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PROPERTY CONDITION REPORT



Client(s):

Property Address:

Realtor:

Date:

Inspector: Steve Anderson

Report #: S031404-12RT

ATTENTION !!

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Warranty Plans are available for that purpose). Our SERVICE AGREEMENT/CONTRACT provides additional details, PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

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Report #: S031404-12RT

Client:

Property Inspected:
Scope of work: General Home Inspection
Date of Inspection:

National Property Inspections (NPI) wishes to remind you, every home requires a certain amount of ongoing maintenance; this home will be no exception. Drains sometimes clog, air conditioners, furnaces and water heaters all need periodic servicing, and at some point in time, will need to be replaced. These are but a few examples of the things that you can expect as a homeowner. NPI suggests that you expect and budget for ongoing maintenance and repairs.

KEY TO THE TERMS LISTED IN THE REPORT:

For the convenience of easy reading and understanding, the following terms have been used in this report along with recommendation for actions. All actions indicated should be evaluated and carried out by qualified individuals. A qualified individual is a licensed professional, engineer, tradesman, or service technician.

Immediate Repair: Specific notation is made that the corresponding issue, item or system needs immediate attention and/or needs to be addressed immediately to avoid further damage. This notation will usually require further evaluation by a qualified individual to gain a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident at the time of the inspection where immediate correction is recommended. In most cases an competent, qualified individual is needed.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and/or evaluated by qualified individual and repaired along with any other necessary corrections.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation of the entire item and/or system by qualified individual for a thorough understanding of the scope of the repairs that may be needed.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

See the full report for these items: **Monitor, Note and Recommend Upgrade.**

This report is just a summary and the full report must be read carefully because some notations are not on the summary report for different reasons.

We have completed our visual inspection of the above referenced property. The report that follows should be read and studied carefully. At this time, we direct your attention to the following items:

SITE AND GROUNDS
Landscaping
Maintenance

Maintenance: Some of the trees are contacting the building, which should be trimmed.

Site Grading - Drainage

Problem #1

Repair: Some of the ground (soil and/or finish grade) around the house needs to be adjusted so water does not interfere with the foundation (pond and seep down against the house), but has a positive slope away from the house.

STRUCTURE & EXTERIOR

Trim

PI

Repair: The side laundry door trim needs to be caulked/sealed, especially above the door to prevent water infiltration. Currently, there is a water stain on the upper portion of the door frame, mostly associated with the un-sealed door trim.

Entry Doors

Front Entry Door

Repair: The front entry door is sticking at the threshold. It needs to be planed or adjusted so that it will close properly.

Back Entry Door

Repair: The gap at the bottom of the back entry door where light is coming through needs to be corrected. Most likely adjusting the sweep and/or the threshold will resolve the problem.

GARAGE / PARKING STRUCTURE

Plumbing

Problem #1

Repair: The laundry sink is not fastened to the wall. It should be secured in order to protect the plumbing from damage due to movement.

Problem #2

Repair: There was a previous leak, the exact source of which was unknown; however the damaged material seen in the laundry area corresponds with the damage observed behind the garage utility sink. A large area, which has been covered by a plastic sheet, was observed to have black growth on it. All damaged material should be replaced and any affected areas should be treated to avoid future growth.

ROOF

Tile Roof Condition / Installation

Broken Tiles ?

Repair: Broken field tiles (approximately 6) are noted and should be caulked and/or replaced to prevent the possibility of water draining under the tiles and having access to the underlayment, which will unnecessarily deteriorate over time if it is not corrected. The tiles are spread evenly throughout the roof.

Slid Tiles ?

Repair: There are numerous slid field and/or cut tiles due to lack of nailing or slippage that occurred before the roof mastic set. The slid tiles are mostly along the hips, but all of the tiles should be checked and secured.

Over Exposure ?

Repair: There is over-exposure of the top course of field tiles at the main and front minor ridges. The tile manufacturer specifies that there should be 3" of headlap over each tile, yet some of these tiles have only ½" headlap. A possible correction to eliminate the over-exposure problem is to install ridge closure material available from Monier/Lifetile.

Repair: Over-exposure of the trim tile is noted over the bay window.

Maintenance

Repair: There are several tile through out that have simply been cut improperly at original installation, creating large gaps for water intrusion. These should be adjusted/repared to avoid future problems.

Rooftop Flashings and Valleys

Sidewall Pan-Flashing 1?

Repair: The channel flashing (kickout) was not installed correctly in the front. It should be installed to channel the water at least 2" from the wall to prevent water from running down the exterior of the building and causing deterioration and unnecessary damage.

Are the penetration crimped?

Repair: The sides of one or more of the penetrations (plumbing vents, exhaust vents and/or flue vents) were not crimped, which could possibly allow water to drain under the tiles. To crimp the flashing is as easy as bending the sides over to direct all of the water back onto the tiles.

Roof Conditions of Note

Multiple Problem Noted

Further Review: Multiple issues were discovered with the roof during the course of this inspection. Other deficiencies may be discovered upon closer examination of the roof system. We recommend further review for a better understanding of the roof system and any costs required to make any corrections.

ELECTRICAL

Branch Circuit Wiring

Attic Problems

Safety Concern: An open junction box was observed inside the attic. A cover should be installed for safety.

Conduit

Safety Concern: The conduit is disconnected at the irrigation timer, exposing the wires. It should be secured to its connector to protect the wiring.

Garage Electrical

Any Recept Not GFI or dedicated?

Safety Concern: One or more of the receptacles in the garage area are not dedicated (dedicated outlets are single plug receptacles that are meant to provide power to appliances and/or equipment such as freezers, water heater pumps and/or water softeners) and are not on GFI protected circuits. All non-dedicated garage receptacles need to be GFI protected.

LAUNDRY AREA

Laundry Tub And Other Laundry Provisions

Laundry Tub

Further Review: There was a leak under the sink. The bottom cabinet shelf has been replaced and the walls have been painted and covered. Upon closer examination, the walls and other material has been damaged and not properly replaced. Repairs need to be completed.

KITCHEN & APPLIANCES

Sink

Faucet/Sprays:

Repair: The hot and cold water positioning is reversed at the faucet. Sometimes internal parts are assembled incorrectly.

Appliances

Problems

Repair: The refrigerator door does not close/seal properly.

Microwave Problems # 1

Repair: The microwave display is not working properly and/or is difficult to operate.

BATH AREAS

Cabinets/Countertops

Problem # 2

Repair: There are gaps in the side splash guard at one or more of the bathroom sinks. The side splash keep any water away from the adjacent drywall, which could cause damage.

Bathtub/showers
Repairs M-bath 1

Repair: Water leaks out of the back of the master bathroom showerhead. It should be tightened or replaced to prevent this.

Shower Doors
Problem # 1

Repair: There is evidence of water seeping through the lower corner of the master shower door. The bottom seal should be repaired/adjusted along with any other required action.

INTERIOR ROOMS & OTHER PROVISIONS

Floor Coverings
Problem # 1

Repair: A broken tile was noted in the laundry room.

Each of these items will likely require further evaluation and repair by qualified tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

FACTS ABOUT YOUR INSPECTION:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building 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.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental 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. If there are any gas powered appliances, the appropriate gas supplier should be contacted before you take possession of the property to ascertain if any changes to the current installation will be necessary as this is outside the normal scope of our inspection and we will assume no responsibility whatsoever for any costs to bring the appliances into compliance.

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.

The inspection performed is intended and is to be used only to provide information regarding the condition of the property inspected to the party contracting for such inspection. NPI is not obligated or liable to any party not expressly contracting for such inspection. Damages for any claimed deficiency in the inspection performed on the subject property, or failure of the inspection of the subject property to discover a claimed defect shall be limited to the fee charged for the inspection.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Report: S031404-12RT
Inspection Address: , , AZ

Page 7
Date:

A handwritten signature in cursive script that reads "Steve Anderson". The signature is written in black ink and is positioned above the typed name.

National Property Inspections
By: Steve Anderson, Licensed Inspector
For the Company

Introduction Notes

REPORT LIMITATIONS:

The client(s) are advised to read the entire inspection report and we are aware that some of the concepts presented may not easily be understood by everyone. Therefore, it is the client(s) responsibility to contact the inspector for a better understanding and/or clarification of any item and/or issue not fully understood, even though it is the intention of our company to provide a report that is above industry standard and that is easily read.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the building or systems inspected 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 exist 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 possible defects were discovered. No disassembly of equipment, opening of walls, moving of furniture, appliance or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concerned, camouflaged or difficult to inspect are excluded from the report.

Detached buildings other than one carport or one garage, are not included. Radon, water testing, well and septic inspections, soil testing or evaluation, oven and microwave self-cleaning systems, or their timers, clocks & lights, non-conventional appliances of any kind, security systems, fire sprinklers, intercoms, misting systems, any appliances not considered to be built-in, central vacuuming systems, asbestos, the presence of lead or any other environmental conditions/hazards (molds, mildew, etc.), pool cleaning sweeps, water softeners or water filtering systems, water valves, trash compactors, load controllers, low voltage decorative lighting, devices activated by sensors, garage door opener transmitters, awnings, shutters, security screens and insect infestation are not covered unless specifically indicated in the report even if mentioned. NPI expresses no opinion about the subject property beyond what is set forth on its Home Inspection Report. **The client may wish to obtain other types of inspections, such as environmental-related inspections, regarding mold, indoor-air quality or other environmental issues, or the identification or testing of "Chinese Drywall" all of which are beyond the scope of this inspection and are not addressed in the Home Inspection report.**

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.

National Property Inspections wishes to remind you, every home requires a certain amount of ongoing maintenance; this home will be no exception. Drains sometimes clog, air conditioners, furnaces and water heaters all need periodic servicing, and at some point in time, will need to be replaced. These are but a few examples of the things that you can expect as a homeowner. NPI suggests that you expect and budget for ongoing maintenance and repairs.

All pre-owned homes will have some degree of wear. If an item is indicated to be adequate or serviceable (no major defects noted), then that means it was functional and performed as intended at the time of the inspection. However, it may not be aesthetically pleasing. Our inspection is not about what is aesthetically pleasing, but whether it works as intended at the time of the inspection. Cosmetic items and/or what can be considered cosmetic such as stains, nicks and/or drywall imperfections will not be included in the inspection. Also, the inspection is not intended to include other minor defects that should be readily noticeable by the

client.

We certify that our inspection 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.

KEY TO THE TERMS LISTED IN THE REPORT:

For the convenience of easy reading and understanding, the following terms have been used in this report along with recommendation for actions. All actions indicated should be evaluated and carried out by qualified individuals. A qualified individual is a licensed professional, engineer, tradesman, or service technician.

Immediate Repair: Specific notation is made that the corresponding issue, item or system needs immediate attention and/or needs to be addressed immediately to avoid further damage. This notation will usually require further evaluation by a qualified individual to gain a thorough understanding of the scope of the repairs that may be needed.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and/or evaluated by qualified individual and repaired along with any other necessary corrections.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommend Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with today's safety and/or health standards, which is not necessarily the responsibility of the seller because most likely the safety standards were met when the house was built.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Items or condition should be monitored for future conditions that would suggest that a repair is needed. Consult a qualified individual prior to closing escrow if not familiar with the issue, item or system.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation of the entire item and/or system by qualified individual for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident at the time of the inspection where immediate correction is recommended. In most cases an competent, qualified individual is needed.

Note: The notation refers to general information needed to operate and/or avoid any future damage.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of the inspection, which will require further review with any necessary correction performed by a qualified person.

"Adequate and functional", "Generally acceptable condition", "Appeared serviceable" and "Operational": When the report indicates that a component is adequate and functional, operational, appeared serviceable or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item that is stated to be adequate and functional, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors, which was given to you at the home inspection or is available online at <http://www.ashi.org/inspectors/standards/standards.asp>.

Other issues, items or systems not addressed in the Standards of Professional Practice may be commented on in this report, but only as a courtesy to our client. Issue, items and systems not specifically addressed by the Standards of Professional Practice and not addressable within the confines of the attached contract, please refer to the **ASHI Standards of Professional Practice** given to you during the inspection or at <http://www.ashi.org/inspectors/standards/standards.asp> of general limitations and exclusions applicable to this report.

Any and all information relayed or construed outside the ASHI Standards of Professional Practice in this report is to be considered incomplete, without certainty, and further review by a **qualified person** is recommended.

Scope Of The Inspection

building foundation, exterior system, roof structure and coverings, electrical, heating and air conditioning systems, plumbing, parking and parking structures, landscaping, drainage, property fencing and gates (generally safety concerns only), swimming pool if present, laundry area if present, interior rooms, kitchen and the bathrooms.

The following are positive and corrective remarks noted during the time of inspection.

Parties Involved

The inspection of the building details in this report was at the request of XXX, our client. Representing our client at the time of the inspection was XXX of XXX.

The following individuals were present at some time during the inspection of record: our client(s), our client's agent, the seller's agent and the owner(s) of the property.

The inspector of record was Steve Anderson, State of Arizona Certification number 51896, owner of National Property Inspections.

Time & Weather Conditions

The inspection began at XXX PM and ended XXX PM on XXX 2012. The report was compiled either the evening on the same day of the inspection or the next day, usually in the morning. Compiling the report on average takes about one (1) hour.

The ground was dry, the sky was clear and the outside air temperature was in the range of 70-80 degrees F.

General Building Characteristics

The type and/or style of the building being inspected is a Single Family Home consisting of approximately 1885 square feet. It is our understanding that the building was constructed in 1992. This is an approximate age that was determined by the observed details of the building and records.

The building was occupied at the time of the inspection and has personal possessions obstructing the view and access of the structure. The inspection was limited in the areas obstructed from view or from lack of access.

All the provided major utilities i.e. (gas, water, electric) for the building were on at the time of the inspection.

Orientation

For the purpose of identification, comments in this report are written based on the direction the building faces. i.e. North, East, South and West. The front of your new home faces West.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, irrigation system and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios and driveways leading to dwelling entrances and attached decks, balconies, stoops, steps, porches and their associated railings that are damaged or pose a safety issue.

Landscaping

The general landscaping is maintained and is in a generally acceptable condition with some encroachment.

Maintenance: Some of the trees are contacting the building, which should be trimmed.



Note: Low voltage lighting, if present, is not within the scope of a home inspection and therefore not inspected. We recommend that the landscaper be consulted as to the present condition of the low voltage lighting.

Irrigation System

An automatic irrigation system is installed.

There is a total of two zones, which is for the front and back drip system.

The timer is located next to the main service panel.

Although not every head or emitter was checked or that every plant had water going to it, and in some cases where there is multiple zones, not all were tested. The installed irrigation system appeared serviceable, maintained and is in a generally acceptable condition. Any exceptions are noted below.

Note: Most irrigation systems require a certain amount of ongoing maintenance, which you should expect to budget for. If we tested the system, we would have clearly stated so above. However, if the system was run, we only ran it for a short time so it is difficult to detect all leaks, especially underground leaks. Irrigation leaks, especially long-term, can lead to problems. Leaks should be corrected immediately, especially when they are up against the house, such a valve leak or a leak in an irrigation box. These long-term leaks can change the soil condition under the foundation and result in unnecessary damage.

Site Grading - Drainage

The finish grading was completed and the grading around the foundation is fairly level. It is important that water around the foundation is draining away from house, which will require your observation and possibly some work every so often. This will prevent seepage into and/or below grade construction, keep water from enclosing habitable or usable spaces (ponding), keep water from changing soil conditions and to relieve hydrostatic pressure. Any noted problem are noted below.

Repair: Some of the ground (soil and/or finish grade) around the house needs to be adjusted so water does not interfere with the foundation (pond and seep down against the house), but has a positive slope away from the house.



This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Driveway

The driveway for the building is concrete, which was in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only unless otherwise noted.

Walkway/Steps

The walkway for the building was surfaced with concrete. The walkway surface was in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

Monitor: The concrete has settled a bit next to the driveway. If it gets much worse, it could constitute a trip hazard.



Patio(s)/Deck(s)

The patio area was surfaced with concrete, which is in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only. Any exceptions are listed below.

Monitor: The added concrete slab and partial wall in the back show evidence of settlement. This is not unusual but further movement could be avoided by ensuring proper drainage.

The patio cover visible framing, decking and structural post/columns if present were observed to be in a generally acceptable condition.

STRUCTURE & EXTERIOR

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components include the foundation, under-floor crawl space if present, the floor structure and wall structure, the exterior wall cladding, flashing, trim, eaves, soffits and the fascia boards.

Foundation

The foundation is a slab-on-grade, which is a slab placed between walls and footings. The visible areas of the stem walls exhibited characteristics that indicate a generally acceptable condition.

Foundations and concrete slabs are affected by soil conditions. There are three basic types of soil naturally occurring in this area: sand, silt and clay. Clay soils are generally classified as "expansive." This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The swelling action of expansion soil can be powerful enough to lift a house. Researching and/or determining if expansive soil is or will be a problem are beyond the scope of this inspection. To determine if the house is in an area where there is expansive soil go to <ftp://ftp-fc.sc.egov.usda.gov/AZ/phxshrinkswell.pdf>.

No matter what type of soil, water should always be directed away from the house and any leaks should be addressed immediately to avoid unnecessary damage.

Floor Structure

The floor structure consisted of a poured in place concrete slab on grade. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

Structure - Exterior

The exterior walls of the structure were constructed of wood frame, which is not visible. However, the wall structures of the building were observed to be in satisfactory condition with no obvious problem.

Wall Cladding (Exterior Wall Surface Material)

The exterior wall cladding of this building consisted of a cement stucco system, which is a breathable, drainable and durable exterior finished system. The exterior wall surfaces were in generally acceptable condition with most minor cracks or blemishes a cosmetic condition only except for the following:

Note: The overall stucco is in good condition and is sealed with most minor cracks or blemishes being a cosmetic condition only. However, penetrations through the wall and joints between dissimilar materials need to be caulked periodically.

Note: The final grade (decorative rock) around the house should not touch the stucco or the siding of the house. If it does, this provides a bridge for insects, such as termites, to enter the house. It can also promote moisture damage to the house. It is recommended that a 3 - 4" gap between the final grade and the bottom of the stucco is maintained.



Trim

The trim for this building was wood and was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted. All trim should be kept caulked.

Repair: The side laundry door trim needs to be caulked/sealed, especially above the door to prevent water infiltration. Currently, there is a water stain on the upper portion of the door frame, mostly associated with the un-sealed door trim.



Flashing

The flashing for the exterior of the building was not fully visible and the inspection was limited. No visual outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashing be monitored and repaired as necessary.

Fascia - Eaves - Soffits

The fascia and eaves were wood stuccoed over. All was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted.

Entry Doors

The entry doors for the property were operated where possible and found to be in a generally acceptable condition and appeared serviceable unless otherwise noted. Keep in mind that most doors need to be adjusted and maintained every so often to work flawlessly or to keep the door sealed (update weather-stripping) so as long as the doors worked and there is not obvious problems such as the door sticking or the door needs hardware repairs such as a strip plate adjustment, it will not be written up for a repair. Keep in mind that we expect you to change all of the locks (re-key) in the house for your safety the moment you move in.

The doorbell was tested and was operational at the time of inspection unless otherwise noted.

Repair: The front entry door is sticking at the threshold. It needs to be planed or adjusted so that it will close properly.



Repair: The gap at the bottom of the back entry door where light is coming through needs to be corrected. Most likely adjusting the sweep and/or the threshold will resolve the problem.



Monitor: There is minor damage or rot at the lower portion of the laundry exterior door jamb. Additional door weather stripping has been added, so most likely the source of the moisture has been addressed.



Termite Inspection

NPI does not look for evidence of termites and condition conducive of infestation (condition that may promote infestation). A separate state report will be issued if contracted or hired to perform the termite inspection.

Condition conducive include the following:

- 1) Earth to wood contact (condition where wood is in contact with the ground and the building such as a wood fence or trellis).
- 2) Excessive cellulose debris (condition where there may be a pile of firewood against the house).
- 3) Faulty grade (condition where surface water tends to drain towards the house and/or the wood siding or stucco is at or below grade).
- 4) Excessive moisture (condition where there is a roof leak or plumbing leak and/or dryrot).

Note: We want to remind you that you should not plant any plants within two (2) feet of the house because it could disturb the existing treatment and/or will void the warranty if there is one. In addition, over watering plants too close to the house can cause unnecessary damage and it could attract termites.

Organisms/Pests

Maintenance is the ideal remedy for this problem. Keep all gaps around penetration through stucco patched to prevent water infiltration and for pest protection. Caulk all gaps between the stucco and the stem wall. Many times the builder leaves large gaps between the weep screed, which is a perforated metal strip at the bottom of the stucco and the stem wall. Keeping this caulked will keep out many insects like crickets.

GARAGE / PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

General Characteristics

The two car garage was attached and part of the overall building structure and it appeared to be in generally acceptable condition, any exceptions are noted below.

The interior walls and ceiling of the garage were finished and in generally acceptable condition unless noted in another place in this report.

Due to the cabinet installation, I was unable to determine the condition of the portions of the floor and walls that are not visible.



Garage Overhead Doors

There is a single overhead door, which was made of metal. All the associated hardware of the door, door panels and opener if present, were observed to be operational and in generally acceptable condition, any exception will be noted below.

The garage door opener safety control to reverse the movement in the event of contact with an object was working properly.

Garage Door to the Living Area

There is a fire rated door separating the garage from the living areas and the door is in a generally acceptable condition, any exceptions are noted below.

The door between the house and garage is at least a 20 minute fire rated door as required because it is considered part of the garage firewall.

The door between the house and garage is auto-closing as required because it is considered part of the garage firewall.

Other Garage Doors

The outside metal entry door to the garage was operated and was found to be adequate and appeared serviceable unless other wise noted below.

There is a light fixture when exiting the garage exterior door.

Fire Separation

There appears to be an intact fire separation from the garage to the living area, any exceptions are noted below.

However, the resistance of the materials making up the firewall were not tested. The wall covering and framing appears to be in a generally acceptable condition.

The cover for the attic access hatch inside the garage is a minimum of 5/8" as required since it is part of the firewall.

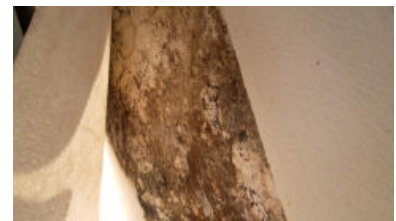
Plumbing

All visible plumbing service to the garage and in the garage was adequate and is found to be in a generally acceptable condition unless otherwise noted.

Repair: The laundry sink is not fastened to the wall. It should be secured in order to protect the plumbing from damage due to movement.



Repair: There was a previous leak, the exact source of which was unknown; however the damaged material seen in the laundry area corresponds with the damage observed behind the garage utility sink. A large area, which has been covered by a plastic sheet, was observed to have black growth on it. All damaged material should be replaced and any affected areas should be treated to avoid future growth.



ATTIC / ROOF STRUCTURE

ATTIC / ROOF STRUCTURE

The ceiling and the roof structures. The insulation and vapor barrier in unfinished spaces. The ventilation, mechanical ventilation systems and water penetration.

Attic and Access Location

There was one (1) attic access panel which was located in the garage.

Because of limited clearance and/or the potential for damage. Our inspection of the attic was performed from the access opening only. As such, our observations were based on a limited view of the attic space.

Ceiling Structure

The interior ceiling structure consists of the bottom chords of the roof trusses. Most of the ceiling structure is covered by insulation, but the viewable ceiling structure appear to be in a generally acceptable condition.

Roof Structure

A truss system is installed in most of the attic cavity to support the roof decking and transmit the roof load to the exterior wall and/or interior bearing walls. One or more areas consisted of rafters (conventional framing) that is used to support the roof decking and transmit the roof load.

The roof structure (conventional framing and/or trusses) appeared serviceable with no noted problems.

Evidence of Leaks

There is no evidence of current water leaks into the accessible attic spaces.

Insulation

The table below lists the typical types of insulation found in most attic cavities today and the depth (thickness) required to obtain a given insulation value. It is usually recommended that enough insulation be installed to obtain the R value of 30.

INSULATION TYPE	DEPTH (THICKNESS)	ESTIMATED R VALUE
Wood cellulose	8"	30
Wood cellulose	10"	38
Blown in fiberglass	12.5"	30
Blown in fiberglass	16"	38
Fiberglass blanket	10"	30
Fiberglass blanket	12.5"	38

There was no insulation certificate and/or document found during the inspection to indicated depth and/or how much insulation should have been installed.

The type of insulation used to insulate the home was blown in fiberglass.

The estimated average depth of the attic insulation was 13½ to 14 inches. The insulation visible to inspect was adequate and properly installed. Any exceptions are noted below.

Note: The insulation is unevenly distributed and/or low in areas effectively reducing the coverage and R-value. This is not unusual as it gets disturbed from workers and/or was low from original construction. In some cases, the insulation is wind washed because some type of wind diverter was never installed. However, any correction will reduce thermal loss between the home and the attic.

Condition of Attic

The attic space where visible was in generally acceptable condition.

Exhaust Vents

The visible vents are installed in a acceptable manner and are extended out the roof as required by current standards unless otherwise noted.

Ventilation

The ventilation appeared to be adequately installed consistent with the acceptable application at the time of construction. The type of vents are gable vents and roof vents. There is ventilation installed at the ridge area only, which is normal for the age of the home.

Vapor Barrier

There was no vapor barrier noted in the attic cavity.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, adequate flashing, skylights, chimneys and roof penetrations.

Roof Type

The roofing structure type is a, "Medium slope" which is considered to be between 4 in 12 and 6 in 12 (4" rise to every 12" run). Because of the low slope structure, the inspector was able to walk on the surfaces of the roof and visually inspect the accessible roofing components.

Rooftop Material

The main roof covering for this structure was a high profile (mission) concrete tile.

The roof covering on the main structure is the first covering.

The roof surface material for the home is 20 years old and has a average life expectancy of 40 - 50 years if well maintained.

Tile Roof Condition / Installation

The roofing materials appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the material at the time of construction except for the following:

Repair: Broken field tiles (approximately 6) are noted and should be caulked and/or replaced to prevent the possibility of water draining under the tiles and having access to the underlayment, which will unnecessarily deteriorate over time if it is not corrected. The tiles are spread evenly throughout the roof.



Repair: There are numerous slid field and/or cut tiles due to lack of nailing or slippage that occurred before the roof mastic set. The slid tiles are mostly along the hips, but all of the tiles should be checked and secured.



Repair: There is over-exposure of the top course of field tiles at the main and front minor ridges. The tile manufacturer specifies that there should be 3" of headlap over each tile, yet some of these tiles have only ½" headlap. A possible correction to eliminate the over-exposure problem is to install ridge closure material available from Monier/Lifetile.



Repair: Over-exposure of the trim tile is noted over the bay window.



Recommend Upgrade: The ridges, hips, and headwall areas on the high profile (Mission Tile) roof are not sealed because the house was built prior to requiring this feature. Because the tiles are high profile (Mission tile), we recommend that the you have these areas sealed. Call a qualified roofer who specializes in the installation of tiles roofs for a estimate.

Repair: There are several tile through out that have simply been cut improperly at original installation, creating large gaps for water intrusion. These should be adjusted/repared to avoid future problems.



Roof Flashings and Valleys

The connection and penetration flashing were not fully visible to the inspector. However, the visible flashing appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the tiles except for the following:

Repair: The channel flashing (kickout) was not installed correctly in the front. It should be installed to channel the water at least 2" from the wall to prevent water from running down the exterior of the building and causing deterioration and unnecessary damage.



Repair: The sides of one or more of the penetrations (plumbing vents, exhaust vents and/or flue vents) were not crimped, which could possibly allow water to drain under the tiles. To crimp the flashing is as easy as bending the sides over to direct all of the water back onto the tiles.



Roof Drainage Systems

The main roof of the building has valley flashing and flashing to direct the water off of the roof. All of the flashing appears to be in generally acceptable condition except where otherwise noted. However, these valleys and flashings need to be checked for debris on a periodic basis to ensure proper drainage off of the roof.

No gutters are installed for drainage, which is common in the valley. Gutters are always recommended so drainage is controllable.

Roof Conditions of Note

Further Review: Multiple issues were discovered with the roof during the course of this inspection. Other deficiencies may be discovered upon closer examination of the roof system. We recommend further review for a better understanding of the roof system and any costs required to make any corrections.

The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

PLUMBING SYSTEMS

THE SCOPE

Interior water supply and distribution systems including materials, supports, and insulation, fixtures, and faucets. Functional flow, functional drainage, cross connection, anti-siphon devices and leaks. the drain, waste and vents systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The draining sumps, sump pumps and related piping. The location of main water and main fuel cut-off valves.

Main Piping

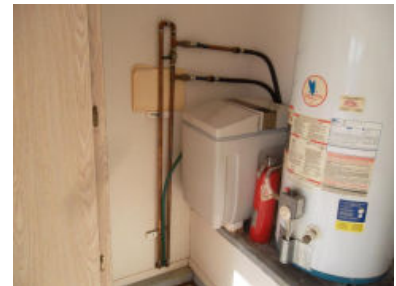
Water and waste water service was provided by a municipal or community system.

The main water supply line/pipe material, which carries the water to the building, was not visible to the inspector.

The water supply for the building, measured at an outside hose bibb was 70-75.



Note: The house has been equipped with a water softener. Water softeners and/or any whole house filtering system is not within the scope of a home inspection and therefore not inspected. It is recommended that the manufacturer is contacted for information concerning the unit and testing to ensure the unit is working properly.



The domestic water supply main shut-off valve is located.

Distribution Piping

The visible water supply piping material on the interior of the building used to deliver water to the plumbing fixtures is all copper. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure. Functional flow was observed and judged to be satisfactory. Any exceptions are noted below. Most of the water supply lines are located under and/or in the concrete slab, in areas not visible.

The exterior hose bibbs were properly installed and in generally acceptable condition unless otherwise noted.

Drain Waste Vent Piping

Building waste lines sometimes experience blockage due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or pipes that have no running water

available for testing such as the laundry drain. The drain lines at this location may not be tested for functional drainage.

The visible drain, waste and vent piping material within the building was plastic. Functional drainage was observed and judged to be satisfactory. The system appeared to be in generally acceptable condition with no apparent signs of leakage of failure unless otherwise noted in another section of the report.

Main Sewer Cleanouts

The drain cleanouts are located in the front and are in a generally acceptable condition.

Gas System Piping

The gas meter was located on the South side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. The visible gas supply piping system was observed to be in generally acceptable condition.

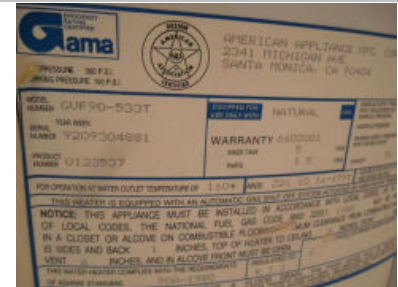
WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heater equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Water Heater Information

The location of the water heater was in the garage. The energy source for the water heater was natural gas and the storage capacity of the tank was 50 gallons. The name of the manufacturer or the name brand name of this unit was A.O. Smith. The age of the water heater can usually be found in the serial number, which indicates that the date of manufacture was 1992.



Supply Lines

The supply lines are adequate, there is a shut-off on the cold water supply as required and the lines appear to be in a generally acceptable condition.

Gas Supply Lines

The gas supply line is adequate, there is a shut-off as required and the line appeared serviceable.

Expansion Tank

There is no expansion tank or expansion control device installed. Thermal expansion occurs when water is heated during non-use periods. For additional information on expansion tanks, call your local plumber.

Temperature And Pressure Relief Valve

The pressure relief valve is solid copper or other acceptable material such as cpvc, drains 100% by gravity and appears to be in generally acceptable condition.

Flue Pipe

The water heater flue is adequate and appears to be installed in a safe manner so any combustion gases (carbon monoxide) are directed to the exterior of the home.

Water Heater Tank

The water heater tank is adequate and appeared serviceable except for the following:

Monitor: There is some corrosion along the top of the water heater.



Combustion Air Supply

Every fuel burning appliance requires oxygen carrying combustion air to operate safely. The combustion air supply was observed to be adequate.

Drain Plug

The water heater drain plug is adequate and appears to be in a generally acceptable condition. These plugs sometimes have a tendency to just start leaking for no apparent reason so it should be checked every so often.

Platform

The water heater was raised on a platform. It was the right height and appeared to be in a generally acceptable condition.

Protected from Vehicle Damage

The water heater is located in the garage and is adequately protected from vehicle impact. Protection is provided by either a floor elevation change with a curb 4" high and 3' deep or located out of the travel path or a minimum 3" steel pipe bollard installed a minimum of 18" below and a minimum of 44" above the finished floor in front of the water heater.



General Comments

Monitor: The water heater and its controls were operational with most of its associated components in a generally acceptable condition. However, the unit is over 18 years old. The average life of a gas water heater is 12 - 14 years so although it is working at this time, you should expect to replace it in the near future.

ELECTRICAL

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of the service panels and subpanels, including the conductors, over-current protection devices, and GFCI's (ground fault circuit interrupters). A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

Service Entry

The service entrance that supplies the power to the building's main service panel was an underground (buried) type service. Because it is buried, the main service entry is not visible for the inspection, except for the riser to the meter, which was found to be in generally acceptable condition. The service conductor was not visible. Any problems are noted below.

Main Service Panel

The meter and the main service disconnect and/or panel is located on the exterior of the building on the South side of the garage.

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.



The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect for the electrical system is a single throw main breaker that is located at the top of the panel.



The electric meter and main service panel were observed to be in satisfactory condition and securely attached to the building, any exceptions are noted below.

Branch Circuit Wiring

The visible branch circuit wires from the breakers that exits the panel and go out to the appliances, receptacles and lights appears serviceable and to be in a generally acceptable condition unless otherwise noted below.

The branch circuit conductors (wires) were a combination of copper and aluminum. The aluminum conductor was stranded, which is commonly used on 220-240 volt circuits (range, dryer, HVAC).



Safety Concern: An open junction box was observed inside the attic. A cover should be installed for safety.



Safety Concern: The conduit is disconnected at the irrigation timer, exposing the wires. It should be secured to its connector to protect the wiring.



Electrical Grounding

Electrical Grounding appeared to be adequate and in a generally acceptable condition. All systems required to be bonded (grounded) to the electrical system (plumbing and/or gas) were adequately bonded to the main service panel unless otherwise noted.

GFCI (Ground Fault Circuit Interrupter)

The GFI circuitry within the outlet checks for a difference between the current in the black and white wires and any difference as low as 5 milliamps will trip the GFCI if working properly. GFCI's should be tested monthly by pressing the test button on the outlet and replaced if there is ever a problem. Not every receptacle required to be protected today will be on a GFCI circuit because of changes in standards over the years. In homes built to comply with the National Electrical Code (the Code), GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990). If the home was built before any of the dates listed above and even two years after the date, then we recommend that you see the safety suggestions at the end of this report. The electrical receptacles are protected with Ground Fault Circuit Interrupt protection as required by current standards at the time of construction and tested correctly. Any areas of concern are noted below.

Garage Electrical

All electrical service to the garage and in the garage does not appear to pose any safety concerns and is found to be in a generally acceptable condition unless otherwise noted below or anywhere else in this report.

Safety Concern: One or more of the receptacles in the garage area are not dedicated (dedicated outlets are single plug receptacles that are meant to provide power to appliances and/or equipment such as freezers, water heater pumps and/or water softeners) and are not on GFI protected circuits. All non-dedicated garage receptacles need to be GFI protected.

Switches / Receptacles

A random selection of switches and receptacles were tested and observed to be in an acceptable condition at the time of the inspection unless otherwise noted.

Fixtures/Lights

The light fixtures were tested where possible and appeared serviceable. Visually the lights/fixtures were installed properly and in a generally acceptable condition unless otherwise noted. Any ceiling fans installed were operated on medium speed. Photocells or motion sensors if present prevent testing of exterior lights. In addition, recessed lights that periodically go off and then turn back on could have problem with the thermostatic heat sensor (switch) or are over heating for some other reason. However, these problems do not always surface during the course of the inspection because of the small amount of the time we are in the home. In addition, there is usually at least one light fixture that does not illuminate and usually just needs a new bulb to solve the problem. In some cases, it may be beyond needing just a bulb, but we would not know that because we do not change the bulb.

Smoke Detectors

The smoke detectors were present and should be operated with their "test" buttons every month to make sure they operate as designed. That method only verifies battery and horn function, but does not test the sensor unit.

Carbon Monoxide Detectors

There was no carbon monoxide "CO" detectors installed. See the safety suggestions at the end of this report.

Structural Wiring (Low Voltage Wiring)

Just about all homes have low voltage wiring (telephone, cable and/or data). Most new homes have structural wiring panels to better organize the low voltage wiring throughout the house. Structural wiring is not within the scope of a home inspection and therefore not inspected. Be sure to consult the builder or the installer to have any questions you may have addressed. The builder and/or the installer should be contacted if any problem with the structural wiring should arise.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building 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. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. If the problem is not simply a bad bulb, it is normally necessary to contact an electrician to resolve the difficulty. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly.

HVAC (HEATING, VENTILATION AND AIR CONDITIONING)

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution system including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors and the presence of an installed air source in each habitable room.

HEATING SYSTEM

Heat to the home is provided by a natural forced air gas furnace.

The location for the heating unit(s) for this building was in the garage.

Brand, age and size

The name of the manufacturer or brand name for the heating unit(s) was Trane. The age of the unit(s) can usually be found in the serial number, on the label or by researching the model number, which indicates that the date of manufacture was 2002.

The size of the heating unit for the building as measured in (British Thermal Units) BTU's was 80,000.

Heating system operations

The heating system was not run or tested. The units appeared to be operational, appears to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls and the unit responded as designed unless otherwise noted below.

Heating system exhaust (flue)

The heating system exhaust (flue) appears serviceable and in a generally acceptable condition unless otherwise noted.

Heating system installation

Visually, the installation of the heating system, including access was adequate unless otherwise noted.

COOLING SYSTEM

This house was cooled by an electrical split system AC. The split system compressor is physically separated from the furnace unit with the cooling coil mounted within or adjacent to the furnace. The compressor for the cooling system was located on the exterior of the building.

The cooling system requires on-going maintenance and the best preventative maintenance for air conditioners is regular cleaning (at a minimum each year) and changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance.

Brand, age, serial and model number and size

The name of the manufacturer or brand name for the package unit(s) or condensing unit(s) was Trane. The age of the unit(s) can usually be found in the serial number or on the label or was looked up based on the information available, which indicates that the date of manufacture was 2002.

The serial number is 23847091F and the model number is TTZ048A100A1. This unit is most likely a 12 SEER (Seasonal Energy Efficiency Ratio). Parts for units less than 13 SEER may only be available for eight (8) additional years due to higher standards. Call your local HVAC contractor for additional information.



The measure of cooling capacity for the cooling system as measured in tons was 4 tons.

Cooling System Operations

The air conditioning system was run for a minimum of 25 minutes to ensure the system would continue to run and to obtain an accurate temperature drop. The temperature split was found to be within industry standards and the unit appeared adequate.



COOLING SYSTEM CONDENSING UNIT(S)

The condensing unit(s) appeared to be adequate and was/were found to be in a generally acceptable condition unless otherwise noted.

COOLING SYSTEM CONDENSATION DRAINS

The cooling system drain line appeared adequate and in a generally acceptable condition unless otherwise noted.

DISTRIBUTION SYSTEM

Every habitable room in the building has a visible means of supply for conditioned air unless otherwise noted. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and its adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable condition with no obvious separation or damage.

Note: There is stronger airflow and therefore temperature differences from some of the registers. Generally in residential, airflow can be improved by balancing the registers in the other rooms. If this does not work, then a HVAC technician will need to be consulted to determine what can be done.



CONTROL(S) / THERMOSTAT(S)

The type of thermostat(s) for the HVAC (heating, ventilation and air conditioning) system consist of one or more wall mounted digital thermostats. The controls and/or thermostats were operated, but not tested for calibration. All of the controls were in operation condition, properly placed and in generally acceptable condition. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

Laundry provisions were located at an interior laundry area. A 240-volt receptacle was present at the laundry area for an electric dryer and a gas stub for a gas dryer. The provisions for the laundry appliances i.e. (supply valves, drains, and venting) if present, appear to be in generally acceptable condition. However, extra effort should be taken during the final walkthrough when the washer and dryer are removed to inspect the area because these appliances obstructed our inspection of the area. Any exceptions are noted below.



Dryer Vent

The visible dryer vent on the inside and where it extends out the exterior appeared serviceable.

Gas Supply

The visible dryer gas supply line was stub out and it was secured as required. A shutoff was installed and the supply appeared serviceable.

Washer Hookup

The utility box, the washer supply lines and the drain appear serviceable.

Washer supply hoses are a primary source of flooding within a home. Aged hoses or those which have rusted fittings should be replaced as a precaution.

Exhaust

There is an exhaust present in the laundry area and it was operational at the time of inspection.

Laundry Tub And Other Laundry Provisions

The laundry tub was installed and it appeared adequate except for the following:

Further Review: There was a leak under the sink. The bottom cabinet shelf has been replaced and the walls have been painted and covered. Upon closer examination, the walls and other material has been damaged and not properly replaced. Repairs need to be completed.



Drying Performance

Drying clothes involves the process of evaporation. As wet clothes tumble in the dryer, heat converts the water into vapor, which is exhausted through the dryer vent system to the exterior. Because we do test these appliances to determine how well the dryer is exhausting. There are three factors that cause drying to take too long:

- long duct runs
- too many elbows
- clogged duct pipe or vent hood

Manufacturer recommend using a rigid metal vent system to minimize drying time and energy costs. It is not recommended using foil or plastic systems, which could cause lint to build up. Lint can restrict air flow and become a fire hazard. Refer to your dryer's instructions for maximum length of duct pipe and number of elbows.

If the dryer is not drying properly or take longer than one cycle, then most likely there is a problem. You can start by putting your hand or qualified individual beneath the outdoor vent hood. If the exhausted air flow seems low, stop the dryer and clean out lint from your vent system. If that is not the problem, then you may be required to have the duct shortened.

Dryer duct will need to be cleaned out every so often. It is important that the duct is kept clear because clogged lint in the duct could be a fire hazard. Also, the door should be left open to the laundry room while the dryer is in operation due to the tremendous amount of air flow required. By closing the door, air flow is restricted.

It is important to always clean your lint filter before every drying cycle.

KITCHEN & APPLIANCES

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances. Sinks, fixtures, functional water flow, functional drainage and associated drain, waste and vent systems. No attempt is made to turn and/or try any of the angle valves under the sink due to their tendency to develop leaks, especially if they have not been tested on a regular basis.

Cabinets/Countertops

The cabinets and countertops appear to be in a generally acceptable condition except for the following:

Monitor: There are dry stains (particle board swollen) noted under the sink. Periodically check for leaks that may not have been evident at the time of inspection.



Sink

The kitchen sink and all of its related components (drain line, faucets and water supplies) were operated and appeared to be adequate and in a generally acceptable condition except for the following:

Repair: The hot and cold water positioning is reversed at the faucet. Sometimes internal parts are assembled incorrectly.

Monitor: There is some dry corrosion on the water supply line that should be monitored.



Appliances

The kitchen appliances were turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The following appliances were on site during the inspection:

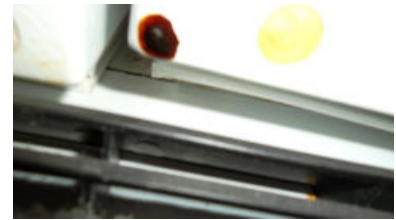
Range/Oven:

The range/oven was turned on with normal controls and found to be adequate. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

Refrigerator:

The refrigerator was working at the time of the inspection and appeared serviceable and in a generally acceptable condition.

Repair: The refrigerator door does not close/seal properly.



Kitchen Ventilation:

Kitchen ventilation was provided by an range hood exhaust fan, which was tested and was found to be adequate and fully operational at the time of the inspection unless otherwise noted below.

Microwave:

The microwave was tested with normal operating controls and appeared to be working. A microwave leakage test was not performed.

Repair: The microwave display is not working properly and/or is difficult to operate.



Dishwasher:

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or a high loop in the drain line to prevent the possibility of sucking contaminated wastewater into the dishwasher from the disposal.

Disposal:

The garbage disposal was found to be operational at the time of the inspection and in a generally acceptable condition. Any exceptions are noted below.

General Condition

The finished surfaces, hardware and window in the kitchen were found to be adequate and in a generally acceptable condition. Any exceptions are noted above or in other specific areas in this report.

BATH AREAS

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, the sinks, plumbing fixtures and associated drains, waste and vent systems and the means of ventilation, functional flow and functional drainage. No attempt is made to turn and/or try any of the angle valve under the sinks or toilet due to there tendency to develop leaks, especially if they have not been tested on a regular basis.

Cabinets/Countertops

The bathroom cabinets and countertops appear to be adequate and in a generally acceptable condition except for the following:

Monitor: There are dry stains (particle board swollen) noted under one or more of the sinks in the bathrooms. Periodically check for leaks that may not have been evident at the time of inspection.



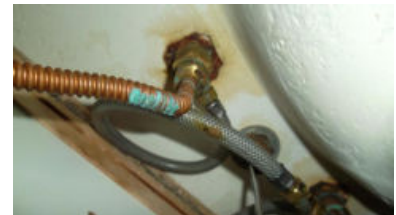
Repair: There are gaps in the side splash guard at one or more of the bathroom sinks. The side splash keep any water away from the adjacent drywall, which could cause damage.



Bathroom Wash Basins

All of the bathroom wash basins and related components (drain lines, stoppers, faucets and water supply) were functional and appeared serviceable except for the following:

Monitor: There is corrosion at one or more of the angle valves under the sink, which should be monitored for the possibility of a leak.



Bathtub/Showers

The bathtub/shower surrounds and visible plumbing components were operational and appeared to be in a generally acceptable condition except for the following:

Repair: Water leaks out of the back of the master bathroom showerhead. It should be tightened or replaced to prevent this.



Shower Doors

The shower door(s) appeared to be made of safety glass and was in a generally acceptable condition except for the following:

Repair: There is evidence of water seeping through the lower corner of the master shower door. The bottom seal should be repaired/adjusted along with any other required action.



Toilets

The toilet bowls, tanks, water supply, fill valves and related components for the home were operational at the time of the inspection.

Ventilation

There was ventilation in all of the bathrooms, which was either provided by a window and/or an exhaust fan. If an exhaust fan was present, it was operational at the time of the inspection unless otherwise noted below. It is important that the exhaust is used or the window is opened when showering to exhaust some of the moisture.

General Condition

The finished surfaces, hardware, windows and doors in the bathroom were found to be adequate and in a generally acceptable condition. Any exceptions are noted above or in other specific areas in this report.

INTERIOR ROOMS & OTHER PROVISIONS

SCOPE OF THE INTERIOR INSPECTION:

The walls, ceilings and floors. The steps, stairways and railings. Solid fuel burning systems and their operations. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

Doors

The interior doors appeared to be properly installed, operated and found to be in a generally acceptable condition unless otherwise noted. Keep in mind that most doors need to be adjusted and maintained every so often to work flawlessly so as long as the doors worked and there is not obvious problems such as the door sticking or the door needs hardware repairs such as a strip plate adjustment, it will not be written up for a repair.

Windows

The windows were constructed of aluminum.

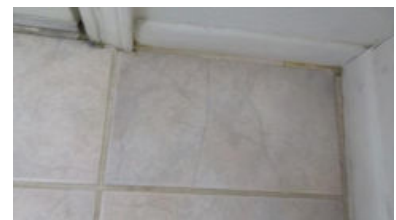
The window glazing (number of panes) in these windows is two "double glazed", The operational types of windows were horizontal sliding windows, single or double hung windows and fixed windows.

We operated a representative number of the windows and the associated hardware and visually inspected the fixed windows if present. The windows inspected appeared serviceable and to be in a generally acceptable condition unless otherwise noted. Keep in mind that most windows need to be adjusted and maintained every so often to work flawlessly. So as long as the windows worked and there is no obvious problems such as a cracked/broken window or the window needs hardware repairs such as a new lock or tension spring adjusted, it will not be written up for a repair.

Floor Coverings

The floor coverings used in the interior of this building was carpet and tile. All of the exposed interior floor coverings were in a generally acceptable condition at the time of the inspection. Any exceptions are noted below.

Repair: A broken tile was noted in the laundry room.



Ceilings / Walls

The finished walls and ceilings inside of the building appear to be in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only except for the following:

Monitor: Water stains were observed behind the toilet in the 1/2 bathroom. Consulting the seller as to any repairs made may be one way to identify old stains from an active leak. Monitoring the stained area(s) is recommended if repairs have been made. The stains were dry and appear to be old.



Monitor: There is one or more settling cracks noted at the ceiling/wall that should be monitored for any additional movement. Most likely the cracks are just normal settling cracks that possibly occur during the first year of construction. In the garage and in the hallway by the window.



Closets

The closets and closet accessories, including the finished walls and ceilings appear to be in a generally acceptable condition.

General Conditions

The finished surfaces, hardware, windows and doors of the interior were found to be in a generally acceptable condition. Any exceptions are noted above or other specific areas of the report.

SUGGESTED SAFETY IMPROVEMENTS

The standards (codes) that govern the construction industry change and/or are revised periodically, mostly for safety reasons. This is why newer homes have safety features not found in older homes. A good example would be older homes had and/or have 2-prong receptacles and now all new homes have 3-prong receptacles. A ground wire was added for safety. Another example would be smoke detectors. At one time it was a luxury to have a smoke detector installed. Now they are required in just about every room in the home. This is why you (the buyer) may want to consider upgrading if safety is a priority the following items. Most likely, these items were not required when the house was built or they would have been noted as a defect in the report. Because these items were not required when the house was built, the seller is not necessarily responsible for them when selling their home. Some of the items listed below may not apply to this house.

- If the home has two prong electric receptacles, converting to 3-prong receptacles can help to enhance personal safety. A qualified electrician should be consulted for additional guidance.
- A ground fault circuit interrupter (GFCI, sometime referred as a GFI's) is a special device that will cut off electricity to a circuit when a ground fault occurs (unsafe condition). The GFCI protection device may take the form of a circuit breaker in the electrical panel or be a combined with an electrical receptacle. GFI's have been required for most outdoor receptacles since 1973, bathroom receptacle circuits since 1975, non-dedicated garage wall outlets since 1978, and kitchen receptacles since 1987. Have 'GFCI' devices installed for protection in these areas and especially any electrical outlet subject to water. The devices provide a higher level of safety than 2 or 3-prong receptacles. For information about GFI's, see the GFCI Fact sheet by the Consumer Product Safety Commission at www.cpsc.gov/CPSCPUB/PUBS/99.html. Also, a qualified electrician should be consulted for additional guidance.
- Arc fault circuit interrupter (AFCI, sometime referred to as AFI's) has been required in some homes since 2000. Have AFCI breakers installed for all of the bedroom circuits, including bedroom lights, receptacles, etc. These devices help reduce the number of fires associated with arcing. AFI's serve a dual purpose, they shut off electricity in the event of an "arcing fault", but it will trip when a short circuit or an overload occurs. For information about AFI's, see the AFCI Fact sheet by the Consumer Product Safety Commission at www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF. Also, a qualified electrician should be consulted for additional guidance.
- Be aware of the temperature setting on the water heater, especially if young children will be present. The water may reach temperature levels that will scald skin upon contact. We recommend checking/resetting the water heater temperature at the water heater. Normally the water temperature should not exceed 120 degrees Fahrenheit.
- Today, some municipalities require that water heater installed in a garage are protected by a bollard (post filled with concrete) to prevent and/or protection from vehicle damage, especially if the unit is gas. If a barrier is not currently installed, consider having a bollard or bollards installed to protect the water heater against vehicle impact. However, for now you must take caution when entering the garage with a vehicle because the water heater is not protected. Also, it is very important that a qualified individual only install a bollard. This is because of the complex engineered concrete systems used today.
- Current standards require that a smoke detector be installed in each sleeping room and each hallway near each

- If natural gas and/or propane appliances are installed in the home, it is recommended that one or more carbon monoxide "CO" detectors be installed in locations recommended by the manufacturer of the detector to make the home safer in the event of a CO leak. Under certain circumstances, gas appliances can release "CO", which is an odorless, poisonous gas.
- Newer kitchen ovens are required to have an anti-tip device installed to prevent the possibility of the oven tipping over. If the stove can be tilted forward, it may be a hazard if a small child were to open the door and climb on it. Stoves sold since 1994 include an anti-tip clip, but older stoves can be fitted with one purchased from a hardware store. We recommend that a clip be installed if small children will be living in or visiting the home.
- Many types of the protection fire sprinkler heads currently installed in homes have been subject to safety recalls by the consumer Product Safety Commission. Our company recommends having the fire protection sprinkler heads in the home evaluated to determine if they are subject to a safety recall. For more information see www.cpsc.gov and www.sprinklerreplacement.com.
- Some newer homes are required to have a secondary catch pan under the water heater designed to catch water from the water heater if there is a problem (develops a leak). The catch pan has a drain line to dispose of the water. If the water heater does not have a safety catch pan installed, installing it can reduce the risk of damage to your home and contents due to leakage from the water heater.
- Washing machine supply hoses are one of the primary sources of flooding within a home. Aged hoses or those, which have rusted fittings, should be replaced as a precaution. Also, some homes have washing machines on the second floor. On newer homes, a safety catch pan, which usually drains to the exterior, is required in some municipalities to sit under the washer to catch water if the washer would ever develop a leak. To reduce the risk of damage if the washer would ever develop a leak, we recommend having a safety catch pan installed.
- Have vacuum breaker (anti-siphon valves) installed on all exterior faucets. These inexpensive valves are needed to prevent the possible contamination of the potable water supply in the home through a garden hose. A vacuum breaker can be screwed onto any faucet that has a hose bibb, which is recommended at all exterior and garage faucets to enhance personal safety.
- Newer homes are designed so that emergency personnel can enter bedroom windows in case of an emergency. To meet current safety standards, the bottom of the windows (window sill) should not be higher than 44 inches above the floor, and the window opening should be at least 24 inches tall and 20 inches wide. Older homes were sometimes constructed with bedroom windows that are relatively high and/or small. Often, the windows in older homes do not meet the current safety standards. If the bedroom windows in the home you are purchasing do not meet the current safety standards, it is recommended that the windows be modified. Note: This modification can be very expensive.
- Newer homes are designed so windows in areas that can be easily broken are some sort of safety glass. Some of these areas are along walkways, the windows next to doors, the windows on the patio and window less than 18" from the ground. If some of these windows in the home you are purchasing do not meet the current safety standards, it is recommended that the windows be changed for the safety of anyone walking, working and/or playing around these windows.
- If the distance between the balusters (the uprights for the railing) at the stairs and hall is wider than that allowed by current standards (typically 4 inches), it is recommended having the balusters modified if small children will be living in or visiting the home. This requirement is to reduce the possibility of a small child getting their head stuck between the balusters.

- The fireplace flue is in reach of small children and is marked with a warning label "HOT", but still could be a hazard to children. Exercise caution when enjoying the fireplace where children or anyone can possibly come in contact with the hot metal flue.
- It is recommended that the buyer have the exterior doors re-keyed for personal safety.
- Installing a lock on the main service panel can help to enhance personal safety.
- Installing a security system or if a system is installed, having it activated can help to enhance personal safety. As additional security, you may want to consider reprogramming the security system and garage door openers.
- Upgrading the barrier system (i.e. fences, locks, self-closing devices, etc.) for the swimming pool/spa can help to enhance personal safety and protect small children. Call your local planning and zoning department for additional information.
- If some of the exterior residential doors have a double-cylinder deadbolt lock. That is, a key is required to unlock them from the inside. Exterior residential doors are considered emergency exits so needing a key to unlock them could be fatal in case of a fire. Have them changed out to the standard turnkey type for safety.
- Make sure that products such as medicines and/or other poisonous compounds such as bleach, cleaners, pesticides and weed killers be stored where small children cannot reach them.

Our company recommends that you contact the Consumer Product Safety Commission or visit their website at www.cpsc.gov for additional safety suggestions.

The Standards of Practice and Code of Ethics of
THE AMERICAN SOCIETY OF HOME INSPECTORS®



www.ashi.org

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HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private 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 the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or systems and components in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:

1. structural components including the 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 or presumed to exist.

B. describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:

A. provide any engineering or architectural services or analysis.

B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. describe:

1. siding.

EXTERIOR 4.2, Continued

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

- A. inspect:
 - 1. roofing materials.
 - 2. roof drainage systems.
 - 3. flashing.
 - 4. skylights, chimneys, and roof penetrations.
- B. describe:
 - 1. roofing materials.
 - 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

- A. antennae.
- B. interiors of flues or chimneys that are not readily accessible.
- C. other installed accessories.

6. PLUMBING

6.1 The inspector shall:

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

6.2 The inspector is NOT required to:

- A. inspect:
 - 1. clothes washing machine connections.
 - 2. interiors of flues or chimneys that 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 sprinkler systems.
 - 7. private waste disposal systems.
- B. determine:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL

7.1 The inspector shall:

- A. inspect:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service grounding.
 - 5. interior components of service panels and sub panels.
 - 6. conductors.
 - 7. overcurrent protection devices.
 - 8. a representative number of installed lighting fixtures, switches, and receptacles.
 - 9. ground fault circuit interrupters.
- B. describe:
 - 1. amperage and voltage rating of the service.
 - 2. location of main disconnect(s) and sub panels.
 - 3. presence of solid conductor aluminum branch circuit wiring.
 - 4. presence or absence of smoke detectors.
 - 5. wiring methods.

7.2 The inspector is NOT required to:

- A. inspect:
 - 1. remote control devices.
 - 2. alarm systems and components.
 - 3. low voltage wiring systems and components.
 - 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
 - 1. installed heating equipment.
 - 2. vent systems, flues, and chimneys.
- C. describe:
 - 1. energy source(s).
 - 2. heating systems.

8.2 The inspector is NOT required to:

- A. inspect:
 - 1. interiors of flues or chimneys that are not readily accessible.
 - 2. heat exchangers.
 - 3. humidifiers or dehumidifiers.
 - 4. electronic air filters.
 - 5. solar space heating systems.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
 - 1. central and through-wall equipment.
 - 2. distribution systems.
- C. describe:
 - 1. energy source(s).
 - 2. cooling systems.

9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

10. INTERIORS

10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

- A. inspect:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation systems.
- B. describe:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

- A. inspect:
 - 1. system components.
 - 2. chimney and vents.
- B. describe:
 - 1. fireplaces and solid fuel burning appliances.
 - 2. chimneys.

12.2 The inspector is NOT required to:

- A. inspect:
 - 1. interiors of flues or chimneys.
 - 2. firescreens and doors.
 - 3. seals and gaskets.
 - 4. automatic fuel feed devices.
 - 5. mantles and fireplace surrounds.
 - 6. combustion make-up air devices.
 - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. 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. market value of the property or its marketability.
10. the advisability of 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 including molds or mold-like substances.
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 method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that 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. under-floor crawl spaces or attics that are not readily accessible.

E. 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. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
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.

F. Inspectors are NOT required to:

1. perform any procedure or operation that 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. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

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 proper operation of the essential systems and components of a home

Describe

To identify (in writing) a system or component by its type or other distinguishing characteristics

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 maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

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 any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

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 that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is readily accessible, 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

Communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows, and electric receptacles; 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

Shut Down

A state in which a system or component cannot be operated by normal operating controls

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that 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 that 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

Under-floor 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 that is judged to be a significant risk of bodily 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, armored cable, or knob and tube, etc.

ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.