

Amerispec Inspection Services
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Report: Joe Homebuyer **Address:** 12345 Black Hills Road

Confidential Inspection Report

12345 Black Hills Road
Rapid City, SD 57702



Prepared for: Joe Homebuyer

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PAYMENT INFORMATION

The services provided by AmeriSpec are generally paid for at the time the service is rendered. If you are not able to attend the inspection or if for some reason you could not pay at the time of the inspection, this page of the inspection report should be considered your invoice. It is due and payable upon receipt unless other arrangements have been made in advance and in writing. Make checks payable to AmeriSpec. Mail payment to 1719 W. Main St. Rapid City, SD 57702. Master Card and Visa are also accepted as payment. Please include the entire 16 digit account number and expiration date. For security reasons you may want to call us with the card information at (605) 388-0904. We do not suggest using e-mail to transmit this information. All invoices over thirty days from the receipt of this report will be subject to a \$25 late fee. All invoices over 90 days will be subject to an additional \$50 late fee and will be referred to a collection agency.

SERVICES PERFORMED

<i>Services listed below have</i>	been paid by credit card. No further action is required. Thank-you for using AmeriSpec!
<i>General Home Inspection</i>	\$295 plus tax. Total \$312.70.
<i>Radon Test</i>	\$95 plus tax. Total \$100.70.
<i>Total for all services including tax.</i>	\$413.40.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

INSPECTOR: Your inspector today was Keith Runquist.
DATE OF INSPECTION: June 9, 2010.
TIME OF INSPECTION: 1:30 PM.
SELLING AGENT: Ima Gonnasellahouse from Best Real Estate Company.
LISTING AGENT: Tommy Listeragent from Your New Home Real Estate Agency.
CLIENT NAME: Joe Homebuyer.
MAILING ADDRESS: 1234 Main Street.
CLIENT CITY/STATE: Spearfish, SD.
E-MAIL: JoeH@isp.com.
INSPECTION ADDRESS: 12345 Black Hills Road.
CITY/STATE: Rapid City SD.

CLIMATIC CONDITIONS:

WEATHER: Clear.
OUTDOOR TEMPERATURE: 70-80 degrees.
SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
AGE OF HOUSE: 1982.
BUILDING TYPE: Single Family.
STORIES: One.
SPACE BELOW GRADE: Finished Basement.

UTILITY SERVICES:

WATER SOURCE: City water supply.
SEWAGE DISPOSAL: Public sewer system.
UTILITIES STATUS: All on.

OTHER INFORMATION:

AREA/SUBDIVISION: Sun Valley Estates.
HOUSE OCCUPIED? Lived in.
PEOPLE PRESENT: Buyer and spouse.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation including wood damaging insects, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent

an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

PLUMBING

Water quality or hazardous materials (lead, toxins, etc.) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper.
CONDITION: Water meter is located, near the water heater.

SUPPLY LINES:

MATERIAL: Copper and PEX water supply lines. PEX is a type of plastic water supply commonly used in newer installations.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.
Maintenance Tip: **Maintenance Tip:** Do not leave hoses attached to faucet during cold weather. This may cause water to freeze in the line and cause damage.

SUMP PUMP:

Type and condition Sump pit was dry at time of inspection.

WATER HEATER:

TYPE: Electric.
SIZE: 50 Gallons.
LOCATION: Basement, Utility room.
CONDITION: Appears serviceable.
COMMENT: 2005 Model.

FUEL SYSTEM:

METER/TANK Propane tank located, at side of house. System appears serviceable.
LOCATION-CONDITION:

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

<i>LOCATION OF PRIMARY UNIT:</i>	Utility Area.
<i>SYSTEM TYPE:</i>	Forced Air.
<i>FUEL TYPE AND NOTES:</i>	Natural Gas, High efficiency gas furnaces are 90% or greater efficient. They generally use a PVC plastic pipe as an exhaust vent. It is normal for condensation to drip from the exterior of the pipe and also back at the furnace. We suggest periodically monitoring the condensation management at the furnace to ensure it is draining properly and not causing rust or corrosion at the furnace.
<i>CAPACITY OF UNIT:</i>	Appears adequate for normal use.
<i>APPROXIMATE AGE IN YEARS:</i>	5-10 years.

HEATING SYSTEM CONDITION:

<i>PRIMARY UNIT:</i>	Appears operational.
<i>BURNERS/HEAT EXCHANGERS:</i>	Burner Flame(s) appear typical.
<i>PUMP/BLOWER FAN:</i>	Appears Serviceable.
<i>COMBUSTION AIR:</i>	Combustion and return air sources are too close or mixing. Suggest having a qualified heating contractor inspect system and make appropriate repairs.
<i>VENTING:</i>	Appears serviceable.
<i>AIR PLENUM:</i>	Appears serviceable.
<i>AIR FILTERS:</i>	Suggest cleaning/changing filter. Filters commonly should be changed quarterly.
<i>NORMAL CONTROLS:</i>	Appear serviceable.

AIR CONDITIONING:

<i>TYPE:</i>	Central.
<i>POWER SOURCE:</i>	220 Volt, Electrical disconnect present.
<i>COMPRESSOR AGE IN YEARS:</i>	Appears to be the same age as the furnace.
<i>CAPACITY OF UNIT:</i>	Appears adequate under normal conditions.
<i>RETURN AIR TEMPERATURE:</i>	74F.
<i>SUPPLY AIR TEMPERATURE:</i>	55F.
<i>AIR TEMPERATURE DROP:</i>	19F.
<i>SYSTEM CONDITION:</i>	Appears serviceable.
<i>CONDENSATE LINE:</i>	Condensate line installed.
<i>NORMAL CONTROLS:</i>	Appear serviceable.

DUCTWORK:

<i>TYPE:</i>	Sheet metal.
<i>DUCTS/AIR SUPPLY:</i>	Appears serviceable.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN: Appears satisfactory.

ELECTRICAL SYSTEM

Any electrical repairs attempted by **anyone other than a licensed electrician** should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground service, 110/220 Volt, Circuit Breakers, Appears Serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND Basement, Utility Area, Appears serviceable, Amperage of main breaker is: 200 Amps.

NOTES:

Inspector Notes: Note two breakers with improper wire size. Lower left 20 amp breakers should have 12 gauge wires, not 14 gauge wires.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- Stranded aluminum cable is common and acceptable as an entrance cable.

BRANCH WIRING: Copper. Serviceable.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

CEILING FANS:

CONDITION: Appears Serviceable.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Dead Bolt is not operational.
OTHER EXTERIOR DOORS: Sliding glass, Appears serviceable.
INTERIOR DOORS: Appear serviceable.
CLOSET DOORS: Some doors don't close properly.

WINDOWS:

TYPE & CONDITION: Wood, Insulated glass, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall. General condition appears serviceable. Typical cracks noted.

CEILINGS:

TYPE & CONDITION: Drywall. General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Wood, General condition appears serviceable.

EXTRA ROOMS:

OUTSIDE STORAGE ROOM: No electric service in storage shed. Shed is serviceable.

INTERIOR STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrails serviceable, Door opens out over stairway. There should be a landing that the door can open out over or the stairway can be a trip/fall hazard. This is especially important if you are getting a VA or FHA loan.

FIREPLACE/PELLET STOVE/GAS LOG:

LOCATION - TYPE - CONDITION: Starting a wood burning device or pellet stove is beyond the scope of this inspection. We make no claim as to the operability of wood burning devices to include safe and smoke free operation.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable. Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric.

VENTILATION:

TYPE AND CONDITION: External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric. Appears serviceable.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: None installed.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate) and are serviceable. Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS: Floor covering is vinyl/linoleum, Appears serviceable.

SWITCHES/FIXTURES/OUTLETS Appear serviceable.

:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER: Washer was not operated at the time of inspection.

CLOTHES DRYER: Dryer was not operated at the time of inspection.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use due to the added weight of the person taking the shower. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Hall, Upstairs.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Downstairs.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: The following problems were noted at the toilet: Toilet is loose at floor.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: Consider installing an exhaust fan to provide additional ventilation.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Two Car, attached.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Truss framing, Ventilation is provided, No walk boards are provided. Attic was not entered because doing so without walk boards would compact insulation and there is a risk of damaging the ceiling by stepping through it.

INSULATION TYPE AND CONDITION:

Fiberglass batts. Appears serviceable.

DEPTH AND R-FACTOR:

11 inches. **Maintenance Tip:** A rough estimate of R-Value can be determined by multiplying insulation thickness by 3.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Roof appears to be at/near the end of its useful life. It appears this roof has several layers of shingles.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Rubber, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Appears serviceable, Route downspouts away from the building. Good site drainage is essential to maintaining a dry and functional basement/foundation.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Low maintenance hardboard siding such as Hardi Plank or CanExel. The exact brand of siding is not specified here.

CONDITION: Appears serviceable.

TRIM:

MATERIAL: Metal.

CONDITION: Appears serviceable.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problems are noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Basement is finished, Stairs and handrail serviceable.

BASEMENT WALLS: Poured concrete.

CONDITION: Appears serviceable.

BEAMS: Appears serviceable.

FLOOR JOISTS: Appear serviceable.

COLUMNS/SUPPORTS: Appear serviceable.

BASEMENT FLOOR AND DRAINAGE: Appears serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

Type: Concrete.
CONDITION: Cracks noted are typical.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Cracks noted are typical.

LANDSCAPING:

CONDITION: Maintained, Trim plants away from structure.

RETAINING WALLS:

TYPE: Stone.
CONDITION: Appears serviceable.

GRADING:

SITE: Stair step site.

PATIO:

TYPE: Brick.
CONDITION: Appears serviceable.

DECKS:

TYPE: Wood.
CONDITION: Surface of deck is in need of a finish coat.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Chain link.
CONDITION: Loose/rotted posts.