

Home Inspection Report

123 Tested

Report Prepared For:
Dan Doe

Report Prepared By:
Inspector

Monday, November 29, 2004



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GENERAL INFORMATION

Inspection Address

Street: 123 Tested Rd.
City: Victoria
State: BC
Zip: 6454654

Client Information

Name: Dan Doe
Company: REAL ESTATE SERVICES
Address: 1234 Haven Ave.
City: Alta Loma
State: Ca.
Zip: 91737
Work: (250) 123-0000

INTRODUCTION AND OVERVIEW

Inspection Details

Inspection Date: November 29, 2004

Report Delivered: at the conclusion of the inspection

Weather Conditions: raining

Temperature: 60 °

Report Number: 000002

Present During Inspection: seller and buyers agent

Building Occupied: vacant empty

Inspection Limited to: exterior, landscape and plumbing

Inspection Excludes: exterior, landscape and plumbing

Inspection Includes: the hot tub and an inspection for wood boring insects

Building Details

Date Built: 1960

Approximate Age: 44 years

Approximate Area: 550 Sq. Ft.

Entrance Faces: east

Nearest Fire Hydrant: within 500 yards

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

EXCLUSIONS AND LIMITATIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

Construction Type

Structure Type: residence is a two story
Attached - Detached: detached
Construction Type: steel frame
Residence Style: quadraplex

Bedrooms: three
Kitchens: one per unit
Bathrooms: one and a half
Supporting Foundation: a daylight basement

Foundation Type: a raised perimeter (crawlspace)
Foundation Material: reinforced concrete
Support Columns: masonry support

Wall Studs: 2 by 6
Wall On-Center: 16-inch
Wall Sheathing: plywood over skip sheathing

Floor Framing: platform framing
Floor Joists: 2 by 6 joists
Floor On-Center: 12-inch
Floor Sheathing: oriented strand board (OSB)

Roof Assembly Type: timber frame truss assembly
Rafter Support: 2 by 4 and 2 by 6
Rafter/Support On-Center: 16-inch
Roof Sheathing: plywood over skip sheathing

Ceiling Joist: 2 by 8
Ceiling Joist On-Center: 24-inch

Crawlspace Entrance Inspection

Inspection Method: illumination on site
Probing Inspection: no probing
Entrance Location: a floor hatch in the pantry

Attic Entrance Inspection

Inspection Method: illumination on site
Entrance Location: ceiling hatch in the laundry room

We noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that we observed in this foundation were all vertical, all

smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that we observed.

It is our opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

I noted one or more damaged foundation vent covers that need to be repaired.

NOTE: Foundation vent covers are not supposed to be closed year-round, as this may trap moisture under the home that can result in the formation of mold, rot or other fungal conditions that are likely to attract wood-destroying pests. Vent covers are only used in climates where they are necessary to protect against pipe freeze in winter or keep high humidity out of the crawlspace in summer. In this climate, I recommend closing the foundation vents only during the winter months. The rest of the year they should be locked in the wide-open position.

Foundation damage suspected to have been caused by frost heave is apparent. Frost heaving typically occurs when there is inadequate drainage around the foundation and saturated soil freezes to the foundation walls, expands and causes cracks. Correction can sometimes be accomplished by doing something as simple as redirecting exterior downspouts and drainage away from the foundation, and then patching the cracks with epoxy, or as complex as excavating to the footings to clear or replace clogged/damaged drains and make structural repairs to the wall. I recommend having this damage independently evaluated by a professional engineer, as well as a foundation contractor, to determine the extent of damage, design a fix and provide an estimate for cost of repairs. The client should note that it might be necessary to have the damaged area of the foundation completely excavated at the exterior, in order for an engineer or contractor to adequately survey the damage and design a fix.

There are excessively wet conditions (pools of water, spongy/muddy soil, signs of previous flooding) under the home in the crawlspace. This may be the direct result of unsatisfactory conditions noted elsewhere in this report and be of no concern once corrections to these other areas have been made. Or, it may be related to a separate issue altogether. I recommend further investigation and correction as appropriate by a reputable drainage contractor.

I found what I believe to be mold or mildew coating the surface of some of the framing and sheathing in the attic. Mold needs moisture to thrive. And, though I do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what I do. I noted undesirable moisture conditions. A reputable contractors needs to correct this immediately.

Some types of mold organisms are supposed to be toxic to humans. However, once the source of the moisture feeding it has been eliminated the mold should die, and, as long as it hasn't spread to the living spaces below, it should not pose a threat to

anyone. I don't know whether the substance seen is toxic or not, as I firmly believe that identification of bio-organisms is far outside the scope of a home inspector's area of expertise.

If desired, an indoor air quality (IAQ) firm specializing in mold identification and abatement can examine the substance, to determine exactly what it is and whether any of the substance has spread to the living spaces below. Should the client choose to do this I recommend extreme caution, as both the Centers for Disease Control (CDC) and the Environmental Protection Agency (EPA) have publicly stated that testing for mold spore in the course of a home transaction is pointless. Many of these alleged "experts" have little training or experience with mold and use questionable sampling and testing protocols. Additional information about mold can be found on the Internet at: <http://www.cdc.gov/nceh/airpollution/mold/stachy.htm>. This is the CDC's frequently asked questions (FAQ) site for mold. I recommend the clients review this data before deciding whether to go ahead with any sampling, testing or abatement of this substance.

EXTERIOR

Building Exterior

Wall Surface Material: vertical, tongue-and-groove cedar¹ and wood clapboard siding²

Wall Trim: aluminum

Entry Door Types: wood doors with windows

Eave Type: enclosed and vented vinyl soffit material

Sun Deck - Patio

Sun Deck Type: two-by lumber³

Sun Deck Location: in the back

The vertically applied siding on this home is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. I recommend correction by a competent carpenter or siding installer.

The shingle siding is installed with incorrect exposure or reveal of the overlapped courses. For single coursing, the maximum exposure should be ½-inch less than one-half the length of the shingles. For double coursing, it should be 4 inches less than full length. I recommend correction by an experienced carpenter or shingle installer.

The composition siding has been incorrectly fastened to the home with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. I recommend correction by a competent carpenter or siding installer.

¹ Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

² Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

³ PERIODIC MAINTENANCE: Whether treated or not, it is important to keep a lumber deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. We recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite deck wash and then rinsing with a pressure washer. The color of sun-faded or sun-darkened wood can be revived by applying a deck brightener solution and then the deck should be recoated with a good-quality deck sealant.

The exterior brickwork needs tuck-pointing badly. Tuck-pointing is a form of periodic maintenance that involves undercutting the joints between bricks to remove soft, deteriorated mortar, and then restoring the joints by 'tucking' fresh mortar into them. If this task is neglected too long, the brickwork can become unstable and rain will more easily penetrate the outer envelope of the home and lead to other issues. Tuck-pointing is a service normally performed by a professional brick mason and can be costly in terms of labor.

The main entry door consists of a solid core with veneer facing. The veneer facing is badly deteriorated due to exposure to sunlight and weather and needs to be repaired. It may be possible to have the door re-veneered, but it is probably cheaper to simply replace it. I recommend consulting a professional door/window installer to discuss repair options and cost.

The ledger board of the elevated deck has been poorly attached to the house. This type of installation is considered unsafe. Every year, hundreds of people in the U.S.A. and Canada are injured, and some killed, when poorly secured elevated decks detach and collapse with large group of people standing on them, such as at parties. Deck ledgers need to be attached directly to the band joist, not the siding, with lag bolts and washers. We recommend having this installation corrected by a competent carpenter.

I found one or more loose surface boards at the deck that need to be re-secured because fasteners have backed out. Besides being unsightly, these pose a trip hazard and anyone with bare feet risks injury from the exposed fasteners. I recommend resetting or replacing them with deck screws as necessary.

The handrail at the side of the deck stairs is incorrectly placed and poses a risk to anyone who should slip on the stair and reach out to catch or support themselves. The handrail should be installed at a height of no less than 34 inches and no higher than 38 inches.

There is soffit sheathing missing that needs to be replaced. I recommend immediate repair by a competent carpenter.

LANDSCAPE AND SITE DRAINAGE

Slope and Drainage

Direction of Lot Slope: slopes away from the home on all sides¹

Drainage Piping: plastic

Drains Connected to: community

Gutters Downspouts Drain: grade and perimeter

Downspouts Empty into: dedicated drywell²

Catch Basins Located: front walkway of the residence and back walkway of the residence

Drives Walks and Patios

Driveway Types: exposed aggregate

Walkway Type: asphalt

Flatwork Type: exposed aggregate

Flatwork Locations: in the back

Patio Type: a stamped concrete

Patio Locations: in the back

Fence and Gate: chain link and rock work

Retaining Walls

Retaining Wall Type: stacked concrete block

Retaining Wall Locations: in the back

Since the configuration of the landscaping makes it impossible to achieve proper drainage in close proximity to the foundation, I recommend having French drains installed uphill of the home to capture surface runoff and divert it safely past the home. This will help to limit the likelihood of ponding near the foundation or footing drains that back up below-grade next to the foundation and cause infiltration into/beneath the home. Contact a professional drainage contractor to discuss options and cost.

¹ Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

² Because the configuration is common in this neighborhood, the drains are presumed to empty into a drywell somewhere on the property. A drywell is nothing more than a deep, fabric-lined hole that is filled with rock. The drains are configured to terminate in the center of the rock and the rock is totally encapsulated with geo-textile fabric and buried. This allows the water to drain safely into the soil of the yard well clear of the foundation.

There is water draining into the basement of this home through the foundation walls and footer. The exact cause can't be immediately determined, although this is typically the result of improper exterior drainage or poorly configured downspouts that channel water into the ground within six feet of the foundation. If those conditions are present, they are documented elsewhere in this report. If not, infiltration can be caused by such things as clogged/collapsed or improperly placed footing or downspout drains, improper waterproofing of the foundation walls during construction or unseen below-grade hydrological conditions such as underground springs or too high a water table. I recommend further evaluation by drainage professionals and correction as appropriate.

The concrete driveway has some cracks that detract from its appearance, but it is still very viable and can probably be satisfactorily repaired. I recommend the client consult a reputable mason to discuss repair options and cost.

There are one or more trip hazards at the concrete walkways that are poured directly against the foundation of this home. The cause is cracking or settling of the walkways that will need to be restored. I recommend consulting a reputable mason to discuss repair options and cost.

ROOF SYSTEM

Roof Covering

Roof Inspected: from the ground

Roofing Materials: asphalt shingles¹ and cedar shakes²

Flashing Type: lead

Flashing Locations: base of chimney chase(s)

Gutters Downspouts

Gutter Downspout Type: aluminum

Gutters Downspouts Drain: onto grade and perimeter drains³

Skylights

Skylight Type: fixed-lens, glass, curbless

Skylight Locations: on the north slope

Chimneys

Chimneys Type: metal, multi-wall vent

Fireplace Stove Locations: family room and daylight basement

Early indications of surface failure, such as erosion of the protective granular coating, raised ridges and cracked, brittle or missing shingles were evident at the time of inspection. Consulting a professional roofer now to have immediately necessary repairs made, and to discuss cover replacement options, costs and timetable is recommended.

Indications of a roof leak were found. It is my opinion that this is an active leak that needs to be immediately attended to. Contact reputable roofers to discuss repair options and related costs.

Plumbing vents, electrical masts and chimneys that extend through the surface of the roof are fitted with weatherproof flashing or boots known as storm collars that

¹ An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

² A cedar shake roof consists of irregularly shaped shingles riven from logs. Cedar shakes can have an expected service life of anywhere from 15 to 40 years after date of installation, depending on locale. In damp, northern climates service life is generally expected to be about 15 to 20 years, while in drier southern climates they can last anywhere from 20 to 40 years. Actual service life depends on a lot of factors, such as the amount of shade around a home, amount of annual precipitation, average daily temperatures and the amount of regular maintenance that the cover receives.

³ The downspouts did not all function the same way. Some discharged directly onto grade at the base of the foundation, while others were connected to dedicated perimeter drainage around the base of the foundation. It is recommended that all downspouts be connected to the dedicated perimeter drains. This may require the services of a professional contractor to extend or modify the existing drains.

prevent rainwater infiltration into the structure. I noted damaged collars during my inspection and recommend repair by a roofer or experienced handyperson.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

The gutters need some minor repairs. I noted one or more deficiencies such as loose or missing end caps, loose spikes and/or improper pitch. It is recommended that all gutters be serviced and these minor repairs made by an experienced handyman.

The mortar cap of this chimney, sometimes known as the 'crown', was cracked, badly weather worn or damaged by the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap repaired by a reputable chimney mason or sweep is recommended.

The metal cover at the top of the chimney chase that houses the metal flue for the family room fireplace is heavily corroded and needs to be scraped down, primed and repainted before it develops pinholes.

PLUMBING SYSTEM

Supply and Piping

Supply and Waste System: a municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: cross-linked polyethylene(PEX)

Branch Piping Size: 3/4-inch

Branch Piping Type: cross-linked polyethylene(PEX)

Waste Piping: PVC DWV plastic

Vent Piping: PVC DWV plastic

Main Water Shut Off Location: in the crawlspace

Main Water Regulator Location: in the basement bathroom

Waste Clean Out Locations: in the basement bedroom

Main Floor Drain Location: in the basement bathroom

Hot Water Heater

Water Heater Type: two conventional storage tanks

Water Heater Energy Source: electricity

Capacity: 80 Gallons

Estimated Tank Age: 5 years

Estimated Life Remaining: 2 to 3 years

Water Heater Vented: into a lined masonry chimney

Fuel Tank & Controls

Fuel Shut Off Location: at the fuel tank

Fuel Tank Location: outside, above ground at the north side

The primary shutoff valve for the supply plumbing was inaccessible or un-viewable and is therefore excluded from the scope of this inspection.

There are active leaks in the supply plumbing that require immediate repair.

ELECTRICAL SYSTEM

Service Entry

Service Drop Type: overhead stranded triplex cable
Service Entry Conductor: aluminum
Meter Location: back of the residence
Service Ground Conductor: is a bare aluminum
Service Ground Location: water pipe at exterior of residence

Main Disconnect

Main Disconnect Type: lever shutoff
Main Disconnect Rating: 60 amp
Main Disconnect Location: adjacent to main service entrance panel

Main Panel

Service Entrance Panel Location: was inaccessible
Panel Style: Breaker
Amperage Rating: 60 amps
Voltage Rating: 120/240 volts
Final Service Rating: 40 amps

Distribution Wiring

Wiring Type: electric metal tubing (EMT) and non-metallic conduit
Wiring Conductors: copper and aluminum
GFCI Locations: main bathroom and laundry room¹

Sub Panel

Sub Panel Location: inside of the building
Sub Panel Amperage Rating: 60 amp
Sub Panel Voltage Rating: 120/240 volt

The main service panel appears to have some room for future upgrades or additions to the system.

The overhead service conductors from the utility pole to the house are too low above @@@. Service conductors pose a significant electrocution hazard and may not be readily accessible. The electrical code (NEC 230-24b) prohibits heights of less than 10ft. above walkways not accessible to vehicles or at the connection to the building, 12ft. above driveways and 18ft. above roadways. The code allows a municipality to cede jurisdiction of this issue to the utility provider, so local rules may be more or less restrictive. Since this is a life/safety issue, I strongly recommend contacting the utility provider to have these conductors raised to proper height as necessary.

¹ GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

I found what appeared to be illegal taps or splices installed on the electrical system that bypass the meter. I recommend this be investigated and corrected as necessary by a reputable electrician or the utility provider.

No ground fault circuit interrupters (GFCI) were found in the bathroom, laundry room and wet bar countertop.

An external gas pipe is being incorrectly used as the grounding electrode. There are a variety of buried metal objects that can be used as an earth ground but a gas pipe is not one of them. A licensed electrician needs to immediately move the service ground to an approved grounding electrode.

HEATING SYSTEM

Heating Systems

Type of Heating System: an electric forced air furnace and electric baseboard radiant heating

Heating System Location: basement

Heating System Access: through an attic hatch

Location Electric Safety Switch: within sight of the furnace/boiler unit

Type of Thermostats: programmable

Location of Thermostats: family room and living room

Heat Pump

Heat Exchange Method: ground source¹

Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: are stacked on top of the furnace

Coil Condenser

Outside Unit Location: north side of the home

Gas System

Type Gas Line: rigid copper

Gas Meter Location: south side of the home

Tank Above or Below Ground: aboveground

Tank Location: on the north side

Interior Gas Cutoff Location: none

Exterior Gas Cutoff Location: at the meter

The furnace/boiler housing is badly rusted. This usually indicates exhaust condensate leakage, a backdrafting flue or, in the case of a hot water/steam system, may indicate a boiler leak. I recommend having this unit immediately inspected and repaired as necessary by a reputable/professional HVAC firm.

I noted cracks/leaks in the heat exchanger of the furnace/boiler and recommend immediate evaluation and repair or replacement by a reputable/professional HVAC firm.

¹ The heat pump is a ground source or "geo-thermal" type that gathers latent heat from the earth through a coil buried in the ground and transfers it to the the interior coil in order to heat the home in winter. When used to cool a home in the latent heat from the interior is gathered through the interior coil and transferred back to the ground.

AIR CONDITIONING SYSTEMS

System Description

Type of system: individual through-wall units

Energy source: electricity

Exchange Method: ground source¹

Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: is located in the attic

Coil Condenser

Outside Unit Location: south side of the home

The evaporative cooler is equipped with a one-speed motor and appears to function normally.

The air conditioning turns on and off frequently when operating. This is known as short cycling and is typically the result of frosted up evaporator coils or low refrigerant.

Heavy condensation was noted on the air conditioning compressor. This usually indicates crushed/deteriorated condenser or evaporator coil fins that are inhibiting air exchange within the air conditioning system, and generally means the system is on the verge of icing up.

The air conditioning compressor runs but cuts off. This can be caused by an overload protector that is either too small or defective, low refrigerant or the compressor may be going bad.

¹ The heat pump is a ground source or "geo-thermal" type that gathers latent heat from the earth through a coil buried in the ground and transfers it to the the interior coil in order to heat the home in winter. When used to cool a home in the latent heat from the interior is gathered through the interior coil and transferred back to the ground.

INTERIOR

Room Interior

Heat Source: electric baseboard radiant heating
Stair Locations: in the front hallway
Wall Surface Type: lath and plaster
Ceiling Surface Type: drywall
Flooring Type: hardwood
Bathroom Flooring Material: tile

Cabinets and Counters

Kitchen Cabinet Type: face frame style composition board
Kitchen Counter Top Type: laminate
Bathroom Cabinet Type: face frame style composition board
Bathroom Counter Top Type: laminate

Windows and Doors

Window Frame Type: aluminum
Window Pane Type: double glazed
Safety Glazing: rear entry door
Inside Door Type: fiberglass, hollow-core panel
Security Bar Locations: interior of the main entrance

Garage Door

Garage Door Type: wood panel, sectional sliding
Garage Door Opener: Automatic

I observed what I believe is mold or mildew on some wall and/or ceiling surfaces. A dank odor indicating the presence of mold or rot is also evident and I saw indications of moisture intrusion. Mold needs moisture to thrive. And, though I do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what I do. I confirmed that there is moisture infiltration in these areas by probing with a moisture meter. A reputable contractors needs to correct this immediately.

There are holes in the interior walls that need to be repaired. I recommend repairs by an experienced handyperson or drywall professional.

There are wood floors applied over concrete slabs in this home. On the surface, these appear to be fine. However, it is impossible to predict future performance of the flooring, as there is no way that I can determine visually whether proper underlayments have been used to prevent moisture from wicking into the underside of the floor from the slab.

There is a damaged door casing that needs to be repaired by a competent carpenter.

The pedestrian door between the garage and the house is fitted with tight fitting weather-strip gaskets and a self-closing hinge but is not fire rated.

I found that one or more of the overhead door panels are deteriorating from some type of fungal organism. This is typically caused by the lack of paint or poor painting practices. Repair will necessitate replacement of at least the affected door panels and possibly the entire door. I recommend carefully priming and painting the door once repairs have been made.

INSULATION AND VENTILATION

Attic Locations and Access

Attic Spaces: two
Attic Access Locations: carport
Certificate Posted: garage
Certificate Insulation Locations: attic only

Attic Floor Insulation

Insulation Type: fiberglass batt
Insulation Measure: 4 inches
Insulation R-Value: 2
Vapor Retarder: kraft facings

Wall Insulation

Insulation Measure: 2 inches
Insulation R-Value: 2
Vapor Retarder: polyethylene plastic
Retarder Location: warm side of wall

Crawlspace Insulation

Insulated: walls only
Insulation Type: fiberglass batt
Insulation Measure: 4 inches
Floor Insulation R-Value: 2
Under floor Barrier: unknown¹
Crawlspace Barrier: kraft facings

Attic Ventilation

Attic Ventilation Type: passive ventilation
Attic Ventilation Intake Location: drip-edge vents
Attic Exhaust Ventilation: gable louver vents

Crawlspace Ventilation

Ventilation Type: shuttered vents²
Vent Locations: foundation walls at the perimeter

¹ The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials. Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

² Under-house ventilation for this home consists of shuttered vents that can be opened in winter and closed in summer or vice versa.

House Ventilation

Exhaust Fans Devices: some bathrooms/kitchen

Whole House Vent System: whole house fan(ceiling type-current)¹

The insulation level in the home is to current code.

The attic insulation levels in this attic are inconsistent. This will result in uneven energy loss and comfort levels in the home. It is recommended that the insulation be redistributed and improved as necessary to ensure consistent comfort levels throughout the home.

Attics need to have adequate ventilation lest moisture-laden air that infiltrates from the home below is trapped, causing mold and mildew and leading to other issues that could eventually threaten the structural integrity of the home such as wood-destroying insects or rot. The generally accepted standard for attic ventilation, when there are only upper exhaust vents in a roof, is a minimum ratio of one square foot of net-free vent space for every 150 square feet of floor-space in the home. When both upper and lower vents are used, this is halved to a ratio of 1/300th. This attic falls short of this standard. However, there was no evidence that this has caused any moisture-related issues in the attic over the life of this home. The reasons for this anomaly are not evident and not easily pinpointed, but conditions in this attic appeared to be satisfactory at the time of this inspection. Making any alterations to this configuration without first consulting an HVAC specialist is not recommended.

Shadowy gray lines known as 'ghosting' were noted on some exterior walls. Ghosting is typically caused when warm moisture-laden air encounters cold spots on exterior walls where the wall studs or voids in the insulation are present. The moisture will condense on the wall and trap dust particles in the air. Eventually, this can result in the shadow lines. The phenomenon is more pronounced in homes where gas-cooking appliances are used or the occupants frequently burn candles. The discoloration is normally removed by cleaning but may return. To reduce or eliminate the discoloration, it is recommended that the client(s) consult an insulating contractor, who can determine whether it is caused by settling insulation in wall cavities or by heat transference through wall studs and can suggest ways to correct it.

Efflorescence or other clues to moisture infiltration seen at the basement walls indicates a lack of adequate damp proofing at the exterior of the foundation. This will raise ambient moisture levels in the basement and could result in excessively humid conditions, leading to formation of mold or conditions conducive to wood-destroying organisms. Some measures should be taken to either reduce humidity or reduce the amount of moisture passing through these basement walls. There are heavy coating products that can be applied to the inside surfaces of the foundation to block water movement, interior drainage systems can be installed and/or dehumidifiers can be used. Consultation with a reputable drainage/damp proofing contractor to discuss options and related cost is recommended.

A draft was noticeable at the breaker panel. It is recommended that this opening be sealed with insulation to prevent heat loss.

¹ The home is equipped with a whole house air exchange system, consisting of an automatically-timed, centrally-mounted ceiling fan that exhausts through the roof or soffit and scavenges air via dedicated window or through-wall vents.

Shadowy gray lines known as 'ghosting' were noted on some exterior walls. Ghosting is typically caused when warm moisture-laden air encounters cold spots on exterior walls where the wall studs or voids in the insulation are present. The moisture will condense on the wall and trap dust particles in the air. Eventually, this can result in the shadow lines. The phenomenon is more pronounced in homes where gas-cooking appliances are used or the occupants frequently burn candles. The discoloration is normally removed by cleaning but may return. To reduce or eliminate the discoloration, it is recommended that the client(s) consult an insulating contractor, who can determine whether it is caused by settling insulation in wall cavities or by heat transference through wall studs and can suggest ways to correct it.

The vents were found to be open, clear and unobstructed. This is considered incorrect in this region at this time of the year. The local climate is extremely humid. Leaving the vents open in hot weather will result in warm, humid air flowing into the cool crawlspace area through the open vents, where it will condense on cold surfaces and eventually result in mold, mildew or even rot or insect infestation. It is recommended the vents be closed in the humid summer months and opened during the drier winter months.

The ventilation system is in excess of current code.

The kitchen ceiling exhaust fan is inoperative. Repair or replacement is recommended.

The exhaust ductwork for the whole house air exchange system has been improperly configured in the attic. It was found that there were too few supports for the flexible ducting. Consequently, the ducting is drooping between hangers. This is pinching off the flexible ducts and impeding flow of exhaust air from the home. The addition of better/more numerous duct hangers are strongly recommended, so proper exhaust flow can be achieved in this home.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

Fireplace Type: masonry, gas-burning
Fireplace Location: family room
Supply Air: from outside using air inlet built into firebox
Fireplace Liner: metal
Hearth Style: raised

Fireplace (basement)

Fireplace Type: zero-clearance wood
Fireplace Location: basement
Supply Air: from outside using air inlet built into firebox
Fireplace Liner: firebrick
Hearth Style: floor

The gas fireplace/stove was not tested because the gas had been turned off.

When the function of the family room fireplace/stove damper was tested, it jammed and refused to open/close all the way. A certified CSIA (Chimney Safety Institute of America) sweep should clean and repair this flue and firebox.

The family room fireplace/wood/pellet stove is equipped with a circulation fan that increases the efficiency of this unit by pushing air through a double-walled firebox and back into the roof. This fan is inoperative. It is recommended that a reputable fireplace/stove installer make repairs.

All attempts to light the gas fireplace/stove using the normal operating controls failed. Repair by a reputable gas fireplace technician is recommended.

The damper in the basement fireplace was found seized up and inoperable. It is suspected that this is the result of rust. The damper should be freed back up and put back into operation by a qualified fireplace technician.

The basement woodstove/fireplace has too small a hearth and surround to provide adequate clearance from combustibles. As this presents an unsafe condition, it is recommended that a professional chimney mason modify or enlarge the hearth and surround as far as appropriate.

Yours truly,

ASHI STANDARDS of PRACTICE

1. INTRODUCTION

1.1 The American Society of Home Inspectors (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 *Inspectors* 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 a reason they were not inspected.

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

- C. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
- D. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- E. 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

1. provide any *engineering service* or *architectural service*
2. 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 sprinklers *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.
 4. 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*:
 6. the energy source
 7. 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:

1. disturb insulation or vapor retarders.
2. 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:

- C. Inspections performed in accordance with these Standards of Practice:

1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.
- D. 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 are not *readily accessible*.
 - 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 that 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 it's *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 Terms

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 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.

UNDERFLOOR CRAWL SPACE:

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

UNSAFE:

A condition in a readily accessible, installed system or component 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.