



— MIDSOUTH —

Inspection Report

Conor Driscoll

Property Address:
3578 Kearney Ave
Memphis TN 38111



AmeriSpec MidSouth

**Christopher Danosky TN -2807
1910 Madison Ave #208
Memphis, TN 38104
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Date: 12/5/2024	Time:	Report ID: 21182
Property: 3578 Kearney Ave Memphis TN 38111	Customer: Conor Driscoll	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 75 Years Old

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

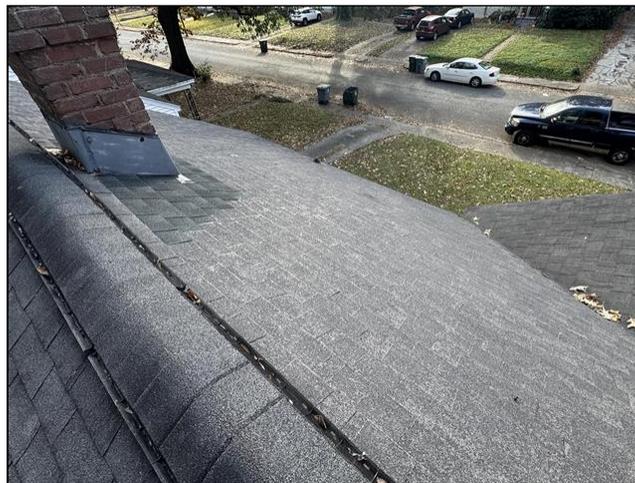
Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:Architectural
Roll/Selvage**Viewed roof covering from:**

Walked roof

Chimney (exterior):

Brick

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

(1) Shingles at front of home showed heavy granular loss associated with age. Recommend roofing contractor review and replace as needed.

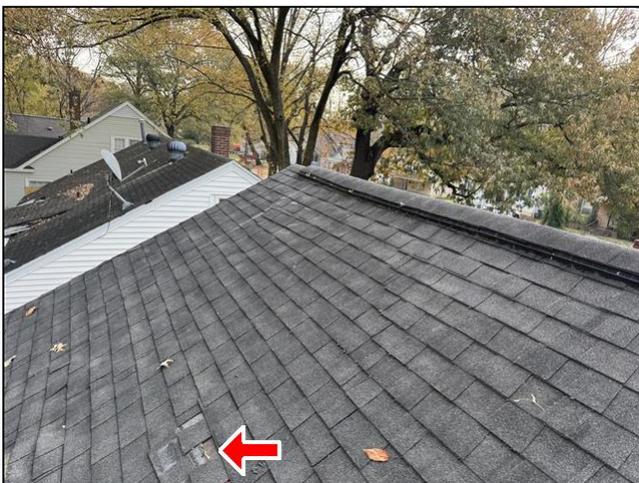


1.0 Item 1(Picture)



1.0 Item 2(Picture)

(2) Loose, misaligned and cracked shingles noted on roof in several locations. Recommend roofing contractor review entire roof and repair or replace as necessary.



1.0 Item 3(Picture)



1.0 Item 4(Picture)

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1.0 Item 5(Picture)



1.0 Item 6(Picture)



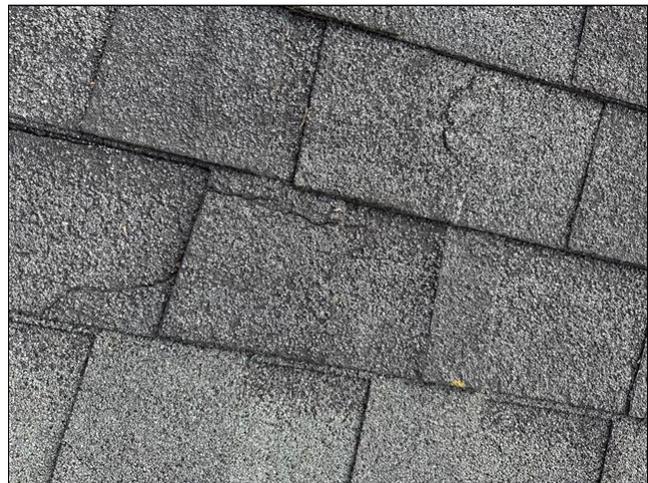
1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of

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installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

1.3 Roof Drainage Systems**Comments:** Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:

Composite board
Metal
Wood

Exterior Entry Doors:

Wood
Steel

Appurtenance:

Deck

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

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(1) Water damaged trim at back door. Recommend contractor replace all water damaged trim.

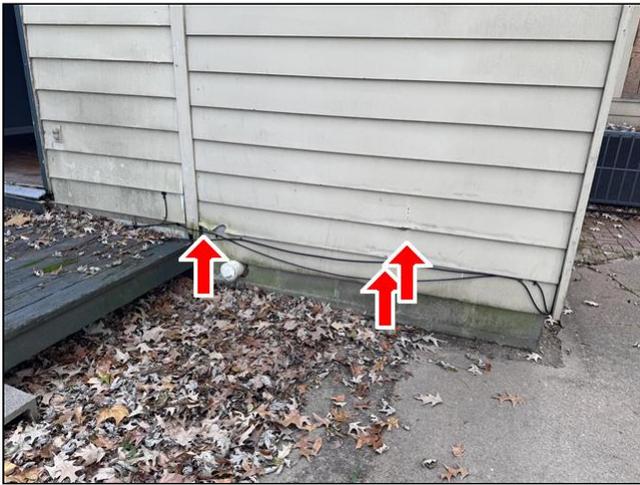


2.0 Item 1(Picture)



2.0 Item 2(Picture)

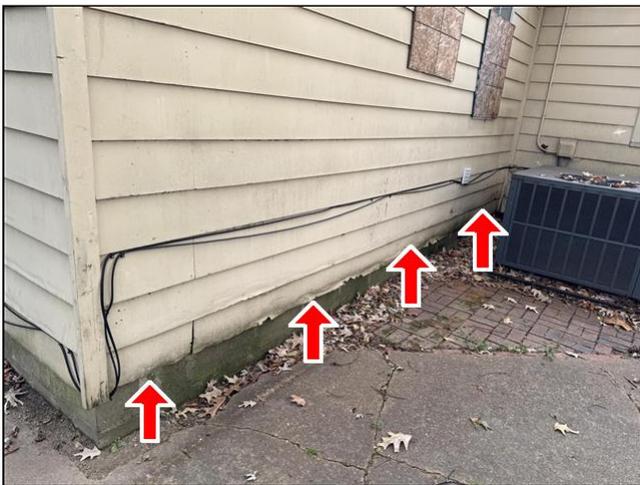
(2) Masonite siding at rear of home is water damaged in several areas. Recommend contractor review all siding and repair or replace as needed.



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



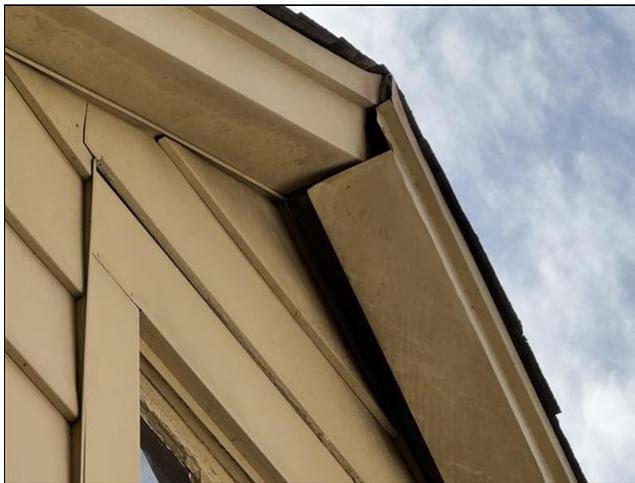
2.0 Item 6(Picture)

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(3) Missing/damaged metal siding and trim noted in numerous locations. Recommend qualified contractor review all metal siding and trim and repair or replace as necessary.



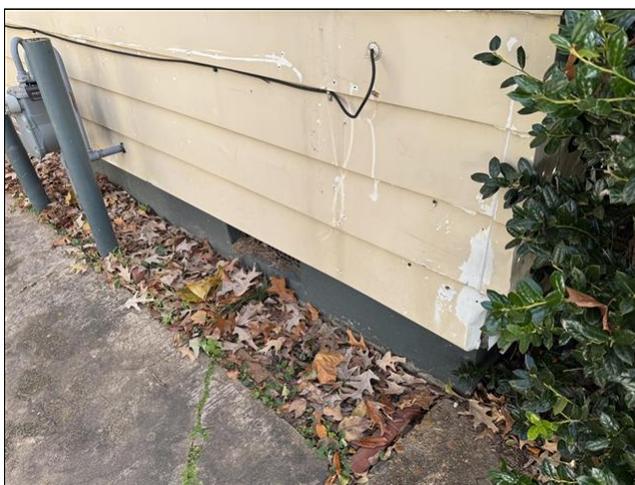
2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)

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2.0 Item 13(Picture)



2.0 Item 14(Picture)



2.0 Item 15(Picture)



2.0 Item 16(Picture)



2.0 Item 17(Picture)



2.0 Item 18(Picture)

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(4) Water damaged trim at front of home. Recommend contractor review and repair.



2.0 Item 19(Picture)



2.0 Item 20(Picture)

(5) Deteriorated paint noted on exterior siding in several locations. Recommend contractor repaint as needed.



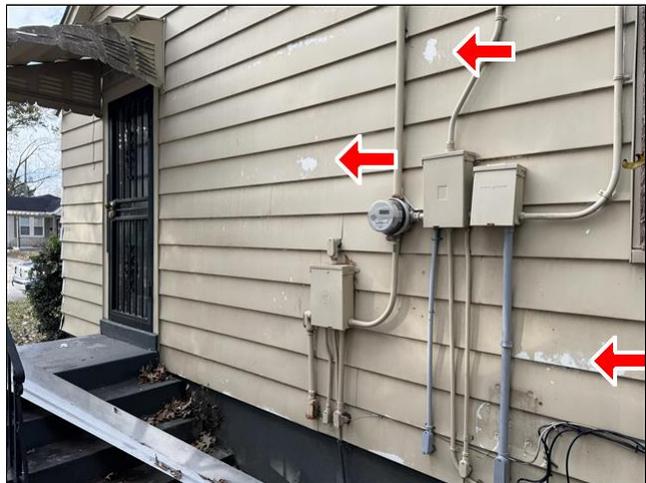
2.0 Item 21(Picture)



2.0 Item 22(Picture)



2.0 Item 23(Picture)



2.0 Item 24(Picture)

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(6) n Peeling paint and damaged wood noted on gable vent trim at front of home. Recommend contractor review and repair or replace as necessary.



2.0 Item 25(Picture)



2.0 Item 26(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

(1) Loose threshold and water damaged wood at rear door of home. Recommend contractor review and repair or replace as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

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(2) Locks on back door not functioning. Recommend contractor replace locks to ensure proper operation.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

2.2 Windows

Comments: Inspected

Windows at front of home have damaged wood and heavily damaged/deteriorated glazing. The remainder of the windows were boarded and could not be inspected. Recommend contractor review all windows and repair/reglaze or replace as necessary.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

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2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

(1) Deck at rear of home is loose on footings and has water damaged deck boards. Deck likely needs to be removed/replaced in the inspectors opinion. Recommend qualified contractor review and repair or remove or replace as necessary.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

(2) Crack noted in concrete on front porch. Recommend sealing crack and repair if needed.



2.3 Item 4(Picture)



2.3 Item 5(Picture)

(3) Damaged awning at side door to kitchen. Recommend contractor review and repair or replace as needed.



2.3 Item 6(Picture)



2.3 Item 7(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias**Comments:** Inspected

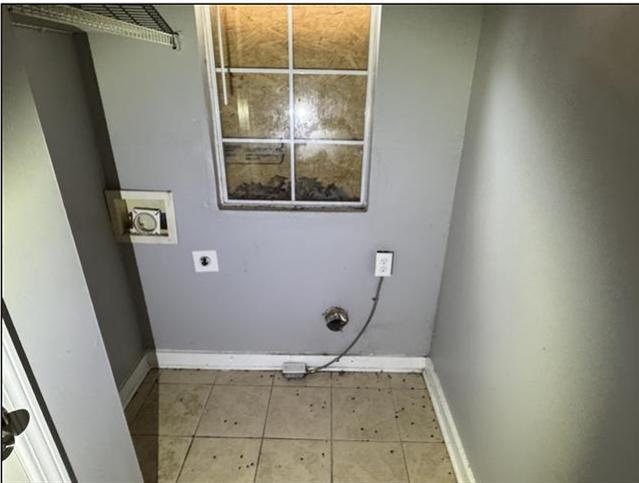
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



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Items

4.0 Ceilings

Comments: Inspected, Repair or Replace

(1) Evidence of leak on ceiling in kitchen. Recommend roofing contractor review and repair. Also, recommend contractor repair ceiling and wall in this area.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

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(2) Numerous water stains noted on ceilings throughout home. Recommend roofing contractor review roof and repair or replace. Additionally, recommend contactor repair and repaint all damaged areas of ceiling.



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)

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4.0 Item 10(Picture)



4.0 Item 11(Picture)



4.0 Item 12(Picture)



4.0 Item 13(Picture)



4.0 Item 14(Picture)



4.0 Item 15(Picture)



4.0 Item 16(Picture)



4.0 Item 17(Picture)

4.1 Walls

Comments: Inspected

4.2 Floors

Comments: Inspected, Repair or Replace

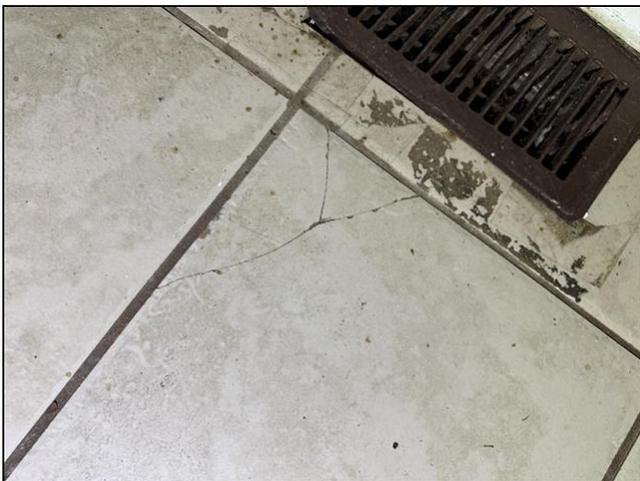
(1) Cracked floor tiles noted in bathroom. Recommend qualified contractor review and repair or replace as necessary.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

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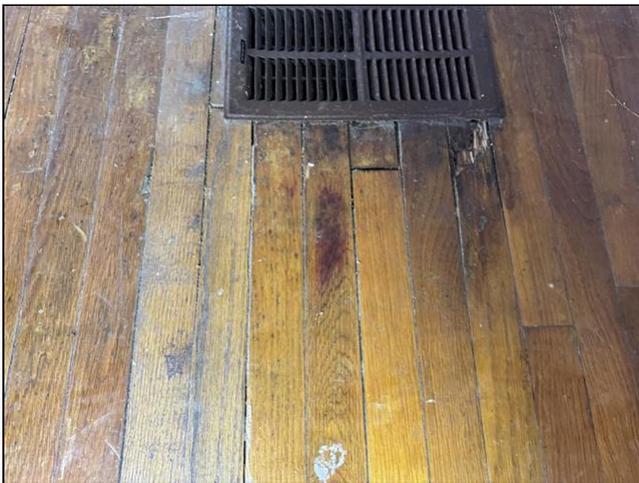
(2) Damaged/faded wood flooring noted in areas of home. Recommend flooring specialist review entire floor and repair or replace as needed.



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.2 Item 6(Picture)



4.2 Item 7(Picture)

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

4.4 Counters and Cabinets (representative number)

Comments: Inspected

4.5 Doors (representative number)

Comments: Inspected

4.6 Windows (representative number)

Comments: Inspected, Repair or Replace

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(1) Windows in the home do not open, likely due to being painted shut. Recommend contractor "free" windows to ensure proper operation and means of egress in case of emergency.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)



4.6 Item 6(Picture)

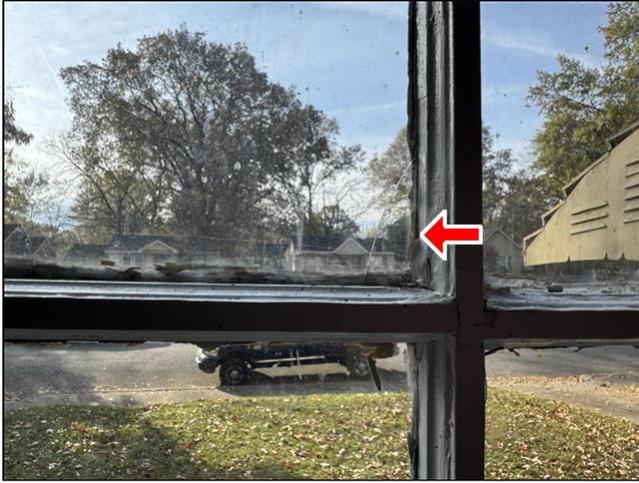
(2) Two cracked window panes at front of home. Recommend contractor replace broken window panes.



4.6 Item 7(Picture)



4.6 Item 8(Picture)



4.6 Item 9(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: From entry Limited access	Floor Structure: 2 X 8
Wall Structure: 2 X 4 Wood	Columns or Piers: Concrete piers	Roof Structure: 2 X 6 Rafters
Method used to observe attic: From entry Walked	Attic info: Pull Down stairs	

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Crawlspace was only viewed from opening due to restricted access.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected, Repair or Replace

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Evidence of leak in attic near chimney. Recommend roofing contractor review and repair as needed.



5.5 Item 1(Picture)



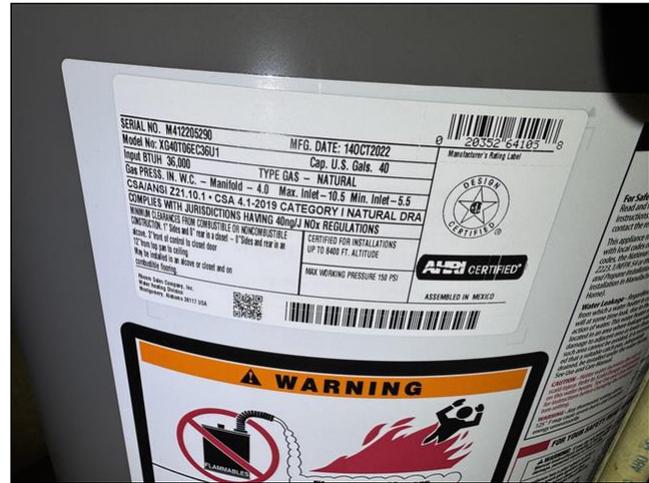
5.5 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon (1-2 people)

Water Heater Location:

Attic

WH Manufacturer:

RHEEM

WH Manufacturer Date:

2022

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Not Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Not Inspected

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6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Not Inspected

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Inspected

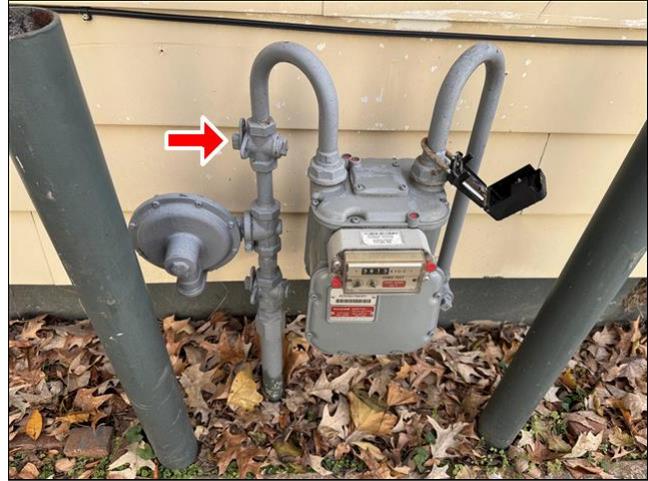
6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Main fuel shut-off is located on gas meter at side of home. This is noted for client information.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

100 AMP

Panel Type:

Fuses

Circuit breakers

Electric Panel Manufacturer:

FEDERAL PACIFIC

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

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7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace

(1) Frayed/missing coating on main service wire at rear of home. Recommend licensed electrician review and repair or replace as needed as this is a safety hazard.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

(2) Electrical panels are split into sub-panels and two are older fuse-style boxes. Recommend review by a licensed electrician. Client may consider upgrading to one, larger breaker box.



7.1 Item 3(Picture)



7.1 Item 4(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Not Inspected

7.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Not Inspected

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Not Inspected

7.5 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Not Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

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7.7 Connected Devices and Fixtures (Observed from operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Not Inspected, Repair or Replace

Open electrical connection at rear of home. Recommend qualified contractor review and cover or install proper exterior fixture.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

7.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

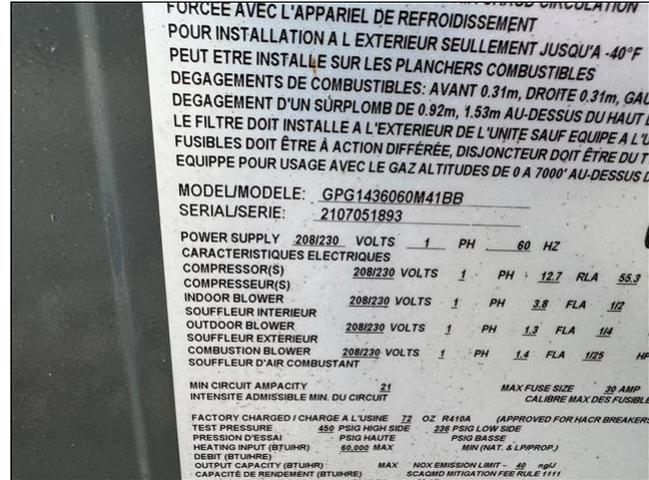
7.9 Carbon Monoxide Detectors

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Gas package unit	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Furnace Manufactured Date: 2021	Filter Type: Disposable
Ductwork: Insulated	Cooling Equipment Type: Air conditioner unit	Number of AC Only Units: One
Central Air Brand: GOODMAN	Condensing Unit Manufactured Date: 2021	Cooling Equipment Energy Source: Electricity

Items

8.0 Heating Equipment

Comments: Not Inspected

8.1 Normal Operating Controls

Comments: Not Inspected

8.2 Automatic Safety Controls

Comments: Not Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Inspected, Repair or Replace

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(1) Damaged air duct in attic. Recommend replacing to ensure proper operation.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) HVAC ducts laying on ground in crawlspace. Recommend HVAC specialist review and hang ductwork if needed.



8.3 Item 3(Picture)

8.4 Presence of Installed Heat Source in Each Room

Comments: Not Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected

8.9 Presence of Installed Cooling Source in Each Room

Comments: Not Inspected

8.10 Cooling and Air Handler Equipment

Comments: Not Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Batt

Ventilation:

Gable vents

Ridge vents

Floor System Insulation:

NONE

Items

9.0 Insulation in Attic

Comments: Inspected, Repair or Replace

Attic space was partially built out with walls and ceiling. During this process, insulation was installed between roof rafters directly below roof decking. To be done properly, baffling which creates an air channel should have been installed. Recommend removing walls, ceiling and insulation between rafters in attic in order to restore attic to proper condition.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

9.1 Insulation Under Floor System

Comments: Not Present

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9.2 Vapor Retarders (in Crawlspaces or basement)**Comments:** Not Present**9.3 Ventilation of Attic and Foundation Areas****Comments:** Inspected**9.4 Venting Systems (Kitchens, Baths and Laundry)****Comments:** Not Inspected**9.5 Ventilation Fans and Thermostatic Controls in Attic****Comments:** Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.