



Building Inspection Report

Sample Street, Sample Town, SC 29401

Inspection Date:
01/01/05

Prepared For:
Sample Client

Prepared By:
Archispec Building Inspectors
1773 Banbury Road
Charleston, SC 29414

843-724-0710
Fax 843-763-3980

Report Number:
240111Sample

Inspector:
Martin P. Baker Sr.
Member

ASHI # 115389
Martin P. Baker Jr.
Member

ASHI # 204584



The American Society of Home Inspectors

Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	5
ROOFING	7
EXTERIOR	8
ELECTRICAL	10
COOLING / HEATING	12
INSULATION / VENTILATION	13
PLUMBING	14
INTERIOR	15
APPLIANCES	17
FIREPLACES / WOOD STOVES	18
MAINTENANCE ADVICE	19
STANDARDS OF PRACTICE	21

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built older home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.



CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces north.
- For the purpose of the left, right, center locations given in the report, it is assumed that you are standing outside, facing the front door.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Repair:** Ductwork within the crawl space should be better insulated.
- **Repair:** The temperature drop measured across the evaporator coil of the heat pump system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Monitor:** The flat roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.
- **Repair:** Roof rafter(s) are water damaged at the carport flat roof. The material is no longer structurally sound and should be replaced.
- **Repair:** Water damaged sheathing (roof deck) was noted at the carport flat roof . The material is no longer structurally sound, and should be replaced.
- **Repair:** The floor structure shows evidence of moderate rot at the rear center baths as well as the areas directly in back of the entrance porch.. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 86.5 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing
Method of Inspection:	•Walked
Foundation:	•Poured Concrete •Crawl Space Configuration
Method of Inspection:	•Crawled
Columns:	•Brick
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame, Brick Veneer

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Roof

- **Monitor:** Water stained sheathing (roof deck) was noted at the rear center plumbing vent pipe. The material is structurally sound, but should be monitored for signs of further leakage. .
- **Repair:** Water damaged sheathing (roof deck) was noted at the chimney chase. The material is no longer structurally sound, and should be replaced.

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Improve:** All potential vermin entry points to the crawl space should be sealed to reduce risk of pest activity or damage.
- **Improve:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.
- **Repair:** Damaged ductwork in the crawl space should be repaired. Improper duct work increases heating/cooling costs and can also cause building damage.
- **Repair:** The ductwork lacks adequate support in the crawl space.
- **Monitor:** There is evidence of past water in the crawl space . Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Please see *Roof* for guttering suggestions, and/or *Exterior* for lot drainage repairs or improvements as a first step to controlling water in the crawl space. This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.

Floors

- **Repair:** The floor structure shows evidence of moderate rot at the rear center baths as well as the areas directly in back of the entrance porch.. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.
- **Repair: Monitor:** Minor mold was noted to the wooden components of the floor system at behind the front center area only. . This is likely related to improper lot drainage, roof water management, and ventilation. One (1) square foot of free vent area should be provided for every (500) square feet of crawl space. Remove any obstruction to the free flow of air through the crawl space, such as vegetation blocking vents, vents not open, excessive ductwork blocking air flow etc. See also, *Roof* for any guttering suggestion,, and *Exterior* for any lot drainage improvements. This problem is progressive in nature if conditions are not altered. .

- **Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at the rear baths, and at crawl center. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet as it may be unsafe.
- **Monitor:** Prior repairs to the floor system were noted in many locations. The floor system should be monitored in these areas, and the seller should be consulted regarding the cause for these repairs.
- **Monitor:** Poor repairs to the floor system were noted in some areas. (Sisters installed one sided) It would be wise to properly repair the floor in these areas.

Roof

- **Repair:** Roof rafter(s) are water damaged at the carport flat roof. The material is no longer structurally sound and should be replaced.
- **Repair:** Water damaged sheathing (roof deck) was noted at the carport flat roof . The material is no longer structurally sound, and should be replaced.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Built Up Roofing
Roof Flashings:	•Metal •Rubber/PVC
Chimneys:	•Masonry
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

General Comment

In all, the roof coverings show evidence of normal wear and tear for a home of this age. It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs. Trim away tree branches close to the roof.

RECOMMENDATIONS / OBSERVATIONS

Flat Roofing

- **Monitor:** The flat roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.
- **Monitor:** Water appears to pond on the membrane. This leads to a shortened life and increased potential for damage if leaks occur. When re-roofing, the roof should be appropriately sloped or drains should be added. Expect to replace this roof soon.
- **Monitor: Repair:** Distortion of the roof coverings, such as noted at the eaves of the flat roof, may indicate a problem area that could be actively leaking. A licensed, insured, roofing contractor should examine this area, and offer repair options if needed. (See Structure-Roof)

Flashings

- **Monitor:** The flashing is vulnerable, has leaked in the past, and should be watched carefully for leaks.
- **Repair:** The flashing is rusting. It should be painted to extend its life.
- **Repair:** The flashing is loose at the gable vents and should be re-secured to avoid leaks.
- **Repair:** Nail heads are exposed at the flashing at the gable vents. They should be sealed to reduce risk of leaks.

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, And Fascias:	•Vinyl •Aluminum
Exterior Doors:	•Solid Wood •Storm Doors
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Brick
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The wood window frames are in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair: Monitor:** The landscape vegetation should be trimmed and remain clear of the exterior walls a minimum of 18-24 inches. This is to allow for the free flow of air both around the dwelling, as well as through the crawl space. Mold, mildew and other moisture related problems of the walls, floor system, etc. may be avoided by adhering to this “rule of thumb”.
- **Repair:** The hole in the exterior wall should be sealed at the right side sewer entrance into the crawl space . This is to prevent possible water and/or insect entry into the wall system. .
- **Repair:** Damaged foundation vent screening was observed . It should be repaired to protect against vermin entry.

Exterior Eaves

- **Improve:** The eaves should be cleaned of the mildew to preserve the integrity and longevity of the material. One cup of bleach mixed with one gallon of water, can be sprayed on most mold growth with a garden sprayer, and let stand for 10-15 minutes, then washed off with fresh water. Excessive mildew concentrations may cause premature failure of the siding. Pressure washing is *not* recommended! .
- **Repair:** Tree branches should be trimmed away from the house.

Windows

- **Monitor: Improve:** The window screens were noted to be missing or damaged.
- **Repair:** Missing storm windows should, ideally, be repaired or replaced as necessary.

Exterior Door(s)

- **Improve:** The entrance door weatherseals are damaged. This should save energy and lessen drafts.

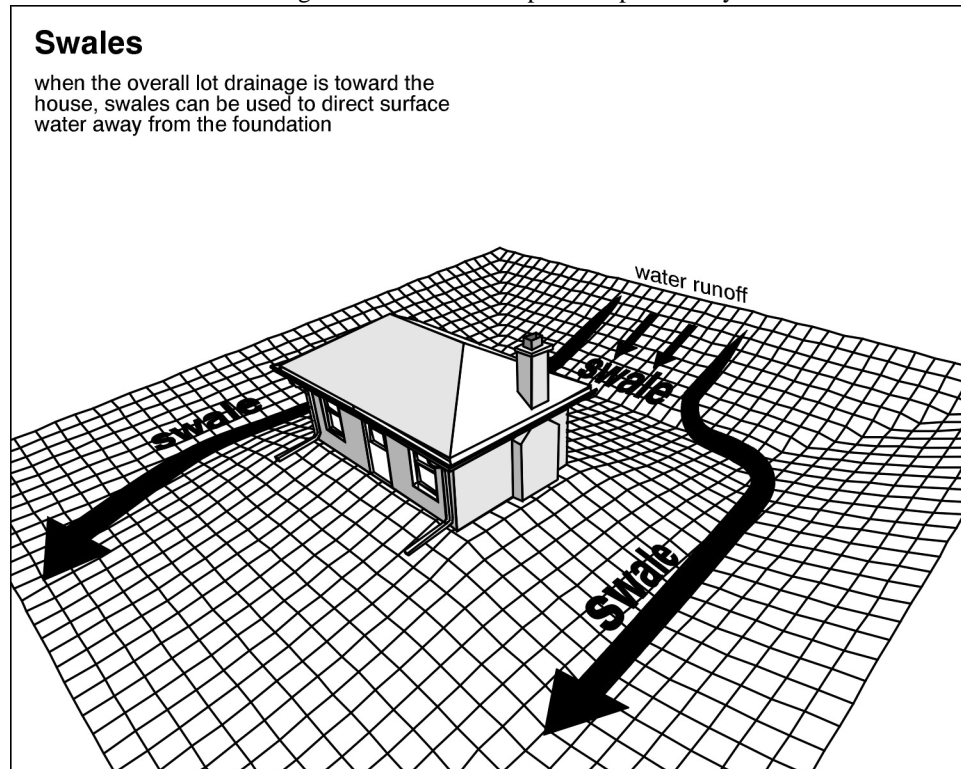
Carport

- **Repair:** The bottoms of the support posts for the carport are rusted. They should be repaired to avoid movement in the structure.

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of

exterior wall siding. Due to the overall reverse grading of this lot, a swale or shallow ditch can be installed that are barely noticeable, yet allow the soil surrounding the house to have a positive pitch away from the home.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240-Volt Main Service - Service Size: 200 Amps
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Fuses •Located: Laundry Room
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Laundry Room
Sub-Panel(s):	•Panel Rating: 60 Amp •Fuses •Located: Hall Closet
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present
Service Drop:	•Overhead
Service Grounding:	•Ground Connection Not Visible
Sub-Panel(s):	•Panel Rating: 50 Amp X2 •Breakers •Located: METER

ELECTRICAL OBSERVATIONS

General Comment

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. A separate fuse or breaker should serve each circuit.

Distribution Wiring

- **Repair:** All junction boxes in the crawl space should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Abandoned wiring in the crawl space should be replaced or appropriately terminated.
- **Repair:** Abandoned wiring in the waste disposer should be replaced or appropriately terminated.

Outlets

- **Repair:** An outlet at the rear left of the house is inoperative. This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets should be repaired in the main bathroom, kitchen, exterior, and front center bedroom. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard in the dining room

Lights

- **Repair:** The light is inoperative in the crawl space and attic right side. If the bulbs are not blown, the circuit should be repaired.
- **Improve:** The light fixture globe was noted to be damaged at the front yard lamppost. .

Smoke Detectors

- **Repair: Improve:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Cooling / Heating

DESCRIPTION OF COOLING / HEATING

Energy Source:	•Electricity
Central System Type:	•Located Outside •Air Source Heat Pump System with Auxiliary Heat
Manufacturer :	•Approximate Age 1989
Cooling Capacity:	•Snyder General
Temperature Differentials :	•4 TON, 48,000 BTU
Through-Wall Equipment:	•Return Temp.75 •Supply Temp. 62-63
	•Not Present

OBSERVATIONS

General Comment

This system has not been maintained. As the system is older, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

- **Improve:** Heat pumps should be serviced every 6 months to maintain proper operation and longevity.
- **Repair:** The temperature drop measured across the evaporator coil of the heat pump system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** The discharge location of the condensate line for the air conditioning system should be improved.

LIMITATIONS OF COOLING / HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The heat pump was operated in the cooling mode only.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R20 Fiberglass in Main Attic
Exterior Wall Insulation:	•R12 Fiberglass in Original Walls
Roof Ventilation:	•Roof Vents •Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer
Exterior Wall Insulation:	•R12 Fiberglass in Original Walls
Crawl Space Insulation:	•R3
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Gable Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** Insulation should be evened out.
- **Improve:** The level of ventilation is marginal in the main attic. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

Crawl Space

- **Repair:** Loose or damaged insulation in the floor above the crawl space should be improved.
- **Repair:** The insulation is installed backwards and should be improved.
- **Repair:** Ductwork within the crawl space should be better insulated.
- **Improve:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Beside Water Heater •At The Street Main
Interior Supply Piping:	•Copper •Polybutylene
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Copper •Cast Iron
Water Heater:	•Electric •Approximate Capacity (in gallons): 40 •Manufacturer: AO Smith •Located: Rear Right Laundry •Approximate Age: 1989

PLUMBING OBSERVATIONS

General Comment

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

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Repair:** The kitchen sink *sprayer* is inoperative or damaged..
- **Repair:** The faucet(s) are leaking at the master bathroom tub.
- **Repair:** The toilet *wax seal* was noted to be actively leaking, in the laundry bathroom.
- **Improve:** The *pops up tub drain assemblies* are inoperative in both bathrooms. .
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the main bathroom.

Water Heater

- **Improve:** The water heater could have an emergency catch pan, *plumbed to the exterior*, when installed in the interior of the home. .

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Paneling
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane •Single Pane with Storm Window
Doors:	•Wood-Hollow Core •French Doors •Swinging Door

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality. The windows have been lacking maintenance.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining to the ceiling and/or wall was noted in the laundry room. When accessible for testing, all water stains are tested using a Protimeter *SurveyMaster*™ moisture meter. This meter has been calibrated to within 2% prior to use. Although the staining tested *dry* at the time of the inspection, the area should be carefully monitored for signs of further leakage.
- **Monitor, Repair:** Water damage to the ceiling was noted in the master bathroom. The damage was dry at the time of the inspection.
- **Monitor:** Minor cracks were noted in the master bedroom at the bathroom entrance and above the windows. This type of cracking is generally related to typical settlement, and rarely reoccur once properly repaired. .
- **Monitor:** Minor cracks were noted to the ceiling in the living room. This type of cracking is generally related to typical settlement, and rarely reoccur once properly repaired. .
- **Monitor:** Damage to the tile wall was observed in the master bathroom at the tub.

Floors

- **Monitor:** The tile floor is cracked in the main bathroom.
- **Monitor, Repair:** Water damage to the floor was noted in the master bedroom at the master bathroom entrance door. The damage was dry at the time of the inspection.

Windows

- **Monitor:** The window(s) is cracked in the master bedroom. Improvement is not a high priority.
- **Repair:** Window hardware is missing in the front left bedroom (sash lock).
- **Repair:** Window hardware is damaged in the front center bedroom (sash lock).

Doors

- **Improve:** Doors should be trimmed or adjusted as necessary to work properly at the front left bedroom.
- **Improve:** The master bathroom door was missing at the time of the inspection.

Cabinets

- **Monitor:** Water staining to the bathroom cabinet floors were noted (prior leaks).

Stairways

- **Repair, Safety Issue:** The attic access stair has loose or damaged hardware.

Environmental Issues

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Built-in Electric Oven •Electric Cooktop •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Washer Discharges to Laundry Tub/Sink
Other Components Tested:	•Kitchen Exhaust Hood •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The dishwasher airgap device does not appear to be properly configured.. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.

Waste Disposer

- The waste disposer was removed. The wiring is still in place.

Refrigerator

- **Repair:** The water dispenser and icemaker are inoperative.
-

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	•Masonry Firebox
Vents, Flues, Chimneys:	•Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comment

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation in the family room.
- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety in the family room.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Standards of Practice

AMERICAN SOCIETY OF HOME INSPECTORS®

Standards of Practice

1. Introduction
2. Purpose & Scope
3. Structural Components
4. Exterior
5. Roofing System
6. Plumbing System
7. Electrical System
8. Heating System
9. Air Conditioning System
10. Interior
11. Insulation & Ventilation
12. Fireplaces & Solid Fuel Burning Appliances
13. General Limitations & Exclusions

Glossary

Note: Underlined words are defined in the Glossary

As approved by ASHI Membership July, 1999
Effective 1 January 2000
© 1999 American Society of Home Inspectors®

1. INTRODUCTION

1.1 The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the American Society of Home Inspectors. Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 The Inspector shall:

A. inspect:

readily accessible systems and components of homes listed in these Standards of Practice.

installed systems and components of homes listed in these Standards of Practice.

B. report:

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.

A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.

the inspector's recommendations to correct or monitor the reported deficiency.

on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and the reason they were not inspected.

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

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

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

- A. inspect:
 - the structural components including foundation and framing.
 - 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:
 - the foundation and report the methods used to inspect the under-floor crawl space.
 - the floor structure.
 - the wall structure.
 - the ceiling structure.
 - 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:
 - the exterior wall covering, flashing and trim.
 - all exterior doors.
 - attached decks, balconies, stoops, steps, porches, and their associated railings.
 - the eaves, soffits, and fascias where accessible from the ground level.
 - the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
 - walkways, patios, and driveways leading to dwelling entrances.
- B. describe the exterior wall covering.

4.2 The inspector is NOT required to:

- A. inspect:
 - screening, shutters, awnings, and similar seasonal accessories.
 - fences.
 - geological, geotechnical, or hydrological conditions.
 - recreational facilities.
 - outbuildings.
 - seawalls, break-walls, and docks.
 - erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

- A. inspect:
 - the roof covering.
 - the roof drainage systems.
 - the flashings.
 - 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:
antennae.
interiors of flues or chimneys which are not readily accessible.
other installed accessories.

6. PLUMBING SYSTEM**6.1 The inspector shall:**

A. inspect:
the interior water supply and distribution systems including all fixtures and faucets.
the drain, waste and vent systems including all fixtures.
the water heating equipment
the vent systems, flues, and chimneys.
the fuel storage and fuel distribution systems.
the drainage sumps, sump pumps, and related piping.
B. describe:
the water supply, drain, waste, and vent piping materials.
the water heating equipment including the energy source.
the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:
the clothes washing machine connections.
the interiors of flues or chimneys which are not readily accessible.
wells, well pumps, or water storage related equipment.
water conditioning systems.
solar water heating systems.
fire and lawn sprinkler systems.
private waste disposal systems.
B. determine:
whether water supply and waste disposal systems are public or private.
the quantity or quality of the water supply.
operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM**7.1 The inspector shall:**

A. inspect:
the service drop.
the service entrance conductors, cables, and raceways.
the service equipment and main disconnects.
the service grounding.
the interior components of service panels and sub panels.
the conductors.
the overcurrent protection devices.
a representative number of installed lighting fixtures, switches, and receptacles.
the ground fault circuit interrupters.
B. describe:
the amperage and voltage rating of the service
the location of main disconnect(s) and sub panels
the wiring methods
C. report:
on the presence of solid conductor aluminum branch circuit wiring
on the absence of smoke detectors

7.2 The inspector is NOT required to:A. inspect:

the remote control devices unless the device is the only control device.

the alarm systems and components.

the low voltage wiring, systems and components.

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:

the installed heating equipment.

the vent systems, flues, and chimneys.

B. describe

the energy source.

the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:A. inspect:

the interiors of flues or chimneys which are not readily accessible.

the heat exchanger.

the humidifier or dehumidifier.

the electronic air filter.

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:

the energy source.

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:

the walls, ceilings, and floors.

the steps, stairways, and railings.

the countertops and a representative number of installed cabinets.

a representative number of doors and windows.

garage doors and garage door operators.

10.2 The inspector is NOT required to:A. inspect:

the paint, wallpaper, and other finish treatments.

the carpeting.

the window treatments.

the central vacuum systems.

the household appliances.

recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect:

the insulation and vapor retarders in unfinished spaces.
the ventilation of attics and foundation areas.
the mechanical ventilation systems.

B. describe:

the insulation and vapor retarders in unfinished spaces.
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 :

the system components.
the vent systems, flues, and chimneys.

B. describe:

the fireplaces and solid fuel burning appliances.
the chimneys.

12.2 The inspector is NOT required to:

A. inspect:

the interiors of flues or chimneys.
the firescreens and doors.
the seals and gaskets.
the automatic fuel feed devices.
the mantles and fireplace surrounds.
the combustion make-up air devices.
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 are not technically exhaustive.

will not identify concealed conditions or latent defects

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

13.2 General exclusions:

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

B. Inspectors are NOT required to determine:

the condition of systems or components which are not readily accessible.

the remaining life of any system or component.

the strength, adequacy, effectiveness, or efficiency of any system or component.

the causes of any condition or deficiency.

the methods, materials, or costs 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 requirements (codes, regulations, laws, ordinances, etc.).
 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, and air.
 the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
 the operating costs of systems or components.
 the acoustical properties of any system or component.
 C. Inspectors are NOT required to offer:
 or perform any act or service contrary to law.
 or perform engineering services.
 or perform work in any trade or any professional service other than home inspection.
 warranties or guarantees of any kind.
 D. Inspectors are NOT required to operate:
 any system or component which is shut down or otherwise inoperable.
 any system or component which does not respond to Normal Operating Controls.
 shut-off valves.
 E. Inspectors are NOT required to enter:
 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.
 the under-floor crawl spaces or attics which do not conform to recognized standards for clearance.
 F. 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 which are not installed.
decorative items.
systems or components located in areas which are not entered in accordance with these Standards of Practice.
 detached structures other than garages and carports.
 common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
 G. 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 other persons or damage the property or its systems or components.
 move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
dismantle any system or component, except as explicitly required by these Standards of Practice.

GLOSSARY OF UNDERLINED WORDS*

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a system

Decorative

Ornamental; not required for the proper operation of the essential systems and components of a home

Describe

To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect

To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using Normal Operating Controls and opening Readily Openable Access Panels

Inspector

A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

unsafe or not functioning

Shut Down

A state in which a system or component cannot be operated by Normal Operating Controls

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

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

Technically Exhaustive

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

Under-Floor Crawl Space

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

Unsafe

A condition in a readily accessible, installed component or system which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube," etc.

**Note: In these Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity.*