

Report: 0001158 Address: 321 Oak St

**Confidential Inspection Report**  
**321 Oak St**  
**Chicago, IL 60617**



**Prepared for: Mr John Smith**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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June 8, 2012

Mr John Smith  
123 Elm St  
Our Town IL 60007

RE: 321 Oak St  
Chicago, IL 60617

Dear Mr Smith:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on June 8, 2012. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### REPORT SUMMARY

The following summary represents items that need to be addressed that may affect the safety and habitability of the building. Please review the entire inspection report for the detailed condition pertaining to the building.

#### HEATING - AIR CONDITIONING

##### AIR CONDITIONING:

##### TYPE:

None installed yet.

##### DUCTWORK:

##### DUCTS/AIR SUPPLY:

The ducts are in marginal condition. Most of the ducts aren't visible. The register in a poor location in the kitchen. The register cover is already bent it is a traffic location. Recommend to have a HVAC contractor move it to a better location.

#### ROOF SYSTEM

##### MAIN AND OR UPPER ATTIC:

##### ACCESSIBILITY AND CONDITION:

**Unsatisfactory.** No attic hatch provided to the attic so the attic wasn't able to be inspected. So the condition of the attic is unknown. Recommend to have a access installed and to then have the attic inspected. This is very important that it gets inspected before closing so you know the condition of the attic.

##### ROOF:

##### FLAT ROOF COVERING STATUS:

**Unsatisfactory** The small bump out at the back is a tin roof it is in a poor condition it is rusty and poorly fastened. Recommend to have a roofer evaluate this and install new roofing materials.

##### VENTILATION:

##### TYPE & CONDITION:

**Marginal.** There is not enough ventilation in the attic. Recommend to have a roofer out to install additional ventilation.

##### GUTTERS & DOWNSPOUTS:

##### CONDITION:

**Marginal** The downspouts go to buried drain tiles. On older houses it is common that these drains are clogged. Recommend to extend the downspouts away from the house with extensions above the ground.

## EXTERIOR - FOUNDATION - BASEMENT

### MASONRY:

#### CONDITION:

**Marginal** There is some misc spots where the face of the brick has spalling on it along with some mortar joints that are deteriorated. This has mostly happened on the south brick wall near the middle of the wall. Recommend to have a bricklayer out to make the proper repairs.

### TRIM:

#### CONDITION:

**Marginal** The wood trim at the front porch has peeling paint. Painting is needed there.

### WINDOW & DOOR TRIM:

#### CONDITION:

**Marginal** The rear exterior door trim needs to be caulked to the brick. The top piece of trim there also needs to be painted.

### BASEMENT/CRAWL SPACE:

#### ACCESSIBILITY:

**Unsatisfactory.** Basement is finished The basement stairs the depth of the stair treads is too narrow. This is a safety hazard. Recommend that these stairs get redone so that they have deeper stair treads for safety.

### BASEMENT WINDOWS:

**Marginal,** The windows in the basement can't be used to escape out of in case there is a fire. Recommend to have escape windows installed in the basement in case of a fire.

### OTHER OBSERVATIONS:

This area is known for basement flooding. Highly recommend to have a basement water proofing contractor to evaluate this and make the needed repairs. A lot of people that have had water back up on the sewer into the basement during a heavy rain get a pump installed to reduce this risk. This is an expensive pump to get installed. Recommend to have a contractor out to evaluate this and give you an estimate before closing because you will definitely want this done. There is a smell in the basement from an unknown source. This should be further evaluated. There could possibly be hidden seepage causing this.

## GROUNDS

### SIDEWALKS:

#### CONDITION:

**Unsatisfactory** In the front and side and backyard there is some major cracks and offsets on the walkway. Recommend to repair the damaged sections.

### LANDSCAPING:

#### CONDITION:

**Unsatisfactory** There is a lot of construction debris that needs to be cleaned up on the grounds.

### GRADING:

#### SITE:

**Unsatisfactory.** The grading is too high on some spots. It should always be below the foundation otherwise the basement has a higher chance of getting seepage. This is in the front of the house they built up the ground there. Recommend that this gets repaired.

### PATIO:

#### CONDITION:

**Marginal,** Cracks noted are moderate. Repair needed.

FRONT PORCH:  
STAIRS/RAILING:

**Unsatisfactory.** Improper rise/run on steps. This is a potential safety hazard. Recommend repair or replacement. The first step is way to high this is a safety hazard. Repair is needed for safety. You may be able to have the walkway in front of this raised by a contractor to repair this.

OTHER OBSERVATIONS:  
OTHER OBSERVATIONS:

There is a tree stump in the back yard. Recommend to have it removed because it can potentially attract wood destroying insects. There is what looks to be a cable line that is hanging down. Needs to be installed properly. Recommend to contact the cable company about this.

## ELECTRICAL SYSTEM

SERVICE:  
TYPE AND CONDITION:

Overhead, 120/240 Volt, **Marginal**, Circuit breakers, 100 Amp Service. The electrical meter box is extremely rusty. Recommend to have the electric company evaluate this to see if replacement of this is needed.

ELECTRICAL PANELS:  
MAIN PANEL LOCATION AND NOTES:

**Unsatisfactory.** Basement bathroom. The electrical panel is in a very poor location right near a toilet. The required amount of space in front of a electrical panel is 3 feet there is now only about 1 feet. This is a safety hazard Highly recommend to have a electrician evaluate this and have the panel moved to the proper location or safety. This is a expensive repair.

*Inspector Notes:*

**Marginal**, Circuit and wire sizing correct so far as visible, Grounding system is present The cover on the panel is not tight to the breakers, there is a gap there. This is a safety hazard. Repair is needed or safety. This is besides the panel needing to moved to the proper location or safety reasons.

## KITCHEN - APPLIANCES - LAUNDRY

RANGE/OVEN:  
TYPE/CONDITION:

**Unsatisfactory.** Gas, Range. The gas range burners are not automatically lighting. It appears that the caps for the top of the burners are missing causing this to not ignite. The proper caps need to be installed.

VENTILATION:  
TYPE AND CONDITION:

**Marginal** The microwave exhaust fan is set up to just re circulate. If you cook a lot i would recommend it gets vented to the outside.

LAUNDRY:  
CONDITION:

**Marginal**, Electrical outlet is grounded, Gas service pipe is provided. The gas pipe for the dryer is not properly fastened. Additional fasteners are needed.

*Dryer Ventilation:*

**Unsatisfactory** The flap on the dryer vent cover no longer closes. A new dryer vent cover should be installed.

## GARAGE - CARPORT

SERVICE DOOR  
CONDITION

**Unsatisfactory** The door jamb is split at the door catches. This needs repairs or security reasons.

WALLS:  
CONDITION:

Unfinished. **Marginal** There is no header above the service door like there should be. Recommend that a carpenter installs a header there or support.

#### FLOOR

##### TYPE/CONDITION

**Marginal**, Concrete, Moderate to major cracks/ damage to the floor.

#### GARAGE ATTIC

##### ACCESSIBILITY AND CONDITION:

**Unsatisfactory**, Conventional framing. There is a quite bit of roof sheathing that has water stain and this has caused some o the sheathing to get rotted. Some has been repalced. More should have been repalced. Repair is needed.

### **INTERIOR**

#### DOORS:

##### MAIN ENTRY DOOR:

**Marginal**, The door threshold needs to be caulked.

##### REAR EXTERIOR DOOR:

**Marginal**, The door threshold needs to be caulked.

##### FRONT STORM DOOR:

**Marginal** Binding in the jamb. Adjustment is needed.

#### FLOORS:

##### TYPE & CONDITION:

Combination of Wood, Tile, **Marginal**. The wood floors were poorly sanded and poorly finished. Recommend that they get refinished.

### **PLUMBING**

#### SUPPLY LINES:

##### CONDITION:

**Marginal** Almost none of the water lines are visible because of a finished basement. I was able to see a copper water line in contact with metal duct work in the laundry room ceiling. The copper waterlines are in contact with some metal ductwork. Recommend to put some thing like tape between them so there not in contact with one another or it can damage the copper pipe. The concern I have is that there may be more like this above the drywall ceiling.

#### WASTE LINES:

##### CONDITION:

**Unsatisfactory** Almost all of the drains are covered with drywall So I i'm not able to see the condition of them. The cleanouts for the drains also are covered up so that you can not clean out the drains there. The floor drain is extremely rusted and filled with debris. Recommend that a plumber cleans out this drain and also finds the clean outs on the drains and provides access to them.

#### HOSE FAUCETS:

##### OPERATION:

**Unsatisfactory**. The air vent on top of the faucet is missing it is plugged there. Repair or replacment is needed.

#### FUEL SYSTEM:

##### METER/TANK LOCATION-CONDITION:

**Marginal** The mulch is in contact with the bottom of the gas meter. Recommend that the mulch get lower there so that i8t is no loger in contact with the gas meter.

### **BATHROOM**

#### BATHROOM AREA:

*SHOWER PLUMBING FIXTURES:*

**Unsatisfactory** There is a slow water leak coming from the shower head box. Repair is needed.

*SHOWER AREA:*

**Unsatisfactory** There is some very major issues with shower area. Such as the seat is pitched the wrong way. The window sill is pitched the wrong way. The tile base is also pitched the wrong way. There is a lot of water ponding on the shower tile base. These are all need to be repaired otherwise it is very likely that you will have water issues along with damage. This is a expensive repair. It is likely that the shower will need to be completely redone. Recommend to have a contractor out to give you a estimate before closing. A shower door or curtain also needs to be installed.

*BATHROOM DOOR:*

**Marginal** No door stopper. A door stopper needs to be installed.

**BATHROOM #2**

*BATHROOM AREA:*

*CONDITION OF SINK:*

**Unsatisfactory** Water lines are not hooked up to the sink faucet. Repairs are needed by a plumber.

*BATHROOM DOOR:*

**Marginal** No door stopper. One should be installed.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at 708-460-6036.

Sincerely,

Michael Becker  
Owner/Inspector



## INSPECTION CONDITIONS

### INSPECT-A-HOME,INC

INSPECT-A-HOME, INC. PO BOX 2144 Orland Park, IL 60462 Illinois Home Inspector License # 450.000239 Illinois Home Inspector Entity License # 451.000140. If you have any questions, please feel free to call me at (708) 460-6036.

### CLIENT & SITE INFORMATION:

*DATE OF INSPECTION:* June 8, 2012.  
*TIME OF INSPECTION:* 2:30 pm.  
*CLIENT NAME:* Mr John Smith.  
*MAILING ADDRESS:* 123 Elm St.  
*CLIENT CITY/STATE/ZIP:* Our Town IL 60007.  
*CLIENT PHONE #:* 708-123-4567.  
*CLIENT FAX #:*  
*INSPECTION SITE:* 321 Oak St.  
*INSPECTION SITE CITY/STATE/ZIP:* Chicago, IL 60617.

### CLIMATIC CONDITIONS:

*WEATHER:* Sunny.  
*SOIL CONDITIONS:* Dry.  
*APPROXIMATE OUTSIDE TEMPERATURE in F:* 80-85.

### BUILDING CHARACTERISTICS:

*MAIN ENTRY FACES:* West.  
*ESTIMATED AGE OF HOUSE/BUILDING:* Approx 60 years.  
*BUILDING TYPE:* Ranch.  
*STORIES:* 1  
*SPACE BELOW GRADE:* Basement.

### UTILITY SERVICES:

*WATER SOURCE:* Public.  
*SEWAGE DISPOSAL:* Public.  
*UTILITIES STATUS:* All utilities on.

### OTHER INFORMATION:

*AREA:* City.  
*HOUSE OCCUPIED?* No.  
*CLIENT PRESENT:* Yes.  
*PEOPLE PRESENT:* Purchaser. Purchaser' s family members. Selling agent.

### PAYMENT INFORMATION:

*TOTAL FEE:* \$360.  
*PAID BY:* Check.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was

performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION:

*LOCATION OF PRIMARY UNIT:* Basement.  
*SYSTEM TYPE:* Forced Air.  
*FUEL TYPE AND NOTES:* Natural Gas. Kerosene.  
*CAPACITY OF UNIT:* 100,000 BTU.  
*APPROXIMATE AGE IN YEARS:* New.

### HEATING SYSTEM CONDITION:

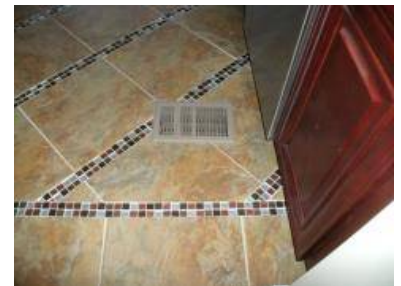
*PRIMARY UNIT:* The furnace is satisfactory.  
*BURNERS/HEAT EXCHANGERS:* The burners and heat exchanger are satisfactory. Burner Flame(s) appear typical. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.  
*PUMP/BLOWER FAN:* The blower motor is in functional condition.  
*COMBUSTION AIR:* Combustion air is satisfactory.  
*VENTING:* Venting is satisfactory.  
*AIR FILTERS:* Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.  
*NORMAL CONTROLS:* Satisfactory.  
*HUMIDIFIER:* None.  
*GENERAL SUGGESTIONS:* Recommend that the furnace gets cleaned and serviced by a HVAC contractor on a yearly basis.

### AIR CONDITIONING:

*TYPE:* None installed yet.

### DUCTWORK:

*TYPE:* Sheet metal.  
*DUCTS/AIR SUPPLY:* The ducts are in marginal condition. Most of the ducts aren't visible. The register in a poor location in the kitchen. The register cover is already bent it is a traffic location. Recommend to have a HVAC contractor move it to a better location.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### MAIN AND OR UPPER ATTIC:

ACCESSIBILITY AND  
CONDITION:

**Unsatisfactory.** No attic hatch provided to the attic so the attic wasn't able to be inspected. So the condition of the attic is unknown. Recommend to have a access installed and to then have the attic inspected. This is very important that it gets inspected before closing so you know the condition of the attic.

### ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

ROOF ACCESS:

Viewed from roof edge on ladder.

FLAT ROOF COVERING  
STATUS;

**Unsatisfactory** The small bump out at the back is a tin roof it is in a poor condition it is rusty and poorly fastened. Recommend to have a roofer evaluate this and install new roofing materials.



RIDGES:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

### EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Satisfactory.

### VENTILATION;

TYPE & CONDITION:

**Marginal**, There is not enough ventilation in the attic. Recommend to have a roofer out to install additional ventilation.

### GUTTERS & DOWNSPOUTS:

TYPE:

Aluminum.

CONDITION:

**Marginal** The downspouts go to buried drain tiles. On older houses it is common that these drains are clogged. Recommne dto extend the downspouts away from the house with extensions above the ground.

## EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

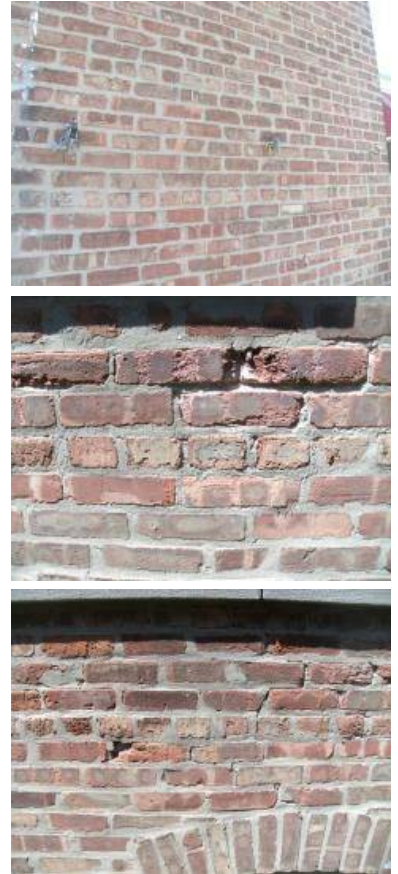
**MASONRY:**

*TYPE:*

Brick. Stone.

*CONDITION:*

**Marginal** There is some misc spots where the face of the brick has spalling on it along with some mortar joints that are deterated. This has mostly happened on the south brick wall near the middle of the wall. Recommend to have a bricklayer out to make the proper repairs.



**LIMESTONE SILLS:**

*CONDITION:*

Satisfactory.

**TRIM:**

*MATERIAL:*

Combination of, Wood, Aluminum,

*CONDITION:*

**Marginal** The wood trim at the front porch has peeling paint. Painting is needed there.



**WINDOW & DOOR TRIM:**

*MATERIAL:*

Wood, Aluminum.

*CONDITION:*

**Marginal** The rear exterior door trim needs to be caulked to the brick. The top piece of trim there also needs to be painted.



**CHIMNEY:**

*MATERIAL:*

Brick.

*CONDITION:*

Satisfactory.

**EXTERIOR ELECTRIC:**

*CONDITION:*

Satisfactory.

*EXTERIOR LIGHT FIXTURE:*

Satisfactory.

**BASEMENT/CRAWL SPACE:**

*ACCESSIBILITY:*

**Unsatisfactory.** Basement is finished The basement stairs the depth of the stair treads is to narrow. This is a safety hazard. Recommend that these stairs get redone so that they have deeper stair treads for safety.

*BASEMENT WALLS - TYPE:*

Poured concrete.

*CONDITION:*

Basement is fully finished- foundation walls not inspected.

*BEAMS:*

The main beam is enclosed; therefore, it is impossible to determine its condition.

*FLOOR JOISTS:*

Not visible due to a finished basement so condition is unknown.

*COLUMNS/SUPPORTS:*

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

*FLOOR SHEATHING:*

Not visible due to a finished basement so condition is unknown.

*BASEMENT FLOOR AND DRAINAGE:*

Not visible due to the floor being tiled.

*BASEMENT WINDOWS:*

**Marginal.** The windows in the basement can't be used to escape out of in case there is a fire. Recommend to have escape windows installed in the basement in case of a fire.

*BASEMENT DOORS:*

Satisfactory.

*BASEMENT FINISHED WALLS:*

Satisfactory. Drywall,

*BASEMENT TRIM CONDITION:*

Satisfactory.

*FINISHED BASEMENT CEILING:*

Satisfactory. Drywall.

*OTHER OBSERVATIONS:*

This area is know for basement flooding. Highly recommend to have a basement water proofing contractor to evaluate this and make the needed repairs. A lot people that have had water back up on the sewer into the basement during a heavy rain get a pump installed to reduce this risk. This is a expensive pump to get installed. Recommend to have a contractor out to evaluate this and give you a estimate before closing because you will defiantly want this done. There is a smell in the basement from a unknown source. This should be further evaluated. There could possibly be hidden seepage causing this.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### SIDEWALKS:

*TYPE:*

Combination of, Concrete, Stone.

*CONDITION:*

**Unsatisfactory** In the front and side and backyard there is some major cracks and offsets on the walkway. Recommend to repair the damaged sections.



### LANDSCAPING:

CONDITION:

**Unsatisfactory** There is a lot of construction debris that needs to be cleaned up on the grounds.



**GRADING:**

SITE:

**Unsatisfactory.** The grading is too high on some spots. It should always be below the foundation otherwise the basement has a higher chance of getting seepage. This is in the front of the house they built up the ground there. Recommend that this gets repaired.



**PATIO:**

TYPE:

Concrete.

CONDITION:

**Marginal,** Cracks noted are moderate. Repair needed.



**FRONT PORCH:**

TYPE:

Open design.

STAIRS/RAILING:

**Unsatisfactory.** Improper rise/run on steps. This is a potential safety hazard. Recommend repair or replacement. The first step is way too high this is a safety hazard. Repair is needed for safety. You may be able to have the walkway in front of this raised by a contractor to repair this.



**FENCES & GATES:**

TYPE:

Chain link.

CONDITION:

Satisfactory.

**OTHER OBSERVATIONS:**



*OTHER OBSERVATIONS:*

There is a tree stump in the back yard. Recommend to have it removed because it can potentially attract wood destroying insects. There is what looks to be a cable line that is hanging down. Needs to be installed properly. Recommend to contact the cable company about this.



## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

**SERVICE:**

*TYPE AND CONDITION:*

Overhead, 120/240 Volt, **Marginal**, Circuit breakers, 100 Amp Service. The electrical meter box is extremely rusty. Recommend to have the electric company evaluate this to see if replacement of this is needed.



**ELECTRICAL PANELS:**

*MAIN PANEL LOCATION AND NOTES:*

**Unsatisfactory**. Basement bathroom. The electrical panel is in a very poor location right near a toilet. The required amount of space in front of a electrical panel is 3 feet there is now only about 1 feet. This is a safety hazard Highly recommend to have a electrician evaluate this and have the panel moved to the proper location or safety. This is a expensive repair.



*Inspector Notes:*

**Marginal**, Circuit and wire sizing correct so far as visible, Grounding system is present The cover on the panel is not tight to the breakers, there is a gap there. This is a safety hazard. Repair is needed or safety. This is besides the panel needing to moved to the proper location or safety reasons.



# OF 120 VOLT CIRCUITS: 18.  
 # OF 240 VOLT CIRCUITS: 0

**CONDUCTORS:**

*ENTRANCE CABLES:* Satisfactory. Aluminum- OK.  
*BRANCH WIRING:* Satisfactory. Copper, Conduit Very little is visible.

**SWITCHES & OUTLETS:**

*CONDITION:* Satisfactory.

**LIGHT FIXTURES:**

*CONDITION:* Satisfactory.

**CEILING FANS:**

*CONDITION:* Satisfactory.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers 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. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

*TYPE AND CONDITION:*

Stainless Steel sink. Satisfactory. Faucet appears serviceable, Drain appears serviceable. Hand sprayer is serviceable.

### RANGE/OVEN:

*TYPE/CONDITION:*

**Unsatisfactory.** Gas, Range. The gas range burners are not automatically lighting. It appears that the caps for the top of the burners are missing causing this to not ignite. The proper caps need to be installed.



### VENTILATION:

*TYPE AND CONDITION:*

**Marginal** The microwave exhaust fan is set up to just re circulate. If you cook a lot i would recommend it gets vented to the outside.

### REFRIGERATOR:

*TYPE AND CONDITION:*

Satisfactory.

### DISHWASHER:

*CONDITION:*

Satisfactory.

### GARBAGE DISPOSAL:

*CONDITION:*

None installed.

### OTHER BUILT-INS:

*MICROWAVE:*

Satisfactory.

### INTERIOR COMPONENTS:

*COUNTERS:*

Satisfactory. Counters are Granite.

*CABINETS:*

Satisfactory. There is no handles on the cabinets. Recommend to install handles.

*WALLS:*

Satisfactory. Drywall,

*CEILINGS:*

Satisfactory. Drywall.

*FLOORS:*

Satisfactory. Floor covering tile.

*WINDOWS/DOORS:*

Satisfactory.

*LIGHT FIXTURES/CEILING FAN:* Satisfactory.

*SWITCHES/OUTLETS:*

Satisfactory. GFCI outlet appears serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by

them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

*LOCATION:* Basement.

*CONDITION:* **Marginal**, Electrical outlet is grounded, Gas service pipe is provided. The gas pipe for the dryer is not properly fastened. Additional fasteners are needed.



*WALLS:* Satisfactory. Drywall,

*CEILINGS:* Satisfactory. Drywall.

*FLOORS:* Satisfactory. Floor covering tile.

*LAUNDRY SINK:* Satisfactory.

*Dryer Ventilation:* **Unsatisfactory** The flap on the dryer vent cover no longer closes. A new dryer vent cover should be installed.



**WASHER AND DRYER:**

*CLOTHES WASHER:* None.

*CLOTHES DRYER:* None.

## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

*LOCATION:* Detached, Two car.

**ROOF:**

*TYPE:* Composition shingles.

*CONDITION:* Satisfactory.

**GARAGE GUTTERS & DOWNSPOUTS:**

*TYPE:* None.

**SERVICE DOOR**

*CONDITION*

**Unsatisfactory** The door jamb is split at the door catches. This needs repairs or security reasons.



**SIDING:**

*MATERIAL:* Vinyl siding.

*CONDITION:* Satisfactory.

**TRIM:**

*MATERIAL:* Aluminum,

*CONDITION:* Satisfactory.

**WALLS:**

*CONDITION:*

Unfinished. **Marginal** There is no header above the service door like there should be. Recommend that a carpenter installs a header there or support.



**WINDOWS:**

*TYPE:* None.

**CEILINGS:**

*CONDITION:* Unfinished.

**GARAGE DOOR(S):**

*CONDITION:* Satisfactory - The overhead door is in satisfactory condition and is functional.

**AUTOMATIC DOOR OPENER:**

*CONDITION:* Satisfactory.

**LIGHTS/FIXTURES:**

*CONDITION:* Satisfactory.

**RECEPTACLES:**  
*CONDITION*

Satisfactory.

**FLOOR**  
*TYPE/CONDITION*

**Marginal**, Concrete, Moderate to major cracks/ damage to the floor.

**GARAGE ATTIC**  
*ACCESSIBILITY AND  
CONDITION:*

**Unsatisfactory**. Conventional framing. There is a quite bit of roof sheathing that has water stain and this has caused some of the sheathing to get rotted. Some has been replaced. More should have been replaced. Repair is needed.



## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### DOORS:

*MAIN ENTRY DOOR:* Marginal, The door threshold needs to be caulked.  
*REAR EXTERIOR DOOR:* Marginal, The door threshold needs to be caulked.  
*FRONT STORM DOOR:* Marginal Binding in the jamb. Adjustment is needed.  
*INTERIOR DOORS:* Satisfactory. Door stoppers need to be installed.

### WINDOWS:

*TYPE:* Vinyl, Insulated glass, Double hung.  
*CONDITION:* Satisfactory.

### INTERIOR WALLS:

*MATERIAL & CONDITION:* Satisfactory. Drywall,  
*TRIM CONDITION:* Satisfactory.

### CLOSETS:

*CONDITION;* Satisfactory.

### CEILINGS:

*TYPE & CONDITION:* Drywall, Satisfactory.

### FLOORS:

*TYPE & CONDITION:* Combination of Wood, Tile, Marginal. The wood floors were poorly sanded and poorly finished. Recommend that they get refinished.



### SMOKE / FIRE DETECTOR:

*COMMENTS:* Satisfactory.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

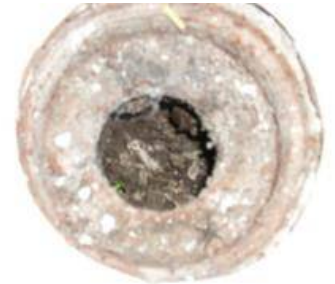
*MATERIAL:* I can not determine the type of material because of it being wrapped up.  
*CONDITION:* Satisfactory. There is no visible water meter only a valve. The valve is located in the front o the basement behind a access panel.

### SUPPLY LINES:

*MATERIAL:* The interior supply piping in the structure is copper.  
*CONDITION:* **Marginal** Almost none of the water lines are visible because of a finished basement. I was able to see a copper water line in contact with metal duct work in the laundry room ceiling. The copper waterlines are in contact with some metal ductwork. Recommend to put some thing like tape between them so there not in contact with one another or it can damage the copper pipe. The concern I have is that there may be more like this above the drywall ceiling.

### WASTE LINES:

*MATERIAL:* Combination of, Cast Iron, Plastic, Galvanized.  
*CONDITION:* **Unsatisfactory** Almost all of the drains are covered with drywall So I i'm not able to see the condition of them. The cleanouts for the drains also are covered up so that you can not clean out the drains there. The floor drain is extremely rusted and filled with debris. Recommend that a plumber cleans out this drain and also finds the clean outs on the drains and provides access to them.



### VENT PIPING:

*CONDITION:* No access to the attic to inspect it.

### HOSE FAUCETS:

*OPERATION:* **Unsatisfactory.** The air vent on top of the faucet is missing it is plugged there. Repair or repalcement is needed.

### WATER HEATER:

*TYPE:* Gas.  
*SIZE:* 40 Gallons.  
*AGE* new.  
*LOCATION:* Basement.  
*CONDITION OF GAS PIPE:* Satisfactory.  
*CONDITION OF WATER HEATER:* Satisfactory. Pressure relief valve noted, not tested, Flue vent intact.

### FUEL SYSTEM:



METER/TANK  
LOCATION-CONDITION:

**Marginal** The mulch is in contact with the bottom of the gas meter. Recommend that the mulch get lower there so that it is no longer in contact with the gas meter.



## BATHROOM

### BATHROOM AREA:

<i>BATH LOCATION:</i>	Basement.
<i>CONDITION OF SINK:</i>	Satisfactory. Faucet and drain appears serviceable.
<i>VANITY/PEDESTAL SINK</i>	Satisfactory.
<i>CONDITION OF TOILET:</i>	Satisfactory.
<i>SHOWER PLUMBING FIXTURES:</i>	<b>Unsatisfactory</b> There is a slow water leak coming from the shower head box. Repair is needed.
<i>RECEPTACLES:</i>	Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the bathroom.
<i>LIGHT FIXTURES:</i>	Satisfactory.
<i>SHOWER AREA:</i>	<b>Unsatisfactory</b> There is some very major issues with shower area. Such as the seat is pitched the wrong way. The window sill is pitched the wrong way. The tile base is also pitched the wrong way. There is a lot of water ponding on the shower tile base. These are all need to be repaired otherwise it is very likley that you will have water issues along with damage. This is a expensive repair. It is likley that the shower will need to be completely redone. Recommend to have a contractor out to give you a estimate before closing. A shower door or curtain also needs to be installed.



<i>WALLS:</i>	Satisfactory - The walls in this bathroom are satisfactory. Drywall,
<i>CEILINGS:</i>	Satisfactory - The ceiling in this bathroom is satisfactory. Drywall.
<i>FLOORS</i>	Satisfactory. Tile.
<i>BATH VENTILATION:</i>	Window appears serviceable.
<i>HEAT SOURCE:</i>	Satisfactory - There is a heat source in this room.
<i>BATHROOM DOOR:</i>	<b>Marginal</b> No door stopper. A door stopper needs to be installed.
<i>WINDOW:</i>	Satisfactory. Glass block, Awning.

## BATHROOM #2

### BATHROOM AREA:

*BATH LOCATION:*

1st floor.

*CONDITION OF SINK:*

**Unsatisfactory** Water lines are not hooked up to the sink faucet. Repairs are needed by a plumber.



*VANITY/PEDESTAL SINK*

Satisfactory.

*CONDITION OF TOILET:*

Satisfactory.

*WHIRLPOOL AND AREA:*

Satisfactory. Shower door or curtain needs to be installed.

*RECEPTACLES:*

Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the bathroom.

*LIGHT FIXTURES:*

Satisfactory.

*WALLS:*

Satisfactory - The walls in this bathroom are satisfactory. Drywall,

*CEILINGS:*

Satisfactory - The ceiling in this bathroom is satisfactory. Drywall.

*FLOORS*

Satisfactory. Tile.

*BATH VENTILATION:*

Window appears serviceable.

*HEAT SOURCE:*

Satisfactory - There is a heat source in this room.

*BATHROOM DOOR:*

**Marginal** No door stopper. One should be installed.

*WINDOW:*

Satisfactory. Vinyl, Insulated glass, Double hung.

The Standards of Practice and Code of Ethics of  
THE AMERICAN SOCIETY OF HOME INSPECTORS®



[www.ashi.org](http://www.ashi.org)

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## HOME INSPECTION

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

### American Society of Home Inspectors

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

### Standards of Practice

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

### Code of Ethics

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

### ASHI Membership

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

**Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at [www.ashi.org](http://www.ashi.org).**

# ASHI STANDARDS OF PRACTICE

## 1. INTRODUCTION

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 are private 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 the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

## 2.2 Inspectors shall:

**A.** adhere to the Code of Ethics of the American Society of Home Inspectors.

**B.** inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

**C.** report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

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

**A.** including other inspection services or systems and components in addition to those required in Section 2.2.B.

**B.** designing or 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:

1. structural components including the 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 or presumed to exist.

**B.** describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

### 3.2 The inspector is NOT required to:

**A.** provide any engineering or architectural services or analysis.

**B.** offer an opinion as to the adequacy of any structural system or component.

## 4. EXTERIOR

### 4.1 The inspector shall:

**A.** inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

**B.** describe:

1. siding.

EXTERIOR 4.2, Continued

**4.2 The inspector is NOT required to inspect:**

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

**5. ROOFING**

**5.1 The inspector shall:**

- A. inspect:
  - 1. roofing materials.
  - 2. roof drainage systems.
  - 3. flashing.
  - 4. skylights, chimneys, and roof penetrations.
- B. describe:
  - 1. roofing materials.
  - 2. methods used to inspect the roofing.

**5.2 The inspector is NOT required to inspect:**

- A. antennae.
- B. interiors of flues or chimneys that are not readily accessible.
- C. other installed accessories.

**6. PLUMBING**

**6.1 The inspector shall:**

- A. inspect:
  - 1. interior water supply and distribution systems including all fixtures and faucets.
  - 2. drain, waste, and vent systems including all fixtures.
  - 3. water heating equipment and hot water supply system.
  - 4. vent systems, flues, and chimneys.
  - 5. fuel storage and fuel distribution systems.
  - 6. drainage sumps, sump pumps, and related piping.
- B. describe:
  - 1. water supply, drain, waste, and vent piping materials.
  - 2. water heating equipment including energy source(s).
  - 3. location of main water and fuel shut-off valves.

**6.2 The inspector is NOT required to:**

- A. inspect:
  - 1. clothes washing machine connections.
  - 2. interiors of flues or chimneys that 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. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

**7. ELECTRICAL**

**7.1 The inspector shall:**

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

**7.2 The inspector is NOT required to:**

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

Continued

## 8. HEATING

### 8.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
  - 1. installed heating equipment.
  - 2. vent systems, flues, and chimneys.
- C. describe:
  - 1. energy source(s).
  - 2. heating systems.

### 8.2 The inspector is NOT required to:

- A. inspect:
  - 1. interiors of flues or chimneys that are not readily accessible.
  - 2. heat exchangers.
  - 3. humidifiers or dehumidifiers.
  - 4. electronic air filters.
  - 5. solar space heating systems.
- B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING

### 9.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
  - 1. central and through-wall equipment.
  - 2. distribution systems.
- C. describe:
  - 1. energy source(s).
  - 2. cooling systems.

### 9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

## 10. INTERIORS

### 10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

### 10.2 The inspector is NOT required to inspect:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

## 11. INSULATION & VENTILATION

### 11.1 The inspector shall:

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

### 11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

## 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

### 12.1 The inspector shall:

- A. inspect:
  - 1. system components.
  - 2. chimney and vents.
- B. describe:
  - 1. fireplaces and solid fuel burning appliances.
  - 2. chimneys.

### 12.2 The inspector is NOT required to:

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



Continued

**13. GENERAL LIMITATIONS AND EXCLUSIONS**

**13.1 General limitations:**

**A.** The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

**B.** Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

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

**13.2 General exclusions:**

**A. Inspectors are NOT required to determine:**

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. 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. market value of the property or its marketability.
10. the advisability of 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 including molds or mold-like substances.
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 method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

**B. Inspectors are NOT required to offer:**

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

**C. Inspectors are NOT required to operate:**

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

**D. Inspectors are NOT required to enter:**

1. any area that 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. under-floor crawl spaces or attics that are not readily accessible.

**E. 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. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
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.

**F. Inspectors are NOT required to:**

1. perform any procedure or operation that 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. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

## ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

### **Alarm Systems**

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

### **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 identify (in writing) a system or component by its type or other distinguishing characteristics

### **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 maintenance

### **Engineering**

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

### **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 any system or component 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 that will likely involve risk to persons or property

### **Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is readily accessible, 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**

Communicate in writing

### **Representative Number**

One component per room for multiple similar interior components such as windows, and electric receptacles; 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

### **Shut Down**

A state in which a system or component cannot be operated by normal operating controls

### **Siding**

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

### **Solid Fuel Burning Appliances**

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

### **Structural Component**

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

### **System**

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

### **Technically Exhaustive**

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

### **Under-floor Crawl Space**

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

### **Unsafe**

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily 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, armored cable, or knob and tube, etc.



# ASHI® CODE OF ETHICS

## For the Home Inspection Profession

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

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

### **1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.**

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

### **2. Inspectors shall act in good faith toward each client and other interested parties.**

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

### **3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.**

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.