Sample
Home Inspection Report

1000 S. Anywhere Street

Report Prepared For:
John Doe

Report Prepared By:
Gary Cornia
License #40616

August 19, 2011

1. GENERAL INFORMATION

PROPERTY LOCATION:
1000 S. Anywhere Street
Phoenix, AZ 85048

REPORT NUMBER:
REP001004

INSPECTION DATE:
August 18, 2011

REPORT DATE:
August 19, 2011

CLIENT:
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Phoenix, AZ 85248
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3. PURPOSE AND SCOPE

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

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

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

4. EXCLUSIONS AND LIMITATIONS

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

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

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

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

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

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

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

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

5. INTRODUCTION

COMPONENT DESCRIPTION:

This report summarizes the verbal briefing delivered after our inspection of 15801 S. 7th Street, Phoenix, AZ, conducted August 18, 2006.

The residence was occupied when the inspection was conducted. The buyer and buyer's agent were present during the inspection. The temperature was approximately 104 degrees and it was sunny.

The home is approximately 7 years old, constructed about 1999. The home is approximately 5800 Sq. Ft. The entrance of the home faces south.

6. STRUCTURAL SYSTEM

COMPONENT DESCRIPTION:

The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home's current condition.

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. We are generalists and not specialists.

The visible portions of the foundation, exterior walls, trusses and framing components were found in acceptable condition other than as noted below.

The residence is a one story detached, wood frame, single-family dwelling. It has five bedrooms, one kitchen, five bathrooms, and is built on a slab-on-grade foundation.

The wall framing consists of 2 by 4 studs on 16-inch centers sheathed with oriented strand board (OSB) and foam sheathing. The roof is a manufactured truss assembly. The truss chords are 2 by 4 on 24-inch centers sheathed with oriented strand board (OSB). The ceiling joist chords are 2 by 4 on 24-inch centers.

The attic was inspected using a flashlight. The attic was not fully inspected, as there was a limited view of the attic structure at various locations. The attic access location was a ceiling hatch in the garage.

OBSERVATIONS:

We noted signs of foundation settlement but didn't see any cracks at any of the readily accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. Such movement is not considered structurally significant unless related to recent flooding, seismic activity or there are indications of horizontal/lateral displacement of more than 1/4 inch. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that we observed.

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

7. EXTERIOR

COMPONENT DESCRIPTION:

Please note: Screens, safety glazing, shutters, seasonal accessories, outbuildings, recreational facilities, fences, soil and geological conditions are not required to be observed by inspectors. Moisture and air infiltration through, around, and between door window frames and glass is not part of this inspection. Building improvement setbacks to property lines or easements are not part of this inspection.

The exterior cladding, flashing, trim, entry doors, decks, balconies and steps (if applicable), eaves, soffits and fascia were found in acceptable condition other than as noted below.

The exterior cladding consists of stucco.

The exterior entry doors are a combination of metal-clad with windows and solid wood units. All exterior doors were opened and closed and operated as designed with no defects noted.

The eaves consist of closed cornices with no overhang and no vents.

Brick veneer, faux stone or stucco is arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees, and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

OBSEVATIONS:

The Cox Communications utility box is loose from the stucco wall. Recommend contacting Cox Communications to have the box properly secured.

8. LANDSCAPING

COMPONENT DESCRIPTION:

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

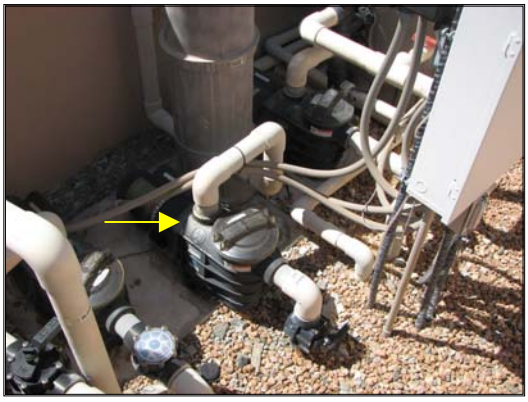
The yard is relatively flat.

The driveway is concrete. The walkways are concrete. There are concrete block and wrought iron fences that enclose the yard.

The residence has a below ground concrete swimming pool with a pebble-tec finish. The pool is equipped with a diatomaceous earth filter, in pool cleaning system, water heater (not tested – fuel source propane), time clock, and automatic pool cover.

OBSERVATIONS:

A leak was observed at the pool pump equipment (center pump/motor). We recommend further evaluation of the swimming pool equipment and repairs as appropriate by a swimming pool specialist.



Note: The fuel source for the spa/pool is propane.

9. ROOF SYSTEM

COMPONENT DESCRIPTION:

The condition of roof felt paper or membrane below roofing materials is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if roof is too steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in this report. No guarantee or warranty is made by this inspection whether the roof leaks at the time of inspection or is subject to future leaking. We saw no indication of any roof (moisture staining) leak from inside the home. If the home is equipped with a skylight/s or a chimney/s, we recommend keeping these areas clear of leaves and debris and having these areas inspected on a annual basis as they are prone to leaking if not properly maintained.

The roofing inspection was conducted from the roof. The roofing materials are a combination of concrete tile roofing and single-ply torch-down membrane.

A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or screwing. Concrete roofs are very durable, but care must be taken when walking on them as stepping onto tiles at the wrong location can crack them. These roofs when properly cared for have an expected service life in excess of 50 years.

A single ply torch-down membrane consists of a single layer of modified-bitumen that has been plasticized to make it more durable to weather. The term 'torch-down' derives from the fact that the membrane is generally fully adhered to the roof by heating it with a blowtorch as it is rolled out and bedded in a film of a compatible adhesive. Torch down roofs have an expected service life of between 15 and 30 years, depending on the grade of material, quality of protective coatings and level of maintenance the roof receives. This material is not recommended for roofs with a slope greater than 2:12.

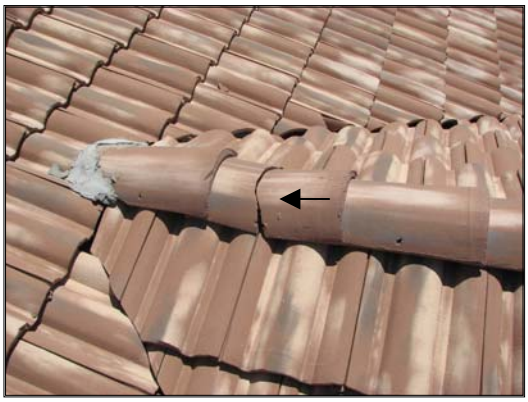
The roof system flashings consist of galvanized steel found in acceptable condition and were found at the roof valleys and the roof to wall intersections.

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

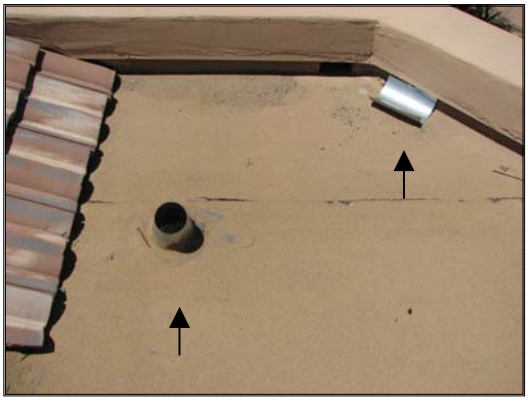
The residence has metal, single-wall, framed chase chimneys that vent gas-burning fireplaces in the living room, family room and master bedroom.

OBSERVATIONS:

The roof appears to be in need of repair. Missing & loose roof tiles were observed above the south bedrooms. Tar/felt paper is missing – exposed roof sheathing is exposed where the tile is missing. Three or more roof tiles are cracked/broken. Mud caps are cracked and broken. We recommend a licensed roofing contractor further evaluate the roof and make corrections as appropriate.



A missing T-cap (hood that covers an exhaust vent) is missing (lying on roof) at the north side of the roof (above master bathroom). Recommend repairs as appropriate.



RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of this roof system. We recommend the roof be further examined and repaired as necessary by a licensed roofing contractor.

10. PLUMBING SYSTEM

COMPONENT DESCRIPTION:

We examined, as closely as possible, all visible and accessible plumbing supply and waste components in this home. This is not a guarantee that the plumbing of the home is defect-free, as there are portions of the plumbing that were concealed from view and are inaccessible for inspection purposes.

All plumbing fixtures, which include, faucets, sinks, toilets, showers, and bathtubs properly operated and passed our visual inspection for functional flow and functional drainage.

Faucets for all sinks, tubs, and toilets were observed as being above the high water level providing the appropriate air gap as required to prevent cross connections.

The distribution piping, fixtures, faucets, waste and vent piping were found in acceptable condition other than as noted below (if applicable).

The main water entry shutoff is located on the southern exterior of the home.

The service pipe to the house is 1 1/2-inch copper pipe. Supply plumbing is 1/2-inch copper pipe.

The drain/waste plumbing is schedule 40 ABS plastic pipe.

The main waste clean-out is located on the southern exterior of the home.

Two conventional storage tanks with 80 gallons of capacity provide hot water for the residence. The energy source for the hot water is electricity and is operational.

OBSERVATIONS:

The master shower was observed with a missing showerhead hose to the auxiliary showerhead. Recommend a replacement as appropriate.

11. ELECTRICAL SYSTEM

COMPONENT DESCRIPTION:

Electrical service to the home is via underground service lateral found in acceptable condition.

The electrical meter is located on the north side of the residence.

The main service entrance panel is a breaker system located in the north side of the residence. The panel is rated for 300 amps at 120/240 volts. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The final service rating is 300 amps. The service entrance conductor is copper.

The service grounding electrode conductor is a stranded copper ground located on the ufer ground.

A 100-amp 120/240-volt sub panel has been added to the service. The panel is located in the north side of the residence.

The branch wiring is non-metallic sheathed cable (romex) type. It is copper wiring.

Smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms should be located where steam and/or fumes from bathrooms or kitchens will not trigger them.

The main service panel appears to have no room for future upgrades or additions to the system.

A representative number of fixtures, electrical outlets and switches were tested and were found operational (defects if any will be noted below) in the garage, hallway, laundry room, living room, family room, kitchen, bedrooms, bathrooms, front of the residence and back of the residence.

Ground fault circuit interrupters (GFCI) are installed in the garage, bathroom and kitchen. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one’s nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected.

A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

OBSERVATIONS:

The ground fault circuit interrupter (GFCI) outlet at the back patio (behind BBQ & sink) will not trip when a ground fault is introduced to the circuit with a separate testing device. Since GFCI's are life/safety devices, they are designed to protect homeowners. We recommend immediate investigation and correction by a licensed electrician.

The sub panel at the north side of the property was found with a loose panel cover. Recommend repairs as appropriate.

While operating both dishwashers simultaneously, breaker #26 inside the main service panel is tripping. We recommend further revaluation and correction by a licensed electrician.

The lights in the kitchen, kitchen pantry and dinning room are tripping breaker #6 inside the sub panel. We recommend further revaluation and correction by a licensed electrician.

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

12. HEATING SYSTEM

COMPONENT DESCRIPTION:

The outside temperature at the time of the inspection was 65+ degrees fahrenheit. Therefore, the heating system was not tested. The HVAC system at the time of the inspection was set and operating in the cooling mode. Switching between heating and cooling modes may cause damage to the HVAC system. Therefore, the heating system was not tested.

A heat pump system (qty 4) provides heat to the residence. The heat pumps are an air source type that gathers latent heat from the exterior air and transfers it to the interior coils in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coils and transferred to the outside air. The disconnect switches for the heat pump are mounted within sight of each unit. The inside air handlers and evaporators are located in the attic. The thermostats for the systems are a electronic type and is located in multiple locations through out the home.

The ductwork for the heating system consists of insulated flexible ducts with insulated flexible type return ducting. The filters for this system can be found at the return air intake grills. The filters are a disposable type measuring 16" X 20" X 1" and 16" X 20" X 1".

We recommend the client avoid replacing the furnace filters with ordinary cartridges. Electrostatic filter cartridges are about 20 to 30 time more efficient than conventional fiberglass or pleated filter cartridges and can be purchased as disposable or reusable types. Regardless of type, the furnace filters should be cleaned or changed every 30-days.

Please note: Inspectors are not required to observe humidifiers, electronic filters, interior of flues, adequacy or uniformity of air supply to various rooms, or operate systems that have been shut down or when weather conditions may cause damage to the equipment. This inspection does not include heat exchangers, which may or may not have cracks or holes. If this is of concern, a licensed heating contractor should investigate.

OBSERVATIONS:

The furnace filters are dirty and should be replaced. Dirty air filters may restrict airflow, reduce comfort, increase costs, ice up evaporator and condensing coils, and shorten the life of the HVAC system.

13. AIR CONDITIONING SYSTEMS

COMPONENT DESCRIPTION:

In accordance with the standards of practice of our professional association, we inspect only installed air conditioning units. We are required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in our report. We are not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

A heat pump system provides air conditioning for the residence. The energy source is electricity. The heat pumps are an air source type that gathers latent heat from the exterior air and transfers it to the interior coils in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coils and transferred to the outside air. The disconnect switches for the cooling system is mounted within sight of each unit. The outside compressors are located at the south, east and west sides of the home.

MAKE: Trane
MODEL: TWP060C100A6
SERIAL: P253UAN1F
BTU/KW Rating: 60,000

MAKE: Trane
MODEL: TWP048C100A3
SERIAL: P2911362F
BTU/KW Rating: 48,000

MAKE: Trane
MODEL: TWP030C100A4
SERIAL: P24244522F
BTU/KW Rating: 30,000

MAKE: Trane
MODEL: TWP060C100A6
SERIAL: P253UF51F
BTU/KW Rating: 60,000

The ductwork for the cooling system consists of insulated flexible ducts with insulated flexible type return ducting. The filters are at the return air intake grills. The filters are a disposable type measuring 16" X 20" X 1".

As exterior temperature at the time of the inspection was 60+°F, these systems were tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. These systems are operating within specified temperature limits.

We recommend the heating and cooling system be cleaned and serviced seasonally.

All rooms were checked for cooling source (delivery register) with no defects noted.

Note: Cornia Consulting, LLC makes no guarantee or offer any warranty of any kind concerning the life expectancy of the HVAC system. We recommend the client invest in a home warranty, which covers the heating and cooling systems of the home.

14. INTERIOR

COMPONENT DESCRIPTION:

The house interior contains the distribution points of the major systems. For example, each room should have an adequate heat/cooling supply and sufficient number electrical outlets. Each bedroom is to have a means of egress in the event of an emergency. Our concern as home inspectors is function rather than appearance, and emphasis is placed on whether a room will work as it was intended. We do not comment on matters of personal taste. The major components of the interior inspection include walls, ceilings, floors, trim, counters, cabinets, stairs, windows, skylights, doors, and basements.

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

The walls, ceilings, floors, steps - stairways - balconies - railings (if applicable), counters, cabinetry, doors, windows, separation walls, fire walls, separation doors were found in acceptable condition other than as noted below (if applicable).

The interior wall and ceiling surfaces are conventional drywall. The primary floor coverings are wall-to-wall carpet and tile.

The bathroom flooring is tile. The bathroom cabinets are solid wood. The bathroom countertops are tile and granite. The kitchen floor is tile. The kitchen cabinets are solid wood. The kitchen countertops are granite.

Most interior doors are solid wood.

The windows are aluminum sash double glazed units. We make every effort to observe dual pane windows, which have lost their seals. The most common observation is moisture between the panes of glass. The observation of dual pane windows, which have lost their seal, is difficult as condensation will appear and disappear between the panes of glass depending upon climate and sun exposure. Dirty glass and window screens make detection of broken seals even more difficult. Each window of this home was observed and we did not detect any defective windows at the time of the inspection.

The garage doors are metal, sectional rollup style units. The overhead garage doors are opened and closed with an automatic door opener mechanism.

The pedestrian door between the garage and the house is fire rated, fitted with tight fitting weather-strip gaskets and a self-closing hinge, as required by code.

OBSERVATIONS:

We noted a moisture-stained ceiling in the south bedroom (bedroom closest to the front entry). The moisture stain was dry at the time of the inspection. The area of the moisture stain has been repaired (textured and sanded). The adjacent bedroom was also observed with ceiling repairs. We can't say how this has affected those unseen areas behind the finished surfaces. We caution the client that whenever moisture stains have been observed, environmental hazards may be present. Further evaluation by a specialist may be appropriate. We recommend painting repairs as appropriate.

The ceiling of the garage was observed with a settlement crack that we believe is the result of structural movement caused by normal settling. Recommend patching and painting as appropriate.

15. APPLIANCES

COMPONENT DESCRIPTION:

Inspections of appliances, which are not typically a permanent fixture in the home, are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection.

Note: The washer and dryer (if equipped) were not tested as we do not test household, freestanding appliances.

Note: The microwave oven was not tested. Microwave ovens should never be turned on when empty, as this may result in damage to the magnetron.

The kitchen is equipped with two dishwashers, two food disposers, range and two ovens, and a built in microwave oven.

16. INSULATION AND VENTILATION

COMPONENT DESCRIPTION:

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

The building has two attic spaces. Access to the attic space can be gained from either the garage or kitchen pantry.

The main attic section is insulated with fiberglass batting with a vapor retarder of unknown type.

This roof/attic configuration uses passive ventilation. There are vents used near the ridge of the roof as exhaust vents. These enable air entering the attic near the eaves to rise through convection toward the ridge and leave the roof envelope.

Because the wall cavities were concealed behind finished surfaces, the type/thickness of insulation used in the walls cannot be determined and it cannot be verified whether any sort of vapor barrier exists.

There are exhaust fans/devices located in all bathrooms, the kitchen and the laundry.

The dryer venting appears to be functional and operational as designed with no defects noted.

The insulation level in the home is adequate.

The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size.

17. FIREPLACES

COMPONENT DESCRIPTION:

There is a zero-clearance gas-burning fireplace with a full-length metal flue enclosed in a framed chase extending to the roof located in the living room, family room and master bedroom. The fuel source is propane.

Combustion air is supplied by scavenging room air.

The fireplaces have firebrick liners with raised and floor hearths.

18. ASHI STANDARDS of PRACTICE

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 *Inspectors* shall:

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

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

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

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

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall

A. *inspect*

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

B. *describe*

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

3.2 The *inspector* is NOT required to

1. provide any *engineering service* or *architectural service*
2. offer an opinion as to the adequacy of any structural *system* or *component*

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect* :

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

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.

7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:
   1. the roof covering.
   2. the *roof drainage systems*.
   3. the flashings.
   4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect* :
   1. antennae.
   2. interiors of flues or chimneys which are not *readily accessible*.
   3. other *installed* accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:
   1. the interior water supply and distribution *systems* including all fixtures and faucets.
   2. the drain, waste and vent *systems* including all fixtures.
   3. the water heating equipment.
   4. the vent *systems* , flues, and chimneys.
   5. the fuel storage and fuel distribution *systems*.
   6. the drainage sumps, sump pumps, and related piping.

B. *describe*:
   1. the water supply, drain, waste, and vent piping materials.
   2. the water heating equipment including the energy source.
   3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect* :
   1. the clothes washing machine connections.
   2. the interiors of flues or chimneys which are not *readily accessible*.
   3. wells, well pumps, or water storage related equipment.
   4. water conditioning *systems*.
   5. solar water heating *systems*.
   6. fire and lawn sprinkler*systems*.
   7. private waste disposal *systems*.

B. determine:
   1. whether water supply and waste disposal *systems* are public or private.

2. the quantity or quality of the water supply.
3. operate safety valves or shut-off valves.
4. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:
1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:
1. the amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. the *wiring methods*.

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

7.2 The *inspector* is NOT required to:

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

B. measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The *inspector* shall:

A. *inspect*:
1. the *installed* heating equipment.
2. the vent *systems*, flues, and chimneys.

B. *describe*:
1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

A. *inspect*:

1. the interiors of flues or chimneys which are not *readily accessible*.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating *system*.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

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

9.2 The *inspector* is NOT required to:

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

10. INTERIOR

10.1 The *inspector* shall:

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

10.2 The *inspector* is NOT required to:

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

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:
   1. the insulation and vapor retarders in unfinished spaces.
   2. the ventilation of attics and foundation areas.
   3. the mechanical ventilation *systems*

B. *describe*:
   1. the insulation and vapor retarders in unfinished spaces.

2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

1. disturb insulation or vapor retarders.
2. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:
   1. the *system components*.
   2. the vent *systems*, flues, and chimneys.

B. *describe*:
   1. the fireplaces and *solid fuel burning appliances*.
   2. the chimneys.

12.2 The *Inspector* is NOT required to:

A. *inspect*:
   1. the interiors of flues or chimneys.
   2. the firescreens and doors.
   3. the seals and gaskets.
   4. the automatic fuel feed devices.
   5. the mantles and fireplace surrounds.
   6. the combustion make-up air devices.
   7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

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

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

13.2 General exclusions:

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

B. *Inspectors* are NOT required to determine:
   1. the condition of *systems* or *components* which are not *readily accessible*.
   2. the remaining life of any *system* or *component*.

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

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

D. *Inspectors* are NOT required to operate:
   1. any *system* or *component* which is *shut down* or otherwise inoperable.
   2. any *system* or *component* which does not respond to *normal operating controls*.
   3. shut-off valves.

E. *Inspectors* are NOT required to enter:
   1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
   2. the *under-floor crawl spaces* or attics which are not *readily accessible*.

F. *Inspectors* are NOT required to *inspect*:
   1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
   2. *systems* or *components* which are not *installed*.
   3. *decorative* items.

4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

19. GLOSSARY OF ITALICIZED TERMS

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

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

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE:
Ornamental; not required for the operation of the essential systems and components of a home.

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

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

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

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

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

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

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

INSTALLED:
Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

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

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

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

REPORT:
To communicate in writing.

REPRESENTATIVE NUMBER:
One component per room for multiple similar interior components such as windows and

electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

SHUT DOWN:
A state in which a system or component cannot be operated by normal operating controls.

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

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

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

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

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

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

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