

Building Inspection Report



Address

Inspection Date:
XX-XX-XX

Prepared For:
Buyer

Prepared By:
New Haven Home Inspections LLC
2383 Akers Mill Rd. N9
Atlanta, GA 30339

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

Report Number:
MXXXX

Inspector:
Matthew King

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home but it needs many repairs. While the repairs recommended in this report are typical for a home of this age and type, the amount of repairs are numerous.

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 roofing material for the home is an Atlas Chalet material which is known for inherent defects and failures. This material also has some history of problems with insurance coverage. Recommend having a licensed roofer evaluate the roofing materials and/ or possibly consult the current insurance coverage.
2. Inspection of the electrical system revealed the need for numerous repairs especially given the amateur installation at the basement area. These 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.
3. The installation of the subpanel has been improperly performed at the basement area. The subpanel feeders have been double tapped off of the main panel feeder lugs also resulting in lack of properly sized over current protection and lack of anti-oxidant paste. The subpanel also lacks the proper configuration for the bonding or floating of neutrals and grounds. A licensed electrician should evaluate and repair the issues with the improper installation.

SAFETY ISSUES

4. The garage door openers did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need the down force adjusted or the unit may need replacement; the loose mounting may also be influencing this issue. Recommend a qualified trained professional for further review.
5. Repairs to the drywall area needed at the rear wall of the garage are needed in order to ensure proper fire separation between the garage and house proper.
6. The stair treads are loose/ damaged at the deck area. This is a safety concern that should be addressed promptly.

7. The openings in the deck railing are large enough to allow a child to fall through at the bench area. It is recommended that this be corrected for improved child safety.
8. The deck stairs are deflecting/ moving; recommend improved bracing and/ or support.
9. A railing/ guards should be provided for the rear retaining wall areas given the drop offs present.
10. The installation of a ground fault circuit interrupter (GFCI) is recommended for the basement bathroom and basement bar areas. A GFCI offers increased protection from shock or electrocution.
11. The gas supply piping serving the Trane furnaces have been improperly flex piped into the burner compartments.
12. The window(s) are painted shut throughout the majority of the home. The windows should be operable in case of an emergency.
13. The door at the top of the basement stairwell should open away from the stairs. It is recommended that this door be altered for improved safety.

REPAIR ITEMS

14. Substantial evidence of roof leaks was observed in the attic space near the chimney chase. Please refer to the Roofing section of the report for recommendations.
15. Repairs to the roofing are needed at the front slope of the home over the top of the left side gable to address missing material and at the chimney chase area given evidence of leakage. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
16. Holes/ openings were observed in the neoprene boot flashings at the waste vents. If patching is unsuccessful, replacement will be necessary to stop leaks.
17. The metal exhaust chimney is rusting at the right side roof slope. It should be painted with an appropriate paint or replaced.
18. Loose or damaged downspouts should be repaired promptly at the front left and rear left corner of the home.
19. Minor leaks in the gutters should be repaired at the chimney chase.
20. The gutters downspout at the front of the home should be directed away from the building and vulnerable areas given the settlement and backfill issues.
21. Localized rot was observed in the trim work at the chimney chase and between sidings at the right and left side of the home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
22. Localized rot was noted in the door frame/ trim at the rear exterior.
23. Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened) at the front of the home above the front entry area. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.
24. The window frames require painting and caulking.
25. Localized evidence of rot was visible at window sills around the home. Repairs should be undertaken in when painting.
26. The window shows evidence of substantial rot to the window frames at the rear of the home outside the 1st floor rear bedroom and at the front of the home outside the front office area. Repair to the window frame can usually be accomplished by a skilled carpenter; a replacement window is preferred in some cases.
27. The loose mounting ledger should be repaired for the left overhead garage door hardware.
28. Tree branches and vegetation should be trimmed away from the house to avoid damage to the building.
29. The fence gates and/or latch mechanism needs adjustment to function properly.
30. The fencing is loose or damaged along the left side perimeter.
31. Oversized breakers within the main distribution panel should be replaced serving the air condensers. The units are both listed for an over current protection of 30 amps and a 35 amp breaker has been installed for one of the units.
32. Loose or damaged conduit wiring should be repaired for the waste disposal circuit below the kitchen sink.
33. Wiring exposed at the left side building exterior should be protected by a rigid conduit.
34. The circuit serving the exterior section of the Rheem heat pump lacks over current protection. The service disconnect near the unit a service breaker and not listed as over current protection.
35. Ungrounded 3-prong outlets should be repaired throughout the basement area.
36. Missing or damaged outlet cover plates should be replaced to avoid a shock hazard at the basement den area and sump pump closet.
37. The loose light fixtures should be secured with sealing against the cladding at the front and rear exterior.
38. The ceiling fan unit in the basement den is loose with damaged/ missing components and the unit binds at the 1st floor rear bedroom.
39. The 3-way switches do not independently operate the lights at the basement entry hallway and 2nd floor hallway.
40. The dirty air filters should be replaced at the furnaces.

41. The blower and motor serving the heating system are in suspect condition at the attic based furnace. They should be checked by a heating technician to assure reliable heat.
42. The outdoor unit of the air conditioning/ heat pump system is out of level. This should be improved.
43. The temperature drop measured across the evaporator coil of the air conditioning system serving the 2nd floor area is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
44. The discharge location of the condensate line for the air conditioning systems should be improved.
45. Disturbed insulation should be repaired or evened out in the attic space near the mechanical platform.
46. There is evidence of past vermin activity in the attic space. A pest control specialist should be consulted in this regard.
47. Missing basement wall insulation should be improved at the basement unfinished area by the exterior door.
48. The flex waste piping should be replaced below the basement bathroom sink and below the basement bar area sink.
49. The hot side fixtures are leaking at both of the master bathroom sinks.
50. The faucet(s) are loose at the master bathroom whirlpool.
51. The mix-valve at the basement bathroom shower is loose and has reversed supplies.
52. The toilet is loose each bathroom; recommend securing to the floor as needed.
53. The shower stall door sweep is defective/ loose to the basement bathroom shower and should be repaired or replaced as necessary.
54. Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced at the master bathroom.
55. Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced at the 1st floor hall bathroom.
56. It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.
57. The hot and cold supplies have been reversed at the basement bar sink.
58. The inset kitchen sink fixture is separating from the countertop.
59. The sump pump appears to have been installed by an amateur with evidence of improper venting and leaking with heavy odor in the area. Recommend consulting a licensed plumber to evaluate the system with repairs or replacement as needed.
60. Water damage with saturation and microbial growth was noted at the basement mechanical area behind the bath enclosure indicating chronic leakage. The area also appears to have been constructed without the use of moisture resistant drywall (green board).
61. The window(s) has lost its seal at the semi-circle windows above the front entry and whirlpool enclosure. 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.
62. Doors should be trimmed or adjusted as necessary to work properly at the basement stairwell entry and at the basement bathroom closet.
63. Damaged or non-functional door hardware should be improved at the basement mechanical closet, at the basement media room, at the 1st floor rear bedroom closet, at the Jack & Jill water closet, and at the 2nd floor rear bedroom.
64. The majority of the door stops are missing throughout the home.
65. Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved at the sink area.
66. Damaged cabinets were noted at the basement bathroom and below the kitchen sink.
67. Missing or damaged cabinet handles should be repaired in the kitchen and at the basement bar area.
68. The oven light is inoperative.
69. The microwave oven surface light is inoperative.
70. The front right burner on the gas cooktop auto-light feature is inoperative.
71. The refrigerator freezer door is loose or damaged.

IMPROVEMENT ITEMS

ITEMS TO MONITOR

72. Exterior wall cracks above the garage lintel (a lintel is a beam supporting masonry above an opening in a wall) suggests that the lintel may be marginal. This condition is not uncommon. If additional movement occurs repairs will be needed.
73. The front entry porch, steps, and walkway has settled relative to the house proper. This is a condition that should be monitored due to the evidence of backfill issues especially at the retaining wall.
74. The retaining wall shows evidence of movement and backfill issues at the front of the home. This condition should be monitored given the settlement around the front entry. It is impossible to determine the rate of movement during a onetime visit to the house.

75. The water heater area lacks a thermal expansion tank instead relying on a thermal valve below the kitchen sink.
76. Evidence of patching was detected in the 1st floor rear bedroom and master bathroom.
77. Loose or weakened finishes were detected in the master bedroom.
78. The carpet is stained and loose in localized areas.
79. It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
80. The window(s) latches are loose/ damaged at the living room area. Improvement can be undertaken as desired.
81. The window gasket is failing at the front door satellite window.

DEFERRED COST ITEMS

82. The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.
83. Given the age of the furnaces and air handler, they may be near the end of their useful lives. You should reserve funds to be ready to purchase new units.
84. The Trane air conditioning system and Rheem heat pump are relatively old. They 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.
85. 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 84 degrees F.

RECENT WEATHER CONDITIONS

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





Atlas chalet shingle material noted at the home with excessive granule loss noted in areas.



Missing roofing material noted at the front slope.



Evidence of roof leakage near the chimney chase.



Light showing around neoprene boot flashings.



Localized rot noted in the fascia at the front of the home.



Localized rot noted in windows at the front and rear of the home with painting needed.



Recommend securing and sealing exterior light fixtures.



Settlement and backfill issues with movement in the retaining wall noted at the front entry.



Recommend extending downspouts away from the vulnerable area at the front entry.



Exposed wiring and no over current protection noted at the meter and heat pump unit.



Rot noted at the chimney chase area and wood trim at the sides of the home between the claddings.



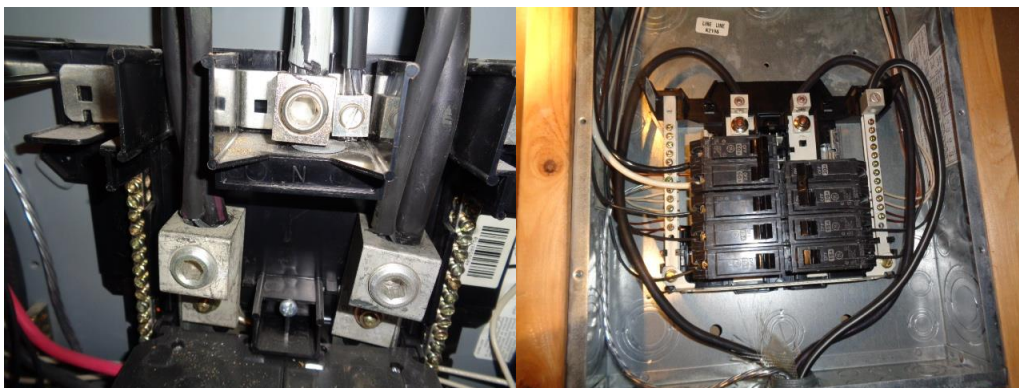
Loose/ damaged treads noted at the deck stairs and excessive openings noted at the deck bench areas.



Recommend clearing trees and vegetation around the home.



Rusting noted in the exhaust vent cover at the right side roof slope.



Improper subpanel installation including double taps off of the main service lugs, lack of appropriate over current protection for the feeders utilized, anti-oxidant installation on feeders, improper floating/ bonding for grounds and neutrals.



Oversized breaker serving the exterior air condensers.



Basement bathroom areas appears to have been constructed without water resistant drywall (green board). Saturation with microbial growth was noted indicating chronic leakage.



Gas supply improperly flex piped into the furnace burner compartments.



Evidence of amateur sump pump installation at the basement with venting and leakage issues noted.



Firewall damage and loose mounting ledgers noted at the garage area.



Loose/ damaged conduit noted at the waste disposal circuit.



The inset sink fixture is separating from the countertop at the kitchen.



Leaky fixtures noted at the master bathroom sink hot sides.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Floor Structure:	•Concrete •Wood Joist •Trusses
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

Exterior Walls

- **Monitor:** Exterior wall cracks above the garage lintel (a lintel is a beam supporting masonry above an opening in a wall) suggests that the lintel may be marginal. This condition is not uncommon. If additional movement occurs repairs will be needed.

Roof

- **Repair:** Substantial evidence of roof leaks was observed in the attic space near the chimney chase. Please refer to the Roofing section of the report for recommendations.

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.

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 from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

The roof coverings are old and are at or near the end of its useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Repairs to the roofing are needed at the front slope of the home over the top of the left side gable to address missing material and at the chimney chase area given evidence of leakage. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Major Concern:** The roofing material for the home is an Atlas Chalet material which is known for inherent defects and failures. This material also has some history of problems with insurance coverage. Recommend having a licensed roofer evaluate the roofing materials and/ or possibly consult the current insurance coverage.
- **Deferred Cost Item:** The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.

Flashings

- **Repair:** Holes/ openings were observed in the neoprene boot flashings at the waste vents. If patching is unsuccessful, replacement will be necessary to stop leaks.

Chimneys

- **Repair:** The metal exhaust chimney is rusting at the right side roof slope. It should be painted with an appropriate paint or replaced.

Gutters & Downspouts

- **Repair:** Loose or damaged downspouts should be repaired promptly at the front left and rear left corner of the home.
- **Repair:** Minor leaks in the gutters should be repaired at the chimney chase.
- **Repair:** The gutters downspout at the front of the home should be directed away from the building and vulnerable areas given the settlement and backfill issues.

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

- Some sections of the roofing surface were concealed from view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Wood Siding •Cement Composite
Eaves, Soffits, And Fascias:	•Wood •Cement Composite
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
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:	•Wood •Concrete •Brick
Fencing:	•Wood

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized rot was observed in the trim work at the chimney chase and between sidings at the right and left side of the home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Localized rot was noted in the door frame/ trim at the rear exterior.

Exterior Eaves

- **Repair:** Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened) at the front of the home above the front entry area. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of rot was visible at window sills around the home. Repairs should be undertaken in when painting.
- **Repair:** The window shows evidence of substantial rot to the window frames at the rear of the home outside the 1st floor rear bedroom and at the front of the home outside the front office area. Repair to the window frame can usually be accomplished by a skilled carpenter; a replacement window is preferred in some cases.

Garage

- **Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener may need the down force adjusted or the unit may need replacement; the loose mounting may also be influencing this issue. Recommend a qualified trained professional for further review.
- **Safety Issue:** Repairs to the drywall area needed at the rear wall of the garage are needed in order to ensure proper fire separation between the garage and house proper.
- **Repair:** The loose mounting ledger should be repaired for the left overhead garage door hardware.

Porch

- **Monitor:** The front entry porch, steps, and walkway has settled relative to the house proper. This is a condition that should be monitored due to the evidence of backfill issues especially at the retaining wall.

Deck

- **Repair, Safety Issue:** The stair treads are loose/ damaged at the deck area. This is a safety concern that should be addressed promptly.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through at the bench area. It is recommended that this be corrected for improved child safety.
- **Safety Issue:** The deck stairs are deflecting/ moving; recommend improved bracing and/ or support.

Retaining Wall

- **Monitor:** The retaining wall shows evidence of movement and backfill issues at the front of the home. This condition should be monitored given the settlement around the front entry. It is impossible to determine the rate of movement during a onetime visit to the house.
- **Repair, Safety Issue:** A railing/ guards should be provided for the rear retaining wall areas given the drop offs present.

Landscaping

- **Repair:** Tree branches and vegetation should be trimmed away from the house to avoid damage to the building.

Fencing

- **Repair:** The fence gates and/or latch mechanism needs adjustment to function properly.
- **Repair:** The fencing is loose or damaged along the left side perimeter.

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.
- The exterior wall of the house was not accessible.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.

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 Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Meter
Service Grounding:	•Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Unable To Determine •Breakers
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen •Electrical Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

General Comments

Major Concern: Inspection of the electrical system revealed the need for numerous repairs especially given the amateur installation at the basement area. These 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

- **Major Concern, Repair:** The installation of the subpanel has been improperly performed at the basement area. The subpanel feeders have been double tapped off of the main panel feeder lugs also resulting in lack of properly sized over current protection and lack of anti-oxidant paste. The subpanel also lacks the proper configuration for the bonding or floating of neutrals and grounds. A licensed electrician should evaluate and repair the issues with the improper installation.
- **Repair:** Oversized breakers within the main distribution panel should be replaced serving the air condensers. The units are both listed for an over current protection of 30 amps and a 35 amp breaker has been installed for one of the units.

Distribution Wiring

- **Repair:** Loose or damaged conduit wiring should be repaired for the waste disposal circuit below the kitchen sink.
- **Repair:** Wiring exposed at the left side building exterior should be protected by a rigid conduit.
- **Repair:** The circuit serving the exterior section of the Rheem heat pump lacks over current protection. The service disconnect near the unit a service breaker and not listed as over current protection.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired throughout the basement area.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for the basement bathroom and basement bar areas. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing or damaged outlet cover plates should be replaced to avoid a shock hazard at the basement den area and sump pump closet.

Lights

- **Repair:** The loose light fixtures should be secured with sealing against the cladding at the front and rear exterior.
- **Repair:** The ceiling fan unit in the basement den is loose with damaged/ missing components and the unit binds at the 1st floor rear bedroom.

- **Repair:** The 3-way switches do not independently operate the lights at the basement entry hallway and 2nd floor hallway.

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: R4656RY1G •Serial Number: R104WKG2G •Manufacturer: Rheem •Serial Number: TM140209967
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Condensate Pump •Filter Size: 14x25x1 & 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 furnaces and air handler, they may be near the end of their useful lives. You should reserve funds to be ready to purchase new units.
- **Repair:** The dirty air filters should be replaced at the furnaces.
- **Repair:** The blower and motor serving the heating system are in suspect condition at the attic based furnace. They should be checked by a heating technician to assure reliable heat.

Combustion / Exhaust

- **Repair, Safety Issue:** The gas supply piping serving the Trane furnaces have been improperly flex piped into the burner compartments.

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: Goodman •Serial Number: 1404392470 •Manufacturer: Trane •Serial Number: Z0734PDBF
•Air Source Heat Pump System •Manufacturer: Rheem •Serial Number: 6388M150208685

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The system responded properly to operating controls.

General Comments

This system has not been maintained.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Deferred Cost Item:** The Trane air conditioning system and Rheem heat pump are relatively old. They 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.
- **Repair:** The outdoor unit of the air conditioning/ heat pump system is out of level. This should be improved.
- **Repair:** The temperature drop measured across the evaporator coil of the air conditioning system serving the 2nd floor area is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** The discharge location of the condensate line for the air conditioning systems should be improved.

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 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•R20
Roof Ventilation:	•Roof 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:** Disturbed insulation should be repaired or evened out in the attic space near the mechanical platform.
- **Repair:** There is evidence of past vermin activity in the attic space. A pest control specialist should be consulted in this regard.

Basement

- **Repair:** Missing basement wall insulation should be improved at the basement unfinished area by the exterior door.

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: G01115943
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.

General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

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.
- **Monitor:** The water heater area lacks a thermal expansion tank instead relying on a thermal valve below the kitchen sink.

Waste / Vent

- **Repair:** The flex waste piping should be replaced below the basement bathroom sink and below the basement bar area sink.

Fixtures

- **Repair:** The hot side fixtures are leaking at both of the master bathroom sinks.
- **Repair:** The faucet(s) are loose at the master bathroom whirlpool.
- **Repair:** The mix-valve at the basement bathroom shower is loose and has reversed supplies.
- **Repair:** The toilet is loose each bathroom; recommend securing to the floor as needed.
- **Repair:** The shower stall door sweep is defective/ loose to the basement bathroom shower and should be repaired or replaced as necessary.
- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced at the master bathroom.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced at the 1st floor hall bathroom.
- **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.
- **Repair:** The hot and cold supplies have been reversed at the basement bar sink.
- **Repair:** The inset kitchen sink fixture is separating from the countertop.

Sump Pump

- **Repair:** The sump pump appears to have been installed by an amateur with evidence of improper venting and leaking with heavy odor in the area. Recommend consulting a licensed plumber to evaluate the system with repairs or replacement as needed.

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 •Paneling
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
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 below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

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 1st floor rear bedroom and master bathroom.
- **Monitor:** Loose or weakened finishes were detected in the master bedroom.
- **Repair:** Water damage with saturation and microbial growth was noted at the basement mechanical area behind the bath enclosure indicating chronic leakage. The area also appears to have been constructed without the use of moisture resistant drywall (green board).

Floors

- **Monitor:** The carpet is stained and loose in localized areas.

Windows

- **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:** The window(s) has lost its seal at the semi-circle windows above the front entry and whirlpool enclosure. 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.
- **Monitor:** The window(s) latches are loose/ damaged at the living room area. Improvement can be undertaken as desired.
- **Monitor:** The window gasket is failing at the front door satellite window.
- **Safety Issue:** The window(s) are painted shut throughout the majority of the home. The windows should be operable in case of an emergency.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly at the basement stairwell entry and at the basement bathroom closet.
- **Repair:** Damaged or non-functional door hardware should be improved at the basement mechanical closet, at the basement media room, at the 1st floor rear bedroom closet, at the Jack & Jill water closet, and at the 2nd floor rear bedroom.
- **Repair:** The majority of the door stops are missing throughout the home.

Counters

- **Repair:** Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved at the sink area.

Cabinets

- **Repair:** Damaged cabinets were noted at the basement bathroom and below the kitchen sink.
- **Repair:** Missing or damaged cabinet handles should be repaired in the kitchen and at the basement bar area.

Stairways

- **Safety Issue:** The door at the top of the basement stairwell should open away from the stairs. It is recommended that this door 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 •Gas Cooktop •Microwave Oven •Dishwasher
Laundry Facility:	•Waste Disposer •Refrigerator •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:	•Waste Standpipe for Washer •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily.

General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS

Oven

- **Repair:** The oven light is inoperative.
- **Repair:** The microwave oven surface light is inoperative.

Gas Cooktop

- **Repair:** The front right burner on the gas cooktop auto-light feature is inoperative.

Refrigerator

- **Repair:** The refrigerator freezer door is loose or damaged.

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

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
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Effective 1 January 2000

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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.