



Inspection Report

New Home Buyer

**Property Address:
Some Where, FI**



American Home Services, LLC.

Mr. Inspector

Phone: 352-429-7062

www.AmericanHomeServicesFI.com

email: info@AmericanHomeServicesFI.com

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Property:	Customer:	Real Estate Professional:
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READ THE INFORMATION BELOW BEFORE READING OR USING ALL OR ANY PORTION OF THE INSPECTION REPORT! Our reports are reviewed by an in house quality control manager. AHS reserves the rite to make changes to this report up to two weeks after reports is produced.

A REPORT SUMMARY CAN BE FOUND AT THE END OF THIS REPORT. THIS SUMMARY IS PREPARED AND INCLUDED SOLELY AS A COURTESY TO THE CUSTOMER TO PROVIDE A GENERAL OVERVIEW OF SOME OF THE CONDITIONS WHICH ARE DOCUMENTED IN THE FULL INSPECTION REPORT. IT IS NEITHER INTENDED AS NOR TO BE CONSIDERED OR CONSTRUED AS ANY SORT OF RECOMMENDATIONS FOR NEGOTIATIONS BETWEEN AMERICAN HOME SERVICES, LLC., CUSTOMER AND OTHER PARTIES NOR IS IT A TACIT ENDORSEMENT OF THE CONDITION OF COMPONENTS OR FEATURES NOT CONTAINED IN THE SUMMARY.

THE FULL INSPECTION REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CUSTOMER WHICH IS NOT CONTAINED IN THE REPORT SUMMARY. (AMERICAN HOME SERVICES, LLC.) IS NOT A PARTY TO ANY CONTRACTS OR AGREEMENTS BETWEEN THE CUSTOMER AND ANY THIRD PARTIES; THEREFORE, (AMERICAN HOME SERVICES, LLC.) CANNOT AND WILL NOT PROVIDE ANY ADVICE OR DIRECTION PERTAINING TO THE USE OF ANY INFORMATION IN THE INSPECTION REPORT WITH REGARD TO SUCH CONTRACTS.

A HOME INSPECTION REPORT GLOSSARY IS INCLUDED WITH THIS HOME INSPECTION REPORT. ALL TERMS WHICH ARE DEFINED IN THE GLOSSARY WILL BE CAPITALIZED AND IN BOLD PRINT WHEN THEY APPEAR IN THE HOME INSPECTION REPORT. CUSTOMERS ARE ENCOURAGED TO REFER TO THE HOME INSPECTION REPORT GLOSSARY IF THEY DESIRE ADDITIONAL CLARIFICATION OF THESE TERMS.

A HOME INSPECTION IS A "SNAPSHOT IN TIME" AND ONLY DOCUMENTS SPECIFIC CONDITIONS WHICH ARE DETERMINABLE AT THE TIME OF THE INSPECTION. (AMERICAN HOME SERVICES,LLC) CANNOT PREDICT FUTURE CONDITIONS AND IS NOT RESPONSIBLE FOR ANY CONDITION AFFECTING ANY SYSTEM OR COMPONENT WHICH OCCURS SUBSEQUENT TO THE INSPECTION OR WHICH IS INTERMITTENT AND/OR OTHERWISE NOT DETECTABLE OR DETERMINABLE AT THE TIME OF THE INSPECTION.

THE CUSTOMER IS STRONGLY URGED TO READ THE ENTIRE REPORT AND TO CONSULT WITH ALL APPROPRIATE REPRESENTATIVES OR OTHER PARTIES AS SOON AS POSSIBLE SUBSEQUENT TO THE INSPECTION TO DETERMINE IF ANY INFORMATION CONTAINED IN THE REPORT MAY PERTAIN TO OR AFFECT CONTRACTS WITH OTHER PARTIES BEFORE MAKING ANY DECISIONS WHICH MAY BE AFFECTED BY THE INFORMATION CONTAINED IN THE FULL REPORT. ONLY BY READING THE ENTIRE REPORT CAN THE FULL BENEFIT OF THE INSPECTION AND REPORT BE OBTAINED.

THIS REPORT IS PREPARED SOLELY ON BEHALF OF AND FOR THE EXCLUSIVE USE OF THE CUSTOMER FOR WHOM THIS INSPECTION WAS PERFORMED. NO THIRD PARTIES HAVE ANY RIGHTS TO OR ARISING FROM THIS INSPECTION AND REPORT.

(AMERICAN HOME SERVICES, LLC SHALL NOT RELEASE COPIES OF THIS INSPECTION REPORT TO ANYONE OTHER THAN THE CUSTOMER AND THEIR REALTOR REPRESENTED IN THIS TRANSACTION. IF CUSTOMER'S DISTRIBUTE COPIES OF THIS REPORT TO ANY THIRD PARTY SHALL BE AT CUSTOMER'S RISK.

An Inspection Report Glossary is included with this Inspection Report. To assist Customers in understanding certain glossary terms which may appear in the body of this Inspection Report, those terms, while included in the full glossary at the end of this report, are also listed and defined below.

ACTION RECOMMENDED: It is strongly recommended that further evaluation and any necessary corrections or modifications be performed by a QUALIFIED individual, technician, or contractor as soon as possible. If such evaluation reveals other ADVERSE CONDITIONS for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed by a QUALIFIED individual at that time.¹

ADVERSE CONDITION: A condition which is producing a detrimental effect on SYSTEMS or COMPONENTS, impairing

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their NORMALLY INTENDED FUNCTION or OPERATION, or which is not consistent with GENERALLY ESTABLISHED PRACTICES.¹

ATYPICAL: Not typical, not conforming to the type, irregular; or abnormal.

ELECTIVE MODIFICATION: Regarding a SYSTEM or COMPONENT which, when provided, is done solely as a courtesy to Customers for their consideration as part of any upgrading and maintenance program they may choose to implement. ELECTIVE MODIFICATION conditions are not ADVERSE CONDITIONS. ELECTIVE MODIFICATIONS should be performed by QUALIFIED individuals in accordance with all applicable industry standards and governmental requirements.

GENERALLY ESTABLISHED PRACTICES: Of or pertaining to any one or more of the following: historically/conventionally applied and acknowledged materials, practices, methods, means of installation, assembly, or operation.
: Not consistent with applicable GENERALLY ESTABLISHED PRACTICES.

INSPECTED: The SYSTEM or COMPONENT was EXAMINED and no ADVERSE CONDITIONS were observed.

NORMALLY INTENDED FUNCTION OR OPERATION: The customary and conventional purpose or use for which a SYSTEM or COMPONENT is installed and for which it is designed and intended by its manufacturer.

NOT APPLICABLE: The specified SYSTEM or COMPONENT was not present or it was outside the contractual scope of inspection.

NOT EXAMINED: The specified SYSTEM or COMPONENT was not visually evaluated because it was not READILY ACCESSIBLE due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the contractual scope of inspection. When the Inspection Report indicates that a specific a SYSTEM or COMPONENT could not be visually evaluated, the Inspection Report will also indicate the specific reason(s).

QUALIFIED: Having the training, skills, knowledge, expertise, and experience necessary to competently address the referenced condition(s) and, where required, holding all applicable licenses, and meeting all applicable governmental and statutory requirements.

ROUTINE MAINTENANCE: Requiring minor and typical maintenance. It is recommended that all ROUTINE MAINTENANCE conditions be addressed before additional wear and tear or deterioration occur. After addressing ROUTINE MAINTENANCE conditions it is recommended that COMPONENTS associated with such conditions be periodically reexamined as part of an ongoing, prudent overall property and building No SYSTEMS maintenance program.

Potential costs which may be associated with additional evaluation of an ADVERSE CONDITION or with any modifications or corrective measures which may be deemed necessary to address an ADVERSE CONDITION are not factors and are not considered by the inspector when ACTION RECOMMENDED is indicated for any ADVERSE CONDITION.

In Attendance:

Sellers Agent

Type of building:

Residential

Approximate age of building:

20-25 years

Temperature:

Above 85 degrees

Weather:

Rainy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Other Services Performed::

Wdo, pool

FULL INSPECTION REPORT

1. Roofing

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. This includes all areas above cathedral ceilings and all areas inside soffit's and eaves, including areas inside attic within 3 feet of the Fascia.** 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 leaks are present, such as water stains or visible damage to roof, attic, ceilings or walls, It is clients responsibility to hire a licensed roofer to further investigate, perform leak testing, and or repair roofing before clients take possession of residence. Inspector or American Home Services (AHS) is not liable for leakage before, during or after the inspection. Furthermore, AHS does not warranty nor 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 or interior of roof. If a radiant barrier is present at bottom of decking or bottom of upper truss cords, AHS discloses that all decking is NOT visible and not subject to inspection.

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 to 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 inspection, but may result in latent concerns. Gutters and downspout's will require cleaning. All chimneys, plumbing 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 if poor weather or other safety issues are present. Any and all unsafe conditions are the soil opinion of the inspector.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for moisture-related foundation and structural damage, access by pests and vermin, and damage to and/or accelerated deterioration of other exterior and interior foundation **COMPONENTS** as well as for personal injury.

Roof Covering:
3 tab Composite Shingles

Viewed roof covering from:
Ground level

Skylight(s):
None

Typical Estimated Life Expectancy of Roof Materials, according to the National Association of Certified Home Inspectors. If a roof permit is not found, it should be assumed that the roof age is same age as date of home build, unless otherwise noted in 1.1 Roof Coverings.

<u>Roofing Material</u>	<u>Life Expectancy</u>
3 tab Shingles	15 years
Architectural Shingles	Prior FBC-02 20 years After FBC-02 25 years
Tile/Clay/Ceramic	Prior FBC-02 20 years After FBC-02 25+ years
Metal	Prior FBC-02 20 years After FBC-02 25+ years

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Modified BUR

Prior FBC-02 15 years
After FBC-02 20+ years

Membrane

Prior FBC-02 20 years
After FBC-02 25 years

1.1 Roof Coverings

Comments: INSPECTED-defective

Estimated age of roof: 20-25 years Estimated life remaining in roof coverings: 0 years, requires replacement



pictures of roof material



pictures of roof materials



Shingles are heavily damaged. Requires immediate repair.

FULL INSPECTION REPORT

2. Exterior

Scope of Inspection: Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelop and appurtenances as listed herein; **elements concealed from view by any means can not 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 storm 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 the report.

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, and 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. Periodically caulking and re-sealing of all gaps and joints will be required. Insulation window, door units are subject to seal failure, which could ultimately affect the transparency and or function of the window.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for moisture-related foundation and structural damage, access by pests and vermin, and damage to and/or accelerated deterioration of other exterior and interior foundation **COMPONENTS** as well as for personal injury.

Siding Material:
Stucco

Porches Patios Sidewalks Decks:
Covered Porch

Driveway:
Concrete



Front Elevation



Right Elevation

Rear Elevation

Left Elevation

FULL INSPECTION REPORT

3. Electrical System

Scope of Inspection: Inspection of electrical systems is limited to readily visible elements. Wiring and other components concealed from view for any reason can not 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 and receptacle. Nor is it possible to identify every possible wiring material and type or conditions and concerns that may be present. Inspection of ground fault circuit interrupters is limited to the built in test functions. Arc fault circuit testing is limited to the built in test buttons. No assessment can be made of electrical 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 or safety systems, home entertainment and communications systems, structured wiring systems, low voltage wiring, and site lighting are not within the scope of this inspection. Smoke detectors are NOT tested for function. These above inspections and testing must be performed by a licensed electrician. If the above testing is required, we recommend hiring a licensed electrician.

Note: Older electric service may be minimally sufficient or inadequate for present or 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 with the scope of a home inspection. 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 kitchens, bathrooms, garage and exterior if they are not installed the current residence. AFCI's are recommend to be installed in all bedroom circuits if not currently present. Testing of all GFCI's and AFCI's should be conducted on a regular basis. Any electrical defects or capacity, distribution concerns should be evaluated and repaired by a licensed electrician.

Note: When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for electric shock, electrocution, overheating of electrical **SYSTEM COMPONENTS**, fire, and damage to and/or accelerated deterioration of electrical **COMPONENTS** and other exterior and interior **COMPONENTS** as well as for personal injury.

Service Disconnect Location:

Left Wall
Connection

Main Distribution Panel Location:

Garage Wall

Dryer Power Source:

220 Electric, Propane

Service Disconnect Panel Type:

Square D

Main Distribution Panel Type:

Square D

Panel capacity:

150 AMP

Over Current Protection:

Circuit Breakers

Electrical Service Conductors:

Aluminum

Branch wire 15 and 20 AMP:

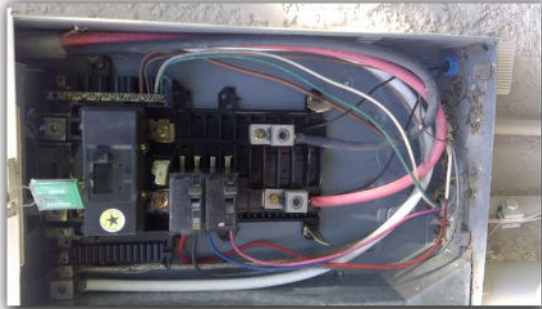
Copper

Service Conductor Size (Amps):

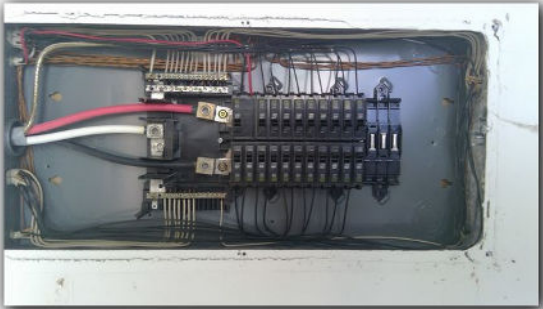
150

Wiring Methods:

Romex



Service Disconnect



Distribution Panel

FULL INSPECTION REPORT

4. Garage

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.

Note: When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for compromising the effectiveness of protective features of automatic garage vehicle door operator equipment, and of separation assemblies between the garage and interior living spaces as well as for personal injury.

Garage Door Type(s):
One Automatic

Garage Door Material:
Metal



FULL INSPECTION REPORT

5. Interiors

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.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for the compromising protective features, for damage to and/or accelerated deterioration of other exterior and interior **COMPONENTS** as well as for personal injury.

Ceiling Materials:
Gypsum Board

Wall Materials:
Gypsum Board

Floor Covering(s):
Tile, Carpet, Laminated

Window Types:
Single Hung

FULL INSPECTION REPORT

6. Plumbing System

Scope of Inspection: Inspection of plumbing and drainage systems is limited to readily visible elements. Elements concealed from view or are not functional for any reason at the time of inspection can not be inspected. It is NOT within the scope of a home inspection to include evaluation of the adequacy or capacity of hot water supply systems. It is NOT within the scope of a home inspection to inspect saunas, steam baths, solar heating systems, well pumps or filtrations systems or sump pumps for function. If these areas require inspection a licensed plumber or well company should be used to inspect such items before inspection time limits are done.

Note: Maintain hot water supply temperatures at no more than 120 degrees. High temperatures may cause scalding. Anti scald devices are available as and added safety measure. Gas water heaters generally should be positioned a minimum of 18 above floor level when located in the garage, unless the water heater has a "sealed" ignition chamber. Refer to manufacture installation instructions for clarity. Adequate clearances to combustibles must also be maintained around the unity and any vents. A licensed plumber or specialist should perform all water heating system repairs.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for moisture damage, cross-connections, waste leaks, the introduction of sewer gas and/or water heating **SYSTEM** combustion by-products into the interior environment, for damage to and/or accelerated deterioration of plumbing **COMPONENTS** and other exterior and interior **COMPONENTS** as well as for personal injury.

Main Water Shutoff Location: Exterior-Left	Water Supply: (meter to house) PVC	Plumbing Water Distrib. (inside) CPVC
Plumbing DWV Material(s): Not Visible	Water Heater Energy Source: Gas	Water Heater Location Garage
Water Heater Capacity: 40 Gallon	Water Heater MFG. Date: 2015	Back flow valve present: Yes



Overall view of Water Heater



Main Supply Lines



Water Heater Manufacturing Date



Pvr Valve Present



Drainage Lines



Sink Valves



Main Shut Off Valve



Water Temperature



Washer Drain



Back Flow Valve

FULL INSPECTION REPORT

7. Structural Components

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 can not 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 information purposes only. Neither the efficiency of accessories such as storm door, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted.

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.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for moisture-related foundation and structural damage, access by pests and vermin, and damage to and/or accelerated deterioration of other exterior and interior foundation **COMPONENTS** as well as for personal injury.

Foundation Material(s): Slab	Method Used To Observe Crawlspace: No Crawlspace	Exterior Wall Structure: Masonry
Ceiling Structure: Engineered Truss	Roof Structure: Truss Assembly	Floor Structure: Slab
Roof-Type: Gable	Method Used To Observe Attic: Scuttle Hole	Columns or Piers: N/A

FULL INSPECTION REPORT

8. Insulation and Ventilation

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.

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.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for thermal loss, moisture-related damage and/or accelerated deterioration of roof covering materials including, but not limited to, roof decking, roof structural members, thermal insulation, attic **COMPONENTS**, and other exterior and interior **COMPONENTS** as well as for personal injury.

Attic Insulation: Batt	Ventilation: Ridge Vents, Soffit Vents	Exhaust Fans Fan
Dryer Vent: Flexible Metal	Floor System Insulation: N/A	

Note: It is not plausible for an inspector to be able to inspect 100% of an attic space and its structure. As a minimum, areas within three feet of the fascia are not accessible. Due to conditions limiting the inspectors access or safety the inspector as an estimate was able to inspect 0-20%.

FULL INSPECTION REPORT

9. Heating / Cooling

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.

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.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for compromising the effectiveness of protective features, overheating, damage and/or deterioration of HVAC **SYSTEM COMPONENTS**, the introduction of HVAC **SYSTEM** combustion by-products into the interior environment, for damage to and/or accelerated deterioration of other exterior and interior **COMPONENTS** as well as for personal injury.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for overheating of and/or damage to A/C **SYSTEM COMPONENTS**, moisture damage, and loss of **SYSTEM** refrigerant, and for damage to and/or accelerated deterioration of A/C and evaporative cooling **COMPONENTS**, other exterior and interior **COMPONENTS** as well as for personal injury.

Heat Type:
forced air

Energy Source:
Electric

Number Of Heat Systems (Excluding Wood)
One

Cooling Equipment Type:
Central - Air conditioner

Cooling Equipment Energy Source:
Electric

Items

System One



mfg date of compressor 1998



mfg date of air handler 1998

Note: The typical life expectancy of the average system is 15-20 years. However, many home owners will replace their systems after 10-15 years to achieve a higher efficiency rating. If your system is between 15-20 years it should be considered at the end of its life expectancy and replaced.

9.1 Heating Equipment

Comments: INSPECTED-operational

Temperature differentials of heating system of system one:



Temperature of supply air



temperature of return air

9.6 Cooling and Air Handler Equipment

Comments: INSPECTED-operational

Temperature differentials of cooling system of system one:



Temperature of supply air



temperature of return air

FULL INSPECTION REPORT

10. Built-In Kitchen Appliances

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 NOT 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.

Note: 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.

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.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for compromising protective features and for damage to and/or accelerated deterioration of kitchen appliance **COMPONENTS**, other exterior and interior **COMPONENTS** as well as for personal injury.



FULL INSPECTION REPORT

11. Bathrooms

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 does not include evaluation of ancillary items such as saunas or stem baths.

When conditions for which **ACTION RECOMMENDED** is indicated in this section of the report are not addressed, it may increase the potential for compromising protective features and for damage to and/or accelerated deterioration of kitchen appliance **COMPONENTS**, other exterior and interior **COMPONENTS** as well as for personal injury.

11.1 Ceilings

Comments: INSPECTED

11.2 Walls

Comments: INSPECTED

11.3 Floors

Comments: INSPECTED

11.4 Mouldings

Comments: INSPECTED

11.5 Shower/Tub Walls/Enclosure

Comments: INSPECTED-defective



Shower door does not operate properly. Requires repair.

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Spray nozzle has a minor leak. Requires repair.



Valve handle is loose and valve does not shut completely off. Requires repair.

11.6 Water Closet/Supply Line

Comments: INSPECTED

11.7 Vanity/Counter Top

Comments: INSPECTED

11.8 Sink/Faucets/Stopper

Comments: INSPECTED-defective



Stopper not operational at rear bath. Requires repair.

11.9 Sink Plumbing

Comments: INSPECTED

11.10 Ventilation

Comments: INSPECTED-defective

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Fan (s) are noisy, recommend replacing.

11.11 Lighting

Comments: INSPECTED-defective



Light over master bathroom tub/shower did not operate. Requires further evaluation and repair.



General Summary

American Home Services, LLC.

Thomas G Kleinschnitz Sr , HI-1258

Phone: 352-429-7062

www.AmericanHomeServicesFL.com

email: info@AmericanHomeServicesFL.com

Customer

Address

Repair Action Recommended (Major)

1.1 ROOF COVERINGS

- ◆ Shingles are heavily damaged. Requires immediate repair.

2.1 WALL CLADDING, FLASHING AND TRIM

- ◆ Exterior paint appears to be beyond its serviceable life expectancy. Recommend repainting as soon as possible.

12.22 HEATER

- ◆ Pool heater is dismantled. Requires replacement.

Repair Action Recommended (Minor)

2.1 WALL CLADING, FLASHING AND TRIM

- ◆ Stucco cracks are present throughout exterior. Stucco cracks are a result of typical shrinkage and setting and are not considered a structural defect. However, all stucco cracks require sealing to prevent water intrusions. Water intrusions will exasperate conditions and cause additional failures and damage in the future.
- ◆ Gap (s) present around door frames, moulding's and window frames. Requires gap to be filled and sealed.

2.2 DOORS (EXTERIOR)

- ◆ Wood decay is present at jambs at overhead door jambs. All decayed wood requires replacement with new wood.
- ◆ Moulding at top of overhead door is damaged. Requires repair.

2.3 WINDOWS

- ◆ Several torn screens are present. Requires repair by a qualified contractor.

2.4 PORCHES, DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PATIO/COVER AND APPLICABLE RAILINGS

- ◆ Water staining at rear porch indicates water intrusion. Requires further evaluation and repair by a qualified contractor.

2.8 IRRIGATION SYSTEM

- ◆ Irrigation did not respond to controller. Requires further investigation and/or repair by a licensed irrigation contractor.

3.5 CONNECTED DEVICES AND FIXTURES

- ◆ Fan/light did not operate. Requires further evaluation/repair by a licensed electrician.

3.6 RECEPTACLES/SWITCHES

- ◆ Cover plates (s) are missing. Requires installation.

4.1 GARAGE CEILINGS

- ◆ Popcorn finish on ceiling has deteriorated. Requires repair.
- ◆ De lamination of drywall seams is present. Requires drywall repair.

4.2 GARAGE WALLS

- ◆ Staining is present on walls at garage . Staining is typically and indication of a leak. Moisture meter did show above normal levels of moisture present. Recommend asking for a disclosure from seller and/or have above stains be further investigated by a licensed contractor to ensure a leak is not active.

4.8 OTHER

- ◆ Scuttle hole is damaged. Requires replacement.

5.3 FLOORS

- ◆ Minor damage is present at wood flooring.

5.6 INTERIOR OF WINDOWS

- ◆ Interior frame (s) on inside of window (s) are damaged. This is a cosmetic defect and has no bearing on window function. Requires replacement of all damaged interior frames.

7.6 ROOF STRUCTURE AND ATTIC

- ◆ Several struts have been removed. Requires renailling.

9.4 DISTRIBUTION SYSTEMS (DUCTS)

- ◆ Air handler has possible microbial growth on ductwork. Recommend mold sampling and possible remediation in this area and/or resealing of ductwork.

10.7 CEILINGS

- ◆ Water stains are present on ceiling at kitchen . Water stains are typically and indication of a roof leak. Moisture meter did show above normal levels of moisture present. Recommend asking for a disclosure from seller and/or have above stains be further investigated by a licensed roofer to ensure a leak is not active.

11.5 SHOWER/TUB WALLS/ENCLOSURE

- ◆ Shower door does not operate properly. Requires repair.
- ◆ Spray nozzle has a minor leak. Requires repair.
- ◆ Valve handle is loose and valve does not shut completely off. Requires repair.

11.8 SINK/FAUCETS/STOPPER

- ◆ Stopper not operational at rear bath. Requires repair.

11.10 VENTILATION

- ◆ Fan (s) are noisy, recommend replacing.

11.11 LIGHTING

- ◆ Light over master bathroom tub/shower did not operate. Requires further evaluation and repair.

12.3 POOL LIGHT

- ◆ Pool light did not operate.. Requires further investigation/repair.

12.6 ANCHOR BOLTS

- ◆ Anchor bolts are corroded and/or missing. Requires installation or repair.

12.10 SCREENING

- ◆ Some areas of screening are in need of repair.. Requires replacement of screen.

12.11 SKIMMER FUNCTIONAL

- ◆ Skimmer not operational at time of inspection. Requires further evaluation from a likenesses pool contractor.

12.16 VALVES

- ◆ Valves do not operate freely. Requires repair.

12.19 VISIBLE LEAKAGE

- ◆ Plumbers putty around piping. Requires proper repair.

Maintenance and/or Monitoring is Recommend

1.4 ROOF DRAINAGE SYSTEMS (GUTTERS AND DOWNSPOUTS)

- ◆ Inspector can not determine where gutter drain ends up. Requires disclosure from seller.

2.5 DRIVEWAYS, VEGETATION, GRADING, WALKWAYS

- ◆ Shrubbery is located close to exterior walls and foundation. Shrubbery should be maintained away from making contact with walls, to ensure moisture or other damage could not occur.
- ◆ Settling cracks are present in driveway. These cracks are not considered structural. Sealing cracks may be a viable option to preventing any type of possible water intrusions.

4.3 GARAGE FLOOR

- ◆ Settling cracks are present in garage floor. Settling cracks are considered NON structural. Monitoring cracks is recommended to ensure ongoing settling is not occurring. Sealing cracks may be a viable option to eliminate possible insect intrusions.

12.4 DECKING

- ◆ Pool deck has large crack. Requires further evaluation by a structural engineer.

Safety Concerns

HOME INSPECTION REPORT GLOSSARY©

For the purposes of this Inspection and Inspection Report, the terms listed below in this section are defined as follows. When any of these terms appear in the Inspection Report or this glossary, they will be in bold and all capitalized text, in color, in italics, or otherwise highlighted.

ACTION RECOMMENDED: (Regarding **ADVERSE CONDITIONS** documented in the report) It is strongly recommended that further examination and any necessary modifications or corrective measures be performed by a **QUALIFIED** individual, technician, or contractor **as soon as possible**. If such examination reveals other **ADVERSE CONDITIONS** for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed by a **QUALIFIED** individual at that time.¹

ADVERSE CONDITION: A condition which is producing or which has the potential to produce a detrimental effect on a **SYSTEM** or **COMPONENT**, impairing its **NORMALLY INTENDED FUNCTION OR OPERATION**, or which is **ATYPICAL**.¹

ATYPICAL(LY): With regard to **ADVERSE CONDITIONS** in **SYSTEMS** and **COMPONENTS**: Not typical, not conforming to the type; irregular; abnormal, and/or not consistent with applicable **GENERALLY ESTABLISHED PRACTICES**.

COMPONENT: A constituent element or part of a **SYSTEM**. With regard to this definition, **COMPONENT** means and refers only to a **PERMANENT COMPONENT**.

DESCRIBE: To document in writing.

EXAMINE(D): To visually assess the condition of specific **READILY ACCESSIBLE SYSTEMS** and **COMPONENTS** of a home in accordance with the contractual scope of inspection.

GENERALLY ESTABLISHED PRACTICES: Of or pertaining to any one or more of the following: the historically/ conventionally applied and acknowledged methods of installation, assembly, and operation/use of residential systems and their related materials and components. Such practices can vary based on those which were applicable when modifications to the property were made subsequent to original construction.

HOME INSPECTION: The process by which the **READILY ACCESSIBLE SYSTEMS** and **COMPONENTS** of a home are **EXAMINED** for **ADVERSE CONDITIONS** in accordance with the contractual scope of inspection.

IDENTIFY: To **DESCRIBE** a specific **SYSTEM** or **COMPONENT** by its type and to distinguish it by characteristics such as general or specific material(s), energy source(s), etc. which differentiate that **SYSTEM** or **COMPONENT** from other similar **SYSTEMS** or **COMPONENTS**.

IMPROPER: Not consistent with applicable **GENERALLY ESTABLISHED PRACTICES**.

INSPECTED: The **SYSTEM** or **COMPONENT** was **EXAMINED** and no **ADVERSE CONDITIONS** were observed.

NORMALLY INTENDED FUNCTION AND/OR OPERATION: The customary and conventional purpose or use for which a **SYSTEM** or? **COMPONENT** was installed and for which it was designed and intended by its manufacturer.

NORMAL OPERATING CONTROLS: Thermostats, switches, valves, and other devices intended by design and manufacture to be used by homeowners or occupants in the normal and regular day-to-day operation of **SYSTEMS** or **COMPONENTS**.²

NOT APPLICABLE: The specified **SYSTEM** or? **COMPONENT** was not present or it was outside the contractual scope of an inspection. **Potential** costs which may be associated with additional examination of any **ADVERSE CONDITION** or with any modifications or corrective measures which may be deemed necessary to address an **ADVERSE CONDITION** **are not** factors and are not considered in the decision to indicate **ACTION RECOMMENDED** for any **ADVERSE CONDITION** documented in the report. **Specifically excluded are " ON-OFF" handles on non-GFCI and AFCI type circuit breakers, "bear claw/knife blade" type switches, any panel board service disconnection devices, and removal of fuses.**

NOT EXAMINED: The specified **SYSTEM** or **COMPONENT** was not visually **EXAMINED** because it was not **READILY ACCESSIBLE** due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the

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contractual scope of the inspection. When the Inspection Report indicates that a specific **SYSTEM** or **COMPONENT** was **NOT EXAMINED**, the Inspection Report will also indicate the specific reason.

PERMANENT: Designed or intended to remain where originally placed; not easily moved; attached, connected, or set in place for use such that moving or removal requires the use of tools or equipment.

QUALIFIED: Having the training, skills, knowledge, expertise, and experience necessary to competently address **ADVERSE CONDITIONS** in **SYSTEMS** and? **COMPONENTS** and, where applicable, holding all required licenses and meeting all applicable governmental and statutory requirements.

READILY ACCESSIBLE: In the sole determination of the inspector, visually observable and able to be **EXAMINED** without requiring destructive measures; without risk to the inspector or others; without risk of damage to any item of personal or real property; without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior cladding's or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape elements; or to interrupt the business of occupants, and not requiring disassembly or the use of any special protective clothing or special tools or equipment.³

ROUTINE MAINTENANCE: Requiring minor and typical maintenance by a **QUALIFIED** individual. It is recommended that all **ROUTINE MAINTENANCE** conditions be addressed before additional wear and tear or deterioration occurs. After addressing **ROUTINE MAINTENANCE** conditions it is recommended that **COMPONENTS** associated with such conditions be periodically evaluated as part of an ongoing, prudent overall property and building **SYSTEMS** maintenance program. If desired, optional modification or upgrading of existing **SYSTEMS** or **COMPONENTS** may also be considered when such work is performed.

SYSTEM: A group of interacting, interrelated, or interdependent **COMPONENTS** historically and conventionally designed and intended to perform one or more specific functions. With regard to this definition, **SYSTEM** means and refers only to a **PERMANENT SYSTEM**.

This definition applies to the contractual scope of inspection including the inspection of roof covering **COMPONENTS**, the **COMPONENTS** of other **SYSTEMS** which are installed on roofs, attics, and the interiors of electrical **SYSTEM** main distribution panels and sub panels with the following exceptions:

1. When, in the sole determination of the inspector, roofs are **READILY ACCESSIBLE**, an inspector may choose to use a ladder or other means to **EXAMINE** roof covering **COMPONENTS** and/or the **COMPONENTS** of other **SYSTEMS** which are installed on roofs. The report will indicate the means used to examine roofs and attics as well as any general areas of roofs and attics which were not examined and the reason such areas were not examined.
2. When, in the sole determination of the inspector, electrical service main distribution panels or subpanels and their related dead front covers and fasteners are **READILY ACCESSIBLE**, the inspector will remove the dead front covers of such panels in order to? **EXAMINE READILY ACCESSIBLE COMPONENTS** installed on their interiors. Use of tools to remove dead front covers is specifically excluded when dead front covers or their fasteners are painted or otherwise sealed into place and/or when they cannot be removed with a standard, non-power-assisted slot head or Phillips head screwdriver or hex head nut driver.

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