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GENERAL INFORMATION

**Inspection Address**
- **Street:** 1234 ASHI Sample Rd.
- **City:** New Town
- **State:** CA
- **Zip:** 123456

**Inspected By**
- **Name:** Joe Inspector
- **License:** Joe's License’s 000000

**Company Information**
- **Company:** DEVWAVE Home Inspection
- **Address:** 1234 Someplace Ave
- **City:** Old Town
- **State:** CA
- **Zip:** 123132
- **Phone:** (555) 555-5555
- **Cell:** (555) 555-5555
- **Pager:** (555) 555-5555
- **Email:** info@devwave.com
- **Web Site:** www.devwave.com

**Client Information**
- **Name:** Home Buyer
- **Company:** Mrs. Home Buyer
- **Address:** 1234 Shoreline Drive
- **City:** Old Town
- **State:** CA
- **Zip:** 12345
- **Home:** (555) 555-5555
- **Cell:** (555) 555-5555
- **Work:** (555) 555-5555
- **Email:** buyer@devwave.com
- **Web Site:** http://www.devwave.com

**Sellers Information**
- **Name:** Home Seller
- **Address:** 12345 East 125th St.
- **City:** New Town
- **State:** CA
- **Zip:** 12345

**Buyers Agent Information**
- **Name:** Buyer Agent
Company: Home Buyer Agent Company  
Address: 12345 Realtor Way  
City: Old Town  
State: CA  
Zip: 123456  
Work: (555) 555-5555  
Cell: (555) 555-5555  
Home: (555) 555-5555  
FAX: (555) 555-5555  
Email: agent1@devwave.com  
Web Site: http://www.devwave.com

Sellers Agent Information

Name: Sales Agent  
Company: Sales Agent Company  
Address: 1234 Real Estate Ave.  
City: New Town  
State: CA  
Zip: 123456  
Work: (555) 555-5555  
Cell: (555) 555-5555  
Home: (555) 555-5555  
FAX: (555) 555-5555  
Email: agent@devwave.com  
Web Site: http://www.devwave.com
INTRODUCTION AND OVERVIEW

Inspection Details

**Inspection Date:** January 14, 2005  
**Report Date:** January 15, 2005  
**Report Delivered:** at the conclusion of the inspection  
**Start Time:** 9:00 AM  
**End Time:** 12:00 PM  
**Weather Conditions:** sunny  
**Temperature:** 60 °  
**Present During Inspection:** buyer and buyer’s agent  
**Building Occupied:** vacant empty

Building Details

**Date Built:** 1950  
**Approximate Age:** 55 years  
**Approximate Area:** 3200 Sq. Ft.  
**Entrance Faces:** south  
**Nearest Fire Hydrant:** within 500 yards

**Structure Type:** residence is a two story  
**Attached - Detached:** detached  
**Construction Type:** wood frame  
**Residence Style:** single-family dwelling

**Bedrooms:** four  
**Kitchens:** one  
**Bathrooms:** three  
**Supporting Foundation:** includes a basement
CONVENTIONS USED IN THIS REPORT

Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.

**IMPORTANT:** An issue that doesn’t necessarily need repair or replacement, but, in your inspector’s opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

**ATTENTION:** A less significant issue that doesn’t necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

**REPAIR NEEDED:** An issue that in the opinion of your inspector needs repair now.

**FURTHER INSPECTION:** An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

**DANGEROUS:** An issue, in the opinion of your inspector, that is inherently dangerous. This can include issues that were not a violation of any code and weren’t considered a safety concern at the time of original construction, because inspectors cannot “grandfather” issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

**EXPENSIVE REPLACEMENT:** Major, high-cost electro-mechanical or plumbing components that need replacement now or in the near term.

**REPLACEMENT NEEDED:** Minor structural, electro-mechanical or plumbing components that need replacement now.

**AREA OF CONCERN:** Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

**POORLY MAINTAINED:** Used to highlight components that in the opinion of your inspector have clearly not had proper maintenance during expected service life.

**NEEDS SERVICING:** Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer’s subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.
PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

EXCLUSIONS AND LIMITATIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.
STRUCTURAL SYSTEM

Construction Type

Structure Type: residence is a two story
Attached - Detached: detached
Construction Type: wood frame
Residence Style: single-family dwelling

Bedrooms: four
Kitchens: one
Bathrooms: three
Supporting Foundation: includes a basement

Foundation Type: basement
Foundation Material: poured concrete

Wall Studs: 2 by 6
Wall On-Center: 16-inch
Wall Sheathing: particle board sheathing

Floor Framing: platform framing
Floor Joists: 2 by 10 joists
Floor On-Center: 16-inch
Floor Sheathing: T & G plywood sheathing

Roof Assembly Type: wood frame assembly
Rafter Support: 2 by 4 and 2 by 6
Rafter/Support On-Center: 16-inch
Roof Sheathing: skip sheathing

Ceiling Joist: 2 by 6
Ceiling Joist On-Center: 16-inch

Crawlspace Entrance Inspection
Inspection Method: illumination on site

Attic Entrance Inspection
Inspection Method: flashlight
Entrance Location: ceiling hatch in the bedroom closet

I noted large voids in the foundation walls that appear to be the result of large pockets of air trapped in the forms when the foundation was poured, or were caused when a cement truck operator incorrectly dumped the tailings from his load into the forms. These voids weaken the wall and if left uncorrected may someday result in moisture infiltration, cracks and/or differential settlement. I recommend consulting a professional engineer and masonry contractor to independently examine these voids and design/conduct repairs as appropriate.

The exterior of the foundation footing is exposed (See Photo 1). This leaves the foundation vulnerable to frost heave as well as to rain or surface drainage that can
undermine the footings. Footers should not be exposed and should go at least to below frost depth, unless specifically designed as part of a frost-protected type of foundation. The foundation needs to be buried to an appropriate depth to properly protect these footings. I recommend the client consult a professional engineer to determine the appropriate depth. Should this be impossible due to the drainage configuration of the yard or flatwork installed around the foundation, it may be necessary for an engineer to design a custom fix.

I found indications of wood-destroying insect infestation in the home. Infestation by wood-destroying insects is normally a symptom of high moisture levels in wood that have caused the wood to rot or soften enough to make tunneling by insects possible. If I saw a water intrusion issue that contributed to this, it has been documented elsewhere in this report. Otherwise, I don't know what led to this infestation. Regardless, I recommend a follow-up inspection by a licensed pest control operator (PCO) to identify the insects involved, determine the exact cause of infestation and the extent of damage to the home, prescribe repairs and treat the home as necessary to eliminate the infestation and provide residual protection. Thereafter, I recommend follow-up inspections and treatments a necessary at two to three year intervals.

I noted some minor foundation cracks at various locations around the perimeter of this foundation (See Photo 1). These appear to be insignificant and most-probably the result of the concrete curing process or very minor settling soon after initial pouring and cure. If desired, the cracks can be filled with a special epoxy to improve the appearance of the foundation. This is optional, as curing cracks are normally not considered structurally significant.

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.
### EXTERIOR

**Building Exterior**

- **Wall Surface Material:** vinyl siding\(^1\) and brick veneer\(^2\)
- **Wall Trim:** vinyl
- **Entry Door Types:** solid wood and metal clad insulated
- **Eave Type:** enclosed and vented vinyl soffit material

**Sun Deck - Patio**

- **Sun Deck Type:** vinyl composite lumber\(^3\)
- **Sun Deck Location:** in the back

There is step cracking in the exterior brick veneer. The cause of the cracking is unknown. It may be the result of seismic activity, foundation settling or mechanical damage. Cracks in brick veneer can allow unacceptable amounts of wind-driven rainwater to be forced through the veneer into the exterior wall cavity. Step cracking can be repaired without too much difficulty by any reputable brick mason. However, before repairs can be undertaken a mason needs to determine whether the cracks require further evaluation by a professional engineer to correct any underlying structural causes.

One or more exterior entry doors sags at the hinges or is difficult to close. Repair could simply require tightening a hinge, or more extensive repair of the door, doorjamb or casing may be necessary. I recommend correction by a reputable door/window installer.

The un-flashed ledger of this deck is badly deteriorated. This was probably caused by water trapped behind the ledger and may have spread to the wood behind the ledger. Correction will require completely detaching the deck from the house to evaluate the condition of the wood behind it, replacing the deteriorated ledger and any other deteriorated components of the deck and house as necessary and then reassembling the repaired deck and flashing it properly to protect the ledger from

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\(^1\) Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer’s instructions.

\(^2\) Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

\(^3\) PERIODIC MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae that can make the surface very slick. We recommend cleaning composite decks annually by scrubbing with a mild detergent and then rinsing with clear water.
this type of damage in future. I recommend consulting a reputable carpenter to discuss repair options and cost.

There is contact between the exterior cladding and grade (See Photo 2). This kind of contact can cause moisture damage to cladding, underlying sheathing and framing, or result in insect infestation. There needs to be at least six inches of clearance between siding components and grade, and leaves, vegetation or other debris should not accumulate against any part of the exterior. I recommend correcting this right away.

There is heavy vegetation growing up beneath and around the deck that should be cut back. Vegetation not only impedes proper ventilation to the underside of the deck, it can actually grow into and between members, causing substantial structural damage. Sometimes, homeowners want to keep such vegetation, such as morning glory, English ivy and wisteria for its esthetics. This is okay; as long as one is careful to keep it pruned so it doesn’t grow into and between structural components and is kept well clear of the actual house. I recommend this planting be pruned or removed as appropriate.

There are one or more damaged soffit vents that need to be repaired before birds, rodents or insects use these as access points into the structure.
LANDSCAPE AND DRAINAGE

Slope and Drainage

Direction of Lot Slope: slopes away from the home on all sides
Drainage Piping: clay
Drains Connected to: community
Gutters Downspouts Drain: perimeter
Downspouts Empty into: dedicated drywell
Catch Basins Located: front of the residence

Drives Walks and Patios

Driveway Types: concrete
Walkway Type: asphalt
Flatwork Type: asphalt
Flatwork Locations: in the back
Patio Type: a stamped concrete
Patio Locations: in the back
Fence and Gate: chain link and wrought iron

Retaining Walls

Retaining Wall Type: rockwork
Retaining Wall Locations: in the back

In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done (See Photo 1). The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. I recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

The in-ground drainage around this home is not taking water very well and is causing ponding or sogginess too near the home that may or may not have already resulting in unsatisfactory conditions beneath the home. This may be the result of filings that have clogged any drainpipes buried beneath grade, or the pipes may have been crushed from above or clogged with roots from vegetation. Only an invasive inspection, which is outside the scope of my inspection, can determine what

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1 Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

2 Because the configuration is common in this neighborhood, the drains are presumed to empty into a drywell somewhere on the property. A drywell is nothing more than a deep, fabric-lined hole that is filled with rock. The drains are configured to terminate in the center of the rock and the rock is totally encapsulated with geo-textile fabric and buried. This allows the water to drain safely into the soil of the yard well clear of the foundation.
is actually causing the problem. I recommend consulting a landscaping and drainage professional for further evaluation and correction as appropriate.

The downspouts are draining into old concrete or tile drain connectors, known as 'crock's, visible at the surface around the perimeter of the home. These are supposed to convey roof runoff to a buried perimeter drain that presumably is made of the same type of material. The client should be aware that this type of drain system has been rarely used since the 60’s and most are prone to frequent clogging and failure caused by settling of the soil close to the foundation or roots that grow into the pipe, allowing it to clog with silt. There is no way to determine whether these are completely intact below grade, but it has been my experience that most are damaged at one or more locations and are a frequent cause of infiltration into basements and crawlspaces. I strongly recommend that the client consider having this obsolete system replaced.

The asphalt driveway has some cracks or surface damage that should be repaired before it progresses to the point where repair isn’t viable. I recommend consulting a reputable paving contractor to discuss options and cost for repair.

There is flatwork around this home consisting of concrete or masonry pavers set into a base of compacted sand that has settled or washed out sections that need to be repaired. I recommend consulting a landscaping contractor to discuss options and cost.
ROOF SYSTEM

Roof Covering
Roof Inspected: by walking the entire surface
Roofing Materials: cedar shakes

Flashing
Flashing Type: copper
Flashing Locations: roof valleys

Gutters Downspouts
Gutter Downspout Type: wooden
Gutters Downspouts Drain: perimeter drainage tight-lined

Skylights
Skylight Type: operable, glass, raised-curb-type
Skylight Locations: on the south slope and on the west slope

Chimneys
Chimneys Type: one masonry stack, single flue-fireplace
Fireplace Stove Locations: living room

I found that the roof cover has sustained mechanical damage (See Photo 1). If not corrected, this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified/reputable roofer is recommended.

The wood roof cover on this home has numerous rotting or missing shakes or shingles (See Photo 3). However, being organic that inherent protection eventually breaks down and the cover is always subject to damage caused by weathering. This characteristic makes it necessary to have the cover periodically cleaned and inspected by a wood roof professional, which can replace rotted/missing shakes and best determine when failure and replacement of the cover is imminent. Immediate evaluation by a wood roof professional and repair or replacement of the cover as appropriate is recommended.

Moss, algae or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive.

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1 A cedar shake roof consists of irregularly shaped shingles riven from logs. Cedar shakes can have an expected service life of anywhere from 15 to 40 years after date of installation, depending on locale. In damp, northern climates service life is generally expected to be about 15 to 20 years, while in drier southern climates they can last anywhere from 20 to 40 years. Actual service life depends on a lot of factors, such as the amount of shade around a home, amount of annual precipitation, average daily temperatures and the amount of regular maintenance that the cover receives.

2 The downspouts all appear to discharge into a dedicated perimeter drain system that is properly configured and empties into either a drywell on the property or is tight-lined to the city drainage.
It is recommended that the moss be removed immediately by cleaning and then replacing any components too badly damaged to use. Once cleaned, if such damage were to equal 25% or better of the total surface area, complete replacement would be advisable. High-pressure washing of the roof is not recommended, as this can further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.

Some damaged or missing roof shingles were noted. Immediate repair by a reputable roofing contractor is recommended.

There are old concrete or tile connectors, known as 'crock's, present that are in use and supposedly conveying roof runoff to a buried perimeter drain presumed to be made of the same type of material. The client should be aware that this type of drain is prone to frequent clogging and failure caused by roots of trees or shrubs that grow into the pipe, or soil that sifts into and clogs the pipe through poorly mortared joints. It is recommended that the client(s) consider eventually having this obsolete system replaced.

Signs of seal failure - condensation between panes, mildew or other stains that indicate the lens seals have failed at the skylight(s) were noted. There are no indications evident that the skylight is actually leaking and this will have almost no effect on insulative performance of the glass. However, the client(s) should understand that the staining between the glass will eventually worsen and could become quite unsightly, and deterioration could eventually lead to actual water leaks. Repair/replacement by a professional window/skylight installer is recommended.

The mortar cap of this chimney, sometimes known as the 'crown', was cracked, badly weather worn or damaged by the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap repaired by a reputable chimney mason or sweep is recommended.

From the roof, I found an obviously spalled or cracked flue liner in the chimney (See Photo 7). Damaged flue liners are potentially dangerous, as they can allow exhaust gases to seep into and behind the flue tile, where they can condense and result in corrosive damage to the stack. Additionally, in the case of wood-burning appliances, a cracked liner can allow highly flammable creosote to accumulate where it could result in severe damage to the stack in the event of a chimney fire. Further evaluation and repair by a qualified chimney mason is recommended.
PLUMBING SYSTEM

Supply and Piping

Supply and Waste System: a municipal supply and waste system
Service Piping Size: 3/4-inch
Service Piping Type: ABS plastic
Branch Piping Size: 1/2-inch and 3/4-inch
Branch Piping Type: PVC plastic
Waste Piping: cast iron
Vent Piping: PVC DWV plastic

Main Water Shut Off Location: in the basement bathroom
Main Water Regulator Location: in the basement bathroom
Waste Clean Out Locations: in the basement bathroom
Main Floor Drain Location: under the basement stairs

Hot Water Heater

Water Heater Type: two conventional storage tanks
Water Heater Energy Source: oil
Capacity: 160 Gallons
Water Heater Vented: into an unlined masonry chimney

Fuel Tank & Controls

Fuel Shut Off Location: at the hot water tank
Fuel Tank Location: outside, above ground at the north side

Some of the supply plumbing in this home has been replaced. These may have been portions of the system that were leaking or had become clogged with rust. I can’t say which because I don’t know. However, plumbing that’s had portions replaced indicates a strong likelihood that additional repair/replacement, requiring the services of a professional plumber, may be needed in the near future.

A sump pump has been installed to augment drainage. The pump is equipped with an anti-backflow device and appears to be properly plumbed and wired. We checked to ensure that the system is operational by lifting the float and noted that the pump came on. Though the device appears to be installed correctly and came on when tested, we did not test the system by flooding it so we can’t say how much water it is capable of pumping within a given time frame or guaranty it will work when needed. If further analysis of this device is desired, we recommend consulting a drainage specialist.

The supports beneath the fuel oil tank are rickety and have the potential for collapse. Better/more appropriate tank supports need to be installed (See Photo 4).

I noted signs of previous plumbing leaks (water-damaged floors, cabinet bottoms, stains at walls, etc.) that may be indicative of recent repairs to the system. If this hadn’t been previously disclosed, I recommend the client determine from the homeowner exactly what those repairs had been.
ELECTRICAL SYSTEM

Service Entry
- **Service Drop Type**: overhead stranded triplex cable
- **Service Entry Conductor**: copper-clad aluminum
- **Meter Location**: front of the residence
- **Service Ground Conductor**: stranded copper
- **Service Ground Location**: water pipe inside the residence

Main Disconnect
- **Main Disconnect Type**: cartridge fuse block
- **Main Disconnect Rating**: 60 amp
- **Main Disconnect Location**: outside at the front of the residence

Main Panel
- **Service Entrance Panel Location**: garage
- **Panel Style**: Breaker
- **Amperage Rating**: 200 amps
- **Voltage Rating**: 120/240 volts
- **Final Service Rating**: 200 amps

Distribution Wiring
- **Wiring Type**: non-metallic sheathed cable (romex)
- **Wiring Conductors**: copper
- **GFCI Locations**: kitchen and bathroom

Sub Panel
- **Sub Panel Location**: porch
- **Sub Panel Amperage Rating**: 60 amp
- **Sub Panel Voltage Rating**: 120 volt

Smoke Alarm Detectors
- **Smoke Alarms**: Alarms Found
- **Smoke Alarm Type**: Battery Powered

The main service panel appears to have some room for future upgrades or additions to the system.

The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weatherhead. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weatherhead mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This

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1 GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.
is typically the responsibility of the homeowner, unless the utility provider has an easement.

The service drop is poorly anchored to the house and in danger of being pulled loose. If it pulls loose the strain on the drop could loosen or detach the neutral cable, causing the household voltage to be unstable. Essentially all circuits in the home could become 240volt circuits, burning out some appliances or convenience items and posing a substantial hazard. I recommend having the drop attachment immediately repaired by the utility provider.

No ground fault circuit interrupters (GFCI) were found in the laundry room.

**DANGEROUS:** I found scorched/melted wiring inside the service entrance panel and recommend immediate investigation and correction by an electrician (See Photo 5).

**DANGEROUS:** I found cut/damaged insulation on wiring inside the service entrance panel and recommend immediate correction by a reputable licensed electrician.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

There aren’t any switched lighting outlets in this home. Every habitable room except the kitchen is supposed to have at least one receptacle or overhead light controlled by a wall switch, so homeowners don’t walk into a dark room, trip, fall and be injured while fumbling around for a switch. I recommend that a licensed electrician install switched outlets where needed.
HEATING SYSTEM

Heating Systems
Type of Heating System: a forced air oil furnace
Heating System Location: basement
Heating System Access: through an attic hatch
Location Electric Safety Switch: within sight of the furnace/boiler unit
Type of Thermostats: non-programmable
Location of Thermostats: family room and back hall

Oil System
Tank Above or Below Ground: aboveground
Location of Tank: at the rear
Exterior Fuel Cutoff Location: at the base of the oil tank
Fuel Line Plumbing: flexible copper tubing
Interior Fuel Cutoff Location: the furnace room

Ducting Ventilation
Type of Ducting: galvanized sheetmetal
Type of Return Ducting: galvanized steel sheetmetal

Air Filter
Location: return intakes
Type: fiberglass cartridge
Width: 22"
Height: 22"
Depth: 2"

Exhaust
Exhaust Vent Type: single-wall metal
Exhausts Through: exhausts into a lined masonry chimney
Flue Shared with Hot Water: yes

When this oil furnace/boiler fires up there is an excess odor of fuel oil present near the furnace. I recommend having this checked by a reputable/professional HVAC firm and corrected as necessary.

Oil stains were noted on the floor at the oil furnace/boiler. Indicating a possible leak. As this is a potential fire hazard, it should be immediately referred to a reputable/professional HVAC firm for correction as appropriate.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning.
AIR CONDITIONING SYSTEMS

System Description

- **Type of system:** a heat pump
- **Energy source:** electricity
- **Exchange Method:** air source¹
- **Location of Cutoff:** mounted on the unit

Air Handler Evaporator

- **Inside Unit Location:** are stacked on top of the furnace

Coil Condenser

- **Outside Unit Location:** north side of the home

Air Ducting

- **Type of Ducting:** galvanized sheetmetal
- **Type of Return Ducting:** galvanized sheetmetal/enclosed

Air Filter

- **Location:** return intakes
- **Type:** fiberglass cartridge
- **Width:** 22"
- **Height:** 22"
- **Depth:** 2"

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

The electrical conductors that feed power to this unit are not properly sized. When operated with the breakers/fuses specified for this unit. This could result in overheating/melting of the wiring.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

¹ The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.
INTERIOR

Room Interior
   Wall Surface Type: drywall
   Ceiling Surface Type: drywall
   Flooring Type: carpeting and hardwood
   Kitchen Flooring Material: sheet vinyl
   Bathroom Flooring Material: sheet vinyl and vinyl tiles

Cabinets and Counters
   Kitchen Cabinet Type: composition board
   Kitchen Counter Top Type: plastic laminate
   Bathroom Cabinet Type: face frame
   Bathroom Counter Top Type: plastic laminate

Windows and Doors
   Window Frame Type: vinyl
   Window Pane Type: double glazed
   Inside Door Type: composition, hollow-core panel

Garage Door
   Garage Door Type: wood panel, sectional rollup
   Garage Door Opener: Automatic

I observed what I believe is mold or mildew on some wall and/or ceiling surfaces. A dank odor indicating the presence of mold or rot is also evident and I saw indications of moisture intrusion. Mold needs moisture to thrive. And, though I do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what I do. I confirmed that there is moisture infiltration in these areas by probing with a moisture meter. A reputable contractors needs to correct this immediately.

There are water-stained walls and/or ceilings that appear to be the result of active water intrusion, possibly from flashing or roof leaks. I can’t say how these have affected unseen areas, and caution the client that where water intrusion is found there could be structural damage caused by rot. Additionally, there is always the question of whether mold is present behind finished surfaces. The client should understand that, though I do not engage in the practice of mold sampling or testing, mold needs moisture to thrive and I have confirmed active moisture infiltration by probing with a moisture meter. The source of the water intrusion needs to be immediately found and corrected by a competent carpenter and/or roofer. Those making the repairs can only determine whether additional structural repairs will be necessary.

There are holes in the interior walls and ceilings that need to be repaired. I recommend repairs by an experienced handyperson or drywall professional.

There are pathways worn into some portions of the carpeting in the home. I recommend having these portions of the carpeting replaced.
The hardwood flooring is water damaged and needs to be repaired or replaced. I recommend consulting a hardwood flooring installer to discuss options and cost.

There are one or more kitchen drawer glides that are loose, broken or missing and need to be replaced.

There is an interior door that is poorly sized and too narrow or short for its casing, leaving wide gaps around the door and preventing it from latching securely. I recommend replacement of the affected door.

The pedestrian door between the garage and the house is fire rated, fitted with tight fitting weather-strip gaskets and a self-closing hinge, as required by code.
INSULATION AND VENTILATION

Attic Locations and Access

Attic Spaces: two
Attic Access Locations: hallway
Certificate Posted: No
Certificate Insulation Locations: walls only

Attic Floor Insulation

Insulation Type: fiberglass batt
Insulation Measure: 8 inches
Insulation R-Value: 4

Wall Insulation

Insulation Type: unknown

Crawlspace Insulation

Insulated: joist bays, rim and walls
Insulation Type: fiberglass batt

Attic Ventilation

Attic Ventilation Type: passive ventilation
Attic Ventilation Intake Location: undereave vents
Attic Exhaust Ventilation: roof vents

House Ventilation

Exhaust Fans Devices: bathrooms/kitchen/laundry(all)
Whole House Vent System: whole house fan(ceiling type-old)

The insulation level in the home is typical for homes this age.

Since it is un-insulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R-value as the rest of the attic.

Examination of the whole house air exchange system revealed that the intake opening has been blocked by a bird’s nest that has been constructed in the opening (See Photo 6). Having this nest immediately removed and the intake opening re-screened with 1/4-in. galvanized steel mesh, no less than 22-gauge thick is recommended.

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1 The home is equipped with a whole house air exchange system, consisting of a manually operated, centrally-mounted ceiling fan that exhausts through the roof or soffit and scavenges air via infiltration or an open door/window.
FIREPLACES AND SOLID FUEL BURNING APPLIANCES

Main Fireplace (living room)
- **Fireplace Type:** masonry, wood-burning
- **Fireplace Location:** living room
- **Supply Air:** by scavenging room air
- **Fireplace Liner:** firebrick
- **Hearth Style:** raised

Second Fireplace (basement)
- **Fireplace Type:** direct-vent gas
- **Fireplace Location:** basement
- **Supply Air:** by scavenging room air
- **Fireplace Liner:** metal
- **Hearth Style:** floor

The damper in the living room fireplace is functioning as expected.

There are indications the living room fireplace/woodstove doesn't draft well. This is a potentially dangerous condition that is sometimes traced to an incorrect chimney flue size, obstructions in the firebox or too short a chimneystack at the roofline. It is recommended that a reputable fireplace/woodstove installer determine the cause of this deficiency and make corrections as appropriate.

The gas fireplace/stove was not tested because the gas had been turned off (See Photo 9).

There were obvious cracks in the chimney and basement hearth that may be the result of recent seismic activity. It is impossible within the scope of a home inspection to determine whether these cracks extend into the chimney flue and firebox. It is recommended that the chimney and fireplace be subjected to a Level II inspection by a certified CSIA (Chimney Safety Institute of America) chimney mason and repairs made as appropriate.

If you have any questions please call:

Joe Inspector
Inspect Express Home Inspections
info@devwave.com
www.devwave.com

Yours truly,

Joe Inspector
I noted some minor foundation cracks in this foundation.

Numerous rotting or missing shakes or shingles.

Scorched/melted wiring inside the service entrance panel.

There is contact between the exterior cladding and grade.

Better/more appropriate tank supports needed.

Air exchange intake opening has been blocked by insulation.
Cracked flue liner in the chimney.

The gas fireplace/stove was not tested.

The landscaping of this home has been poorly done.

I found that the roof cover has sustained mechanical damage.

1234 Sample Way

The exterior of the foundation footing is exposed.
ASHI STANDARDS of PRACTICE

1. INTRODUCTION
The American Society of Home Inspectors (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE
2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the American Society of Home Inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall:
A. inspect:
   1. readily accessible systems and components of homes listed in these Standards of Practice.
   2. installed systems and components of homes listed in these Standards of Practice.
B. report:
   1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
   2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
   3. the inspector's recommendations to correct or monitor the reported deficiency.
   4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:
C. including other inspection services, systems or components in addition to those required by these Standards of Practice.
D. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
E. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM
3.1 The inspector shall
A. inspect
   1. the structural components including foundation and framing.
   2. by probing a representative number of structural components where deterioration is suspected or where clear indications of
possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*
   1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*
   2. the floor structure
   3. the wall structure
   4. the ceiling structure
   5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to
   1. provide any *engineering service* or *architectural service*
   2. offer an opinion as to the adequacy of any structural *system* or *component*

4. **EXTERIOR**
   4.1 The *inspector* shall:
      A. *inspect* :
         1. the exterior wall covering, flashing and trim.
         2. all exterior doors.
         3. attached decks, balconies, stoops, steps, porches, and their associated railings.
         4. the eaves, soffits, and fascias where accessible from the ground level.
         5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
         6. walkways, patios, and driveways leading to dwelling entrances.
      B. *describe* the exterior wall covering.

   4.2 The *inspector* is NOT required to:
      A. *inspect*:
         1. screening, shutters, awnings, and similar seasonal accessories.
         2. fences.
         3. geological, geotechnical or hydrological conditions.
         4. *recreational facilities*.
         5. outbuildings.
         6. seawalls, break-walls, and docks.
         7. erosion control and earth stabilization measures.

5. **ROOF SYSTEM**
   5.1 The *inspector* shall:
      A. *inspect* :
         1. the roof covering.
         2. the *roof drainage systems*.
         3. the flashings.
         4. the skylights, chimneys, and roof penetrations.
      B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:
A. inspect:
   1. antennae.
   2. interiors of flues or chimneys which are not readily accessible.
   3. other installed accessories.

6. PLUMBING SYSTEM
6.1 The inspector shall:
   A. inspect:
      1. the interior water supply and distribution systems including all fixtures and faucets.
      2. the drain, waste and vent systems including all fixtures.
      3. the water heating equipment.
      4. the vent systems, flues, and chimneys.
      5. the fuel storage and fuel distribution systems.
      6. the drainage sumps, sump pumps, and related piping.
   B. describe:
      1. the water supply, drain, waste, and vent piping materials.
      2. the water heating equipment including the energy source.
      3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:
   A. inspect:
      1. the clothes washing machine connections.
      2. the interiors of flues or chimneys which are not readily accessible.
      3. wells, well pumps, or water storage related equipment.
      4. water conditioning systems.
      5. solar water heating systems.
      6. fire and lawn sprinklersystems.
      7. private waste disposal systems.
   B. determine:
      1. whether water supply and waste disposal systems are public or private.
      2. the quantity or quality of the water supply.
      3. operate safety valves or shut-off valves.
      4. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM
7.1 The inspector shall:
   A. inspect:
      1. the service drop.
      2. the service entrance conductors, cables, and raceways.
      3. the service equipment and main disconnects.
      4. the service grounding.
      5. the interior components of service panels and sub panels.
      6. the conductors.
      7. the overcurrent protection devices.
      8. a representative number of installed lighting fixtures, switches, and receptacles.
      9. the ground fault circuit interrupters.
   B. describe:
      1. the amperage and voltage rating of the service.
      2. the location of main disconnect(s) and sub panels.
3. the wiring methods.

C. **report**: 
   1. on the presence of solid conductor aluminum branch circuit wiring.
   2. on the absence of smoke detectors.

7.2 The *inspector* is NOT required to:
   
   A. **inspect**:
      1. the remote control devices unless the device is the only control device.
      2. the **alarm systems** and components.
      3. the low voltage wiring, **systems** and **components**.
      4. the ancillary wiring, **systems** and **components** not a part of the primary electrical power distribution **system**.
   
   B. measure amperage, voltage, or impedance

**8. HEATING SYSTEM**

8.1 The *inspector* shall:

   A. **inspect**:
      1. the **installed** heating equipment.
      2. the vent **systems**, flues, and chimneys.
   
   B. **describe**:
      1. the energy source.
      2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

   A. **inspect**:
      1. the interiors of flues or chimneys which are not *readily accessible*.
      2. the heat exchanger.
      3. the humidifier or dehumidifier.
      4. the electronic air filter.
      5. the solar space heating system.
   
   B. determine heat supply adequacy or distribution balance.

**9. AIR CONDITIONING SYSTEMS**

9.1 The *inspector* shall:

   A. **inspect** the **installed** central and through-wall cooling equipment.
   
   B. **describe**:
      6. the energy source
      7. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

   A. **inspect** electronic air filters.
   
   B. determine cooling supply adequacy or distribution balance.

**10. INTERIOR**

10.1 The *inspector* shall:

   A. **inspect**:
      1. the walls, ceilings, and floors.
      2. the steps, stairways, and railings.
      3. the countertops and a representative number of **installed** cabinets.
4. a representative number of doors and windows.
5. garage doors and garage door operators.

10.2 The inspector is NOT required to:
   A. inspect:
      1. the paint, wallpaper, and other finish treatments.
      2. the carpeting.
      3. the window treatments.
      4. the central vacuum systems.
      5. the household appliances.
      6. recreational facilities.

11. INSULATION & VENTILATION
   11.1 The inspector shall:
       A. inspect:
          1. the insulation and vapor retarders in unfinished spaces.
          2. the ventilation of attics and foundation areas.
          3. the mechanical ventilation systems
       B. describe:
          1. the insulation and vapor retarders in unfinished spaces.
          2. the absence of insulation in unfinished spaces at conditioned surfaces.

   11.2 The inspector is NOT required to:
       1. disturb insulation or vapor retarders.
       2. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES
   12.1 The inspector shall:
       A. inspect:
          1. the system components.
          2. the vent systems, flues, and chimneys.
       B. describe:
          1. the fireplaces and solid fuel burning appliances.
          2. the chimneys.

   12.2 The Inspector is NOT required to:
       A. inspect:
          1. the interiors of flues or chimneys.
          2. the firescreens and doors.
          3. the seals and gaskets.
          4. the automatic fuel feed devices.
          5. the mantles and fireplace surrounds.
          6. the combustion make-up air devices.
          7. the heat distribution assists whether gravity controlled or fan assisted.
       B. ignite or extinguish fires.
       C. determine draft characteristics.
       D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS
   13.1 General limitations:
C. Inspections performed in accordance with these Standards of Practice:
   1. are not technically exhaustive.
   2. will not identify concealed conditions or latent defects.
D. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:
A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
B. Inspectors are NOT required to determine:
   1. the condition of systems or components which are not readily accessible.
   2. the remaining life of any system or component.
   3. the strength, adequacy, effectiveness, or efficiency of any system or component.
   4. the causes of any condition or deficiency.
   5. the methods, materials, or costs of corrections.
   6. future conditions including, but not limited to, failure of systems and components.
   7. the suitability of the property for any specialized use.
   8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
   9. the market value of the property or its marketability.
  10. the advisability of the purchase of the property.
  11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
  12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
  13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
  14. the operating costs of systems or components.
  15. the acoustical properties of any system or component.
C. Inspectors are NOT required to offer:
   1. or perform any act or service contrary to law.
   2. or perform engineering services.
   3. or perform work in any trade or any professional service other than home inspection.
   4. warranties or guarantees of any kind.
D. Inspectors are NOT required to operate:
   1. any system or component which is shut down or otherwise inoperable.
   2. any system or component which does not respond to normal operating controls.
   3. shut-off valves.
E. Inspectors are NOT required to enter:
   1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
   2. the under-floor crawl spaces or attics which are not readily accessible.
F. Inspectors are NOT required to inspect:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:
1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

ALARM SYSTEMS:
Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

ARCHITECTURAL SERVICE:
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE:
Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

DISMANTLE:
To take apart or remove any component, device or piece of equipment that would
not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

ENGINEERING SERVICE:
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

HOME INSPECTION:
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

Joe Inspector:
A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:
Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.
REPORT:
To communicate in writing.

REPRESENTATIVE NUMBER:
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

SHUT DOWN:
A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:
A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:
A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

WIRING METHODS:
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.