Building Inspection Report

3345 5th Street

Inspection Date:
November 4, 2004

Prepared For:
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Report Number:
000123

Inspector:
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Report Overview

THE HOUSE IN PERSPECTIVE

This is a relatively well built 15 year old (approximate age) house. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Repair:** The toilet is loose in the master bathroom; recommend securing to the floor as needed.
- **Repair:** The tub faucet(s) in the master bathroom are leaking under the enclosure. Repairs are recommended.
- **Improve:** Portions of the rear patio have settled significantly. It appears that certain sections may have been added later and the substrate may not have been prepared correctly. Those sections which have settled severely should be replaced to prevent snowmelt and storm runoff from flowing towards the foundation.
- **Safety Issue:** The pond presents a potential drowning hazard, particularly for children. It should be protected by a locking fence.
- **Improve:** The proximity of trees relative to the foundation at the rear of the house may influence the integrity of the foundation. It is recommended that these trees be removed.
- **Improve:** The grading should be improved to promote the flow of storm water away from the house at the rear of the property. This can usually be accomplished by the addition and/or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation. Poor grading near the house may eventually lead to structural and below grade plumbing problems. These systems should be monitored throughout the life of the home.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

It is strongly recommended that a Homeowner's Warranty or service contract be obtained covering the appliances, electrical system, air conditioning system(s), heating system(s), and plumbing to protect the buyers from unexpected breakdown and failure.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 54 degrees F. Fall weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•I-Joist•Plywood Subfloor
Wall Structure:	•Wood Frame, Brick Veneer •Joist
Ceiling Structure:	•Joist •Truss •Rafters
Roof Structure:	•Rafters •Roof Joists •Waferboard Sheathing
Attic Method of Inspection:	•Entered - Inaccessible Areas

STRUCTURE OBSERVATIONS

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Common minor cracks were observed in the foundation walls of the house in the unfinished basement. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Improve:** The proximity of a tree relative to the foundation at the rear of the house may influence the integrity of the foundation.
- **Monitor:** Typical minor cracking was observed on the exterior walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Tree encroachment at rear

Large tree near foundation at front

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Metal
Chimneys: •None
Gutters and Downspouts: •Galvanized Steel •Downspouts discharge below grade
Method of Inspection: •Walked on roof •Viewed from ladder at eave

ROOFING OBSERVATIONS

A new coated steel roof with a 50 year transferable warranty has just been professionally installed. This upgrade from the previously installed cedar shakes may result in lower insurance premiums. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The configuration of the roofing system may be susceptible to ice damming. This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Severe ice dams can result in roof leakage, typically near the eaves. If this occurs, solutions include soffit ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, the gutter should be cleaned and leaks that develop should be repaired.
- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Downspout under grade


Rust on gutters

Exterior

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Brick •Hardboard Siding
Soffit and Fascia:	•Wood
Window/Door Frames and Trim:	•Wood •Metal
Driveways:	•Concrete
Walkways and Patios:	•Concrete •Brick
Porches, Decks, and Steps:	•Concrete •Brick
Overhead Garage Door(s):	•Wood
Retaining Walls:	•Stone
Fencing:	•Wood • Wire and wire mesh

EXTERIOR OBSERVATIONS

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Portions of the rear patio have settled significantly. It appears that certain sections may have been added later and the substrate may not have been prepared correctly. Those sections which have settled severely should be replaced to prevent snowmelt and storm runoff from flowing towards the foundation.
- **Improve:** The loose siding on the second story east side should be re-secured.
- **Improve:** Openings in the siding on the second story should be caulked and sealed.
- **Improve:** The proximity of several trees relative to the foundation in the rear of the house may influence the integrity of the foundation.
- **Improve:** The window frames in various locations require painting and caulking.
- **Improve:** The grading should be improved to promote the flow of storm water away from the house at the rear of the property. This can usually be accomplished by the addition and/or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation. Poor grading near the house may eventually lead to structural and below grade plumbing problems. These systems should be monitored throughout the life of the home.
- **Monitor:** The porch in the front of the house has settled relative to the house proper. This is a common condition that should be monitored.
- **Improve:** The steps in the front of the house have some spalling on the concrete. This is a minor condition but should be repaired when feasible.
- **Safety Issue:** The pond presents a potential drowning hazard, particularly for children. It should be protected by a locking fence.
- **Safety Issue:** Garage opener light does not operate. This may present a trip or fall hazard when entering the garage at night and repairs are recommended.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

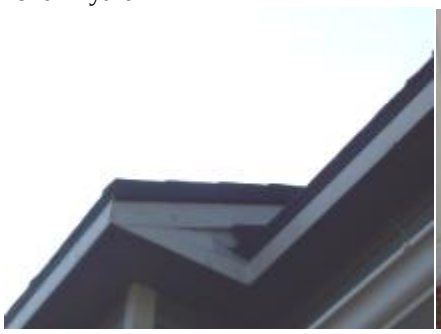
- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Pond in yard


Patio settled


Grade sloping toward house


Opening in siding


Deteriorated concrete

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Grounding:	•Copper •Ground Rod Connection •Water Pipe Connection
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Exterior •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system is in good order.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The damaged or missing light fixture covers in various locations should be repaired or replaced.
- **Repair:** The light is inoperative on the front porch. If the bulbs are not blown, the circuit should be repaired.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Missing fixture cover


Inoperative porch light


View of main panel

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Rheem •Model Number: RGDJ-12EARJR •Serial Number: EB5D307F419300623 •Manufacture Date: 1993 •Btu Rating: 125,000
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier •Electronic Air Cleaner

HEATING OBSERVATIONS

Heating a home with this type of heating system should be relatively economical.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Servicing the heating system on a regular basis will maintain the efficiency and prolong the service life. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than the system should be serviced by a qualified HVAC technician.
- **Improve:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintain humidifier

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Goodman •Model Number: CK60-1 •Serial Number: 0107481868 •Manufacture Date: 2001

COOLING / HEAT PUMPS OBSERVATIONS

As is not uncommon in homes of this age and location, the system is showing some signs of age and may require a slightly higher level of maintenance. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.
- The adequacy and efficiency of the cooling system cannot be determined during a one time inspection.
- The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

AC unit fin damage

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Approximate R30 Fiberglass in Attic
Exterior Wall Insulation:	•Approximate R13 Fiberglass in Walls
Basement Wall Insulation:	•Approximate R8 Fiberglass on portion of walls in Basement
Roof Ventilation:	•Roof Vents
Exhaust Fan/vent Locations:	• Radon Remediation System Installed

INSULATION / VENTILATION OBSERVATIONS

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Monitor:** The radon remediation system should be monitored for proper operation. These systems generally carry a lifetime warranty.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Monitor radon system

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: A.O. Smith •Serial Number: GA00-5302431-K32 •Model Number: FSG50242 •Manufacture Date: 2000
Other Components:	•Sump Well –No Pump

PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The toilet is loose in the master bathroom; recommend securing to the floor as needed.
- **Repair:** The tub faucet(s) in the master bathroom are leaking under the enclosure. Repairs are recommended.
- **Deferred Cost Item:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The faucet(s) in the kitchen are leaking slightly.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

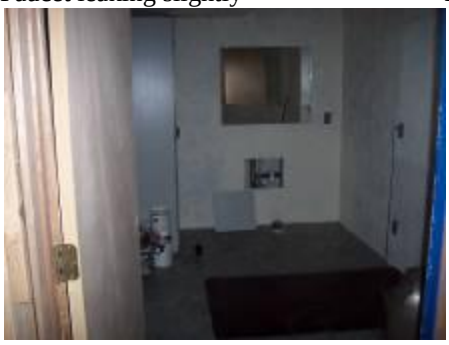
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- A video inspection of the sewer lines is recommended. The lines are susceptible to clogs and/or damage that cannot be detected during a home inspection.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Faucet leaking slightly

Loose toilet

Leak under tub faucet



Basement bathroom incomplete

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Double Glazed
Doors:	•Wood-Hollow Core •Metal •Sliding Glass •French Doors

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in slightly below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The missing door in the master bedroom should be replaced.
- **Monitor:** Evidence of patching was detected in various locations.
- **Monitor:** Minor cracks were noted in various locations.
- **Repair:** The carpet is loose in the master bathroom closet.
- **Repair:** The carpet is damaged in various locations, particularly near the master bedroom door. Repairs or replacement may be desired.
- **Repair:** Bottom guides should be repaired on the closet bypass doors.
- **Monitor:** The floor is squeaky by the office.
- **Repair:** The woodwork is significantly damaged on the window frame by the front door. Replacement may be desired.
- **Monitor:** The installation of the vinyl flooring in the basement bathroom is not ideal.
- **Monitor:** The vinyl window frames have evidence of sun damage.
- **Improve:** A number of the vinyl shutter shades throughout the house have broken magnets and other minor hardware damage. Improvement may be desired.
- **Improve:** Minor damage was noted on some window screens.
- **Improve:** Damaged woodwork was observed in a number of locations. Improvement may be desired.
- **Repair:** The drywall in the garage should be repaired where it has been removed.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

- Portions of the foundation walls were concealed from view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Patching observed in hall


Master bedroom door missing


Loose carpet in closet


Minor screen damage


Damaged window trim


Damaged woodwork

Repair garage drywall


Damaged shutter magnets

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Microwave Oven •Dishwasher •Waste Disposer
Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The microwave light is inoperative.
- **Repair:** The oven door handle is loose.
- **Repair:** The clothes dryer exhaust vent pipe may need improvement. There was an excessive amount of lint in the laundry room.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Inoperative microwave light

National Association of Certified Home Inspectors

Standards of Practice

Last revised 12/07/04

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. The roof covering.
B. The gutters.
C. The downspouts.
D. The vents, flashings, skylights, chimney and other roof penetrations.
E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.
B. Predict the service life expectancy.
C. Inspect underground downspout diverter drainage pipes.
D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.

II. The inspector is not required to:

A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.
F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

A. The heating system and describe the energy source and heating method using normal operating controls.
B. And report as in need of repair electric furnaces which do not operate.
C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.
E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.
H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

A. Verify the presence of and identify the location of the main water shutoff valve.
B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.

E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.
I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.
P. Inspect water storage tanks, pressure pumps or bladder tanks.
Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. Evaluate or determine the adequacy of combustion air.
S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7. Electrical

I. The inspector shall inspect:

A. The service line.
B. The meter box.
C. The main disconnect.
D. And determine the rating of the service amperage.
E. Panels, breakers and fuses.
F. The service grounding and bonding.
H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles

I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
J. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
K. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
L. The service entrance conductors and the condition of their sheathing.
M. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
N. And describe the amperage rating of the service.
O. And report the absence of smoke detectors.
P. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panel covers or dead front covers if not readily accessible.
D. Operate over current protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
G. Inspect the alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the continuity of the connected service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.
D. Operate gas fireplace inserts.
E. Light pilot flames.
F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.

I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances..
I. Inspect or operate equipment housed in the garage except as otherwise noted.
J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.

K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.
T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
VIII. An inspection does not include items not permanently installed.
IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.
I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.

Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
1. Phone lines.
2. Cable lines.
3. Antennae.
4. Lights.
5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:
1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets
B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.

L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 environmental audits.
Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. **Accessible**: Can be approached or entered by the inspector safely, without difficulty, fear or danger.

4.2. **Activate**: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

4.3. **Adversely Affect**: Constitute, or potentially constitute, a negative or destructive impact.

4.4. **Alarm System**: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

4.5. **Appliance**: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

4.6. **Architectural Service**: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

4.7. **Component**: A permanently installed or attached fixture, element or part of a system.

4.8. **Condition**: The visible and conspicuous state of being of an object.

4.9. **Crawlspace**: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

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

4.11. **Describe**: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

4.12. **Determine**: To arrive at an opinion or conclusion pursuant to examination.

4.13. **Dismantle**: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

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

4.15. **Enter**: To go into an area to observe visible components.

4.16. **Evaluate**: To assess the systems, structures or components of a dwelling.

4.17. **Examine**: To visually look. See Inspect.

4.18. **Foundation**: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.

4.19. **Function**: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

4.20. **Functional**: Performing, or able to perform, a function.

4.21. **Home Inspection**: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

4.22. **Household Appliances**: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. **Inspect**: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. **Inspected Property**: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. **Inspector**: One who performs a real estate inspection.

4.26. **Installed**: Attached or connected such that the installed item requires tool for removal.

4.27. **Material Defect**: Refer to section 1.2.

4.28. **Normal Operating Controls**: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. **Observe**: To see through visually directed attention.

4.30. **Operate**: To cause systems to function or turn on with normal operating controls.

4.31. **Readily Accessible**: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.32. **Recreational Facilities**: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.

4.33. **Report**: A written communication (possibly including digital images) of any material defects seen during the inspection.

4.34. **Representative Number**: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

4.35. **Safety Glazing**: Tempered glass, laminated glass, or rigid plastic.

4.36. **Shut Down**: Turned off, unplugged, inactive, not in service, not operational, etc.

4.37. **Structural Component**: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

4.38. **System**: An assembly of various components to function as a whole.

4.39. **Technically Exhaustive**: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

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

4.41. **Verify**: To confirm or substantiate.