

AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

Doc #: 201906 - 04435

Inspector: David Keagler

Date: 6/19/2019

Dwelling Address:
1234 Palm Circle
Sunshine, FL 98765

Client Name: John Smith

Client's Agent: Susan Realtor

Real Estate Company: Golden Estates





AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

SCOPE OF INSPECTION

We attempt to give the client a comprehensive, clear cut, unbiased view of the home. This is a visual inspection of the condition of the home at the time of the inspection. The scope of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Some items, which may be of concern to the client, may be considered minor or cosmetic to us; therefore they should be reviewed with the Seller. It is advised that the Client read the entire report including category headings.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. These professionals will also provide more accurate pricing estimates, as our price estimates may not be accurate. We advise client to obtain all paperwork and warranties from these professionals concerning the work performed. We further recommend maintaining all paperwork on repairs for future reference.

This inspection report should not be considered a substitute for a final pre-closing inspection. Many things can happen between the time of the inspection and closing. You should operate all mechanicals and appliances and review any area that may have been concealed by furniture and personal belongings at the time of your AmeriSpec inspection. Also review any areas affected by rain for signs of leaking as weather conditions change.

Your home inspection report may indicate the presence of stains, discoloration, decay or evidence of moisture penetration on visible surfaces. These conditions may indicate the presence of mold, mildew or fungus. Even if undetected and unreported at the time of the inspections, they may be active in inaccessible areas such as wall cavities with the right conditions. Wherever staining or moisture is noted we suggest maintenance to correct the condition. Should you have concerns regarding mold, we suggest review by a qualified specialist.



AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

TABLE OF CONTENTS

SECTION PAGE
DEFINITION OF TERMS 4
GENERAL INFORMATION 5
GENERAL CONDITIONS 6
Exterior 7
Roof..... 9
Attic..... 10
Garages/Carports..... 11
Patio/Balcony/Deck 12
Plumbing 13
Water Heater 14
Electrical 15
Air Conditioning 16
Kitchen 17
Bathrooms 19
Interior Rooms 21
Bedrooms 22
Laundry Area 23
Pool/Spa Equipment & Area..... 24
SUMMARY ITEMS 26



AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

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 WHERE ACCESSIBLE: 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 to 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'.

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'.

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



AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

GENERAL INFORMATION

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal.

There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.


This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

GENERAL CONDITIONS

1001.	Inspector	David Keagler.
1002.	In Attendance	Seller(s).
1003.	Occupancy	The property is occupied.
1004.	Property Information	This is a single-family home.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 24 years of age.
1007.	Weather Conditions	Rain today/recently. Temperature at the time of inspection was approximately 80-90 degrees.
1008.	Other Comments	Directional. For purposes of this inspection the reference of right or left is determined by viewing the home from the front street side.

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 take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt; plaster and drywall are common and are not a significant defect unless otherwise stated.

Step #	Component	Comment
1101.	Driveway	Serviceable where accessible. Pavers.
1102.	Walkways	Serviceable where accessible. Pavers.
1103.	Exterior Wall Cladding	Serviceable where accessible. Stucco. Common cracks observed.
1104.	Trim	Serviceable where accessible. Wood and aluminum.
1105.	Window & Frames	Serviceable where accessible. Metal frame. Screens throughout are not evaluated. Suggest Client review contract to determine if included in transaction.
1106.	Exterior Door(s)	Serviceable where accessible. As observed throughout.
1107.	Gutters/Downs pouts	Serviceable where accessible. Aluminum.
1108.	Fences/Gates	Serviceable where accessible. Wood.
1109.	Electrical	Serviceable where accessible. Ground fault interrupter provided for safety.
1112.	Exterior Faucets	Serviceable where accessible. Left side; Rear; Right side.
1113.	Sprinkler	Review. Exposed wiring observed. Cost estimate minimal.
		
1114.	Bell/Chime	Serviceable where accessible. Front.

- | | | |
|-------|------------|--|
| 1115. | Lot/Grade | Serviceable where accessible. |
| | Drainage | Flat lot; Appears to drain properly. |
| 1116. | Foundation | Serviceable where accessible.
Concrete slab.
Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. |

Roof


Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking 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.

Step #	Component	Comment
1201.	Methods Used To Inspect	Accessible. Observed from the rooftop, attic and ground.
1202.	Material/Type	Barrel type tile.
1203.	Exposed Flashings	Serviceable where accessible. Lead; Metal.
1205.	Conditions	Serviceable where accessible. Newer roof, suggest client obtain any warranty information available.
1207.	Roof Comments	Re-roofed 2018 Permit # B18-02800 Applied for on 8-24-2018

Attic


Step #	Component	Comment
1231.	Methods Used To Inspect	Partial. Limited review due to design, insulation and ductwork.
1232.	Framing	Serviceable where accessible. Trusses.
1233.	Sheathing	Serviceable where accessible. Plywood.
1234.	Evidence of Leaking	No visible evidence of leaking at time of inspection.
1235.	Insulation	Serviceable where accessible. Rolled/batt insulation.
1236.	Ventilation	Serviceable where accessible. Soffit vents; Hooded roof vents.
1238.	Electrical	Serviceable where accessible.
1239.	Distribution / Ducting	Serviceable where accessible. Ducts/Registers; Pipes/Convectors.

Garages/Carports

Step #	Component	Comment
1301.	Type	Garage.
1302.	Exterior	See exterior comments.
1304.	Roof	See roof comments.
1306.	Floor/Slab	Serviceable where accessible. Concrete. Common cracks observed.
1307.	Garage Doors	Serviceable where accessible. Metal; Roll-up panel.
1308.	Garage Door Hardware	Serviceable where accessible.
1309.	Door Openers	Serviceable where accessible. Genie; Sears.
1311.	Fire Door	Serviceable where accessible. Wood.
1313.	Fire Wall	Serviceable where accessible.
1314.	Walls	Serviceable where accessible. Paint. Limited review due to personal belongings.
		
1315.	Ceiling	Serviceable where accessible. Paint.
1316.	Electrical	Serviceable where accessible. Ground fault interrupter provided for safety.

Patio/Balcony/Deck

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration to foundation.

Step #	Component	Comment
1510.	Type/Location	Patio; Located at rear.
1515.	Cover	Serviceable where accessible. Roof.
1517.	Enclosure	Screened. Maintenance. Damaged frame at left side.
		
1520.	Deck/Slab	Serviceable where accessible. Concrete. Common cracks observed.
1525.	Electrical	Maintenance. Weatherproof cover is missing at receptacle.

Plumbing


Shut off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut off valves and angle stops be turned regularly to ensure free movement in case of emergency.

Step #	Component	Comment
1701.	Shut Off Location	Serviceable where accessible. Copper; Main shut off valve. Main shut off located at left side. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.
1702.	Supply Lines	Serviceable where accessible. Copper.
1703.	Plumbing Waste	Serviceable where accessible. Public waste.
1704.	Waste Lines	Serviceable where accessible. Brass; Copper; Plastic.

Water Heater


Step #	Component	Comment
1751.	Location	Garage.
1752.	Brand / Capacity	Manufactured by Rheem. As per the manufacturer label the unit has a capacity of 50 gallons.
1753.	Supply Lines	Serviceable where accessible. Copper; Cold water shut off present.
1754.	Fuel	Serviceable where accessible. Electric.
1755.	Temperature Pressure Release Valve	Serviceable where accessible. Present: Yes; Discharge Pipe: Yes.
1756.	Water Temperature	Temperature setting at thermostat was approximately 120. Temperature at supply was approximately 110.
1758.	Age	Per label, manufacture date of this unit is 2014.

Electrical

Step #	Component	Comment
1801.	Main Service Drop	Serviceable where accessible. Service entrance is underground.
1802.	Main Electrical Panel	Serviceable where accessible. Overload protection provided by breakers. Manufactured by Cutler Hammer.
1804.	Sub-Panel Comments	Located at the garage. Manufactured by Cutler Hammer. Not Inspected. Unable to remove sub panel cover and inspect wiring due to shelving.
		
1808.	Smoke Detectors	Periodic testing is suggested to ensure proper working order and to enhance fire safety. Suggest changing units every ten years. Smoke detectors are connected to a security system and were not tested. Suggest confirming proper operation prior to close.

Air Conditioning

Our evaluation of major systems is both visual and functional provided both power and/or fuel are supplied to the component. Judging 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 appears to be less than normal. We can only state the condition at the time of the inspection therefore, we urge you to evaluate and operate all major systems prior to closing.

Step #	Component	Comment
2101.	Heating	Serviceable where accessible. Electric heat strips.
2102.	Thermostat	Serviceable where accessible. Located at the family room, 2nd floor hall.
2103.	Air Conditioning	Split system; Electric. Condensers located at the left side. Brand: Rheem & Ruud. Units are approximately 2.5 & 3 tons. As per the data plate the units were manufactured: 2010 & 1995. Electrical disconnect provided near this unit for safety. The Ruud is an older model and may have a limited remaining life expectancy. Maintenance. Insulation missing at air conditioning lines.
		
2104.	Evaporative Cooler	Located at utility closet. Manufacturer: Ruud & Goodman. Units are approximately 3 tons each. As per the data plate the units were manufactured: 2013 & 1995. The Ruud is an older model and may have a limited remaining life expectancy. Review. Dirty coils observed. Cost estimate \$250 - \$500 each unit.
2105.	Distribution / Ducting	Serviceable where accessible. Ducts/Registers; Air flow noted to all vents.

AmeriSpec

2106.	Air Filters	Maintenance. Dirty filters observed. Suggest changing.
2107.	Temperature Difference	Temperature at return register was 70 degrees. Temperature at supply was 51 degrees, a difference of 19 degrees which is in the 14 to 22-degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection. As with all mechanical equipment, the unit can fail at any time without warning. Inspectors cannot determine future failures.

Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Service lights, timers, and testing of special features/options are beyond the scope of this inspection. Calibrations to cooking systems, are not evaluated nor life expectancies given to appliances. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system operates in a normal manner and is free of leaks and excessive corrosion at the time of inspection. We cannot predict failure at any specific point in time.

Step #	Component	Comment
2301.	Floor	Serviceable where accessible. Wood.
2302.	Walls	Serviceable where accessible. Paint.
2303.	Ceiling	Serviceable where accessible. Paint.
2306.	Electrical	Serviceable where accessible. Ground fault interrupter provided for safety.
2307.	Cabinets	Serviceable where accessible.
2308.	Counter Tops	Serviceable where accessible. Granite.
2309.	Sinks	Serviceable where accessible. Stainless steel.
2310.	Faucets	Serviceable where accessible.
2311.	Drains/Supply	Serviceable where accessible.
2312.	Disposals	Serviceable where accessible. Insinkerator.

AmeriSpec

2313. Dishwasher(s) Manufacturer: Maytag
Dishwasher was operational at the time of inspection.
Maintenance.
Discharge piping does not have an air gap installed.
Suggest installing air gap or raise discharge piping above connection point to disposal/drainpipe.
2315. Stove /
Cook Top Serviceable where accessible.
Electric; Freestanding.
2316. Ovens Serviceable where accessible.
Electric; Self-cleaning.
This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.
2317. Hood/Fan Serviceable where accessible.
Recirculating.
2318. Microwave Serviceable where accessible.
Built-In type.
Built-in microwave ovens are tested using normal controls. Leaks and/or efficiency testing are beyond the scope of this inspection.
2319. Refrigerator Serviceable where accessible.
Manufacturer: Whirlpool
Ice maker was making ice at time of inspection.

Bathrooms

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.

Step #	Component	Comment
2401.	Location	Master; Hall; 1st level.
2402.	Floor	Serviceable where accessible. Tile.
2403.	Walls	Serviceable where accessible. Paint; Papered; Mirrored. Mirrors are decorative in nature and not subject to a functional inspection. Minor cracks in mirrored walls may be present and not visible to Inspector due to personal belongings at time of inspection, or damaged prior to closing. We suggest Client review prior to closing.
2404.	Ceiling	Serviceable where accessible. Paint.
2405.	Doors	Serviceable where accessible.
2406.	Windows	Serviceable where accessible. Metal frame.
2407.	Electrical	Serviceable where accessible. Ground fault interrupter provided for safety.
2408.	Exhaust Fan	Serviceable where accessible.
2410.	Tub/Whirlpool	Tub. Maintenance. Tub stopper is missing in master bathroom.
2411.	Tub Surround	Serviceable where accessible. Tiled.
2413.	Tub Faucet	Serviceable where accessible.
2414.	Shower Base	Serviceable where accessible. Cultured marble.

2415. Shower
Surround

Tile.

Review.

Damaged tile observed in the master bathroom.

This is a safety concern.

Cost estimate \$75 - \$125.



2416. Shower Door

Serviceable where accessible.

Tempered safety glass.

2417. Shower Faucet

Serviceable where accessible.

2418. Sinks

Maintenance.

Sink stopper is inoperable in hall bathroom.

2419. Sink Faucets

Serviceable where accessible.

2420. Drains/Supply

Serviceable where accessible.


2421. Toilet

Maintenance.

The toilet bowl is loose at floor anchor bolts in the master bathroom. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

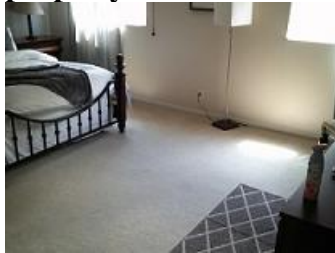
Interior Rooms

The 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 also be overlooked. It is suggested that the client double-check these items during the final walk-through, if concerned.

Step #	Component	Comment
2601.	Floors	Serviceable where accessible. Carpet; Wood.
2602.	Walls	Serviceable where accessible. Paint. Limited review due to personal property.
		
2603.	Ceilings	Serviceable where accessible. Paint.
2604.	Doors	Serviceable where accessible.
2605.	Windows	Serviceable where accessible. Metal frame.
2606.	Electrical	Serviceable where accessible.
2607.	Stairs	Serviceable where accessible.
2608.	Railings	Serviceable where accessible.

Bedrooms

Step #	Component	Comment
2621.	Location	Master; Hall; Front; 1st level.
2622.	Floors	Serviceable where accessible. Carpet; Wood.
2623.	Walls	Serviceable where accessible. Paint. Limited review of the bedrooms due to personal property.



2624.	Ceilings	Serviceable where accessible. Paint.
2625.	Doors	Serviceable where accessible.
2626.	Windows	Serviceable where accessible. Metal Frame.
2627.	Electrical	Serviceable where accessible.
2628.	Closets	Limited review due to personal belongings.



Maintenance.
Door missing at hall bedroom.





Laundry Area

Step #	Component	Comment
2501.	Floor	Serviceable where accessible. Wood.
2502.	Walls	Serviceable where accessible. Paint.
2503.	Ceiling	Serviceable where accessible. Paint.
2510.	Washer Hookups	Serviceable where accessible. Manufacturer: Amana Washer was operable at the time of inspection.
2511.	Dryer Hookups	Electric. Manufacturer: Whirlpool Maintenance. Dryer was operating intermittently at the time of inspection. We recommend confirming proper operation prior to close. Being replaced per seller.

Pool/Spa Equipment & Area

Pool/Spa inspections consist of a visual and operational test of the above ground items listed below. Items, components, or systems not listed are not included in this inspection. It is not a warranty, guarantee, or certification on the pool/spa or its equipment. All underground or concealed equipment, including all plumbing and electrical lines that are not accessible or visible to the inspector, as well as all underground leaks, are excluded from this report. As with all mechanical equipment, it can fail at any time without notice. Inspectors cannot determine future failures.

Step #	Component	Comment
2801.	Decking	Pavers. Maintenance. Decking is settling at rear. 
2802.	Fences/Gates	Serviceable where accessible.
2803.	Tile	Wood. Serviceable where accessible. Ceramic.
2806.	Electrical	Serviceable where accessible. Ground fault interrupter provided for safety.
2808.	Lights	Serviceable where accessible.
2809.	Skimmer	Serviceable where accessible.
2810.	GFCI	Serviceable where accessible.
2811.	Heater	Not Present.
2812.	Filter System	Serviceable where accessible. Filter is the cartridge type. Periodic cleaning/replacing of cartridge is required.
2813.	Pressure Gauge	Functioning. Maintenance. 25psi. Indicating time for cleaning. 
2814.	Pump	Serviceable where accessible. Circulation; Pool sweep.

2815. Motor

Maintenance.
Motor is noisy.
Bearing/armature appears to be failing.
Rusting observed.

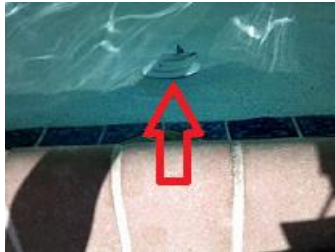
2816. Pool Shell
2817. Timer System

Serviceable where accessible.
 Insulated: Yes. This system is controlled by a timing device which is beyond the scope of this inspection, recommend Client verify operation prior to closing.

Review.
Exposed wiring observed.
This is a safety concern. Suggest further review by a qualified licensed electrician for repairs/replacement as needed to ensure safety.
Cost estimate minimal.

2818. Pool/Spa
Comments

Review.
Cover missing on vacuum inlet.
This is a safety concern.
Cost estimate minimal.



AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593

SUMMARY ITEMS

Doc #: 201906 - 04435

Client Name: John Smith

Dwelling Address: 1234 Palm Circle
Sunshine, FL 98765

Inspector: David Keagler

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

Exterior

1113. Sprinkler **Review.**
Exposed wiring observed.
Cost estimate minimal.

Patio/Balcony/Deck

1517. Enclosure **Maintenance.**
Damaged frame at left side.

1525. Electrical **Maintenance.**
Weatherproof cover is missing at receptacle.

Air Conditioning

2103. Air Conditioning **Maintenance.**
Insulation missing at air conditioning lines.

2104. Evaporative
Cooler **Maintenance.**
Dirty coils observed.
Cost estimate \$250 - \$500 each unit.

2106. Air Filters **Maintenance.**
Dirty filters observed.
Suggest changing.

**AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593**

Kitchen

2313. Dishwasher(s) **Maintenance.**
Discharge piping does not have an air gap installed.
Suggest installing air gap or raise discharge piping above
connection point to disposal/drainpipe.

Bathrooms

2410. Tub/Whirlpool **Maintenance.**
Tub stopper is missing in master bathroom.

2415. Shower
Surround **Review.**
Damaged tile observed in the master bathroom.
This is a safety concern.
Cost estimate \$75 - \$125.

2418. Sinks **Maintenance.**
Sink stopper is inoperable in hall bathroom.

2421. Toilet **Maintenance.**
The toilet bowl is loose at floor anchor bolts in the master
bathroom. The wax ring inside the unit must have a snug,
secure fit in order to keep from leaking. Properly resealing
and re-securing this unit is suggested to prevent water
leakage and damage to the sub-floor area. This type of
damage is not always visible or accessible to the inspector at
time of inspection.

Bedrooms

2628. Closets **Maintenance.**
Door missing at hall bedroom.

**AmeriSpec
PO Box 1411
Deerfield Beach, FL 33442
Ph#: (954) 630-9593**

Laundry Area

2511. Dryer Hookups **Maintenance.**
Dryer was operating intermittently at the time of inspection. We recommend confirming proper operation prior to close.
Being replaced per seller.

Pool/Spa Equipment & Area

2801. Decking **Maintenance.**
Decking is settling at rear.

2815. Motor **Maintenance.**
Motor is noisy.
Bearing/armature appears to be failing.
Rusting observed.

2817. Timer System **Review.**
Exposed wiring observed.
This is a safety concern.
Suggest further review by a qualified licensed electrician for repairs/replacement as needed to ensure safety.
Cost estimate minimal.

2818. Pool/Spa
Comments **Review.**
Cover missing on vacuum inlet.
This is a safety concern.
Cost estimate minimal