

Building Inspection Report



Address

Inspection Date:
XX-XX-XX

Prepared For:
Buyer

Prepared By:
New Haven Home Inspections LLC
2383 Akers Mill Rd. N8
Atlanta, GA 30339

404-452-3274
404-452-3274 Fax
newhaveninspections@gmail.com

Report Number:
MXXXX

Inspector:
Matthew King

Table Of Contents

| | |
|---------------------------------|-----------|
| REPORT OVERVIEW | 3 |
| STRUCTURE | 12 |
| ROOFING | 14 |
| EXTERIOR | 15 |
| ELECTRICAL | 17 |
| HEATING | 19 |
| COOLING / HEAT PUMPS | 20 |
| INSULATION / VENTILATION | 21 |
| PLUMBING | 22 |
| INTERIOR | 23 |
| APPLIANCES | 25 |
| FIREPLACES / WOOD STOVES | 26 |
| STANDARDS OF PRACTICE | 27 |

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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.

This is an average quality home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, 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.

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.

MAJOR CONCERNS

1. The floor structure shows evidence of substantial damage to the structure at the central girder, joists, sill plates, and ledgers due to wood destroying organism activity. This weakens the structure and causes building damage. Damaged wood should be repaired or replaced and the conditions that have promoted the damage/ rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

SAFETY ISSUES

2. Proper fire separation between the garage and house proper is recommended, unfortunately open ceilings are common in many older homes.
3. The door between the garage and the finished basement area should be rated to resist fire. Hollow core doors do not meet this requirement.
4. The porch railings are loose. It is recommended that this be repaired for improved safety.
5. The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
6. The porch should be properly lagged/ anchored to the structure.
7. The deck railings are loose and needs repair.
8. The deck should be properly lagged/ anchored to the structure.
9. The deck support joists have some failing end bearing at the interior ledger near the chimney chase.
10. The main panel should be labeled for improved safety.

11. All junction boxes should be fitted with cover plates in the garage area, in order to protect the wire connections.
12. The installation of a ground fault circuit interrupter (GFCI) is recommended at the garage area, rear exterior, and for all kitchen counter based outlets. A GFCI offers increased protection from shock or electrocution.
13. The window(s) are painted shut in various locations and sealed shut at the kitchen breakfast area. The windows should be operable in case of an emergency.
14. The openings in the stairway and landing railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

REPAIR ITEMS

15. The floor structure shows evidence of localized rot and wood destroying organism damage at the front cripple wall outside the garage area. Rot/ damage weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.
16. Evidence of wood destroying insect damage/ activity was observed at the garage area, front cripple wall, and left side floor system; there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.
17. The downspout(s) should discharge water at least five (5) feet from the house utilizing splash blocks and/ or extensions. Storm water should be encouraged to flow away from the building at the point of discharge.
18. Loose, missing, or damaged downspouts should be repaired promptly at the left rear corner of the home.
19. The exterior vent cover should be replaced at the front left corner dryer vent with a closing cover.
20. It is recommended that the damaged siding be replaced or repaired at the right side and front left corner of the home.
21. The loose soffit should be repaired at the left side of the home.
22. The porch should be flashed at the building attachment.
23. The deck should be flashed at the building attachment.
24. Oversized breakers within the main distribution panel should be replaced serving exterior section of the Trane heat pump system. The unit is listed for a maximum over current protection of 15 amps and a 20 amp breaker is installed.
25. Extension or spliced appliance cords should not be used as permanent wiring at the kitchen vent fan unit. This wiring should be removed.
26. Improper electrical connections should be repaired at the spliced condensate pump cord into the air handler service disconnected. The circuit should be wired to an appropriate 110 circuit.
27. An outlet is loose at the rear exterior.
28. Some outlets are damaged in the 2nd floor front left bedroom due to painting.
29. Missing outlet cover plates should be replaced to avoid a shock hazard at the basement mechanical room and master bedroom.
30. The inoperative light switch should be repaired at the basement/ garage entry.
31. The light is inoperative at the kitchen sink area. If the bulbs are not blown, the circuit should be repaired.
32. The missing light fixture should be repaired or replaced at the right rear exterior corner.
33. The light fixture covers are missing at the basement area.
34. Exhaust vent pipes from the bathroom(s) should be vented to the building exterior instead of the knee wall attic space.
35. Recommend insulating the knee wall attic access in the 2nd floor hall closet.
36. As the static water pressure of the supply plumbing system tested below the minimum 40 psi, it would be wise to adjust the pressure regulator. The pressure should be no lower than 40 psi and no higher than 80 psi; most homes are set roughly at 60 psi.
37. The master bathroom shower stall door sweep is missing and should be repaired or replaced as necessary.
38. The vent covers are missing at the basement area and front sitting area.
39. The trim is loose/ damage at the 2nd floor hallway/ landing.
40. Window locking hardware is missing at the kitchen breakfast area.
41. The window(s) has lost its seal at the 2nd floor hall bathroom. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
42. Doors should be trimmed or adjusted as necessary to work properly at the front sitting area, the laundry area, the master bathroom, and at the 2nd floor left front bedroom.
43. Damaged or non-functional door hardware should be improved at the master bedroom and 2nd floor left front bedroom.

44. The doors have sustained localized physical damage and the door stops are missing at the ½ bathroom and 2nd floor front bedroom.
45. Loose stairway handrails should be better secured at the 2nd floor area.
46. The loose “treads” may make the stairway difficult to negotiate at the top of the 2nd floor stairwell, this condition should be altered for improved safety.
47. The doorbell is inoperative.
48. The fireplace chimney should be inspected and cleaned prior to operation.

IMPROVEMENT ITEMS

ITEMS TO MONITOR

49. Larger than typical foundation settlement cracking was observed at the front wall of the foundation. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration.
50. There is some evidence that past repairs were performed outside the garage area, possible a pier or mud jacking.
51. Prior repairs to the roofing are evident at the rear slope. This would suggest that problems have been experienced in the past. This area should be monitored.
52. Close grade proximity was noted at the siding termination at the left side of the home.
53. The garage area shows signs of water entry during heavy rains.
54. The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.
55. Evidence of patching was detected in the foyer closet.
56. The carpet is loose in the master bedroom area.
57. It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
58. The electric cooktop is an old unit. While replacement is not needed right away, it would be wise to budget for a new cooktop. In the interim, a higher level of maintenance can be expected.

DEFERRED COST ITEMS

59. Given the age of the American Standard furnace and Trane air handler, they may be near the end of its useful lives. You should reserve funds to be ready to purchase new units.
60. The American Standard air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.
61. The Trane heat pump is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
62. The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® 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.

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.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 90 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.



Substantial termite damage noted in the girder, joists, ledgers, and sills at the left side of the home.



Termite damage noted at the front cripple wall.



Termite activity and localized damage at the garage area.



Localized damage noted in the vinyl siding.



Light fixture was noted missing at the right rear corner of the home.



Front porch lacks lagging/ anchorage with loose railings and excessive openings.



Settlement cracking noted at the front wall.



Recommend installing a proper dryer vent cover at the front left corner of the home.



Siding to grade proximity issues noted at the front and left sides of the home.



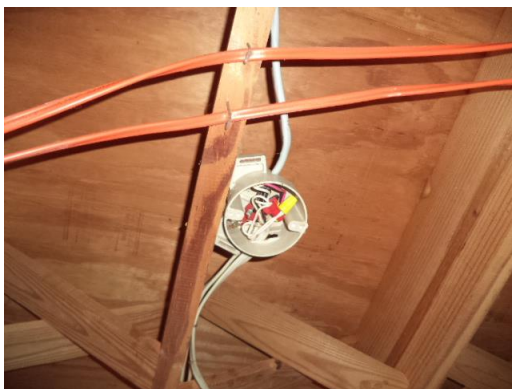
Deck lacks flashing with proper anchorage/ lagging with failing end bearing for joists at interior ledgers.



Loose soffits noted at the left side of the home.



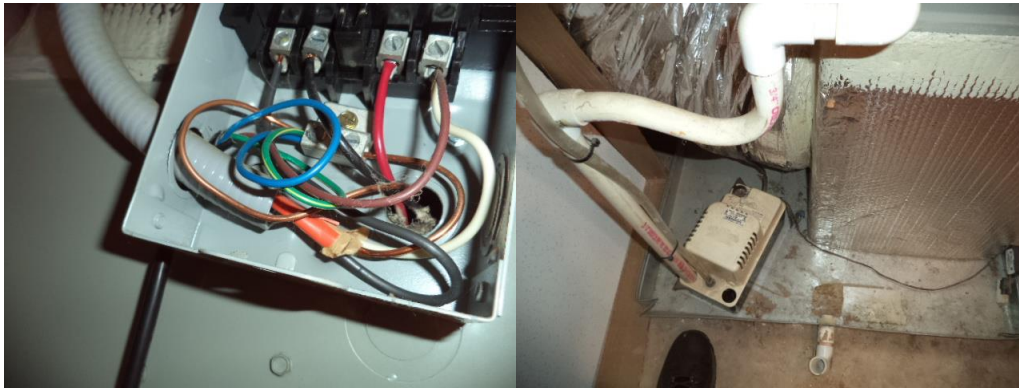
Loose outlet noted at the rear exterior.



Open junction boxes noted in the garage area.



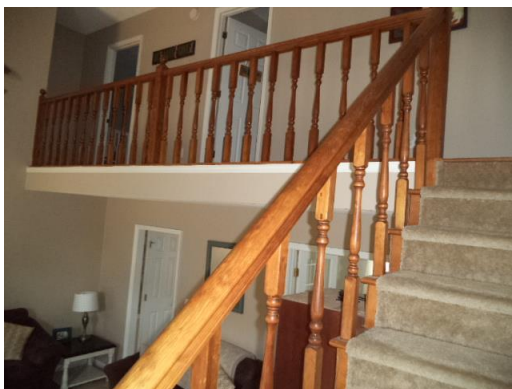
Static plumbing supply pressure tested at 38 psi at the time of inspection below the minimum of 40 psi. Recommend adjusting at the regulator to standard pressure of roughly 60 psi but not exceeding the maximum 80 psi.



Condensate pump power supply spliced into the 220 service disconnect at the air handler.



Extension/ appliance cord splicing noted at the kitchen vent unit.



Loose rails, excessive openings, and loose tread noted at the main stairwell/ landing area.



Lost seal noted in the 2nd floor hall bathroom window.



Recommend venting the exhaust fan to the building exterior instead of the knee wall attic space.



Water entry noted at the garage area.

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|--|
| Foundation: | •Poured Concrete •Basement Configuration |
| Columns: | •Steel |
| Floor Structure: | •Concrete •Wood Joist |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist |
| Roof Structure: | •Rafters •Plywood Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed at the front wall of the foundation. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration.
- **Monitor:** There is some evidence that past repairs were performed outside the garage area, possible a pier or mud jacking.

Floors

- **Repair:** The floor structure shows evidence of localized rot and wood destroying organism damage at the front cripple wall outside the garage area. Rot/ damage weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.
- **Major Concern, Repair:** The floor structure shows evidence of substantial damage to the structure at the central girder, joists, sill plates, and ledgers due to wood destroying organism activity. This weakens the structure and causes building damage. Damaged wood should be repaired or replaced and the conditions that have promoted the damage/ rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

Wood Boring Insects

- **Repair:** Evidence of wood destroying insect damage/ activity was observed at the garage area, front cripple wall, and left side floor system; there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

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 were 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.
- The roof space/attic was viewed from the access hatch only.
- There was no access to the side attic areas (behind the “knee wall”).

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

Roofing

DESCRIPTION OF ROOFING

| | |
|------------------------------|---|
| Roof Covering: | •Asphalt Shingle |
| Roof Flashings: | •Metal |
| Chimneys: | •Metal •Metal below siding |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Method of Inspection: | •Viewed with binoculars •Viewed from ladder at eave |

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in generally good condition.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a roof of this age. Given the age of the materials they are past their prime but should have life remaining.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** Prior repairs to the roofing are evident at the rear slope. This would suggest that problems have been experienced in the past. This area should be monitored.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house utilizing splash blocks and/ or extensions. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose, missing, or damaged downspouts should be repaired promptly at the left rear corner of the home.

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 all of the 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.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

| | |
|---|--------------------------------------|
| Wall Covering: | •Stone •Vinyl Siding •Wood Siding |
| Eaves, Soffits, And Fascias: | •Vinyl •Metal |
| Exterior Doors: | •Metal |
| Window/Door Frames and Trim: | •Wood |
| Entry Driveways: | •Concrete •Asphalt |
| Entry Walkways And Patios: | •Concrete |
| Porches, Decks, Steps, Railings: | •Wood |
| Overhead Garage Door(s): | •Steel •Automatic Opener Installed |
| Surface Drainage: | •Graded Away From House •Level Grade |
| Retaining Walls: | •Concrete •Stone |
| Fencing: | •None |

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior vent cover should be replaced at the front left corner dryer vent with a closing cover.
- **Repair:** It is recommended that the damaged siding be replaced or repaired at the right side and front left corner of the home.
- **Monitor:** Close grade proximity was noted at the siding termination at the left side of the home.

Exterior Eaves

- **Repair:** The loose soffit should be repaired at the left side of the home.

Garage

- **Safety Issue:** Proper fire separation between the garage and house proper is recommended, unfortunately open ceilings are common in many older homes.
- **Repair, Safety Issue:** The door between the garage and the finished basement area should be rated to resist fire. Hollow core doors do not meet this requirement.
- **Monitor:** The garage area shows signs of water entry during heavy rains.

Porch

- **Repair, Safety Issue:** The porch railings are loose. It is recommended that this be repaired for improved safety.
- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Repair, Safety Issue:** The porch should be properly lagged/ anchored to the structure.
- **Repair, Safety Issue:** The porch should be flashed at the building attachment.

Deck

- **Repair, Safety Issue:** The deck railings are loose and needs repair.
- **Repair, Safety Issue:** The deck should be properly lagged/ anchored to the structure.
- **Repair, Safety Issue:** The deck should be flashed at the building attachment.
- **Repair, Safety Issue:** The deck support joists have some failing end bearing at the interior ledger near the chimney chase.

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.

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, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.
- There was an absence of historical evidence due to the installation of new siding.
- Storage in the garage restricted the inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|--|--|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 150 |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 150 Amps •Breakers •Located: Main Panel |
| Service Grounding: | •Ground Rod Connection |
| Service Panel & Overcurrent Protection: | •Panel Rating: 150 Amp •Breakers •Located: Garage |
| Distribution Wiring: | •Copper |
| Wiring Method: | • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Electrical Panel •Bathroom(s) |
| Smoke Detectors: | •Present |

ELECTRICAL OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order.

General Comments

Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Oversized breakers within the main distribution panel should be replaced serving exterior section of the Trane heat pump system. The unit is listed for a maximum over current protection of 15 amps and a 20 amp breaker is installed.
- **Safety Issue:** The main panel should be labeled for improved safety.

Distribution Wiring

- **Repair:** Extension or spliced appliance cords should not be used as permanent wiring at the kitchen vent fan unit. This wiring should be removed.
- **Repair:** Improper electrical connections should be repaired at the spliced condensate pump cord into the air handler service disconnected. The circuit should be wired to an appropriate 110 circuit.
- **Safety Issue:** All junction boxes should be fitted with cover plates in the garage area, in order to protect the wire connections.

Outlets

- **Repair:** An outlet is loose at the rear exterior.
- **Repair:** Some outlets are damaged in the 2nd floor front left bedroom due to painting.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard at the basement mechanical room and master bedroom.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended at the garage area, rear exterior, and for all kitchen counter based outlets. A GFCI offers increased protection from shock or electrocution.

Switches

- **Repair:** The inoperative light switch should be repaired at the basement/ garage entry.

Lights

- **Repair:** The light is inoperative at the kitchen sink area. If the bulbs are not blown, the circuit should be repaired.

- **Repair:** The missing light fixture should be repaired or replaced at the right rear exterior corner.
- **Repair:** The light fixture covers are missing at the basement area.

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.

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|--|
| Energy Source: | •Gas •Electricity |
| Heating System Type: | •Forced Air Furnace •Manufacturer: Trane •Serial Number: 4132TAB6V •Manufacturer: American Standard •Serial Number: L345YPL1G |
| Vents, Flues, Chimneys: | •Metal-Multi Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Condensate Pump •Filter Size: 14x20x1 & 16x25x1 |

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Deferred Cost Item:** Given the age of the American Standard furnace and Trane air handler, they may be near the end of its useful lives. You should reserve funds to be ready to purchase new units.

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.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

| | |
|-----------------------------|---|
| Energy Source: | •Electricity |
| Central System Type: | •Air Cooled Central Air Conditioning •Manufacturer: American Standard •Serial Number: R111RG01F •Air Source Heat Pump System •Manufacturer: Trane •Serial Number: 4234PW94F |

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Deferred Cost Item:** The American Standard air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

Heat Pump

- **Deferred Cost Item:** The Trane heat pump is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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 are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| | |
|------------------------------------|---|
| Attic Insulation: | •R30/20 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Basement Wall Insulation: | •Not Visible |
| Roof Ventilation: | •Ridge Vents •Gable Vents •Soffit Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Dryer |

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Exhaust vent pipes from the bathroom(s) should be vented to the building exterior instead of the knee wall attic space.
- **Repair:** Recommend insulating the knee wall attic access in the 2nd floor hall closet.

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.

Plumbing

DESCRIPTION OF PLUMBING

| | |
|---|--|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Copper •Not Visible |
| Main Water Valve Location: | •Front Wall of Basement |
| Interior Supply Piping: | •Copper |
| Waste System: | •Unknown |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Gas •Approximate Capacity (in gallons): 50 |
| | •Manufacturer: State •Serial Number: H00500343 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |
| Other Components: | •Pressure Regulator on Main Line |

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Repair:** As the static water pressure of the supply plumbing system tested below the minimum 40 psi, it would be wise to adjust the pressure regulator. The pressure should be no lower than 40 psi and no higher than 80 psi; most homes are set roughly at 60 psi.

Fixtures

- **Repair:** The master bathroom shower stall door sweep is missing and should be repaired or replaced as necessary.

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.

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

Interior

DESCRIPTION OF INTERIOR

| | |
|--------------------------------------|------------------------------------|
| Wall And Ceiling Materials: | •Drywall •Suspended Tile |
| Floor Surfaces: | •Carpet •Tile •Wood |
| Window Type(s) & Glazing: | •Double/Single Hung •Double Glazed |
| Doors: | •Wood-Hollow Core |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are average quality.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in the foyer closet.
- **Repair:** The vent covers are missing at the basement area and front sitting area.

Floors

- **Monitor:** The carpet is loose in the master bedroom area.
- **Repair:** The trim is loose/ damage at the 2nd floor hallway/ landing.

Windows

- **Safety Issue:** The window(s) are painted shut in various locations and sealed shut at the kitchen breakfast area. The windows should be operable in case of an emergency.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Window locking hardware is missing at the kitchen breakfast area.
- **Repair:** The window(s) has lost its seal at the 2nd floor hall bathroom. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly at the front sitting area, the laundry area, the master bathroom, and at the 2nd floor left front bedroom.
- **Repair:** Damaged or non-functional door hardware should be improved at the master bedroom and 2nd floor left front bedroom.
- **Repair:** The doors have sustained localized physical damage and the door stops are missing at the ½ bathroom and 2nd floor front bedroom.

Stairways

- **Repair:** Loose stairway handrails should be better secured at the 2nd floor area.
- **Repair, Safety Issue:** The openings in the stairway and landing railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Repair:** The loose “treads” may make the stairway difficult to negotiate at the top of the 2nd floor stairwell, this condition should be altered for improved safety.

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.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Built-in Electric Oven •Electric Cooktop •Dishwasher •Refrigerator

Laundry Facility:

•240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily.

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Electric Cooktop

- **Monitor:** The electric cooktop is an old unit. While replacement is not needed right away, it would be wise to budget for a new cooktop. In the interim, a higher level of maintenance can be expected.

Door Bell

- **Repair:** The doorbell is inoperative.

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.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Steel Firebox •Gas
Vents, Flues, Chimneys: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES 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 interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

Standards of Practice

1. Introduction
 2. Purpose & Scope
 3. Structural System
 4. Exterior
 5. Roofing System
 6. Plumbing System
 7. Electrical System
 8. Heating System
 9. Air Conditioning System
 10. Interior
 11. Insulation & Ventilation
 12. Fireplaces & Solid Fuel Burning Appliances
 13. General Limitations & Exclusions
Glossary
-

Effective 1 January 2000

© 2000 American Society of Home Inspectors®

1. INTRODUCTION

1.1 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 include private, fee-paid home *inspectors*. ASHI®'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

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

2.2 The *inspector* shall:

A. *inspect*:

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report*:

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

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

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.

- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

1. the *structural components* including foundation and framing.
2. by probing a *representative number of structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*:

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

3.2 The *inspector* is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:

1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment
4. the vent *systems*, flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.
6. the drainage sumps, sump pumps, and related piping.

B. *describe*:

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:

1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the *wiring methods*

C. *report*:

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

7.2 The *inspector* is NOT required to:

A. *inspect*:

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

8. HEATING SYSTEM

8.1 The *inspector* shall:

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

8.2 The *inspector* is NOT required to:

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

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

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

9.2 The *inspector* is NOT required to:

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

10. INTERIOR

10.1 The *inspector* shall:

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

10.2 The *inspector* is NOT required to:

- A. *inspect*.
1. the paint, wallpaper, and other finish treatments.
 2. the carpeting.
 3. the window treatments.
 4. the central vacuum *systems*.
 5. the *household appliances*.
 6. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation *systems*.

B. *describe*:

1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect* :

1. the system *components*.
2. the vent *systems*, flues, and chimneys.

B. *describe*:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects

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

13.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9. the market value of the property or its marketability.
 10. the advisability of the purchase of the property.
 11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 13. the effectiveness of any system *installed* or methods utilized to control or remove suspected hazardous substances.
 14. the operating costs of *systems* or *components*.
 15. the acoustical properties of any system or component.
- C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
 2. or perform *engineering services*.
 3. or perform work in any trade or any professional service other than *home inspection*.
 4. warranties or guarantees of any kind.
- D. *Inspectors* are NOT required to operate:
1. any system or component which is shut down or otherwise inoperable.
 2. any system or component which does not respond to *normal operating controls*.
 3. shut-off valves.
- E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
 2. the *under-floor crawl spaces* or attics which do not conform to recognized standards for clearance.
- F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
 2. *systems* or *components* which are not *installed*.
 3. *decorative items*.
 4. *systems* or *components* located in areas which are not entered in accordance with these Standards of Practice.
 5. detached structures other than garages and carports.
 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
 3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

GLOSSARY OF ITALICIZED WORDS

Alarm Systems

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

Architectural Service

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

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a *system*

Decorative

Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe

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

Dismantle

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

Engineering Service

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

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection

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

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

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

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

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

Readily Openable Access Panel

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

Recreational Facilities

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

Report

To communicate in writing

Representative Number

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

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

Unsafe or not functioning

Shut Down

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

Solid Fuel Burning Appliances

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

Structural Component

A *component* which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive

An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

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

Wiring Methods

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