

HOME INSPECTION REPORT



1111 First Ave.

Report Prepared For:
Luke Warmwater

Report Prepared By:
Inspectors Name

September 09, 2003



1. GENERAL INFORMATION

This report summarizes the verbal briefing delivered during our inspection of 1111 First Ave. that was conducted on September 08, 2003. At the time of the inspection the temperature was approximately 63 degrees and it was overcast. The residence was empty and vacant when the inspection was conducted.

PROPERTY LOCATION:

1111 First Ave.
Seattle, WA 123345

REPORT DATE:

September 09, 2003

INSPECTION DATE:

September 08, 2003

REPORT NUMBER:

REPO60026

CLIENT(s):

Luke Warmwater
123 Lost Lake Rd.
Seattle, WA 12321
Work Phone: 234 555 5555

SELLER:

Mr. Tom Jones
1111 First Ave.
Seattle, WA 123345
Email: info@inspectexpress.com

BUYER'S AGENT:

Mr. Buy Right
123 Center St.
Seattle, WA 323333
Cell Phone: 234 555 5555

LISTING AGENT:

Mr. Iwanacommission
123 Downtown
Seattle, WA 3455565
Cell Phone: 234 555 5555

PREPARED BY:

Inspectors Name

COMPANY:

My Company
123 Address St.
Victoria, BC V9A 4G5
Phone: 250 474 6547
Cell: 250 474 6547
Email: info@inspectexpress.com

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3. 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, our 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.

4. 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.

5. STRUCTURAL SYSTEM

COMPONENT DESCRIPTION:

The subject residence is a two story detached, wood frame, single family dwelling, built about 1975. The residence has three bedrooms, one kitchen, two bathrooms and no basement. The structure is typical platform framing of 2 by 10 floor joists on 16-inch centers and the floors are sheathed with one-by sheathing. Wall framing is 2 by 4 studs on 16-inch centers sheathed with spaced sheathing. The ceiling joists are 2 by 10. The roof is a wood frame assembly, the rafters are 2 by 6 on 16-inch centers sheathed with spaced sheathing. The foundation is conventional poured concrete design.

The crawlspace was inspected using a flashlight. The location of the crawlspace access was a floor hatch in the pantry. The attic was inspected using a flashlight. The attic access location was a ceiling hatch in the main upper hallway.

OBSERVATIONS:

Heavy vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. We cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

We found debris (construction scraps, stored property, old form boards, trash) in the crawlspace. This is not only unsafe but is conducive to infestation by vermin or wood-destroying insects. We recommend sanitizing the crawlspace by removing all debris including any form boards or wood ties that were left over from the construction process. Once completely cleaned out the only thing remaining on the floor of the crawlspace should be a properly applied and intact vapor barrier.

The homeowner has been storing property in the attic on top of the lowest chord of the manufactured trusses that support the roof and comprise the ceiling joists. This can result in sagging ceilings and threaten the structural stability of the home, as these trusses are not designed to sustain lateral load on their lower chords and storing property on top of them is prohibited. We strongly recommend immediate removal of all stored property from the attic area.

6. EXTERIOR

COMPONENT DESCRIPTION:

The exterior cladding consists of vinyl siding. The exterior trim is vinyl. The exterior entry doors are fiberglass, solid core with windows units. The eaves consist of open overhangs with vented frieze blocking. There is an attached vinyl composite lumber patio or deck located in the rear of the residence.

PERIODIC MAINTENANCE: Even though fabric-reinforced vinyl membrane material is fairly tough, a puncture can allow moisture penetration beneath the membrane that will eventually result in rot and could lead to insect infestation or structural damage. The client is cautioned to exercise extreme care in choice of patio furniture or objects that are placed on this deck. We do not advise cleaning with strong detergents or power washing. Instead, the deck should be gently scrubbed, using a mild detergent and soft-bristled broom or brush, and then rinsed with clear, cold water at low pressure.

OBSERVATIONS:

The exterior walls are very wavy and uneven. This is unsightly and may be beyond acceptable tolerances. The cause may be loose/buckled siding or bowed framing beneath the siding. We recommend further investigation of the cause and correction as necessary by a competent carpenter.

There is loose, damaged or missing trim. Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

The doorsill at the main entry is soft and deteriorated, possibly as a result of rainwater infiltration around the threshold. We recommend that a competent carpenter repair the threshold as necessary.

One or more of the posts that support this deck are deteriorating and need to be replaced. We recommend replacement of the affected posts with new posts of treated lumber. Soaking the ends of the new posts in end-cut solution will seal all end grain and the posts should be installed and supported in accordance with existing code requirements.

7. LANDSCAPE AND SITE DRAINAGE

COMPONENT DESCRIPTION:

The yard slopes away from the home on all sides. There are PVC perimeter drains installed on the property that help control surface runoff and divert groundwater. Because only very small portions of these are visible at the surface, without excavation we cannot determine their condition. These drains appear to be connected to a municipal storm drain system. We suggest contacting the municipal water and sewer authority to confirm this. Roof runoff is conveyed via gutters and downspouts into a solid rain water system. Because the configuration is common in this neighborhood, we presume that these drains empty into the storm drain system beneath the street.

The driveway is exposed aggregate with some typical cracking and surface wear observed. The walkways are concrete with minimal cracking and/or surface deterioration observed. Exposed aggregate flatwork has been installed in the back and along the side of the residence. There is a brick paver patio in the back of the residence.

OBSERVATIONS:

In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

The flatwork (Walkways and/or concrete aprons poured directly against the foundation.) installed around this home is badly cracked and settling. This is a significant deficiency that will allow runoff and rainwater to undermine the flatwork further and drain against the foundation where it can infiltrate basements or crawlspaces, cause heaving in freezing or expansive soil conditions or undermine footings, resulting in settling of the foundation.

This needs to be corrected by whatever means necessary to improve the present drainage configuration. This could involve complete removal of all of the flatwork to improve and re-grade the property close to the foundation or restoration of the flatwork. We recommend consulting a drainage professional for an independent appraisal of this condition and to discuss options and related cost.

8. ROOF SYSTEM

COMPONENT DESCRIPTION:

The roofing inspection was conducted from the roof. The roofing materials are fiberglass laminate shingles. A fiberglass laminate shingle roof is similar in most respects to one covered with organic asphalt shingles - the difference being that the matting is thinner and reinforced with fiberglass. A fiberglass laminate shingle has an expected service life of about 20 years from the date of installation. The roof appears to be in the first half of its expected service life.

The building has plastic gutters and downspouts. 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.

The building has a fixed-lens, plastic, curbless skylight located on the north slope.

The roof system flashings consist of galvanized steel and were found at the roof valleys and the base of chimney chase(s).

The building has a metal, multi-wall chimney that vents a wood or gas stove in the family room.

OBSERVATIONS:

The ridgeline of the roof is noticeably sagging. This is an obvious indication that something is amiss with the roof structure. Sagging ridges can indicate a split or rotten ridge beam, broken or missing rafter ties, or may even be the result of too heavy a cover. Prior to closing, further evaluation by an engineer is recommended to identify the cause and make appropriate recommendations for correcting or stabilizing the roof structure.

One or more of the downspouts is disconnected in the rear of the building. Immediate correction is recommended.

We found that perforated drainpipe has been used to make the connection between the downspouts and the perimeter drain system. This is an unsatisfactory condition, as the perforations in the pipe will only result in water washing out the sides of the pipe and seeping into the ground close to the home. This could result in water infiltration into basements or crawlspaces. The perforated pipe connectors should be immediately replaced with non-perforated connectors. We also recommend having the perimeter drain uncovered at one or more locations to ensure that it too does not consist of perforated drainpipe. If it should be discovered that the entire buried perimeter drain system consists of perforated pipe, it will be necessary to have all of it dug up and replaced with the proper type of pipe.

9. PLUMBING SYSTEM

COMPONENT DESCRIPTION:

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 1-inch galvanized steel pipe. The main water entry shut off and pressure reducer are located in the basement bedroom. In-house supply plumbing is 1/2-inch PVC plastic pipe. The drain/waste plumbing is schedule 40 ABS plastic pipe. The main waste clean-out is located in the basement bathroom. The main water floor drain is located under the basement stairs.

Hot water for the residence is provided by a conventional storage tank with 80 gallons of capacity. The energy source for the water heater is electricity. The hot water unit is estimated at 5 years of age and is expected to have approximately 2 to 3 years remaining service life. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life.

OBSERVATIONS:

Our inspection has uncovered minor plumbing deficiencies that need to be attended to.

We found that water volume and flow was reduced at one or more fixtures. This could be something as simple as an occluded water line, a defective stop, plugged aerator or inadequately sized supply plumbing. We recommend further investigation and correction as appropriate.

There is no air gap installed between the discharge line from the dishwasher to its waste receptacle. This can cause dirty, contaminated water from the plumbing to be siphoned back into the dishwasher where it will contaminate the dishes. Correction will require installation of an air gap device at the kitchen sink or wall or necessitate looping the discharge line up over the top of the dishwasher, so that it is above the flood rim of the adjacent sink and plumbing and cannot siphon waste backward.

10. ELECTRICAL SYSTEM

COMPONENT DESCRIPTION:

The service to the dwelling is overhead solid 3-wire with aluminum entry conductors. The main service entrance panel is a breaker system located in the garage. The service entrance amperage rating is 100 amps with a voltage rating of 110/220 volts. The main disconnect is a 100 amp breaker type located outside at the front of the residence. The final service rating was determined to be 100 amps.

The distribution and branch wiring is non-metallic sheathed cable (romex) type, copper wiring. The main service panel appears to have some room for future upgrades or additions to the system. Ground fault circuit interrupters (GFCI) are installed in the garage, main bathroom and kitchen. 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. The service grounding electrode conductor is a single-conductor copper ground located on the driven ground rod at exterior of residence.

Battery powered smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

NOTE: The electrical meter is located on the front of the residence.

OBSERVATIONS:

The service drop is poorly anchored to the house and in danger of being pulled loose. If it pulls loose the strain on the drop could loosen or detach the neutral cable, causing the household voltage to be unstable. Essentially all circuits in the home could become 240volt circuits, burning out some appliances or convenience items and posing a substantial hazard. We recommend having the drop attachment immediately repaired by the utility provider.

11. HEATING SYSTEM

COMPONENT DESCRIPTION:

A forced air oil furnace provides heat to the residence. The normal sequence of operating modes was executed with no obvious defects noted. The heating system is located in the basement utility room. The electrical safety switch for the heating system is located at the breaker panel. The thermostat for the system is a non-programmable type and is located in the family room. Non-programmable thermostats are energy wasters. It is recommended that the client(s) consider having the thermostat(s) upgraded to a modern, computerized type.

The ductwork for the heating system is completely enclosed behind finished surfaces. Only those sections immediately behind the registers can be seen. It is assumed that the material used is consistent with the register boots, but this cannot be verified.

12. AIR CONDITIONING SYSTEMS

COMPONENT DESCRIPTION:

A central air conditioning unit provides air conditioning for the residence. The energy source for the unit is electricity.

OBSERVATIONS:

Under full load, there is a heavy vibration in the air handler of this system, indicating an out-of-balance blower. This can be caused by debris trapped in the blower drum, a bent blower axle or thrown balancing weights.

The condensate pan at the air conditioner evaporator coil was full of debris and will need to be cleaned.

13. INTERIOR

COMPONENT DESCRIPTION:

The interior wall surfaces are drywall. Ceilings materials are a combination of drywall and acoustic tile. Stairs are located in the hallway and in the front foyer. The primary floor coverings are carpeting throughout and linoleum. The bathroom flooring is sheet vinyl. The kitchen floor is tile.

The kitchen cabinets are face frame style composition board. The kitchen countertops are plastic laminate. The bathroom cabinets are composition board. The bathroom countertops are plastic laminate.

The windows are vinyl sash double glazed units. A representative number of windows were examined and are considered to be in satisfactory condition.

Most interior doors are solid wood. A representative number of the interior doors were examined and appear in good condition.

The garage doors are wood panel, sectional rollup style units. The pedestrian door between the garage and the house is fire rated, fitted with tight fitting weather-strip gaskets and a self-closing hinge, as required by code. The overhead garage doors are opened and closed with an automatic door opener mechanism.

OBSERVATIONS:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There are pathways worn into some portions of the carpeting in the home. We recommend having these portions of the carpeting replaced.

The resilient floor covering is unsightly and heavily worn and should be replaced. We recommend consulting a floor covering professional to discuss replacement options and cost.

There are one or more kitchen cabinets with loose/broken hinges that need to be repaired or replaced.

The splashboard at the back of the kitchen countertop is cracked, swollen, peeling or otherwise unsightly and unserviceable and should be repaired by a professional cabinetmaker.

We noted broken window glass in the basement bedroom and recommend immediate replacement by a professional glazier.

14. INSULATION AND VENTILATION

COMPONENT DESCRIPTION:

The building has one attic space accessible from the hallway.

The main attic section is insulated with 4 inches of fiberglass batt with a vapor retarder of polyethylene plastic for an R-Value of 3. The insulation level in the attic is adequate. The insulation level in the walls is adequate. The main wall sections are insulated with 4-inches of fiberglass batting with a vapor retarder of polyethylene plastic present on the warm side of wall for an R-Value of 3.

The home is equipped with a whole house air exchange system, consisting of an automatically-timed, air-to-air heat recovery ventilator. This system uses an exchange plenum through which both exhaust and intake air passes. As intake air is brought into the house it passes through a heat exchanger and is conditioned to the temperature of the outgoing air. This reduces the amount of energy needed to reheat or re-cool the air in the home. The system was tested and found to be functioning normally.

15. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

COMPONENT DESCRIPTION:

There is a traditional style, built-in, masonry wood-burning fireplace located in the family room. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a raised hearth.

OBSERVATIONS:

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

Yours truly,

Inspectors Name

16. 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 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.
 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 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 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.