bath.

11.1.9 Spray nozzle of master bath shower appeared to be clogged.

12.0 Pool:

Pool is in serviceable condition, with repaired required.

12.1.6 Several anchor bolts are missing. Several anchor bolts are corroded. Several base plates are loose. Requires new anchor bolts installed where any corroded or missing, or loose base plates are present.

SITE CONDITIONS
SECTION 1.0

Scope of Inspection: Inspection of site elements is intended to address the condition of readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** The inspection does not include evaluation of underground drainage systems, site lighting, barbecues, sheds, or detached structures, docks, or other recreational items unless specifically asked for.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Site Component	Type	Location	% or Qty
DRIVEWAYS									
1.1.1	x					(Primary)	Concrete		100
1.1.2				x		(Secondary)			
1.1.3				x		(Tertiary)			
RETAINING WALLS									
1.2.1				x		(Primary)			
1.2.2				x		(Secondary)			
1.2.3				x		(Tertiary)			
WALKWAYS									
1.3.1	x					(Primary)	Concrete		100
1.3.2				x		(Secondary)			
1.3.3				x		(Tertiary)			
PATIOS									
1.4.1				x		(Primary)			
1.4.2				x		(Secondary)			
FENCING & GATES									
1.5.1	x					(Primary)			
1.5.2				x		(Secondary)			
BALCONIES									
1.6.1				x		(Primary)			
1.6.2				x		(Secondary)			
OTHER SITE COMPONENTS									
1.7.1			x			Grading & Drainage			
1.7.2	x					Vegetation			
1.7.3	x					Stoops & Porches			
1.7.4				x		Balconies			
1.7.5		x				Patios			
1.7.6			x			Irrigation			

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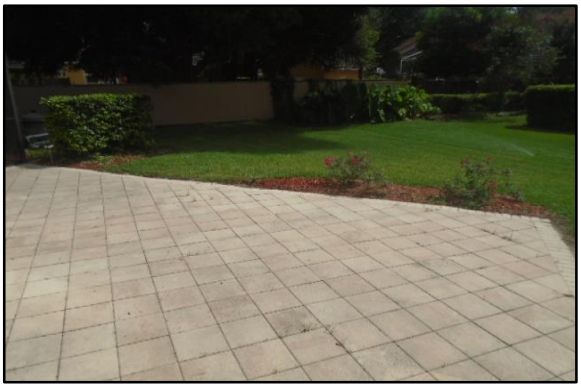
Note: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold intrusions/growth. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation, any reported or subsequently occurring defects must be investigated and corrected to prevent problems. Independent evaluation of problematic site conditions by a licensed engineer or qualified contractor is recommended before closing.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

1.7.1 Errosion is present at left rear downspout return.
1.7.6 Conduit to rain gauge is disjointed. Requires repair.
1.7.5 Patios require weed control.

Pictures Associated with Site Components



irrigation system is in serviceable condition

disjointed conduit

weeds in patio pavers

errosion present at downspout

EXTERIOR COMPONENTS

SECTION 2.0

Scope of Inspection: Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. These elements are subject to the effects of both long-term wear and sudden damage due to ever changing weather conditions. Descriptions are based on predominant representative elements and are provided for general informational purposes only. Neither the efficiency of accessories such as storms doors, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Exterior Component	Type	Location	% or Qty
EXTERIOR CLADDING									
2.1.1	x					Cladding (Primary)	Stucco	All	100
2.1.2				x		Cladding (Secondary)			
2.1.3				x		Cladding (Tertiary)			
2.1.4				x		Cladding (Other)			
EXTERIOR DOORS									
2.2.1	x					Exterior Doors (Front)	Metal-Hinged	Front	1
2.2.2	x					Entry (Other)	Overhead	Front	2
2.2.3			x			Entry (Other)	Metal-Hinged	Rear	1
2.2.4	x					Entry (Other)	Glass-Patio	Rear	3
WINDOWS									
2.3.1	x					Windows (Primary)	Single Hung-Single Pane	All	100
2.3.2				x		Windows (Secondary)			
2.3.3				x		Windows (Tertiary)			
2.3.4				x		Window Screens			
SOFFIT									
2.4.1	x					Soffit	Metal	All	100
2.4.2				x		Soffit			
2.4.3				x		Soffit			
FASCIA									
2.5.1	x					Fascia	Metal	All	100
2.5.2				x		Fascia			
2.5.3				x		Fascia			
TRIMS									
2.6.1	x					Trims	Stucco	All	100
2.6.2				x		Trims			
2.6.3				x		Trims			
PORCHES									
2.7.1	x					Front Porch	Covered	Front	1
2.7.2	x					Rear Porch	Covered-Screen	Rear	1

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Note: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them all together. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact American Home Services directly. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject seal failure, which could ultimately affect the transparency and/or function of the window.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

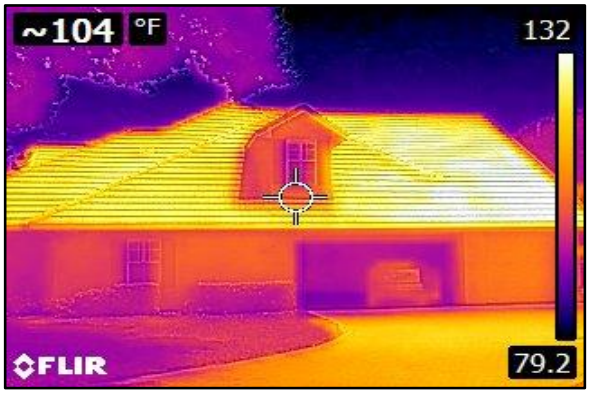
2.2.3 Side garage door is damaged and rubs on threshold. Requires replacement.

Pictures Associated with Exterior Components

front elevation

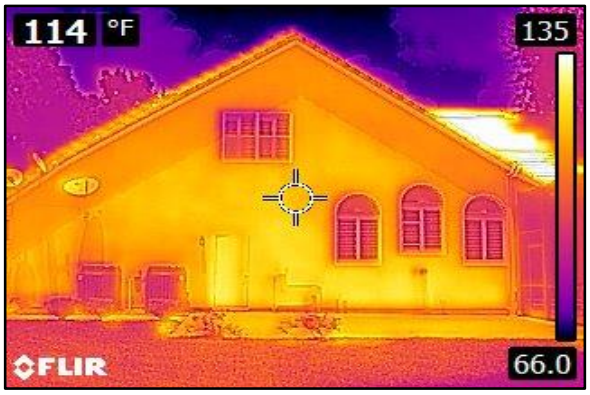
nol thermal defects

right elevation



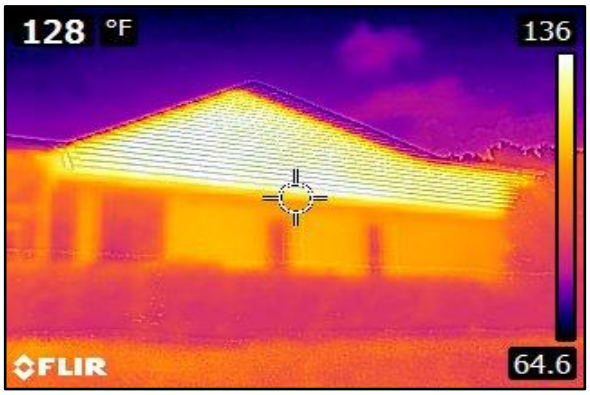
nol thermal defects

rear elevation



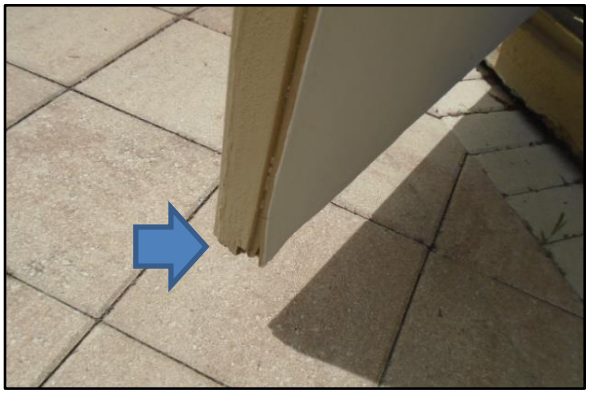
nol thermal defects

left elevation



nol thermal defects

Pictures Associated with Exterior Components Continued



damaged side door

door rubs on threshold

ROOF SYSTEM
SECTION 3.0

Scope of Inspection: Inspection of exterior elements is limited to readily visible elements. This inspection is visual and non intrusive. **Elements and areas concealed from view for any reason cannot be inspected.** The verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. This inspection does not give a warranty or guarantee that roof does not have active leaks present. Active leaks can only be definitive if Inspector actually sees water penetrating roof or interior of residence. If any evidence of roof leak is present, such as water stains or visible damage to roof, attic, ceilings or walls, it s recommended that a licensed roofer further investigate and repair such evidence. Inspector or American Home Services (AHS) is not liable for leakage before, during or after the inspection. Further more, AHS does not warranty or is to be held liable for future leaks due to condition of home's roof exterior whether it was disclosed or undisclosed on inspection report. AHS is not to be held liable for any wood decay or defects of any kind that are not readily visible from exterior of roof.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Exterior Component	Type	Estimated Age	% or Qty
ROOF COVERING									
3.1.1			x			(Primary)	Concrete/Clay Tiles	20-25 years	100
3.1.2				x		(Secondary)			
3.1.3				x		(Tertiary)			
3.1.4				x		(Other)			
ROOF DECKING									
3.2.1	x					(Primary)	1/2" CDX	20-25 years	100
3.2.2						(Secondary)			
3.2.3						(Other)			
ROOF VENTING									
3.3.1	x					(Primary)	Ridge Vent	20-25 years	4
3.3.2				x		(Secondary)			
3.3.3				x		(Other)			
OTHER ROOF COMPONENTS									
3.4.1	x					Evidence of Leaks			
3.4.2	x					Plumbing Stack Condition			
3.4.3				x		Skylight Condition			
3.4.4				x		Ventilation Covers			
3.4.5	x					Flashing Condition			
3.4.6				x		Chimney Flashing			
3.4.7				x		Other Roof Penetration			
3.4.8				x		Gutter Condition			
3.4.9				x		Downspout Condition			
3.4.10	x					Roofing Clean and Free of Debris			

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ROOF SHAPE (check all that apply)

	x	Gable	x	Hip		Flat		Mansard		Shed

Method of Inspection:	x	Walked		Viewed from Ladder		Viewed from ground

Note: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings and the water tightness of roof top elements, should be checked periodically and repaired or maintained as required. Any roof effects can result in leakage, mold and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspections, but may result in latent concerns. Gutters and downspouts will require regular cleaning. All chimneys, pluming stacks and vents should be checked periodically. Fascia behind gutters are not readily assessable to inspectors and are not within a typical home inspection. Inspectors are NOT required to walk the roof due to poor weather conditions or other reasons deemed unsafe to the inspector.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

3.1.1 Overall condition of roof system is in serviceable condition. Several areas of tiles have been replaced and grouting redone is present.
Left rear corner has several tiles that are chipped at bottom.
Several nails at corner tiles have backed out.

Pictures Associated with Roofing Systems

roof in serviceable condition

roof in serviceable condition

several chiped tile at ends

nails backed out

ELECTRICAL SYSTEMS

SECTION 4.0

Scope of Inspection: Inspection of electrical systems is limited to readily visible elements. Wiring and other components concealed from view for any reason cannot be inspected. Switches and receptacles are not opened. It is not within the scope of a home inspection to identify the function of every switch/receptacle. It is not within the scope of a home inspection to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of ground fault circuit interrupters is limited to the built in test functions. No assessment can be made of electric loads, system requirements, or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communications systems, structured wiring systems, low voltage wiring, and site lighting are not within the scope of this inspection.

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ITEM	S	F	P	NA	NI	Electrical Component	Type	Location
Main Service Disconnect and Associated Systems								
4.1.1	x					Service Drop	Below Ground	Exterior-Right
4.1.2	x					Service entrance conductors	Aluminum	
4.1.3	x					Main Service Disconnect Panel	Siemens	
4.1.4	x					Main Service Disconnect Grounded	Yes	
4.1.5	x					Main Service Disconnect Brkr/Fuse	Breaker	
4.1.6	x					Main service Amperage	2-150 Amp	
Main Distribution Panel								
4.2.1	x					Main Distribution Panel	Siemens	
4.2.2	x					Main Distribution Pnl-Brkr/Fuse	Breaker	
4.2.3	x					Main Distribution Wiring Methods	Copper	
4.2.4	x					Arc Fault Breakers Present	Yes	
4.2.5	x					Gfci Breakers Present	Yes	
4.2.6	x					20+ Amp Circuit for Kitchen Present	Yes	
4.2.7	x					20+ Amp Circuit for Dish Washer Present	Yes	
4.2.8	x					20+ Amp Circuit for Laundry Present	Yes	
4.2.9	x					30+ Amp Circuit for Heat/Ac Present	Yes	
4.2.10	x					30+ Amp Circuit for Water Heater Present	Yes	
4.2.11	x					Panel is Grounded	Yes	
OTHER ELECTRICAL COMPONENTS								
4.3.1	x					Receptacle/Switch Condition		
4.3.2	x					Gfci Receptacle Condition		
4.3.3			x			Interior Light/Fan Condition		
4.3.4	x					Exterior Light/Fan Condition		
4.3.5			x			Wiring Defects		
4.3.6	x					Service Equipment Disconnects		
4.3.7	x					Smoke/Carbon Monoxide Detectors		
4.3.8	x					Door Bell		
4.3.9								
4.3.10								

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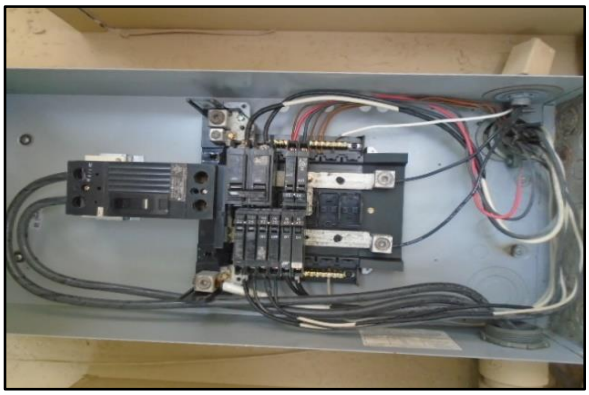
Note: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage. The identification of inherent electric panel defects or latent conditions is not within the scope of a home inspection's it is recommended that aluminum wiring systems be inspected by a licensed electrician to confirm all connections are acceptable. GFCI's are recommended to be installed in all wet areas, such as kitchen, bathrooms, garage and exterior if they are not installed in the residence. AFCI are recommended to be installed in all bedroom circuits if not currently present. Testing of all GFCIs and AFCIs should be conducted on a regular basis. Any electrical defects or capacity, distribution concerns should be evaluated by a licensed electrician.

Defects Noted:

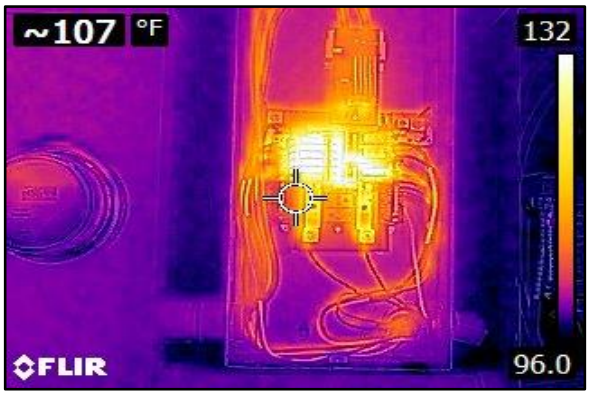
Note: All defects stated require further evaluation and/or repair by a qualified contractor.

4.3.3 Bath fixture is loose to wall.
4.3.5 Wiring coming out of distribution panel is not in conduit.
4.3.5 Overcurrent device is damaged at panel.

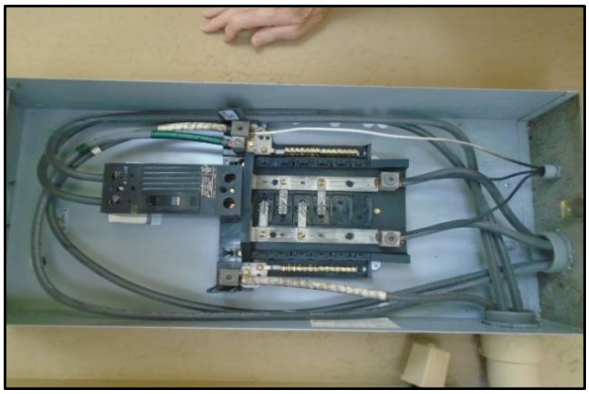
Pictures Associated with Electrical Systems



4.1.3/Main Service Disconnect Panel

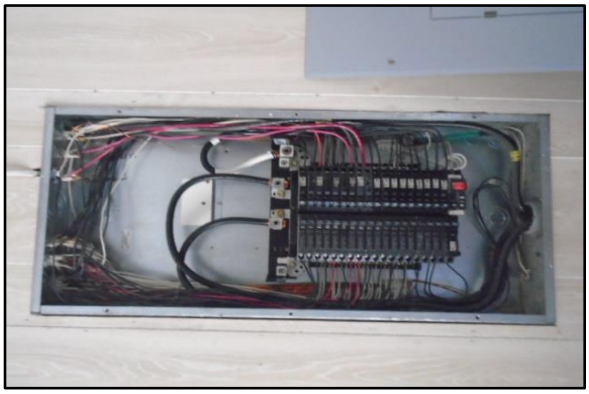


no thermmal defects



4.1.3/Main Service Disconnect Panel (1)

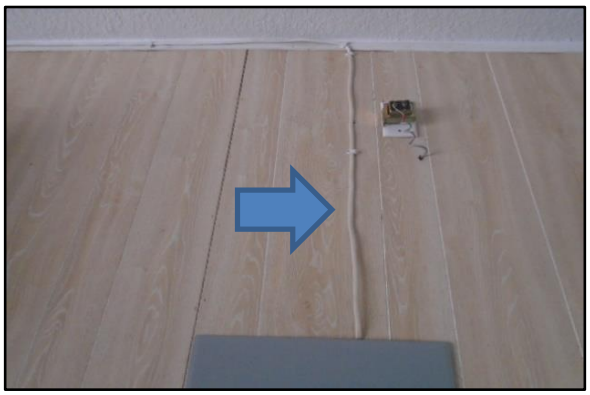
no thermmal defects



4.2.1/Main Distribution Panel (2)

no thermal defects

43.5/over current device damaged



4.3.5/exposed wiring

4.3.3/loose bath fixture

HEATING AND COOLING SYSTEMS

SECTION 5.0

Scope of Inspection: Inspection of heating/cooling systems is limited to readily visible elements. Elements concealed from view or not functional for any reason cannot be inspected. **It is NOT within the scope of a home inspection to include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, add on components such as electronic air cleaners are not inspected. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or operation of full system features. The inspector or American Home Services (AHS) does NOT warranty or guarantee continued functionality or comfortability of the system at any time before, during or after inspection.

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ITEM	S	F	P	NA	NI	Heating/Cooling Component	Type	Location	Age
SYSTEM ONE									
5.1.1	x					System Type	Central-Split	N/A	N/A
5.1.2	x					Compressor Unit	Heat Pump	Exterior-Rear	< 10 Yrs
5.1.3	x					Air Handler	Forced Air-Electric	Utility Closet	< 10 Yrs
SYSTEM TWO									
5.2.1	x					System Type	Central-Split	N/A	N/A
5.2.2	x					Compressor Unit	Heat Pump	Exterior-Rear	< 10 Yrs
5.2.3	x					Air Handler	Forced Air-Electric	Utility Closet	< 10 Yrs
SYSTEM THREE									
5.3.1				x		System Type			N/A
5.3.2				x		Compressor Unit			N/A
5.3.3				x		Air Handler			N/A
OTHER HEATING/COOLING COMPONENTS									
5.4.1	x					Compressor Unit Level and Ventilated			
5.5.2	x					Compressor Suction Line is Insulated			
5.4.3	x					Condensation Drain Exit is Minimum 12 inches from Foundation			
5.4.4	x					Condensation Drain Line at Air Handler is Present with Clean Out			
5.4.5	x					Air Filter Maintenance			
5.4.6	x					Thermostat Condition			
5.4.7	x					Gas Service Line			
5.4.8	x					Ductwork Condition			
5.4.9	x					Service Equipment Disconnect			
5.4.10	x					Vents, Flues			
5.4.11	x					Debris Present in Ductwork			
5.4.12									
5.4.13									

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Note: Regular maintenance of your heating and cooling system is important. The older the unit the more probability of failure. Condensation lines and pumps if present should be checked once a month and cleaned properly. All condensation lines should be dripping when cooling system is running. The outdoor compressor should be pumping cool air in heat mode, and hot air in cool mode. Cooling comfort may vary depending on house design, system design and other determining factors such as insulation or lack of insulation, sun light, size of duct works, etc. System should be inspected and/or serviced and cleaned every six months. In addition the filter should be changed once per month.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

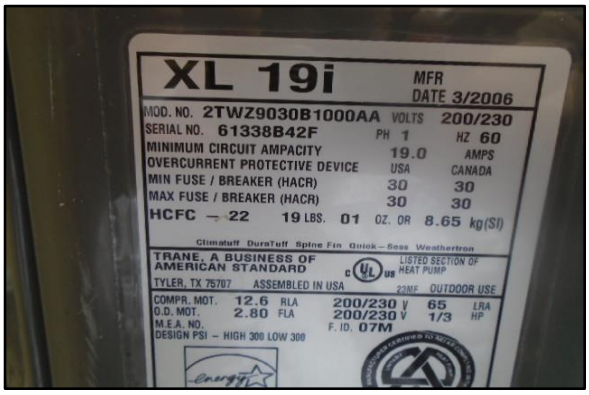
The inspection of the hvac system is visual only. Temperatures are taken as a method to determine the operating temperature differential of the system. The operating temperature differential should be 10-15 degrees. The inspection of system is not as in depth as a licensed Hvac contractor. **It is NOT within the scope of a home inspection to determine adequacy of system, tonnage or Freon levels. Ducts are NOT leak tested.** If you wish to have a more in-depth inspection of system, contact a licensed hvac contractor. The life expectancy of most systems is approximately 15-20 years. If a system is nearing the end of its life expectancy, we recommend replacement.

No defects were noted at time of inspection.

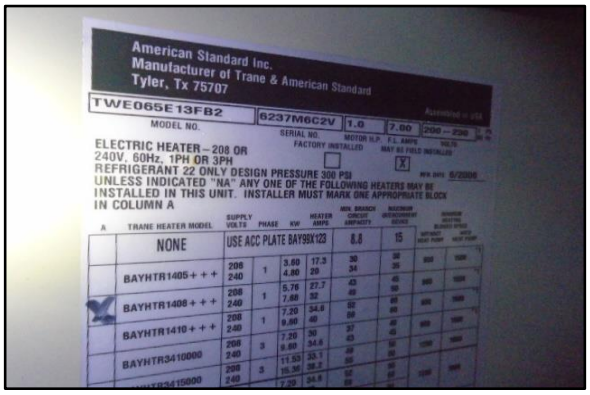
Pictures Associated with Heating/Cooling Systems

Temperature of Heating System (1)

Temperature of Cooling System (1)



5.1.2/compressor Installed in 2006

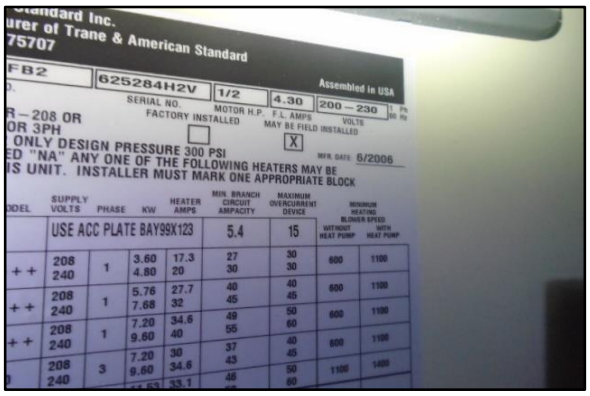


5.1.3/Air Handler Installed 2006

Temperature of Heating System (2)

Temperature of Cooling System (2)

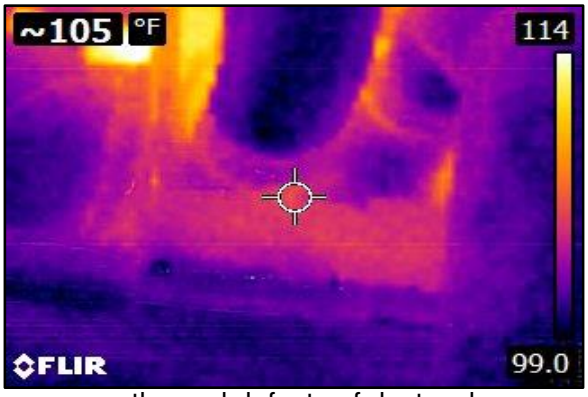
5.2.2/compressor Installed in 2006



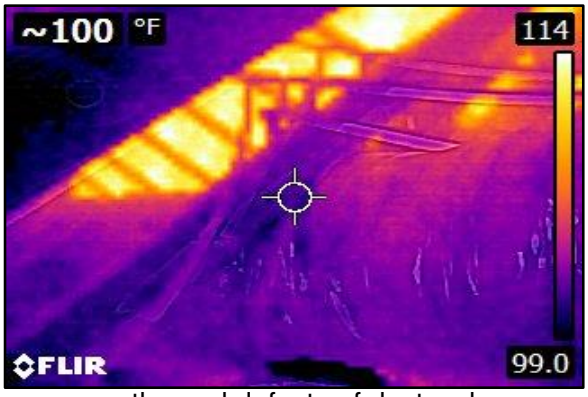
5.2.3/Air Handler Installed 2006

5.4.8/ductwork in serviceable condition

5.4.8/ductwork in serviceable condition



no thermal defects of ductwork



no thermal defects of ductwork

PLUMBING SYSTEMS
SECTION 6.0

Scope of Inspection: Inspection of heating/cooling systems is limited to readily visible elements. Elements concealed from view or not functional for any reason cannot be inspected. **It is NOT within the scope of a home inspection to include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, solar systems, well/water filtration systems or sump pumps.**

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Heating/Cooling Component	Type	Location	%
WATER SERVICE									
6.1.1	x					Main Shut Off	City Supplied	Curbside	N/A
6.1.2	x					Water Entry Piping	Pvc	Not Visible	
6.1.3	x					Water Distribution Piping (1)	Pex Tubing	Through Out	100
6.1.4				x		Water Distribution Piping (2)			
6.1.5				x		Water Distribution Piping (3)			
6.1.6	x					Back Flow Device	N/A		N/A
6.1.7	x					Hose Bibs	N/A	Exterior	N/A
6.1.8	x					Water Pressure	N/A	N/A	N/A
DRAIN/WASTE/VENT PIPING									
6.2.1	x					Main Drain Piping (1)	3 1/2" Pvc	Not Visible	N/A
6.2.2				x		Main Drain Piping (2)			N/A
6.2.3	x					Drain Sinks	1 1/2" Pvc		N/A
6.2.4	x					Drain Washer	2" Pvc		N/A
6.2.5	x					Traps Proper	1 1/2" Pvc		N/A
6.2.6	x					Vent Stacks	1 1/2" Pvc		N/A
6.2.7	x					Sink Venting	1 1/2" Pvc		N/A
6.2.8	x					Sink Valves	Present	All Sinks	N/A
6.2.9	x					Drainage Rate	N/A	N/A	N/A
WATER HEATER (1)									
6.3.1	x					Water Heater	50 Gal-Elec	Garage	N/A
6.3.2				x		Drip Pan	Not Required		N/A
6.3.3	x					Pressure Relief Valve	Operational		N/A
6.3.4	x					Vent Pipe	Metal		N/A
6.3.5				x		Dielectric Union	Not Required		N/A
6.3.6				x		Expansion Tank	Not Required		N/A
6.3.7				x		Safety Barrier	Not Required		N/A
FUEL SUPPLY									
6.4.1				x		Main Shut Off Valve	City Supplied	N/A	100
6.4.2				x		Fuel Distribution Piping (1)	Galvanized Steel		
6.4.3				x		Dip Leg Present	N/A	N/A	
6.4.5				x		Gas Valve Present	N/A	N/A	
6.4.6				x		Appliance Valves Present	N/A	N/A	N/A
PUMP AND SYSTEM COMPONENTS									
6.5.1				x		Well			N/A
6.5.2				x		Pressure Tank (1)			N/A
6.5.3				x		Pressure Tank (2)			N/A
6.5.4				x		Pressure Switch	N/A	N/A	N/A
6.5.5				x		Sub Panel	N/A	N/A	N/A
6.5.6				x		Hose Bib Present	N/A	N/A	N/A
6.5.7				x		Filter Equipment	N/A	N/A	N/A

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Note: Maintain hot water supply temperatures at no more than 120 degrees. High may cause scalding. And scald devices are available as an added safety measure. Gas water heaters generally should be positioned a minimum of 18 inches above floor level when located in a garage. Adequate clearances to combustibles must also be maintained around the unit and any vents. A qualified plumber or specialist should perform all water heating system repairs.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

No defects were noted at time of inspection

Note: Residence has be replumbed with Pex. Date of replumbing is unknown.

Pictures Associated with Plumbing Systems

6.1.1/Overall Condition of Water Heater

6.1.1/Water heater is serviceable condition

6.3.1/water heater installed in 2012

6.3.3/PRV Valve is Operational

6.2.3/Sink Drain Material-Pvc

6.2.8/Sink shut off valves

6.1.3/Supply Lines/new PEX installed

6.1.3/Supply Lines/new PEX installed

Pictures Associated with Plumbing Systems Continued

6.1.6/back flow valve operational

3.3.6/expansion tank

INSULATION & VENTILATION
SECTION 7.0

Scope of Inspection: Inspection of attics and crawl spaces are limited to readily available and accessible elements. Due to design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and can not be inspected.** A typical home inspection does not include the evaluation of the adequacy of thermal values, energy efficiency of any insulation, the integrity of vapor retarders or the operation of thermostatically controlled fans. **Any reference given to R-value is strictly an estimate given as an opinion of inspector and does not guarantee accuracy**. Furthermore, identification of materials can not be identified as 100% without further investigation by certified laboratory.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Insulation	Type	R-Value
INSULATION MATERIALS								
7.1.1			x			Attic	Batt	R-30
7.1.2				x		Crawl Space		N/A
7.1.3				x		Walls		Not Visible
7.1.4				x		Floor		N/A
7.1.5				x		Hatch Insulation		N/A
7.1.5				x		Radiant Barrier		N/A
VENTILATION & EXHAUST								
7.2.1	x					Clothes Dryer	Metal	
7.2.2	x					Kitchen	Front Vented Hood	
7.2.3	x					Water Heater	N/A	
7.2.4	x					Bathroom	Attic Powered Fan	
7.2.5	x					Attic	Soffit and Ridge	
7.2.6				x		Crawl Space	N/A	
AREAS OF INSPECTION								
						Area of Inspection:	Method of Inspection:	% Inspected
7.3.1	x					Attic	Traversed Attic	
						Reason Not Inspected:		
7.3.2				x		Crawl Space	N/A	
				x		Reason Not Inspected:		
OTHER INSULATION, VENTILATION & EXHAUST COMPONENTS								
7.4.1				x		Other Mechanical Ventilation Systems		
7.4.2				x		Deficiencies Not stated above		
7.4.3				x		Vapor barriers are installed		
7.4.4								
7.4.5								
7.4.6								

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Note: Attic heat & crawl space, moisture levels, and ventilation conditions are subject to change. All attics and crawl spaces should be monitored to any leakage, moisture buildup or other concerns. Any comments on insulation levels and/or materials are for general information purposes only and were not verified by a laboratory. A complete check of the attic should be conducted after closing to ensure all non-permanent limitations/structures are removed. Any stains/leaks may be due to numerous factors, verification of the cause or status of all condition is NOT possible, and requires specialists in their respective fields to further investigate and/or repair.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

7.1.1 Several vertical walls in attic have falling insulation.

Pictures Associated with Insulation & Ventilation Systems

batt insulation throughout

batt falling in vertical attic walls

STRUCTURE/FOUNDATION

SECTION 8.0

Scope of Inspection: Inspection of structural elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. These elements are subject to the effects of both long-term wear and sudden damage due to ever changing weather conditions. Descriptions are based on predominant representative elements and are provided for general informational purposes only. Neither the efficiency of accessories such as storms doors, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Exterior Material Component		Location	% or Qty
EXTERIOR WALLS									
8.1.1	x					Primary	Wood Frame	1st Floor	100
8.1.2	x			x		Secondary	Wood Frame	2nd Floor	100
8.1.3				x		Tertiary			
8.1.4				x		(Other)			
INTERIOR WALLS									
8.2.1					x	Primary	Not Visible	All	100
8.2.2						Secondary			
8.2.3						Tertiary			
8.2.4						(Other)			
FLOOR SYSTEMS									
8.3.1	x					Primary	Slab on Grade	All	100
8.3.2				x		Secondary			
8.3.3				x		Tertiary			
8.3.4				x		(Other)			
FOOTINGS/FOUNDATION SYSTEMS									
8.4.1					x	Primary	Not Visible	All	100
8.4.2				x		Secondary			
8.4.3				x		Tertiary			
ROOF SYSTEMS									
8.5.1	x					Primary	Engineered Truss	All	100
8.5.2				x		Secondary			
8.5.3				x		Tertiary			
ROOF TO WALL CONNECTION									
8.6.1	x					Primary	Single Wrap	All	100
8.6.2				x		Secondary			
8.6.3				x		Tertiary			

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Note: All surfaces of the structural envelope of the house should be inspected at least semi-annually, and maintained as needed. Any structural defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them all together. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact American Home Services directly. Periodic inspection of all structural elements is recommended.

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

No defects noted at time of inspection.

INTERIOR COMPONENTS
SECTION 9.0

Scope of Inspection: Inspection of the house interior is limited to readily accessible and visible elements. Elements and areas that are inaccessible or concealed from view by any means can not be inspected. **Door and window evaluations are based on a random sampling of representative units.** It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Security systems, home entertainment or communication systems, telephone lines, central vacuums, and similar components are not with the scope of this inspection.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Item	Type
MAIN LIVING AREA							
9.1.1	x					Walls	Drywall
9.1.2			x			Ceilings	Drywall
9.1.3	x					Flooring	Tile
9.1.4	x					Moldings	Wood
9.1.5	x					Doors	Wood
9.1.6	x					Closets	Drywall
MASTER BEDROOM							
9.2.1	x					Walls	Drywall
9.2.2	x					Ceilings	Drywall
9.2.3	x					Flooring	Carpeting
9.2.4	x					Moldings	Wood
9.2.5	x					Doors	Wood
9.2.6	x					Closets	Drywall
BEDROOM 2							
9.3.1	x					Walls	Drywall
9.3.2			x			Ceilings	Drywall
9.3.3	x					Flooring	Carpeting
9.3.4	x					Moldings	Wood
9.3.5	x					Doors	Wood
9.3.6	x					Closets	Drywall
BEDROOM 3							
9.4.1	x					Walls	Drywall
9.4.2			x			Ceilings	Drywall
9.4.3	x					Flooring	Carpeting
9.4.4	x					Moldings	Wood
9.4.5	x					Doors	Wood
9.4.6	x					Closets	Drywall
BEDROOM 4							
9.5.1	x					Walls	Drywall
9.5.2	x					Ceilings	Drywall
9.5.3	x					Flooring	Carpeting
9.5.4	x					Moldings	Wood
9.5.5	x					Doors	Wood
9.5.6	x					Closets	Drywall
GARAGE/CARPORT							
9.6.1	x					Walls	Drywall
9.6.2	x					Ceilings	Drywall
9.6.3	x					Flooring	None
9.6.4	x					Moldings	Wood
9.6.5	x					Doors	Wood
9.6.6	x					Closets	N/A

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

OTHER INTERIOR COMPONENTS							
9.7.1				x		Steps, Stair Ways, Railings	
9.7.2				x		Chinese Drywall Present	
9.7.3	x					Attic Access	
9.7.4							
9.7.5							
9.7.6							
S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected							
Defects Noted:							

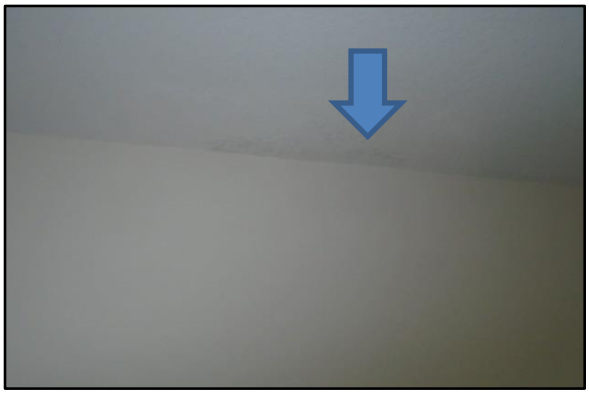
Note: All defects stated require further evaluation and/or repair by a qualified contractor.

9.1.2 Crack is present in main living ceiling. It appears delamination and settling has caused this crack. Requires drywall repair.

9.3.2 Water staining and water damage is present in several bedroom ceilings. Moisture
9.4.2 meter and thermal imaging did not detect any moisture present. All damage requires drywall repair. Stains require sealing and repainting. Recommend asking for full disclosure of these areas.

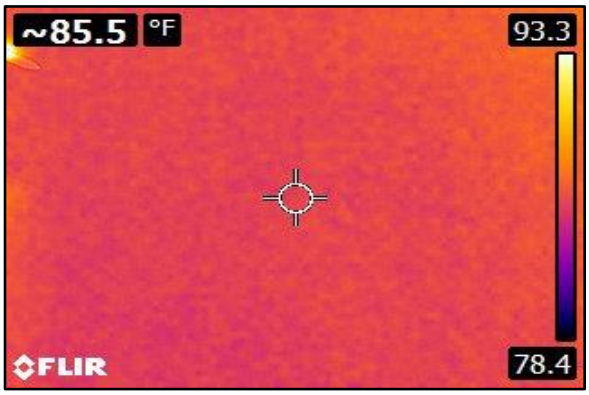
Note: Several ceilings exibited repairs that are visible and below industry standards. Requires dyrwall repair.

Pictures Associated with Interior Components

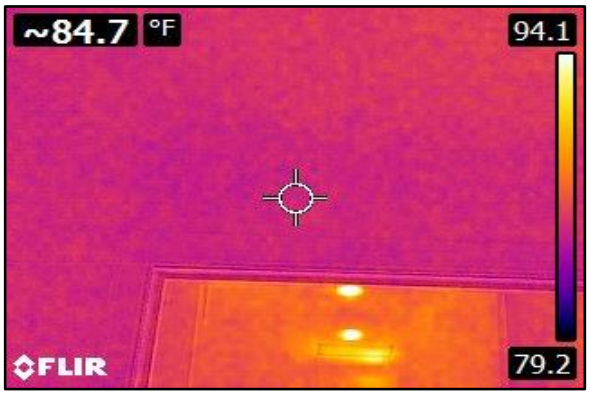


staining present

water damage present



no moisture detected



no moisture detected

no moisture detected

no moisture detected

crack in main living ceiling

KITCHEN COMPONENTS
SECTION 10.0

Scope of Inspection: Inspection of kitchen is limited to visible and readily accessible elements. Elements concealed from view or not functional at time of inspection can not be inspected. The inspection of cabinetry is limited to functional unit conditions base on a representative sampling; finishes and hardware issues are not included. **the inspection of appliances is not within the scope of a standard home inspection. Inspector operates appliances only as a courtesy and does guarantee or warranty functionality or adequacy. Icemakers are not inspected.** The evaluating of thermostat controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e.. all cycles, modes, and controls) is excluded.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Item	Type
KITCHEN COMPONENTS							
10.1.1	x					Walls	Drywall
10.1.2	x					Ceilings	Drywall
10.1.3	x					Flooring	Tile
10.1.4	x					Moldings	Wood
10.1.5	x					Cabinets	Wood
10.1.6	x					Counter	Granite
OTHER COMPONENTS							
10.2.1	x					Sink	Operational
10.2.2	x					Faucet	Operational
10.2.3	x					Sprayer	Operational
10.2.4	x					Other	Operational
10.2.5	x					Evidence of Leaks	None
10.2.6							
10.2.7							
10.2.8							
APPLIANCES: Appliances are NOT within the scope of a home inspection. Home inspectors are NOT appliance technicians. Appliances are ONLY operated as a courtesy. Appliances are only reported on as "operational" or "Defective". American Home Services does NOT guarantee operation or continued function of appliances. Microwaves are NOT inspection for function. Ice makers are NOT inspected. Refer to an Appliance repair company for detailed inspections.							
10.3.1	x					Stove Top	In Serviceable Condition
10.3.2	x					Oven	In Serviceable Condition
10.3.3	x					Dishwasher	In Serviceable Condition
10.3.4	x					Garbage Disposal	In Serviceable Condition
10.3.5	x					Refrigerator	In Serviceable Condition
10.3.6	x					Freezer	In Serviceable Condition
10.3.7	x					Microwave	In Serviceable Condition
10.3.8	x					Hood Vent	In Serviceable Condition

Note: Washer and Dryer if present, may be operated in order to check associated plumbing and electrical components. Testing the washer and dryer **IS NOT WITHIN THE SCOPE OF A HOME INSPECTION**. If you wish to have a detailed inspection of the appliances, hire a licensed appliance mechanic to inspect and report. American Home Services is NOT responsible for any operation or function or continued function of appliances.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Disclosure: Appliances typically have a high maintenance requirement and limited service life of 5-10 years. Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer. Have the home owner demonstrate operation. All cabinetry/counter tops should also be checked prior to closing once all obstacles are removed.

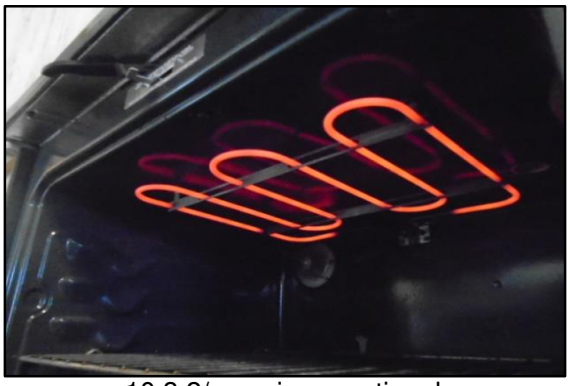
Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

No defects were noted at time of inspection
All appliances were operational at time of inspection.

Pictures Associated with Kitchen Systems

10.3.1/stove top is operational



10.3.2/oven is operational

10.3.3/Dishwasher in serviceable condition

10.3.7/Microwave is in serviceable condition

10.3.5/refrigerator in serviceable condition

10.3.6/freezer in serviceable condition

10.3.4/disposal in serviceable condition

10.3.8/hood vent is in serviceable condition

BATROOM COMPONENTS
SECTION 11.0

Scope of Inspection: The inspection of bathrooms is limited to readily accessible and visible elements. Bathrooms are high use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage can not be simulated during a stand home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and water tightness of fracture overflows or other internal fixture components generally can not be inspected. A standard home inspection dos not include evaluation of ancillary items such as saunas or stem baths.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Item	Type
MASTER BATH							
11.1.1	x					Walls	Drywall
11.1.2	x					Ceilings	Drywall
11.1.3	x					Flooring	Tile
11.1.4	x					Moldings	Wood
11.1.5	x					Doors	Wood
11.1.6	x					Closets	Drywall
11.1.7			x			Shower/Tub	Tile
11.1.8	x					Valves	Operational
11.1.9	x		x			Spray Nozzle	Operational
11.1.10	x					Stopper	Operational
11.1.11	x					Water Closet	Operational
11.1.12	x					Ventilation	Operational
11.1.13	x					Sink	Operational
11.1.14	x					Vanity	Wood
BATHROOM 2 (give location)							
11.2.1	x					Walls	Drywall
11.2.2	x					Ceilings	Drywall
11.2.3	x					Flooring	Tile
11.2.4	x					Moldings	Wood
11.2.5	x					Doors	Wood
11.2.6	x					Closets	Drywall
11.2.7	x					Shower/Tub	Operational
11.2.8	x					Valves	Operational
11.2.9	x					Spray Nozzle	Operational
11.2.10	x					Stopper	Operational
11.2.11	x					Water Closet	Operational
11.2.12	x					Ventilation	Operational
11.2.13	x					Sink	Operational
11.2.14	x					Vanity	Wood
BATHROOM 3							
11.3.1	x					Walls	Drywall
11.3.2	x					Ceilings	Drywall
11.3.3	x					Flooring	Tile
11.3.4	x					Moldings	Wood
11.3.5	x					Doors	Wood
11.3.6	x					Closets	Drywall
11.3.7	x					Shower/Tub	Operational
11.3.8	x					Valves	Operational
11.3.9	x					Spray Nozzle	Operational
11.3.10	x					Stopper	Operational
11.3.11	x					Water Closet	Operational
11.3.12	x					Ventilation	Operational
11.3.13	x					Sink	Operational
11.3.14	x					Vanity	Wood

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

11.1.7 Jacuzzi motor did not operate in master bath.
11.1.9 Spray nozzle of master bath shower appeared to be clogged.

Pictures Associated with Bathroom Systems

11.1.9/clogged sprayer

11.1.7/jacuzzi moter does not operate

POOL COMPONENTS
SECTION 12.0

Scope of Inspection: Inspection of Pool and its associated equipment is limited to visible and readily accesible elements. Elements concealed from view such as leaks UNDER the pool decking or equipment can not be inspected. Itis outside the scope of a home inspector to test equipment or diagnos equipment. The evaluatin of adequacey of equipment, heaters or components are not within the scope of a home inspeciton. A pool contractor should be consulted for specific questions regarding adequacey of equipment.

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

ITEM	S	F	P	NA	NI	Item	Type
Pool Components							
12.1.1	x					Water Condition	Clear
12.1.2	x					Pool Wall Surface	Marcite
12.1.3	x					Pool Light	Operational
12.1.4	x					Decking	Concrete
12.1.5	x					Pool Frame Enclosure	Aluminum
12.1.6	x					Anchor Bolts	Non Stainless Stl
12.1.7	x					Door Closer	Gas Spring
12.1.8	x					Door Kick Plate	Aluminum
12.1.9	x					Guy Wires	Stainless Stl
12.1.10	x					Screening	Fiberglass
12.1.11	x					Skimmer Functional	Operational
12.1.12	x					Water Circulation	Operational
12.1.13	x					Pump Condition	Operational
12.1.14	x					Filter Condition	Operational
12.1.15	x					Filter Pressure Gauge	Standard Dial
12.1.16	x					Valves	Operational
12.1.17				x		Solar Panels	Not Present
12.1.18				x		Solar Controller	Not Present
12.1.19				x		Cholorinator	Present
12.1.20						Salt Cell	Not Present
12.1.21	x					Visible Leakage	Not Present
12.1.22	x					Safety Conditions	Not Present
12.1.23				x		Slide	Not Present
12.1.24				x		Diving Board	Not Present
12.1.25				x		Hand Rails	Not Present
12.1.26				x		Handi-Cap Equipment	Not Present
12.1.27	x					Pool Decking Drainage Channels	Present
12.1.28				x		Heater	Not Present
12.1.29	x					Bond Wire	In serviceable condition
12.1.30				x		Built in Spa	Not Present
12.1.31				x		Spa Light	Not Present

S=Satisfactory, F=Fair/Requires Maintenance, P=Poor/Defective, NA=Not Applicable/Not Present, NI=Not Inspected

Disclosure: Pools and their associated equipment have typically have a high maintenance requirement and limited service life of 5-10 years. Operation of all equipment should be confirmed during a pre-closing inspection. Obtaining all operating instructions from the owner or manufacturer. Have the home owner demonstrate operation. All equipment should also be checked prior to closing once any defects are repaired.

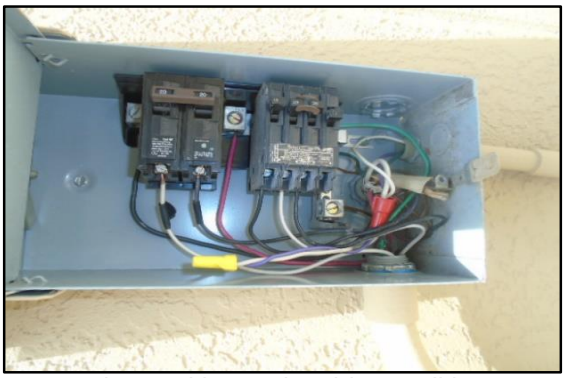
Defects Noted:

Note: All defects stated require further evaluation and/or repair by a qualified contractor.

12.1.6 Several anchor bolts are missing. Several anchor bolts are corroded. Several base plates are loose. Requires new anchor bolts installed where any corroded or missing, or loose base plates are present.

Pictures Associated with Pool Systems

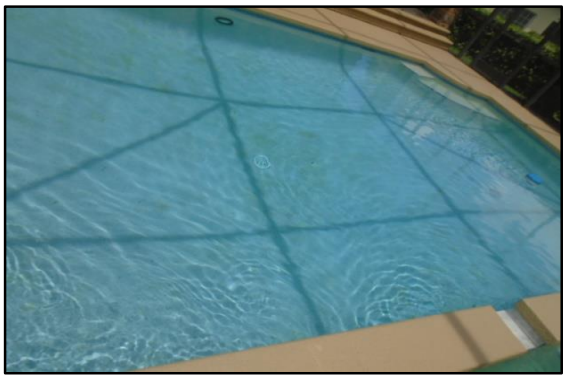
Overall Equipment operational



sub panel in serviceable condition

12.1.15/filter pressure gauge

12.1.14/filter is in serviceable condition



12.1.2/pool surface in serviceable condition

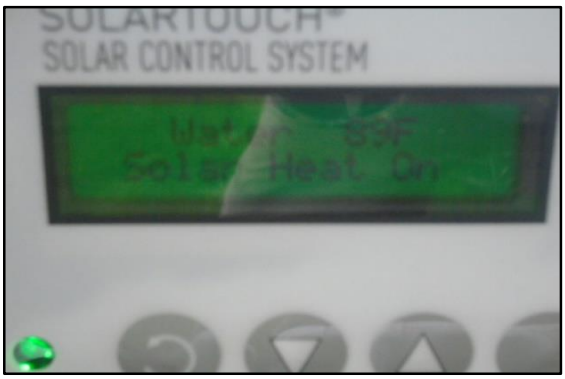
12.1.19/chlorinator is in serviceable conditon

12.1.29/bond wire present

12.1.13/Pumps in serviceable condition

Pictures Associated with Pool Systems

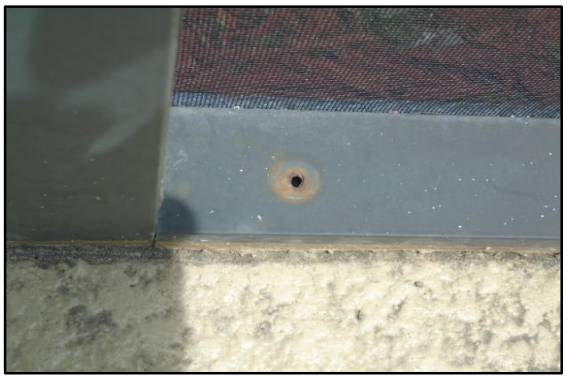
solar panels in serviceable condition



solar panel controller operational

12.1.6/corroded anchor bolts

12.1.6missing anchor bolts



12.1.6/anchor bolts missing