HILL HOME
INSPECTION LLC
CERTIFIED INSPECTOR ICA

Confidential Inspection Report

LOCATED AT:
1270 Valley View Dr
Youngstown, OH 44512

PREPARED EXCLUSIVELY FOR:
Mr. & Mrs. Sample Home

INSPECTED ON:
Friday, October 28, 2016

Inspector, Brian Hill
Hill Home Inspection

ASHI
MEMBER
262069

ICA
This Award Certifies That
Brian Hill
Has Completed The
Professional Real Estate Inspection Certification
Program
Certification No. 14738

Friday, October 28, 2016
Mr. & Mrs. Sample Home
1270 Valley View Dr
Youngstown, OH 44512

Dear Mr. & Mrs. Sample Home,

We have enclosed the report for the property inspection we conducted for you on Friday, October 28, 2016 at:

1270 Valley View Dr
Youngstown, OH 44512

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

WARN = Potentially serious issue that should be addressed.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Brian Hill
Hill Home Inspection

HILL HOME
INSPECTION LLC
CERTIFIED INSPECTOR ICA

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard American Society of Home Inspectors contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: - DIRECTION: For purposes of identification and reporting, the front of this building faces north.

NOTES

2: - WEATHER: Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

3: - WEATHER: The weather was sunny at the time of our inspection.

4: - DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

5: - ENVIRONMENTAL: The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

6: - Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

7: - METHOD OF COOLING: Method of cooling: Evaporative cooling

8: - TYPE: Type of system: Gas heat with air conditioning

9: - NUMBER OF UNITS: Number of units: 1

10: - EQUIPMENT CONFIGURATION: Location of equipment: Split or remote system

11: - RELATED EQUIPMENT: Related equipment: Ceiling fans

12: - MANUFACTURER: Manufacturer: Goodman

13: - CONDENSER LOCATION: Condenser location: Exterior back of house

LIMITATIONS

14: - Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

HVAC WIRING

15: - WIRING: All accessible wiring appears in good condition.

16: - BONDING: The HVAC equipment appears to be properly bonded to ground.

CONDENSING UNIT

17: - CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

DUCTS

18: - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

THERMOSTAT

19: - The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

20: - The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

21: - LOCATION: Furnace location: Basement

Condensation drip noted, dry at time of inspection. Recommend heating contractor inspect.

SYSTEM NOTES

22: - Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

80,000 BTU

Installed 2015

DUNCAN

GAS SUPPLY

23: - GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

HEAT EXCHANGER

24: - The heat exchanger was inaccessible and could not be visually examined.

IGNITION SYSTEM

25: - The standing pilot light is controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

26: - The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

VENT

27: - The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

28: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

29: - There is adequate combustion air for this heating unit.

DUCTS

30: - The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

31: - The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

HVAC WIRING

32: - WIRING: All accessible wiring appears in good condition.

GENERAL COMMENT

33: - The heating is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

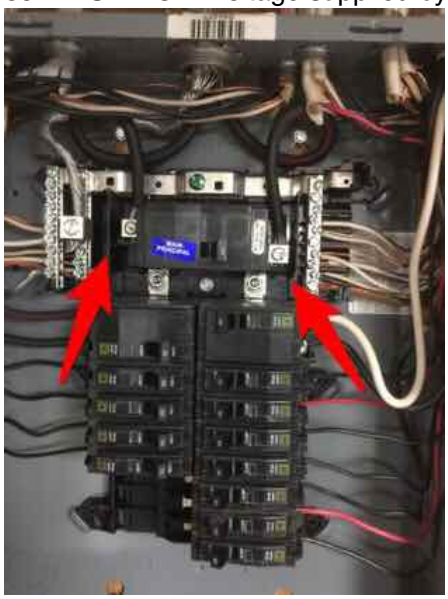
Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

34: - SERVICE ENTRY: Service entry into building: Underground service lateral

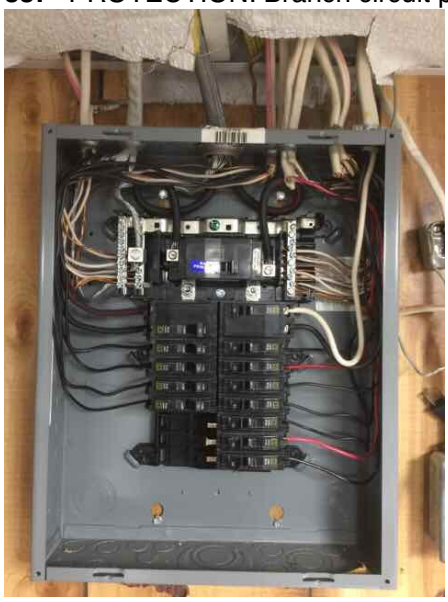
35: - VOLTAGE: Voltage supplied by utility: 120/240 volts



36: - AMPERAGE: Capacity (available amperage): 100 amperes

37: - GROUND: System grounding source: Driven copper rod

38: - PROTECTION: Branch circuit protection: Circuit breakers



39: - WIRING METHOD: Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

40: - The meter and main electrical service panel are outside on the left side of the building.

ELECTRIC METER

41: - The electric meter is outside on the left side of the building.

MAIN SERVICE

42: - The main electrical service panel is in the basement.

MAIN DISCONNECT

43: - The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

44: - The service drop appears to be properly installed and in good condition.

CB MAIN PANEL

45: - GENERAL: The main service panel is in good condition with circuitry installed and fused correctly.

46: - BREAKERS: The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

SERVICE CAPACITY

47: - The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

SERVICE GROUNDING

48: - The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

49: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

50: - The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

51: - Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

52: - We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

53: - The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

54: - GFCI devices are installed in the garage of this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT

55: - The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

56: - BEDROOMS: Number of bedrooms: Three
57: - BATHROOMS: Number of bathrooms: Two
58: - WINDOW MATERIAL: Window material: Wood
59: - WINDOW MATERIAL: Window material: PVC plastic
60: - WINDOW TYPE: Window type: Double-hung windows
61: - WINDOW TYPE: Window type: Fixed pane windows
Living room
62: - WINDOW GLAZING: Window glazing: Double pane
63: - CEILING MATERIAL: Finished ceiling material: Drywall
64: - CEILING MATERIAL: Finished ceiling material: Acoustic tile
65: - FLOOR MATERIAL: Finished floor material: Carpet and vinyl
66: - FLOOR MATERIAL: Finished floor material: Tile
67: - WALL MATERIAL: Finished wall material: Drywall

SURFACES: OVERALL

68: - The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

STAIRS

69: - The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS

70: - The railings appear to properly installed and are in serviceable condition.

DOORS: OVERALL

71: - The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL

72: - We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

DETECTORS: OVERALL

73: - The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

HEAT SOURCE

74: - We observed a permanent heat source in each room throughout the building.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

75: - The attic has blown-in cellulose insulation.

WALL INSULATION

76: - We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

77: - There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

78: - DOMESTIC WATER: Domestic water source: Public supply

79: - MAIN WATER LINE: Main water line: Plastic

80: - SUPPLY PIPING: Supply piping: Copper where seen

81: - WASTE DISPOSAL: Waste disposal: Municipal

82: - WASTE PIPING: Waste piping: Plastic where seen

83: - WATER PRESSURE: Water pressure: Mid-range of normal water pressure

WATER SHUTOFF LOCATION

84: - The domestic water supply main shut-off valve is on the front wall in the basement.

WATER SHUTOFF COMMENTS

WARN **85: -** The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life. Noted possible leaking of main shut off valve after meter not actively leaking at the time of inspection.

MAIN SUPPLY

86: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

87: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

88: - The system water pressure, seems to be normal, with adequate water flow.

DRAIN LINES

89: - The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

90: - The sewer cleanout is located in the basement under the laundry tub.

VENT LINES

91: - The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER COMMENT

92: - There is a meter wrench installed on or near the gas meter. This provides for an emergency shutoff. The valve needs to be turned only ninety degrees (in either direction) to shut the gas line off.

GAS PIPING

93: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERAL COMMENT

94: - The plumbing system appears to be in good condition.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

95: - MATERIALS: Material: Asphalt composition shingle

INSPECTION METHOD

96: - Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

97: - The shingle surface appears to have been properly installed and is in good condition.

FLASHINGS: OVERALL

98: - The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

CHIMNEY

99: - The chimney flashing at the corner is rusted. We recommend it painting with rust resistant paint.

PLUMBING VENTS

100: - There is a plastic plumbing vent protruding through the roof. Standards require this type of pipe be protected and, in most jurisdictions, this has been interpreted to mean painted for protection against the sun. We recommend the vent be painted.

GUTTERS

101: - The gutters appear to be properly installed and in serviceable condition. Attention to the items noted, together with routine maintenance, will keep them functional and maximize their useful life. Clean gutter leaf build ups.

DOWNSPOUTS

102: - The downspouts appear to be properly installed and in serviceable condition.

GENERAL COMMENT

103: - This is a newer roof, and with routine maintenance should remain watertight for a number of years.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

104: - MATERIAL: Slab material: Poured concrete

105: - EXTERIOR WALLS: Exterior wall support: Wood frame

FOUNDATION

106: - Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

WALL FRAMING

107: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

MOISTURE

WARN **108: -** We observed evidence of minor seepage at the sump pump. There was no visible damage observed resulting from this moisture condition present to date. We recommend the area be monitored for additional seepage and corrective measures taken if necessary.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

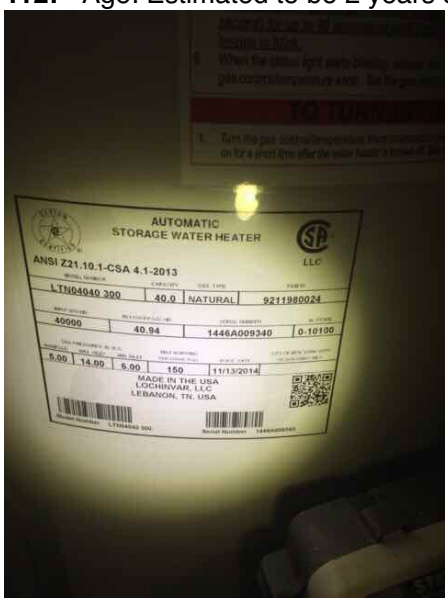
BASIC INFORMATION

109: - LOCATION: Location: In the basement

110: - ENERGY SOURCE: Energy source: Natural gas

111: - CAPACITY: Capacity: 40 gallons

112: - Age: Estimated to be 2 years old



113: - UNIT TYPE: Unit type: Free standing tank

114: - TEMPERATURE SETTING: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

T/P RELEASE VALVE

115: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

116: - GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

117: - The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

118: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

WATER CONNECTORS

119: - INLET/OUTLET: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

Exterior/Site/Ground

BASIC INFORMATION

120: - SITE GRADING: Site grading: Sloped away from structure

121: - TOPOGRAPHY: General lot topography: Flat lot

FOUNDATION

122: - CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

WATER SHUT-OFF LOCATION

123: - The domestic water supply main shut-off valve is on the front wall in the basement.

WATER SHUT-OFF COMMENTS

124: - The main shut-off valve is damaged. We recommend it be repaired or replaced.

125: - The main shut-off valve is leaking. We recommend it be repaired or replaced. Tightening the packing nut is often the only adjustment required.

Mold on masonry wall was observed, and should be referred to a a contractor that removes mold.

MAIN SUPPLY

126: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

SEWER CLEANOUT

127: - The sewer cleanout is located in the basement, under laundry tub.

GAS PIPING

128: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

129: - The gas meter is outside at the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Rust is forming in pipes. Recommend keeping painted.

130: - The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

OUTDOOR RECEPTACLES

131: - There are no electrical receptacles on the outside of the house. We recommend the installation of at least one approved GFI protected receptacle at a convenient exterior location.

SWITCHES

132: - GENERAL: There is no switched light or receptacle in this area, as is usually found in modern construction. Although not required, installation of a switch might be considered.

MASONRY WALLS

133: - The masonry walls appear to be properly installed and in good condition.

VINYL SIDING

134: - The vinyl siding appears to be properly installed and in good condition.

SHINGLES

135: - The shingle siding appears to be properly installed and in serviceable condition.

DOORS

136: - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below. Florida room glass sliding doors seal broken doors fogged. Recommend replacement with a window door contractor

WINDOWS

137: - The windows appear to be properly installed and in serviceable condition.

GUTTERS

138: - Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

DOWNSPOUTS

139: - The downspouts appear to be properly installed and in serviceable condition.

DRIVEWAY

140: - ASPHALT: It is a good idea to reseal the surface of the asphalt periodically with a sealer sold for that purpose. A sealer will improve appearance and increase the service life of the pavement. Asphalt sealers are available at most home improvement stores.

141: - ASPHALT: The driveway has reached the stage where patching and sealing has been necessary, but it is in serviceable condition. Resealing will be necessary in the course of routine property maintenance.

WALKWAYS

142: - The walkways appear to be properly installed and are generally in serviceable condition, with exceptions noted below. Mold forming on concrete surface.

TRIM

143: - The exterior trim appears to be properly installed and is in good condition.

EAVES/SOFFITS

144: - The eaves and overhangs appear to be properly installed and in good condition.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

145: - LOCATION: The attic access is located in the garage.

PEST CONTROL

146: - Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

RAFTERS

147: - The rafters are 2 x 4 placed 24 inches on center.

CEILING JOISTS

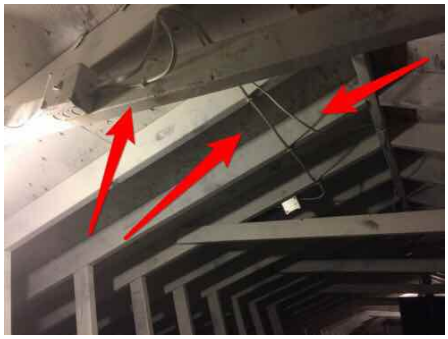
148: - Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

ROOF TRUSSES

149: - The trusses are generally in good condition, where seen, and have performed adequately since their installation.

WIRING

WARN **150: -** We found exposed wiring in the area near the attic access. Even if insulated, we recommend this wiring be encased in a conduit or otherwise protected in this area, in accordance with present standards. Electrical contractor is recommended for further evaluation.

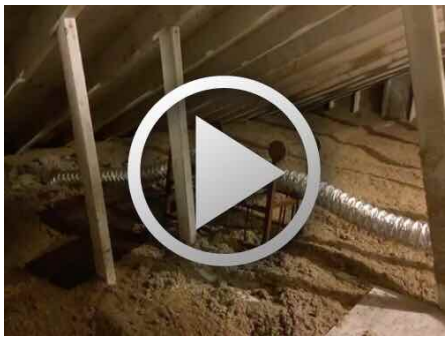


SWITCHES

151: - GENERAL: The switch has been installed in a substandard manner. We recommend it be repaired or replaced.

VENTILATION

152: - Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The use of ridge venting and electrical fan venting,with gable and eaves venting. Bathroom venting to ridge vent. Functional but it is recommended that it has a separate vent to roof.



153: - The ducts from several bathroom exhaust fans do not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.

CHIMNEY

154: - The attic area exposed portions of the chimney appear to be in good condition.

MISCELLANEOUS

155: - There are conditions indicating a past building fire. The owner or the local building department may have further information on the cause and extent of the fire, any repairs performed and the status of permits involved in such work.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.

BASIC INFORMATION

156: - FOUNDATION: Foundation type: Raised perimeter

157: - MATERIAL: Foundation material: Concrete block

158: - WALL SYSTEM: Wall system: Concrete block walls

159: - FLOOR SYSTEM: Floor system: Wood joists support by beams

160: - FLOOR SYSTEM: Floor structure: Steel joists supported by beams

ACCESS

161: - The basement is accessible from an interior stair.

BASE FOUNDATION

162: - CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

WALLS

163: - The basement walls have performed well and are in good condition for the age of the structure.

MOISTURE

164: - The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

VENTILATION

165: - Ventilation in the basement is adequate. Good basement ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance. Recommend running do you dehumidifier during summer months and humid conditions.

SUMP PUMP

166: - The sump well was dry and the pump could not be safely operated. The pump should be tested when there is a sufficient amount of water to allow its operation without the possibility of causing damage.

HOT WATER SHUTOFF

167: - The domestic water supply main shut-off valve is on the front wall in the basement.

INTERIOR SUPPLY

168: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

169: - The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

170: - The sewer cleanout is located in the basement under laundry tub.

VENT LINES

171: - The vent piping for the waste system appears to be properly installed and in good condition.

GAS PIPING

172: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

OTHER RECEPTACLES

173: - INSTALLATION: The receptacle appears to be properly installed and was operational.

174: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this laundry tub. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

DUCTS

175: - The ducts appear to be properly installed and are in serviceable condition.

FLOOR INSULATION

176: - The floor insulation appears to be properly installed and in good condition.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Basement Bathroom

BASIC INFORMATION

177: - TOILET: Toilet: Ceramic unit with a porcelain finish

178: - WASH BASIN: Wash basin: Plastic

179: - SHOWER WALLS: Shower walls: Acrylic/marlite

TOILET

180: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN

181: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition. Peek hot water temperature observed at 112°

SHOWER

182: - SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

183: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

GLASS ENCLOSURE

184: - The glass shower enclosure is safety labeled and appears to be in good condition.

First Floor / Hallway Bathroom

BASIC INFORMATION

185: - TOILET: Toilet: Ceramic unit with a porcelain finish

186: - WASH BASIN: Wash basin: Ceramic unit with a porcelain finish

187: - BATHTUB: Bathtub: Molded fiberglass

188: - SHOWER WALLS: Shower walls: Molded fiberglass

RECEPTACLES

189: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

SWITCHES

190: - GENERAL: The three way switch combination is not functioning as intended. This is a matter of convenience and is not a safety problem.

BATHROOM FLOOR

191: - The finish floor in this bathroom is tile.

CABINETS

192: - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

193: - MATERIAL: The countertop is marble.

VENTILATION

194: - Ventilation in this bathroom is adequate.

Bedroom

First Floor / Bedroom Bedroom

RECEPTACLES
195: - The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

First Floor / Master Bedroom

RECEPTACLES
196: - The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

First Floor / Middle Bedroom

RECEPTACLES
197: - The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Dining Room/Area

GENERAL COMMENT

198: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Family Room

GENERAL COMMENT

199: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

DRAIN TRAP
200: - TRAP MATERIAL: The drain trap and associated piping are ABS plastic.

DRAIN LINES
201: - The visible drain piping appears to be properly installed and in serviceable condition.

RECEPTACLES
202: - GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER
203: - The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

GARAGE DOORS
204: - The garage door is a single roll up design.

FIRE SEPARATION
205: - The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR
206: - The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

Hallway

THERMOSTAT

207: - The thermostat appears to be properly installed and the unit responded to the user controls.

SMOKE DETECTOR

208: - The smoke detector alarm was activated when the test button was depressed.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

DRAIN TRAPS

209: - TRAP MATERIAL: The drain trap and associated piping are ABS plastic.

SINK

210: - TYPE: The sink is metal.

211: - The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

212: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for the 2 countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

APPLIANCES: OVERALL

213: - All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

Library/Office

Basement Library/Office

RECEPTACLES

WARN **214: -** Several receptacles in this area are wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend the receptacles be repaired.

GENERAL COMMENT

215: - Inspection of this area was limited to the surface coverings. The manner of furniture concealed from view and inaccessible.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

LAUNDRY TUB

216: - TYPE: The laundry tub is plastic.

217: - The laundry tub is properly installed and in serviceable condition.

GAS SUPPLY

218: - GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

Living Room

GENERAL COMMENT

219: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Florida Room

ELECTRICAL

220: - Electrical sockets test. No problems found.

WINDOWS

WARN **221: -** Single pane windows. No markings to determine if they are thermal pane. They may be a safety hazard if they are not. Recommend having window contractor evaluate.

GENERAL COMMENTS

222: - As mentioned earlier in exterior evaluation sliding glass doors seal has been broken and have fogged up. Recommend replacing with a qualified contractor.

Conclusion

COMMENTS

223: - This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

224: - Many homes built prior to 1996 lack modern safety and energy efficient items. We have made observable observations to increase safety and efficiency.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

225: - The meter and main electrical service panel are outside on the left side of the building.

ELECTRIC METER

ELECTRICAL SYSTEM

226: - The electric meter is outside on the left side of the building.

MAIN SERVICE

ELECTRICAL SYSTEM

227: - The main electrical service panel is in the basement.

MAIN DISCONNECT

ELECTRICAL SYSTEM

228: - The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

229: - The domestic water supply main shut-off valve is on the front wall in the basement.

SEWER CLEANOUT

PLUMBING

230: - The sewer cleanout is located in the basement under the laundry tub.

SEWER CLEANOUT

EXTERIOR/SITE/GROUND

231: - The sewer cleanout is located in the basement, under laundry tub.

GAS METER LOCATION

EXTERIOR/SITE/GROUND

232: - The gas meter is outside at the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Rust is forming in pipes. Recommend keeping painted.

233: - The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

HOT WATER SHUTOFF

BASEMENT

234: - The domestic water supply main shut-off valve is on the front wall in the basement.

SEWER CLEANOUT

BASEMENT

235: - The sewer cleanout is located in the basement under laundry tub.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

WATER SHUTOFF COMMENTS

PLUMBING

WARN **s-1: -** The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life. Noted possible leaking of main shut off valve after meter not actively leaking at the time of inspection.

GUTTERS

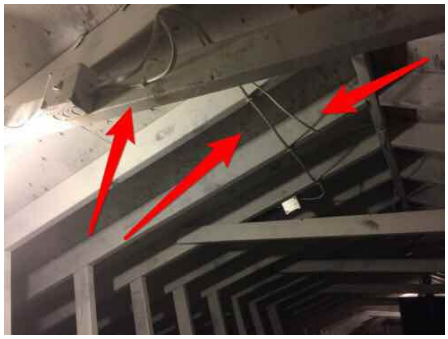
COMPOSITION SHINGLE ROOFING

s-2: - The gutters appear to be properly installed and in serviceable condition. Attention to the items noted, together with routine maintenance, will keep them functional and maximize their useful life. Clean gutter leaf build ups.

WIRING

ATTIC

WARN **s-3: -** We found exposed wiring in the area near the attic access. Even if insulated, we recommend this wiring be encased in a conduit or otherwise protected in this area, in accordance with present standards. Electrical contractor is recommended for further evaluation.



RECEPTACLES

BASEMENT BATHROOM

s-4: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

RECEPTACLES

FIRST FLOOR / HALLWAY BATHROOM

s-5: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

RECEPTACLES

KITCHEN

s-6: - GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for the 2 countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

WINDOWS

FLORIDA ROOM

WARN **s-7: -** Single pane windows. No markings to determine if they are thermal pane. They may be a safety hazard if they are not. Recommend having window contractor evaluate.

THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION

AMERICAN SOCIETY OF HOME INSPECTORS

www.ashi.org

TABLE OF CONTENTS

The American Society of Home Inspectors, Inc.®
932 Lee Street, Suite 101
Des Plaines, IL 60016

800-743-ASHI/2744

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 consumers 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 Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected 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.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a 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 Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections 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 Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

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 this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection.*

2.2 The *inspector* shall:

A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard.

B. provide the client with a written report, using a format and medium selected by the *inspector,* that states:

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.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is 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.B.1, that are not self-evident,
4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

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

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 or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.

B. *describe:*

1. the methods used to inspect *under-floor crawlspaces* 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 *engineering* or architectural services or analysis.

B. offer an opinion about the adequacy of *structural systems* and *components.*

C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

D. traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect:*

1. *wall coverings,* flashing, and trim.
2. exterior doors.
3. attached and 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 and entryway walkways, patios, and driveways.

B. *describe wall coverings.*

4.2 The *inspector* is NOT required to *inspect:*

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences, boundary walls, and similar structures.

C. geological and 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. antennas.

B. interiors of vent *systems,* flues, and 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 fixtures and faucets.
2. interior drain, waste, and vent *systems* including fixtures.
3. water heating equipment and hot water supply *systems*.
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems*.
6. sewage ejectors, sump pumps, and related piping.

B. *describe:*

1. interior 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 vent *systems*, flues, and chimneys that are not *readily accessible*.
3. wells, well pumps, and water storage related equipment.
4. water conditioning *systems*.
5. solar, geothermal, and other renewable energy water heating *systems*.
6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
7. septic and other sewage disposal *systems*.

B. *determine:*

1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air *components.*

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

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 subpanels.
6. conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. *describe:*

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy *systems*.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

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.
3. distribution systems.

C. *describe:*

1. energy source(s).
2. heating *systems*.

8.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation *systems*.

B. *determine:*

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect:*

1. central and permanently *installed* cooling equipment.
2. distribution *systems*.

C. *describe:*

1. energy source(s).
2. cooling *systems*.

9.2 The *inspector* is NOT required to:

A. *inspect* electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.

D. *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

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 vehicle doors and garage vehicle door operators.

F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using *normal operating controls* to activate the primary function.

10.2 The *inspector* is NOT required to *inspect:*

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

E. central vacuum *systems*.

F. *recreational facilities.*

G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.

H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect:*

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *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.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect:*

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air *components* and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive.*
2. are not required to identify and to report:
   a. concealed conditions, latent defects, consequential damages, and
   b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components.*
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering,* contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection.*
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls.*
3. shut-off valves and manual stop valves.
4. *automatic safety controls.*

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect:*

1. underground items including, but not limited to, underground storage tanks and 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 and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected.*
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

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* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces 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 a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls,* and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions 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 opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

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*

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 Crawlspace 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 by the *inspector* to be a significant risk of serious 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 practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and 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.

AMERICAN SOCIETY OF HOME INSPECTORS
932 Lee Street, Des Plaines, IL 60016
Phone: 847-759-2820 | Fax: 847-759-1620
E-mail: HQ@ashi.org | **www.ashi.org**