



Your Personal Home Consultant

Home Inspection Report For Bob Smith Bolingbrook, IL 60440





Clear Perspective Home Inspection, Inc.

630-732-0656
315 P.O. box 315
Bolingbrook, Illinois 60440
info@4homeinspection.com

Your Personal Home Consultant

11/9/2005

Bob Smith
Plainfield, IL 60544

Dear Bob Smith,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,

Dominic Galto
Clear Perspective Home Inspection, Inc.
Your Personal Home Consultant

SUMMARY

ROOFING

Roof to Wall Flashing

REPAIR or REPLACE - The siding material is close to the roof. As a rule of thumb, a 1-2 clearance is recommended. In my opinion when the siding material is too close to the roof, this allows for water to wick up into the siding and/or the wall sheathing. Over time this can cause rotting of the various wood sections and can cause water leakage. Water leakage can result in various damage and deterioration to plaster, drywall, structural framing, flooring and other materials. It can also lead to mold problems. Additionally, it cannot be determined if flashing is present. I recommend that you contact a qualified contractor such as a siding installer, carpenter or roofer for appropriate correction action.

Plumbing Stack Flashing

REPAIR or REPLACE - Nails are missing. As a rule of thumb, this should be secured. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.

EXTERIOR

Limitations

DISCLAIMER - The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - Storage was in the garage. It is not within the scope remove the storage for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

Downspouts

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

REPAIR or REPLACE - Mechanical damage is present on the downspouts. In my opinion the downspouts should be repaired to allow water to drain freely. I recommend that you contact a reputable gutter and downspout contractor to mitigate the situation.

Fascia

REPAIR or REPLACE - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Decks

SAFETY - The joist hangers lack nails and/or proper nails. Improper nailing can result in a structural problems and an unsafe condition. Correction by a qualified contractor is recommended.

SAFETY - The distance between ledger board, and the support beam appear to be over spanned. In my opinion, this can result in the floor sagging, or failure and a collapse. A village inspector, or a structural engineer should be called to verify if structure is acceptable.

Porches

SAFETY - There are no guard rails present. This creates an unsafe condition and an increased fall hazard. Corrective action is recommended by qualified contractor.

STRUCTURE

Limitations

DISCLAIMER - Finishes, insulation and/or storage is concealing structural components. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the crawl space due to access limitations. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the roof space due to access limitations. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the slab due to access limitations. I can not be responsible for any defects that I can not see.

SUMMARY

STRUCTURE

Bridging

REPAIR or REPLACE - Some of the bridging is damaged. In my opinion this should be repaired. I recommend that you contact a qualified carpenter to mitigate the issue.

REPAIR or REPLACE - Sections of the bridging are missing. In my opinion this should be repaired. I recommend that you contact a qualified carpenter to mitigate the issue.

Sub-Flooring

REPAIR or REPLACE - The sub-floor squeaks when walked upon. In my opinion this is a minor issue and extremely common. It may be a nuisance to live with. This will be a choice for you to make. If this is something that you do not want to live with then I recommend that you contact a qualified contractor to mitigate the issue.

Walls

INFORMATION - Cracks and similar blemishes are present in the walls. In my opinion these are common and typical and similar cracking is found in most homes. I recommend that the cosmetic repairs be made and an inspection be performed at least once a year to look for additional cracking. If the cracking continues, additional evaluation by a qualified contractor may be needed to determine its cause and mitigate the issue.

ELECTRIC

Limitations

DISCLAIMER - Concealed electrical components not inspected. I can not be responsible for any defects that I can not see or examine.

DISCLAIMER - Main disconnect cover was not removed. I can not be responsible for any defects that I can not see or examine.

NOTICE - The electrical panel is poorly located and lacks accessibility. This may be an increased safety risk.

DISCLAIMER - I was unable to completely follow the ground wire. I can not be responsible for any defects that I can not see or examine.

NOTICE - Smoke detectors are not tested for operation.

Main Disconnect Panel

SAFETY - The electrical panel has less than three feet clearance to the front and sides, also located too close to water supply. In my opinion less than three feet clearance can be an increased shock / electrocution hazard for those who need to access the panel, even more so with water supply so close. Appropriate corrective action is recommended by a qualified contractor.

Distribution Panel

SAFETY - The electrical panel has less than three feet clearance to the front and sides, also located too close to water supply. In my opinion less than three feet clearance can be an increased shock / electrocution hazard for those who need to access the panel, even more so with water supply so close. Appropriate corrective action is recommended by a qualified contractor.

System Grounding

SAFETY - This inspection cannot confirm / identify if effective grounding is present. Grounding is a critical component for a safe electrical system. A lack of adequate grounding is a fire and shock hazard. Additional evaluation is needed by a qualified electrician to determine if the service is properly grounded. If it is not, appropriate correction is needed.

Outlets

SAFETY / UPGRADE: The bathroom in master bedroom electrical receptacle(s) is not GFCI type. A lack of a GFCI receptacle in this location is considered to be an increased safety risk and an electrical shock / electrocution hazard. Upgrading and installation of GFCI receptacles is recommended.

Smoke Detectors

UPGRADE / SAFETY: The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.

SUMMARY

ELECTRIC

Carbon Monoxide Det

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations. Installation is recommended by a qualified contractor.

HEATING

Limitations

DISCLAIMER - The chimney clean out was not opened. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - The radiator / zone valves are not tested. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

The heating system is installed with poor clearances or accessibility. This makes inspection difficult or limited and its full condition is unknown. It is my opinion that the inadequate access may result in HVAC technicians to not be able to properly service or maintain the heating system.

DISCLAIMER - The heat exchanger was not visible or accessible. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - Safety devices are not tested. I can not be responsible for any defects that I can not inspect.

COOLING

Limitations

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - A heat loss or heat gain calculation is not done. This is beyond the scope of a home inspection.

DISCLAIMER - Safety devices are not tested. I can not be responsible for any defects that I can not inspect.

Refrigerant Lines

MAINTENANCE - The insulation of the a/c refrigerant (suction) line between the outdoor condensing unit and where it enters the house, is damaged or missing. As part of good maintenance, replacement of the insulation is recommended.

PLUMBING

Limitations

DISCLAIMER - The water heater was not tested. I can not and will not be held responsible for any items that I do not inspect.

The water heater is installed with poor clearances or accessibility. This makes inspection difficult or limited and its full condition is unknown. It is my opinion that the inadequate access may result in technicians to not be able to properly service or maintain the hot water system.

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

DISCLAIMER - I am unable to locate the main water shut off. Either the homeowner should be asked of the location or a reputable plumber should be contacted to have one installed.

DISCLAIMER - No water valve is tested during the inspection. Valves are designed for emergency use and repairs only. These valves have a high tendency to leak when turned. I can not and will not be responsible for any defects that are present.

DISCLAIMER - The overflow devices are not tested as part of the home inspection. These are considered back emergency devices to reduce overflow damage. Since they don't get used, they often dry up and have minor leaks. Since I am aware of this common problem and I have no wish to damage the property, I do not test these devices. I can not and will not be held liable should a defect exist here.

Laundry Tub

SAFETY - This item is located too close to service panel. In my opinion can cause serious electrical injury. Appropriate corrective action is recommended by a qualified plumber.

INTERIOR

Major Floor Finishes

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.

SUMMARY

INTERIOR

Major Wall Finishes

REPAIR or REPLACE - Typical cracks, blemishes, nail pops and similar are present. In my opinion these are common conditions and are likely to be cosmetic. Repair is recommended to obtain a better quality finish but will not likely affect performance.

Windows

REPAIR / REPLACE - There are windows that do not open or close properly. In my opinion this will limit your use of the windows. Corrective action is recommended by a qualified contractor.

Fireplaces

SAFETY - The mantel and/or surround is loose. This is an increased potential for it to fall which can cause injury or damage property. Appropriate repair is recommended by a qualified contractor.

SAFETY - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.

Limitations

DISCLAIMER - New finishes limit historical signs. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - I am unable to see the inside of the flue. I can not be responsible for items that I can not see.

DISCLAIMER - Personal storage limits the inspection. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - No comments are made on cosmetic items.

DISCLAIMER - The drain tile is not visible. I can not be responsible for items that I can not see.

DISCLAIMER - I am unable to determine the quality of the chimney draw.

Cabinets

SAFETY - The kitchen cabinets appear to be hung using improper screws and / or lack appropriate washers. Identifying screws is difficult since we are not permitted to remove them. Comments made about the screws are made based on the appearance of the screw head. In my opinion improper screws or fastening methods increase the potential for cabinets to fall. Appropriate corrective action is recommended by a qualified cabinet installer.

Closet

SAFETY - The light fixture is an 'exposed' light bulb type and close to the shelving which will likely store combustibles. In my opinion this is a serious fire hazard concern. Appropriate corrective action is recommended by a qualified electrician.

INSULATION

Main Attic

SAFETY - There are open wiring conductors and splices, improper methods and materials. This is an increased fire / shock hazard and needs to be corrected by a qualified electrician.

Limitations

DISCLAIMER - I can not gain access to the wall space. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - I can not confirm the continuity of the air/vapor barrier. I can not be responsible for any defects that I can not inspect.

APPLIANCES

Limitations

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

ROOFING

ROOFING LIMITATIONS

Roof Inspected By:

I inspected the roofing by walking on the roof.

Limitations:

The entire roof was free and clear for me to inspect.

Chimney:

The chimney was free and clear for me to inspect.

ROOFING DESCRIPTIONS

Main Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Garage Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Chimney:

WOOD FRAME WITH A METAL LINER - The chimney framing is made of wood with a metal flue liner on the inside.

ROOFING INSPECTABLE ITEMS

Main Roof:

The overall condition is acceptable.

Garage Roof:

The overall condition is acceptable.

Chimney:

The overall condition is acceptable.

Valley Flashing:

The overall condition is acceptable.

Hip & Ridge Flashing:

The overall condition is acceptable.

Roof to Wall Flashing:

REPAIR or REPLACE - The siding material is close to the roof. As a rule of thumb, a 1-2 clearance is recommended. In my opinion when the siding material is too close to the roof, this allows for water to wick up into the siding and/or the wall sheathing. Over time this can cause rotting of the various wood sections and can cause water leakage. Water leakage can result in various damage and deterioration to plaster, drywall, structural framing, flooring and other materials. It can also lead to mold problems. Additionally, it cannot be determined if flashing is present. I recommend that you contact a qualified contractor such as a siding installer, carpenter or roofer for appropriate correction action.



Picture Date:11/9/2005

Chimney Flashing:

The overall condition is acceptable.

Sloped to Flat Flashing:

The overall condition is acceptable.

ROOFING INSPECTABLE ITEMS

Roof Vent Flashing:

The overall condition is acceptable.

Plumbing Stack Flashing:

REPAIR or REPLACE - Nails are missing. As a rule of thumb, this should be secured. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.



Picture Date:11/9/2005

Drip Edge Flashing:

The overall condition is acceptable.

Parapet Wall Flashing:

This component was not present or able to be inspected.

Skylight:

This component was not present or able to be inspected.

EXTERIOR

EXTERIOR LIMITATIONS

Limitations:

DISCLAIMER - The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - Storage was in the garage. It is not within the scope remove the storage for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

EXTERIOR DESCRIPTIONS

Gutters:

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

Downspouts:

ALUMINUM - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

Soffit:

ALUMINUM - The soffit is made of aluminum.

Fascia:

ALUMINUM - The fascia is made of aluminum.

Windows:

The windows are single hung.

The windows are double hung.

Wall Surfaces:

ALUMINUM SIDING - Most problems associated with metal sidings are installation defects, rather than deficiencies with the materials themselves. A lack of adequate securing, and a lack of moldings and trim pieces where the siding butts other materials or changes direction, is one of the most common problems. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the aluminum siding.

HARDBOARD / FIBERBOARD - This type of siding has been the subject of class action lawsuits. The reason is that it is easily damaged by water. It is imperative that the siding is well painted and proper sealant applied. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the siding.

Walkways:

CONCRETE - The walkways are made of concrete.

Driveways:

The driveway is made of Asphalt. This driveway should be seal-coated at least once a year as general maintenance.

Retaining Walls:

The retaining walls are made of Stone

Garage:

The garage is a two car attached garage.

EXTERIOR INSPECTABLE ITEMS

Gutters:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Downspouts:

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

REPAIR or REPLACE - Mechanical damage is present on the downspouts. In my opinion the downspouts should be repaired to allow water to drain freely. I recommend that you contact a reputable gutter and downspout contractor to mitigate the situation.



Picture Date:11/9/2005



Picture Date:11/9/2005

Soffit:

The overall condition is acceptable.

Fascia:

REPAIR or REPLACE - Caulk, sealant and/or flashing detail is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.



Picture Date:11/9/2005

Lot Topography:

The overall condition is acceptable.

Doors:

The overall condition is acceptable.

Windows:

The overall condition is acceptable.

Head Flashings:

The overall condition is acceptable.

Wall Surfaces:

The overall condition is acceptable.

Foundation Walls:

The overall condition is acceptable.

Landscaping:

The overall condition is acceptable.

Walkout Basement:

This component was not present or able to be inspected.

EXTERIOR INSPECTABLE ITEMS

Window Wells:

This component was not present or able to be inspected.

Walkways:

The overall condition is acceptable.

Decks:

SAFETY - The joist hangers lack nails and/or proper nails. Improper nailing can result in a structural problems and an unsafe condition. Correction by a qualified contractor is recommended.

SAFETY - The distance between ledger board, and the support beam appear to be over spanned. In my opinion, this can result in the floor sagging, or failure and a collapse. A village inspector, or a structural engineer should be called to verify if structure is exceptable.



Picture Date:11/9/2005



Picture Date:11/9/2005

Balconies:

This component was not present or able to be inspected.

Porches:

SAFETY - There are no guard rails present. This creates an unsafe condition and an increased fall hazard. Corrective action is recommended by qualified contractor.



Picture Date:11/9/2005

Driveways:

The overall condition is acceptable.

Retaining Walls:

The overall condition is acceptable.

Garage Floors:

The overall condition is acceptable.

Garage Overhead Door:

The overall condition is acceptable.

Door Opener:

The overall condition is acceptable.

Garage Man Door:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Fire / Gas Proofing:

The overall condition is acceptable.

Carport:

This component was not present or able to be inspected.

STRUCTURE

STRUCTURE LIMITATIONS

Limitations:

DISCLAIMER - Finishes, insulation and/or storage is concealing structural components. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the crawl space due to access limitations. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the roof space due to access limitations. I can not be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the slab due to access limitations. I can not be responsible for any defects that I can not see.

STRUCTURE DESCRIPTIONS

Configuration:

Basement

Foundation:

Poured concrete

Post:

Not Visible

Beams:

Not Visible

Floor Construction:

Wood Joist

Bridging:

Bridging

Sub-Flooring:

Plywood

Walls:

Wood Frame

Roof Framing:

Trusses

STRUCTURE INSPECTABLE ITEMS

Footings:

NOTICE - The footings are not accessible for inspection. The type, style and material are unknown. Its physical condition is unknown. This inspection cannot determine if there is any damage or structural problems.

Sill Plates:

This component was unable to be inspected.

Post:

This component was unable to be inspected.

Beams:

This component was unable to be inspected.

Floor Construction:

The overall condition is acceptable.

STRUCTURE INSPECTABLE ITEMS

Bridging:

REPAIR or REPLACE - Some of the bridging is damaged. In my opinion this should be repaired. I recommend that you contact a qualified carpenter to mitigate the issue.

REPAIR or REPLACE - Sections of the bridging are missing. In my opinion this should be repaired. I recommend that you contact a qualified carpenter to mitigate the issue.

Sub-Flooring:

REPAIR or REPLACE - The sub-floor squeaks when walked upon. In my opinion this is a minor issue and extremely common. It may be a nuisance to live with. This will be a choice for you to make. If this is something that you do not want to live with then I recommend that you contact a qualified contractor to mitigate the issue.

Walls:

INFORMATION - Cracks and similar blemishes are present in the walls. In my opinion these are common and typical and similar cracking is found in most homes. I recommend that the cosmetic repairs be made and an inspection be performed at least once a year to look for additional cracking. If the cracking continues, additional evaluation by a qualified contractor may be needed to determine its cause and mitigate the issue.

Stairway:

The overall condition is acceptable.

Roof Framing:

The overall condition is acceptable.

Roof Sheathing:

The overall condition is acceptable.

ELECTRIC

ELECTRIC LIMITATIONS

Limitations:

DISCLAIMER - Concealed electrical components not inspected. I can not be responsible for any defects that I can not see or examine.

DISCLAIMER - Main disconnect cover was not removed. I can not be responsible for any defects that I can not see or examine.

NOTICE - The electrical panel is poorly located and lacks accessibility. This may be an increased safety risk.

DISCLAIMER - I was unable to completely follow the ground wire. I can not be responsible for any defects that I can not see or examine.

NOTICE - Smoke detectors are not tested for operation.

ELECTRIC DESCRIPTIONS

Service Entrance:

Underground

Service Size:

100 amps 110/220 volts

Main Disconnect Location:

Garage

Main Disconnect Size:

100 amps

Distribution Panel:

Breakers

System Grounding:

The ground wire is attached to the plumbing system.

Distribution Wiring:

Copper Insulated in Plastic

Outlets:

15 amp outlets

20 amp outlets

GFCI Outlets

ELECTRIC INSPECTABLE ITEMS

Service Entrance:

The overall condition is acceptable.

Main Disconnect Panel:

SAFETY - The electrical panel has less than three feet clearance to the front and sides, also located to close to water supply. In my opinion less than three feet clearance can be an increased shock / electrocution hazard for those who need to access the panel, even more so with water supply so close. Appropriate corrective action is recommended by a qualified contractor.

Distribution Panel:

SAFETY - The electrical panel has less than three feet clearance to the front and sides, also located to close to water supply. In my opinion less than three feet clearance can be an increased shock / electrocution hazard for those who need to access the panel, even more so with water supply so close. Appropriate corrective action is recommended by a qualified contractor.

Fuses / Breakers:

The overall condition is acceptable.

ELECTRIC INSPECTABLE ITEMS

System Grounding:

SAFETY - This inspection cannot confirm / identify if effective grounding is present. Grounding is a critical component for a safe electrical system. A lacking of adequate grounding is a fire and shock hazard. Additional evaluation is needed by a qualified electrician to determine if the service is properly grounded. If it is not, appropriate correction is needed.

Distribution Wiring:

The overall condition is acceptable.

Outlets:

SAFETY / UPGRADE: The bathroom in master bedroom electrical receptacle(s) is not GFCI type. A lack of a GFCI receptacle in this location is considered to be an increase safety risk and an electrical shock / electrocution hazard. Upgrading and installation of GFCI receptacles is recommended.



Picture Date:11/9/2005

Switches:

The overall condition is acceptable.

Lights:

The overall condition is acceptable.

Ceiling Fans:

The overall condition is acceptable.

Smoke Detectors:

UPGRADE / SAFETY: The home is equipped with smoke detectors. However, for added safety, I recommend additional smoke detectors in the bedrooms.

Carbon Monoxide Det:

SAFETY - There are no carbon monoxide detectors. In my opinion this is unsafe. In the event of a carbon monoxide event (such as a failure with the furnace or water heater), poisonous carbon monoxide can fill the home. This can be deadly. I recommend you install carbon monoxide detectors in appropriate locations. Installation is recommended by a qualified contractor.

HEATING

HEATING LIMITATIONS

Limitations:

DISCLAIMER - The chimney clean out was not opened. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - The radiator / zone valves are not tested. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

The heating system is installed with poor clearances or accessibility. This makes inspection difficult or limited and its full condition is unknown. It is my opinion that the inadequate access may result in HVAC technicians to not be able to properly service or maintain the heating system.

DISCLAIMER - The heat exchanger was not visible or accessible. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - Safety devices are not tested. I can not be responsible for any defects that I can not inspect.

HEATING DESCRIPTIONS

Fuel:

Gas

Main Gas Shut Off:

The main gas shut off valve is located on the outside of the building.

Gas Piping:

Black Iron

Type of Heating System:

Gas Forced Air

Efficiency:

High efficiency

Approximate Age:

The furnace is relatively new.

Failure Probability:

Low

HEATING INSPECTABLE ITEMS

Gas Piping:

The overall condition is acceptable.

Gas Burner:

This component was unable to be inspected.

Gas Valve:

The overall condition is acceptable.

Pilot Light:

The overall condition is acceptable.

Heat Shield:

This component was unable to be inspected.

Vent:

The overall condition is acceptable.

Combustion Air:

The overall condition is acceptable.

HEATING INSPECTABLE ITEMS

Thermostat:

The overall condition is acceptable.

Heat Exchanger:

This component was unable to be inspected.

Blower Fan:

This component was unable to be inspected.

Filter:

This component was unable to be inspected.

Ductwork:

The overall condition is acceptable.

Electric Wiring:

The overall condition is acceptable.

COOLING

COOLING LIMITATIONS

Limitations:

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - A heat loss or heat gain calculation is not done. This is beyond the scope of a home inspection.

DISCLAIMER - Safety devices are not tested. I can not be responsible for any defects that I can not inspect.

COOLING DESCRIPTIONS

Type of System:

Air to Air

Cooling Capacity:

3.5 Ton

Approximate Age:

The unit is in its first quarter of its expected life span

COOLING INSPECTABLE ITEMS

Outdoor Coil:

The overall condition is acceptable.

Indoor Coil:

This component was unable to be inspected.

Compressor:

The overall condition is acceptable.

Refrigerant Lines:

MAINTENANCE - The insulation of the a/c refrigerant (suction) line between the outdoor condensing unit and where it enters the house, is damaged or missing. As part of good maintenance, replacement of the insulation is recommended.



Picture Date:11/9/2005

Condensate Drain:

The overall condition is acceptable.

Outdoor Fan:

This component was unable to be inspected.

Evaporative Cooler:

This component was unable to be inspected.

PLUMBING

PLUMBING LIMITATIONS

Limitations:

DISCLAIMER - The water heater was not tested. I can not and will not be held responsible for any items that I do not inspect.

The water heater is installed with poor clearances or accessibility. This makes inspection difficult or limited and its full condition is unknown. It is my opinion that the inadequate access may result in technicians to not be able to properly service or maintain the hot water system.

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

DISCLAIMER - I am unable to locate the main water shut off. Either the homeowner should be asked of the location or a reputable plumber should be contacted to have one installed.

DISCLAIMER - No water valve is tested during the inspection. Valves are designed for emergency use and repairs only. These valves have a high tendency to leak when turned. I can not and will not be responsible for any defects that are present.

DISCLAIMER - The overflow devices are not tested as part of the home inspection. These are considered back emergency devices to reduce overflow damage. Since they don't get used, they often dry up and have minor leaks. Since I am aware of this common problem and I have no wish to damage the property, I do not test these devices. I can not and will not be held liable should a defect exist here.

PLUMBING DESCRIPTIONS

Service Piping Into House:

Copper

Supply Piping:

Copper

Waste Piping:

Plastic

Location of Main Shut Off:

Utility Room

Water Heater:

Conventional Gas Fired

PLUMBING INSPECTABLE ITEMS

Service Piping Into House:

The overall condition is acceptable.

Supply Piping:

The overall condition is acceptable.

Water Flow (Functional Flow):

The overall condition is acceptable.

Waste Piping:

The overall condition is acceptable.

Venting:

The overall condition is acceptable.

Sump Pump:

The overall condition is acceptable.

Outdoor Spigots:

The overall condition is acceptable.

PLUMBING INSPECTABLE ITEMS

Sinks:

The overall condition is acceptable.

Toilets:

The overall condition is acceptable.

Bathtubs:

The overall condition is acceptable.

Showers:

The overall condition is acceptable.

Kitchen Sink:

The overall condition is acceptable.

Laundry Tub:

SAFETY - This item is located too close to service panel. In my opinion can cause serious electrical injury. Appropriate corrective action is recommended by a qualified plumber.

Water Heater:

The overall condition is acceptable.

INTERIOR

INTERIOR LIMITATIONS

Limitations:

DISCLAIMER - New finishes limit historical signs. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - I am unable to see the inside of the flue. I can not be responsible for items that I can not see.

DISCLAIMER - Personal storage limits the inspection. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - No comments are made on cosmetic items.

DISCLAIMER - The drain tile is not visible. I can not be responsible for items that I can not see.

DISCLAIMER - I am unable to determine the quality of the chimney draw.

INTERIOR DESCRIPTIONS

Major Floor Finishes:

Ceramic
Hardwood Flooring
Carpeting
Marble

Major Wall Finishes:

Drywall

Major Ceiling Finishes:

Drywall

Exterior Doors:

French
Sliding Glass
STEEL - The exterior doors are made of steel.
Storm

Interior Doors:

WOOD - The interior doors are hollow core wood.

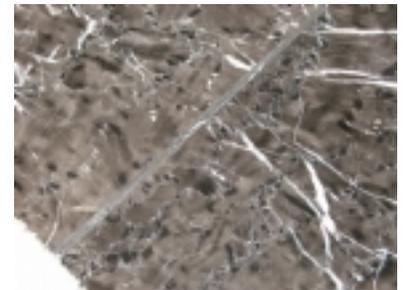
Fireplaces:

Masonry

INTERIOR INSPECTABLE ITEMS

Major Floor Finishes:

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.



Picture Date:11/9/2005

Major Wall Finishes:

REPAIR or REPLACE - Typical cracks, blemishes, nail pops and similar are present. In my opinion these are common conditions and are likely to be cosmetic. Repair is recommended to obtain a better quality finish but will not likely affect performance.

Major Ceiling Finishes:

The overall condition is acceptable.

INTERIOR INSPECTABLE ITEMS

Windows:

REPAIR / REPLACE - There are windows that do not open or close properly. In my opinion this will limit your use of the windows. Corrective action is recommended by a qualified contractor.

Exterior Doors:

The overall condition is acceptable.

Interior Doors:

The overall condition is acceptable.

Fireplaces:

SAFETY - The mantel and/or surround is loose. This is an increased potential for it to fall which can cause injury or damage property. Appropriate repair is recommended by a qualified contractor.

SAFETY - There is a build up of creosote and debris in the fire box, smoke chamber or flue. In my opinion this is a fire hazard. Cleaning and servicing is needed by a qualified chimney sweep.



Picture Date:11/9/2005

Below Grade Leakage:

The overall condition is acceptable.

Cabinets:

SAFETY - The kitchen cabinets appear to be hung using improper screws and / or lack appropriate washers. Identifying screws is difficult since we are not permitted to remove them. Comments made about the screws are made based on the appearance of the screw head. In my opinion improper screws or fastening methods increase the potential for cabinets to fall. Appropriate corrective action is recommended by a qualified cabinet installer.

Interior Trim Work:

The overall condition is acceptable.

Staircase:

The overall condition is acceptable.

Closet:

SAFETY - The light fixture is an 'exposed' light bulb type and close to the shelving which will likely store combustibles. In my opinion this is a serious fire hazard concern. Appropriate corrective action is recommended by a qualified electrician.

INSULATION

INSULATION LIMITATIONS

Limitations:

DISCLAIMER - I can not gain access to the wall space. I can not be responsible for any defects that I can not inspect.

DISCLAIMER - I can not confirm the continuity of the air/vapor barrier. I can not be responsible for any defects that I can not inspect.

INSULATION DESCRIPTIONS

Main Attic:

Mineral Wool

Walls:

Fiberglass

Vapor Barrier:

Unable to determine

Roof Ventilation:

Soffit Vents

Roof Vents

Crawl Space Ventilation:

No ventilation was found.

INSULATION INSPECTABLE ITEMS

Main Attic:

SAFETY - There are open wiring conductors and splices, improper methods and materials. This is an increased fire / shock hazard and needs to be corrected by a qualified electrician.



Picture Date:11/9/2005



Picture Date:11/9/2005

Air Barrier:

The overall condition is acceptable.

Vapor Barrier:

The overall condition is acceptable.

Roof Ventilation:

The overall condition is acceptable.

INSULATION INSPECTABLE ITEMS

Crawl Space Ventilation:

The overall condition is acceptable.

Hatch:

The overall condition is acceptable.

Pipes:

The overall condition is acceptable.

Ductwork:

The overall condition is acceptable.

Crawl Space:

The overall condition is acceptable.

APPLIANCES

APPLIANCES LIMITATIONS

Limitations:

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will perform under real conditions is unknown.

APPLIANCES DESCRIPTIONS

Oven:

The oven operates with gas.

APPLIANCES INSPECTABLE ITEMS

Oven:

The overall condition is acceptable.

Dishwasher:

The overall condition is acceptable.

Garbage Disposal:

The overall condition is acceptable.

Door Bell:

The overall condition is acceptable.

Refrigerator:

The overall condition is acceptable.

Clothes Washer:

The overall condition is acceptable.

Clothes Dryer:

The overall condition is acceptable.

The Standards of Practice
and Code of Ethics of the
American Society of
Home Inspectors®



Table of Contents	
	Page
Standards of Practice	3
Section Description	
1 Introduction	3
2 Purpose and Scope	3
3 Structural System	3
4 Exterior	3
5 Roof System	4
6 Plumbing System	4
7 Electrical System	4
8 Heating System	5
9 Air Conditioning Systems	5
10 Interior	5
11 Insulation and Ventilation	5
12 Fireplaces and Solid	5
Fuel Burning Appliances	
13 General Limitations	5
and Exclusions	
Glossary	7
Code of Ethics	8

Home Inspection

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.com

Distribution of this material is not an indication of ASHI® Membership. For a free listing of the Membership go to "Find an Inspector" at www.ashi.com.

To obtain additional copies or request permission to reprint The ASHI® Standards of Practice and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®
 932 Lee Street, Suite 101
 Des Plaines, IL 60016
 800-743-ASHI/2744

No parts of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the publisher.

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 The *inspector* shall:

A. *inspect*:

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

B. *report*:

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

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

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

- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

3.2 The *inspector* is NOT required to:

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

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe* the exterior wall covering.

EXTERIOR 4.2, continued

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.
- C. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

- A. *inspect*:
1. the service drop.
 2. the service entrance conductors, cables, and raceways.
 3. the service equipment and main disconnects.
 4. the service grounding.
 5. the interior *components* of service panels and sub panels.
 6. the conductors.
 7. the overcurrent protection devices.
 8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
 9. the ground fault circuit interrupters.
- B. *describe*:
1. the amperage and voltage rating of the service.
 2. the location of main disconnect(s) and sub panels.
 3. the *wiring methods*.

C. *report*:

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

7.2 The *inspector* is NOT required to:

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

8. HEATING SYSTEM

8.1 The *inspector* shall:

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

8.2 The *inspector* is NOT required to:

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

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

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

9.2 The *inspector* is NOT required to:

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

10. INTERIOR

10.1 The *inspector* shall:

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

10.2 The *inspector* is NOT required to:

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

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the ventilation of attics and foundation areas.
 3. the mechanical ventilation *systems*.
- B. *describe*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

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

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
 1. the *system components*.
 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
 1. the fireplaces and *solid fuel burning appliances*.
 2. the chimneys.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys.
 2. the firescreens and doors.
 3. the seals and gaskets.
 4. the automatic fuel feed devices.
 5. the mantels and fireplace surrounds.
 6. the combustion make-up air devices.
 7. the heat distribution assists whether gravity controlled or fan assisted.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

GENERAL LIMITATIONS AND EXCLUSIONS 13.1, continued

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

13.2 General exclusions:

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

- B. *Inspectors* are NOT required to determine:
1. the condition of *systems* or *components* which are not *readily accessible*.
 2. the remaining life of any *system* or *component*.
 3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
 4. the causes of any condition or deficiency.
 5. the methods, materials, or costs of corrections.
 6. future conditions including, but not limited to, failure of *systems* and *components*.
 7. the suitability of the property for any specialized use.
 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
 9. the market value of the property or its marketability.
 10. the advisability of the purchase of the property.
 11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
 14. the operating costs of *systems* or *components*.
 15. the acoustical properties of any *system* or *component*.

- C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
 2. or perform *engineering services*.
 3. or perform work in any trade or any professional service other than *home inspection*.
 4. warranties or guarantees of any kind.

- D. *Inspectors* are NOT required to operate:

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

- E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which 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

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 homeowner 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* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

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

Technically Exhaustive

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

Under-floor Crawl Space

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

Unsafe

A condition in a *readily accessible*, *installed* 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.



ASHI[®] Code of Ethics

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

- 1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.**
 - A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
 - B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
 - C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
 - D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
 - E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
 - F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

- 2. Inspectors shall act in good faith toward each client and other interested parties.**
 - A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
 - B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
 - C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

- 3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.**
 - A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
 - B. Inspectors shall report substantive and willful violations of this Code to the Society.