

Home Inspection Report



1111 First Ave.

Report Prepared By:
Inspectors Name

Report Prepared For:
Luke Warmwater

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:

REP060026

CLIENT(s):

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PREPARED BY:

Inspectors Name

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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.

1 1. 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.

1 4. 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

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. CREIA STANDARDS OF PRACTICE

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Standards of Practice

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*Note: *Italicized* words in this document are defined in the Glossary of Terms

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IV. Glossary of Terms

I. Definitions and Scope

A Real Estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.

B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.

C. These Standards provide *inspection* guidelines, make public the services provided by private fee-paid *inspectors*, and define certain terms relating to these *inspections*.

D. Sections 1 through 10 of these Standards are a mandatory part of all such *inspections*. Sections 11 through 12 are optional.

E. Unless otherwise agreed between the *inspector* and client, these Standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those

specific *systems, structures* and *components* that are present and visually *accessible*. *Components* and *systems* shall be *operated* with *normal user controls* only and as *conditions* permit. *Inspections* performed in accordance with these Standards are not intended to be *technically exhaustive*.

F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.

G. *Inspection reports* may contain recommendations regarding *conditions* reported or recommendations for *further evaluation* by *appropriate persons*.

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be identified and reported:

1. Foundation and other support *components*.
2. Under-floor ventilation.
3. Location of under-floor *access* opening(s).
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components*.

B. The *inspector* is not required to:

1. *Enter* under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector.
2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain *access*.
3. *Operate* or *evaluate* adequacy of sump pumps or drainage *systems*.
4. Identify size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement *systems*.
5. Perform any *intrusive examination* or testing, or use any *special equipment* such as, but not limited to, levels, probes or meters.

SECTION 2 - Exteriors

A. Items to be identified and reported:

1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure*.
2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias.
3. Exterior portions of a *representative sampling* of doors and windows.

4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.
- B. The *inspector* is not required to:
1. *Operate* or *evaluate* any mechanical, electro-mechanical, or underground drainage *systems*.
 2. *Operate* or *evaluate* storm windows, storm doors, screening, shutters or awnings.
 3. *Operate* or *evaluate* remote-control devices.
 4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
 5. *Examine* items not visible from a readily accessible walking surface.

SECTION 3 - Roof Coverings

- A. Items to be identified and reported:
1. Roof coverings.
 2. Flashing, vents, skylights and other penetrations.
 3. Roof drainage *systems*.
- B. The *inspector* is not required to:
1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
 2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be identified and reported:
1. Framing and sheathing.
 2. Access opening(s) and *accessibility*.
 3. Insulation material(s).
 4. Ventilation.
- B. The *inspector* is not required to:
1. *Enter* attic areas that, in the opinion of the inspector, are not *accessible* or where entry could cause damage.
 2. Remove insulation materials or identify composition or "R" value of insulation material.
 3. Activate thermostatically operated fans.

SECTION 5 - Plumbing

- A. Items to be identified and reported:
1. Supply, waste, and vent piping.
 2. Fixtures, faucets and drains.
 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
 4. *Functional flow* of water supply and *functional drainage* at fixtures.
 5. Gas piping and connectors.
 6. *Cross-connections*.

- B. The *inspector* is not required to:
1. *Operate* any valve other than fixture faucets and hose faucets attached to the *building*.
 2. *Operate* any *system, fixture* or *component* which is *shut down* or *disconnected*.
 3. *Examine* or verify operation of water supply or pressure assistance *systems*, including, but not limited to: wells, pumps, tanks, and related equipment.
 4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume or temperature.
 5. *Examine* or *operate* any sewage disposal *system* or component including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
 6. *Examine* the overflow device of any fixture.
 7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting *components, fixtures*, or piping.
 8. Identify whether water supply and waste disposal *systems* are public or private.
 9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 10. *Examine* ancillary *systems* or *components* such as, but not limited to: those relating to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
 11. Test shower pans for leakage or fill any fixture with water during *examination*.
 12. *Evaluate* the gas supply *system* for leaks or pressure.
 13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
 14. *Determine* whether there are sufficient clean-outs for effective clearing of drains.
 15. *Evaluate* gas, liquid propane, or oil storage tanks.

SECTION 6 - Electrical Systems

- A. Items to be identified and reported:
1. Service conductors, equipment, and capacity.
 2. Panels and overcurrent protection devices.
 3. Service and equipment grounding.
 4. Wiring types and methods.
 5. A *representative sampling* of switches, receptacles, and light *fixtures*.
 6. Ground-fault circuit-interrupters.
- B. The *inspector* is not required to:
1. *Operate* electrical *systems* or *components* which are *disconnected* or *shut down*.
 2. Disconnect any energized *system* or *appliance*.

3. Remove deadfront covers where not *accessible*, or if removal could cause injury or damage to persons or property, or remove *device* cover plates.
4. *Operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer.
5. *Examine* or test smoke detectors.
6. *Operate* ground-fault circuit-interrupter devices by other than the manufacturer's test button.
7. *Examine* de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

SECTION 7 - Heating Systems

- A. Items to be identified and reported:
 1. Heating equipment and operation using *normal user controls*.
 2. Venting *systems*.
 3. Combustion and ventilating air.
 4. Energy source and connections.
 5. Heating distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.
- B. The *inspector* is not required to:
 1. *Examine* or *evaluate condition* of heat exchangers.
 2. *Determine* uniformity, temperature, airflow or balance of heat supply to any room or *building*, or *examine* for warming at any heating *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
 3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab *systems*, ducts, fuel tanks and related *components*.
 4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
 5. *Examine* radiant or geothermal heat pump *systems*.
 6. *Examine* any solar-energy heating *systems* or *components*.
 7. *Examine* electronic air filtering *systems*.
 8. *Operate* heat pump *systems* when the ambient air temperature may damage the equipment, or *operate* any heat pump *system* in "emergency" heat mode.
 9. *Examine* humidity control *systems* and *components*.

SECTION 8 - Central Cooling Systems

- A. Items to be identified and reported:
 1. Cooling equipment and operation using *normal user controls*.

2. Cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
 3. Energy source and connections.
 4. Condensate drains.
- B. The *inspector* is not required to:
1. *Determine* uniformity, temperature, airflow or balance of cool air supply to any room or *building*, or *examine* for cooling at any cooling *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
 2. *Examine* electrical current, coolant fluids or gases, or coolant leakage.
 3. *Examine* electronic filtering *systems*.
 4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 5. *Examine* any non-central cooling unit(s) or gas-fired, solar or geothermal cooling *system* or food, wine or similar storage cooling *system*.
 6. *Examine* humidity control *systems* and *components*.

SECTION 9 - Fireplaces and Chimneys

- A. Items to be identified and reported:
1. Chimneys, flues, dampers and associated *components*.
 2. Fireboxes, hearth extensions and *permanently installed accessory components*.
 3. Manufactured solid-fuel or gas-burning *appliances*.
- B. The *inspector* is not required to:
1. *Determine* adequacy of draft, perform a smoke test, or *dismantle* or remove any *component*.
 2. *Examine* the structural integrity of fireplaces and chimneys.
 3. *Examine* or *operate* ancillary or non-*permanently installed components*.

SECTION 10 - Building Interior

- A. Items to be identified and reported:
1. Walls, ceilings and floors.
 2. Security bars, ventilation *components*, and a *representative sampling* of doors and windows.
 3. Stairs, handrails, and guardrails.
 4. *Permanently installed* cabinet and countertop surfaces.
 5. Safety glazing in locations subject to human impact.
- B The *inspector* is not required to:
1. *Operate* or *evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
 2. *Determine* whether a *building* is secure from forcible or unauthorized entry.

3. *Evaluate* the *condition* of floor, wall or ceiling finishes or coverings, or other surfaces for other than *evidence* of moisture damage.
4. *Examine* window or door coverings or treatments.
5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
6. *Evaluate* separation walls, ceilings, and floors, including, but not limited to, the fire- resistivity or acoustical characteristics, between dwelling units.
7. *Examine* the interior concrete slab-on-grade when concealed by any floor coverings.
8. *Operate* or *evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

SECTION 11 (OPTIONAL) - Other Built-In Appliances and Systems

The *inspector* may *examine* any of the following at his/her discretion, as agreed with client:

Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.

A. Items to be identified and reported:

1. Optional *systems, components* and *appliances* specifically *examined* during the *inspection*.
2. *Basic operation* of optional *systems, components* and *appliances* specifically included in the *inspection*.

B. The *inspector* is not required to:

1. Activate any *system* or *appliance* that is *shut down*.
2. *Operate* or *evaluate* any *system, component, or appliance* that does not respond to *normal user controls*.
3. *Operate* any gas appliance that requires the use of a match or other remote burner lighting device.
4. *Operate* any *system* or *appliance* that requires the use of special codes, keys, combinations, or devices.
5. *Operate* any *system, component, or appliance* where damage may occur.
6. *Determine* thermostat(s) calibration, adequacy of heating elements, *operate* or *evaluate* self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. *Determine* leakage from microwave ovens.
8. *Determine* the presence or *operation* of backdraft damper devices in exhaust devices.
9. *Examine* any sauna, steam-jenny, kiln, clothes washing or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.

SECTION 12 (OPTIONAL) - Pools and Spas

The *inspector* may *examine* the following at his/her discretion, as agreed with client:

- A. Items to be identified and reported:
 - 1. Location and type of pool or spa *examined*.
 - 2. *Conditions* limiting or otherwise inhibiting *inspection*.
 - 3. Enclosure and related gates.
 - 4. Hardscaping and drainage related to the inspected pool or spa.
 - 5. *Condition* of visible portions of *systems, structures, or components*.
 - 6. Normally necessary and present equipment such as: lights, pumps, heaters, filters, and related mechanical and electrical connections.
- B. The *inspector* is not required to:
 - 1. *Examine* any above-ground, movable, freestanding or otherwise non-*permanently installed* pool or spa, or self-contained equipment.
 - 2. Come into contact with pool or spa water to *examine* the *system, structure, or components*.
 - 3. Determine adequacy of spa jet water force or bubble effect.
 - 4. *Determine* structural integrity or leakage of any kind.
 - 5. *Evaluate* thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related *components*.
 - 6. *Operate* or *evaluate* filter backwash *systems*.
 - 7. *Examine* accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

*Note: All limitations, exceptions and exclusions apply equally to mandatory and optional Sections.

- A. The *inspector* may exclude from the *inspection* any *system, structure, or component* of the *building* which is *inaccessible, concealed from view, or cannot be inspected* due to circumstances beyond the control of the *inspector*, or which the client has agreed is not to be *inspected*. If an *inspector* excludes any specific *system, structure, or component* of the *building* from the *inspection*, the *inspector* shall confirm in the *report* such specific *system, structure, or component* of the *building* not *inspected* and the reason(s) for such exclusion(s).
- B. The *inspector* may limit the *inspection* to individual specific *systems, structures, or components* of the *building*. In such event, the *inspector* shall confirm in the *report* that the *inspection* has been limited to such individual specific *systems, structures, and components* of the *building*.

C. The following are excluded from the scope of a *real estate inspection* unless specifically agreed otherwise between the *inspector* and the client:

1. *Systems, structures, or components* not specifically identified in these Standards.
2. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
3. *Examination of conditions* related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew.
4. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related *examinations*.
5. Certain factors relating to any *systems, structures, or components* of the *building*, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
6. *Systems, structures, or components*, of the *building* which are not *permanently installed*.
7. *Determination* of compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
8. Common areas, or *systems, structures, or components* thereof, including, but not limited to, those of a common interest development as defined in California Civil Code Section 1351 et seq.

D. The *inspector* is not required to perform any of the following as part of a *real estate inspection*:

1. Move any personal items or other obstruction(s) such as, but not limited to: furniture, floor or wall coverings, window coverings, snow, ice, water, debris, and foliage which may obstruct visibility or *access*.
2. Determine causes for the need of repair or replacement, or specify repair or replacement procedures or materials.
3. Determine existence of latent deficiencies or defects.
4. *Dismantle* any *system, structure, or component*, or perform any *intrusive or destructive examination*, test or analysis.
5. Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), *component* or *system* manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
6. Activate or *operate* any *system or component* that is *shut down* or does not respond to *normal user controls*, nor *access* any area or *operate* any *component* or

system which may jeopardize the safety of the *inspector*, or any other person or thing.

7. Research the history of a property, *report* on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use or occupancy.

8. Offer any form of guarantee or warranty.

9. *Examine* or *evaluate* the acoustical or other nuisance characteristics of any *system, structure, or component* of a *building*, complex, adjoining properties, or neighborhood.

10. *Operate* or *evaluate* any recreational *system, structure or component*.

11. *Operate* or *evaluate* low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security *systems*, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, *components, or systems*.

12. Use any *special equipment* to *examine* any *system, structure, or component* of a *building*.

13. Probe or exert pressure on any *component, system or structure*.

14. *Examine* or *evaluate* fire-resistive qualities of any *system, structure or component* of the *building*.

15. *Examine* every individual *component* of a *system or structure*, where such *components* are typically replicated, including, but not limited to: doors, windows, switches and receptacles. A *representative sampling* may be performed in order to *examine* such *systems, structures, or components* of a *building*.

16. Determine the age of construction or installation of any *system, structure, or component* of a *building*, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

IV - GLOSSARY of TERMS

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Accessible: Can be approached or entered by the *inspector* safely without difficulty or damage to the *system, structure, or component*.

Appliance: See "*Component*."

Appropriate persons: An individual other than *inspector* herein, qualified by virtue of special knowledge, training or resources to further *examine* a *system, structure, or component*, as in the manner of a specialist.

Basic operation: The fundamental *function* of a *component or appliance* (e.g., the bake and broil elements of an oven), but not those ancillary to its use (e.g., an oven self-cleaning cycle or timer, thermostat or clock).

Building: The *primary building* subject of the *inspection*, designed and erected for the purpose of human occupancy or use (e.g. dwelling).

Built-in: See "*Permanently installed*."

Component: A permanently installed appliance, fixture, element, or part of a system.

Condition: The plainly visible and conspicuous state of being of a material object or thing.

Cross-connection: A connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.

Destructive: To demolish, damage, or probe any system, structure, or component, or to dismantle any system or component that would not be taken apart by an ordinary person in the course of normal maintenance.

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

Disconnected: See "Shut down."

Dismantle: See "Destructive."

Functional Drainage: The emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is drained simultaneously.

Enter: See "Accessible."

Evaluate: To assess the systems, structures, or components of a building.

Evidence: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.

Examine: To visually look for and identify material defects in systems, structures, or components of a building through a non-invasive, physical inspection.

Fixture: See "Component."

Function: Performing its normal, proper and characteristic action.

Functional flow: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.

Further evaluation: A degree of examination beyond that of a typical and customary non-invasive physical examination.

Inspection: The act of performing a real estate inspection.

Inspector: One who performs a real estate inspection.

Intrusive: See "Destructive."

Malfunction: Failure to perform its normal, proper and characteristic action.

Material defect: (Refer to Section I, "Definitions and Scope" Paragraph B).

Normal user controls: Devices that would be operated by the ordinary occupants of a building, requiring no specialized skill or knowledge.

Operate: To cause systems or equipment to function with normal user controls.

Operational: Systems or components capable of being safely operated.

Permanently Installed: Fixed in place (e.g. screwed, bolted, or nailed), as distinct from components, systems, or appliances considered portable or freestanding.

Primary building: A building that an inspector has agreed to inspect, excluding all accessory buildings with the exception of the primary parking structure.

Primary parking structure: A building for the purpose of vehicle storage associated with the primary building.

Real Estate Inspection: (Refer to Section I, "Definitions and Scope" Paragraph A).

Report: The inspection report is a written document prepared for a fee and issued after a real estate inspection identifying and describing the inspected systems, structures, and components of the building and identifying material defects discovered therein.

Representative sampling: A small quantity of components of any system or structure enough like others in its class or kind to serve as an example of its class or kind.

Shut down: Turned off, inactive, not in-service, non-operational.

Special equipment: Any tools or devices other than those normally used by an *inspector* to perform a typical and customary non-invasive physical *examination* of the *systems, structures, and components* of a *building*, including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.

Structure: An assemblage of various *systems* and *components* to *function* as a whole.

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

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