



Confidential Inspection Report

INSPECTION ADDRESS
1707 10th St
Manhattan Beach, CA 90266

CLIENT
Kenneth Agiss

Wednesday, May 2, 2018



Inspector, Michael Boeger, ACI, CCI
Equity Building Inspection



Action Items

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

- SC** = Safety condition that should be corrected as soon as possible as they may pose a threat to health and safety to a person, the building or both.
- FE** = Further Evaluation Recommended by a qualified person prior to the close of escrow.
- CR** = Correction Recommended: items that are in need of repair or replacement by a qualified technician in the appropriate field.
- RU** = Recommended Upgrade: These are systems and/or components that may not have been available at the time the building was constructed.

VEGETATION

EXTERIOR/SITE/GROUND

CR s-1: - A tree is touching the structure at the front. We consider this a potential threat to the structure. To eliminate the potential for damage, we recommend modification of the structure to accommodate the tree or removal of the tree.



TRIM

EXTERIOR/SITE/GROUND

FE CR s-2: - One or more section of trim are damaged. We recommend they be repaired or replaced and to refer to your termite report for further information. (Numerous locations)



Water heater closet

FASCIA

EXTERIOR/SITE/GROUND

FE CR s-3: - Sections of the fascia at numerous are damaged. We recommend they be repaired or replaced.(numerous locations)



Right side



PAINT/STAIN

EXTERIOR/SITE/GROUND

CR s-4: - There is peeling paint at numerous locations. We recommend this area be prepared and refinished.



GATES

EXTERIOR/SITE/GROUND

CR s-5: - The gate at the front (sliding) is damaged. We recommend it be repaired or replaced.



DOORS

EXTERIOR/SITE/GROUND

CR s-6: - The garage door is deteriorated. We recommend it be repaired or replaced.



GRADING

EXTERIOR/SITE/GROUND

FE CR s-7: - Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. The slope should fall away from the foundation at a rate of one quarter of an inch per foot for at least 6 feet to prevent moisture accumulation next to the foundation. Regrading would help ensure that surface water flows away from the structure.



Front planter



Left rear

OUTDOOR RECEPTACLES

EXTERIOR/SITE/GROUND

SC CR s-8: - The receptacle outlet does not have a protective weather cover to be installed when using this outlet full time. This is required when you have a permanent plug installed. To prevent deterioration and potential electrical shock, we recommend replacement with an approved weathertight box.



Rear

CIRCUIT BREAKER MAIN PANEL

ELECTRICAL SYSTEM

SC FE CR s-9: - Federal Pacific, Zinsco, Sylvania, Bulldog, Stab-lok, etc. panels and/or breakers have a long history of performance and safety issues. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in arcing, overheating and fire. The breakers may not trip under imposed load conditions. Failure can also occur at the connections to the busbars. Because one of these panels was seen during our inspection, we did not open it to further inspect it. We recommend further evaluation and replacement by an electrical contractor.

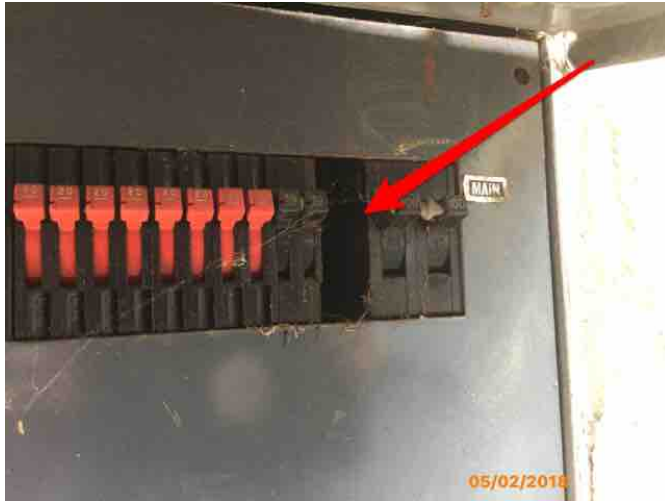
This service panel is outdated and of hazardous design. We made no attempt to remove the dead front cover and recommend further evaluation by an electrical contractor.

Please go to http://www.codecheck.com/cc/ccimages/PDFs/FPE_2012.pdf for more information. Also:

http://www.nolansinspections.com/pdfs/White-Paper_FPE-Stab-lok-Circuit-Breakers.pdf



SC CR s-10: - There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.



SC CR s-11: - The electrical panel door is either missing or damaged. We recommend repair or replacement.



BREAKER SUBPANEL

ELECTRICAL SYSTEM

SC FE CR s-12: - Zinsco panels and/or breakers have a long history of performance and safety issues. Because one of these panels was seen during our inspection, we recommend further evaluation by an electrical contractor. NOTE: because of the potential defect in these panels we do not open the panel itself. We recommend having a licensed electrician further evaluate them. They will most likely recommend a replacement panel. For more information on these panels you can go here. <http://inspectapedia.com/electric/Zinsco.htm>



LIGHTS: OVERALL

ELECTRICAL SYSTEM

FE CR s-13: - Many of the lights were not working at the time of inspection and we recommend further investigation to determine their condition.

GENERAL COMMENT

ELECTRICAL SYSTEM

FE s-14: - For attention to the items noted, and for further evaluation of the electrical system in this structure, we recommend that you retain a licensed electrical contractor.

DRAIN LINES

PLUMBING

FE CR s-15: - Proper function of house drain to the city sewer is beyond the scope of this inspection. Due to the age of this building or its drain lines, we recommend that proper function be both determined and maintained. The best method to verify function is to have them inspected with a remote camera device. I recommend the drains associated with this property be professionally scoped by a qualified drainage scoping company (preferably one not associated with, or part of, a plumbing repair company).

CONDENSING UNIT

AIR CONDITIONING

CR RU s-16: - This unit must have at least 24 inches of clearance around the unit. We recommended repair by a qualified contractor prior to the close of escrow.



RECEPTACLES

GARAGE

SC CR s-17: - Some of the Garage receptacles are not GFCI protected. Current requirements call for ALL 120 volt 15 amp and 20 amp receptacles in the garage be GFCI protected. Upgrading to current standards is recommended for improved safety. Consult with electrical contractor when they are at the home for other reasons.

GARAGE DOOR OPENER

GARAGE

SC CR s-18: - There are no safety sensors installed. This is a safety issue and we recommend repair to prevent injury.

CEILING

GARAGE

FE CR s-19: - We noted water staining and surface damage. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.(Numerous)



FLOOR

GARAGE

s-20: - There are cracks in the floor slab with minor vertical displacement of the slab toward the middle of the garage. This is not a reflection on the condition of the rest of the building. We recommend monitoring this area and making repairs if necessary in the future.



FIREPLACE

INTERIOR

SC CR s-21: - There is no damper clamp installed on the damper. This prevents the damper from being closed while operating the gas logs. We recommend installing the clamp per current building standards.

DETECTORS: OVERALL

INTERIOR

SC CR s-22: - More smoke detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with state mandated placement guidelines.

SC CR s-23: - There were missing carbon monoxide detectors. We recommend installing one outside of each bedroom per current building standards.(must be within 10 feet of a bedroom and on every level of the building)

VENTILATION

KITCHEN

CR s-24: - The corrugated aluminum 'flex duct' visible at the fan, is not permitted for kitchen exhaust fans as it can be a fire hazard. Replacement of this duct with an approved material is recommended.



Example of proper material.



RECEPTACLES

KITCHEN

SC CR s-25: - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

LIGHTS

KITCHEN

FE CR s-26: - The light fixtures are not working. The bulbs may have burned out. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.

SUPPLY PLUMBING

KITCHEN

CR RU s-27: - There was evidence of surface corrosion at the exposed and accessible supply piping. We recommend that all corroded or leaking piping be repaired or replaced.



DRAIN TRAP

HALLWAY BATHROOM

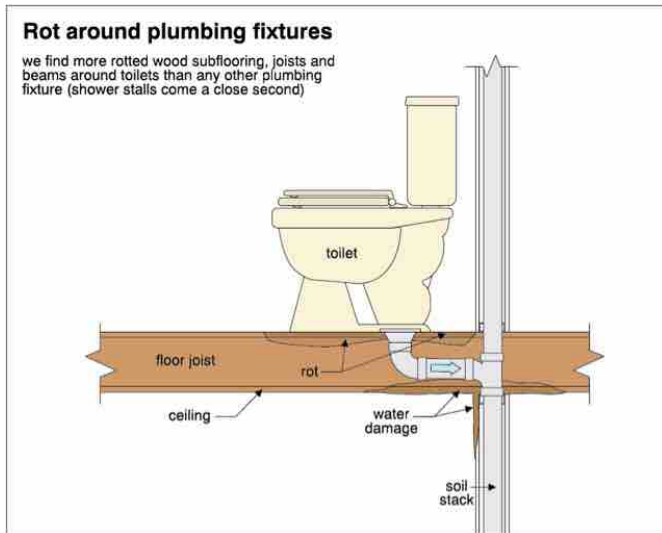
CR s-28: - Although we observed no leakage, the drain trap is very deteriorated and its remaining life is limited. We recommend consideration be given to replacing it now before it leaks.



TOILET

HALLWAY BATHROOM

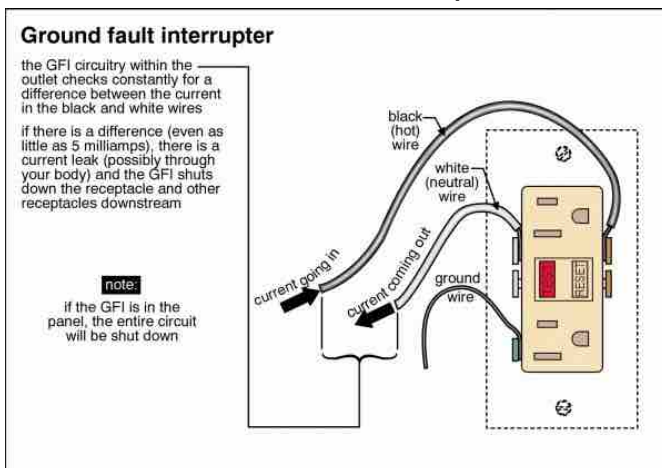
CR s-29: - The toilet tank is leaking. We recommend that it be repaired or replaced.



RECEPTACLES

HALLWAY BATHROOM

SC CR RU s-30: - There is only partial GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of all GFCI receptacles.



TOILET

MASTER BATHROOM

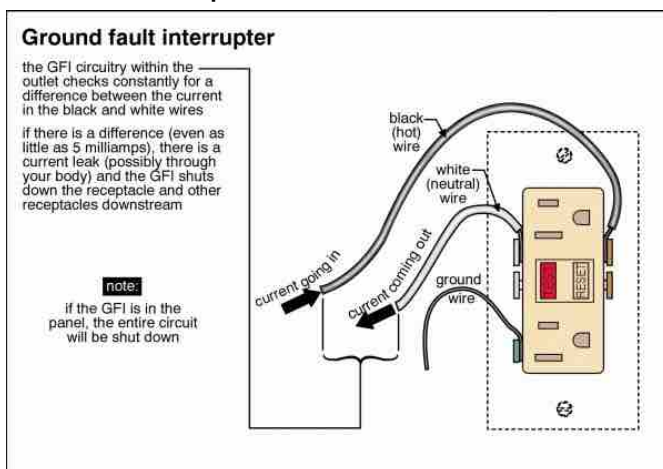
CR RU s-31: - This toilet is an older non low flow type.

Senate Bill 407 establishes requirements for residential and commercial real property built and available for use on or before January 1, 1994, for replacing plumbing fixtures that are not water conserving. The law requires all single-family homes to have all noncompliant plumbing fixtures retrofitted with more efficient models by 2017, and applies for any current remodels or home alterations. The law also requires, beginning Jan. 1, 2017, that a seller of real property to disclose to a purchaser or transferee, in writing, the requirements for replacing plumbing fixtures and whether their real property includes noncompliant plumbing. This law also applies to commercial property beginning in 2019. In most cases, the actual flow rate of a given fixture is not marked on the fixture itself. Determining flow rates of each fixture would require specialized equipment which is beyond the scope of this home inspection. This determination can and should be made by a licensed C-36 plumbing contractor.

RECEPTACLES

MASTER BATHROOM

SC CR RU s-32: - There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



INTERIOR WALLS

MASTER BATHROOM

FE CR s-33: - We noted water staining and minor surface damage. The area was moist when tested. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.



TOILET

OFF GARAGE BATHROOM

CR **RU** **s-34:** - This toilet is an older non low flow type.

Senate Bill 407 establishes requirements for residential and commercial real property built and available for use on or before January 1, 1994, for replacing plumbing fixtures that are not water conserving. The law requires all single-family homes to have all noncompliant plumbing fixtures retrofitted with more efficient models by 2017, and applies for any current remodels or home alterations. The law also requires, beginning Jan. 1, 2017, that a seller of real property to disclose to a purchaser or transferee, in writing, the requirements for replacing plumbing fixtures and whether their real property includes noncompliant plumbing. This law also applies to commercial property beginning in 2019. In most cases, the actual flow rate of a given fixture is not marked on the fixture itself. Determining flow rates of each fixture would require specialized equipment which is beyond the scope of this home inspection. This determination can and should be made by a licensed C-36 plumbing contractor.

WATER BASIN

OFF GARAGE BATHROOM

CR **s-35:** - The drain is slow or blocked. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

WINDOWS

LEFT FRONT BEDROOM

SC **RU** **s-36:** - Windows are over forty four inches above the floor. Present standards require that each sleeping area have an operable window not more than forty four inches above the floor to provide a means of a secondary egress in the event of a fire.

SURFACE

COMPOSITION SHINGLE ROOFING

FE CR s-37: - There are some minor individual shingles which are either missing or damaged. We recommend having these shingles replaced by a qualified roofing contractor which will prolong the life of the remainder of the roofing surface.



FE CR s-38: - The ridge shingle fasteners are exposed. This is not the recommended method of installation and indicates that the roof may have been installed by a non-professional. No problems were noted and no action is recommended.



FE CR s-39: - Portions of the surface granulation are deteriorated and there are surface cracks developing. These are normal signs of aging and no action is needed at this time however you should expect to have to replace the roof within the next 2-5 years.



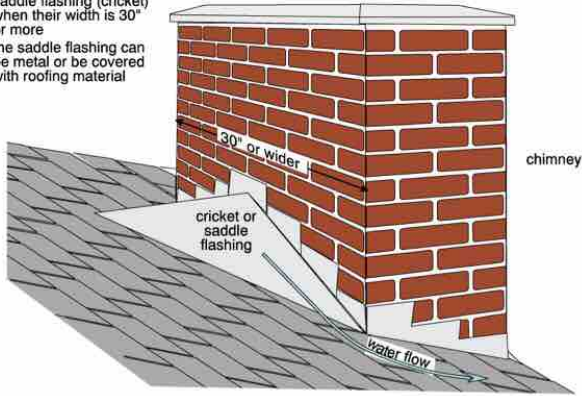
CHIMNEY

COMPOSITION SHINGLE ROOFING

FE CR s-40: - There cricket flashing installed where required to prevent water intrusion at the base of larger chimneys. We recommend repair or replacement in accordance with local building standards.

Chimney saddle flashings

chimneys require a saddle flashing (cricket) when their width is 30" or more the saddle flashing can be metal or be covered with roofing material

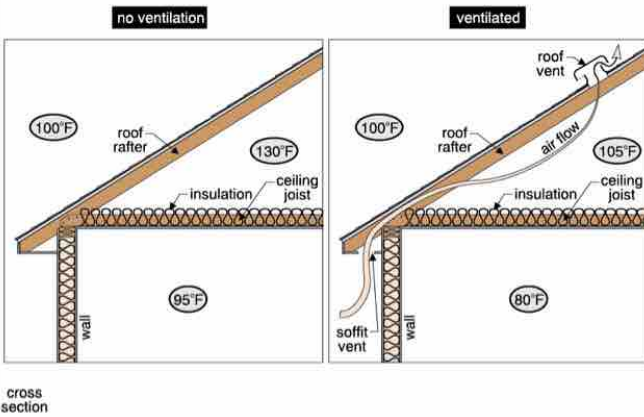


VENTILATION

ATTIC

FE CR s-41: - The attic is inadequately vented. The temperature in the attic space can rise to a very high level on a hot day and cause discomfort in the living area. We recommend installation of a rotary vent or exhaust fan as an upgrade.

Reducing attic heat with ventilation



DOORS

HOUSE LAUNDRY AREA

CR s-42: - The sliding door is not square in its frame, causing uneven margins at the top and bottom which has caused the door to be stuck and up useable. . We recommend repair or replacement.



LAUNDRY TUB

OFF GARAGE LAUNDRY AREA

CR s-43: - The drain is slow or blocked. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

ACCESS

FOUNDATION/UNDER FLOOR AREA

CR **RU** **s-44:** - There was no curb installed around the opening to the crawl space. This is required to keep water from draining down directly into the crawl space. We recommend repair.



Wednesday, May 2, 2018
Kenneth Agiss
1707 10th St
Manhattan Beach, CA 90266

Dear Kenneth Agiss,

We have enclosed the report for the property inspection we conducted for you on Wednesday, May 2, 2018 at:

1707 10th St
Manhattan Beach, CA 90266

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- SC** = Safety condition that should be corrected as soon as possible as they may pose a threat to health and safety to a person, the building or both.
- FE** = Further Evaluation Recommended by a qualified person prior to the close of escrow.
- CR** = Correction Recommended: items that are in need of repair or replacement by a qualified technician in the appropriate field.
- RU** = Recommended Upgrade: These are systems and/or components that may not have been available at the time the building was constructed.

We recommend the listed items be evaluated and or corrected prior to the end of the contingency period.

We thank you for the opportunity to be of service to you.
Sincerely,



Inspector, Michael Boeger, ACI, CCI
Equity Building Inspection

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report

is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

DEFINITIONS

SERVICEABLE

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

FUNCTIONED

Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

FAILED

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not function, then it was not serviceable and was considered to have failed.

SPECIALIST

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "Specialist" as well as qualified state licensed contractors in specific occupations.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard American Society of Home Inspectors contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: - For purposes of identification and reporting, the front of this building faces south.

NOTES

2: - The building was vacant at the time of our inspection.

3: - This is a single-family residence.

4: - Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building such as this will require upgrading and repair now and in the future, as all buildings do.

5: - Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

6: - The weather was sunny at the time of our inspection.

7: - We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

8: - There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

9: - The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

10: - Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. This information can also be so obtained through the cities building department.

11: - For additional information regarding environmental issues, we suggest you obtain and review the State of California publication,'Environmental Hazards: Guide for Homeowners and Buyers'available from your real estate professional.

12: - Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

ATTENDING

13: - Attending: Clients agent. The client did not attend the inspection and was not present at the end to review significant findings with the inspector. We cannot be responsible for any misunderstandings regarding the inspection and report. We advise the client to call the inspector to discuss the report and findings.

DISCLAIMERS

14: - The detached building was not inspected.

Exterior/Site/Ground

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

BASIC INFORMATION

15: - Site grading: Sloped away from structure.

16: - General lot topography: Uneven lot

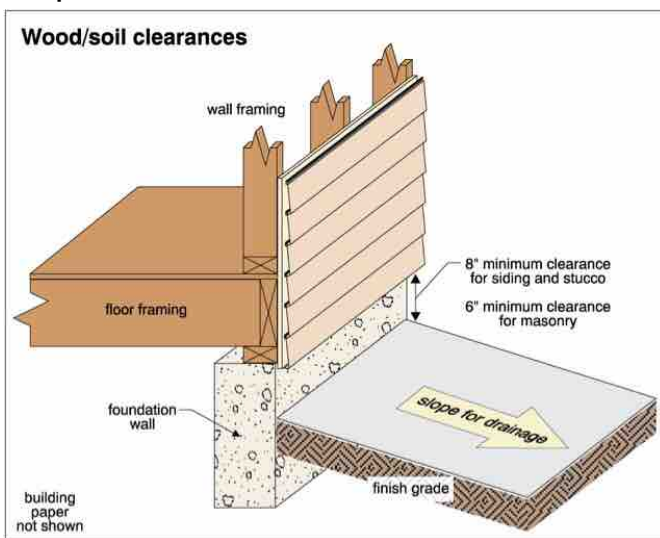
17: - Driveway: Concrete on grade

18: - Walkways: Concrete

19: - Primary exterior wall covering: Stucco. Keep in mind, exterior wall coverings protect the wall structure and living space from water, wind, and sun damage. If not installed and maintained properly, exterior siding can be vulnerable to moisture entry, causing siding failure and/or structural damage. Routine maintenance of exterior walls should include: sealing gaps, openings, and joints at door and window frames with appropriate caulk and/or weather stripping; cleaning and repainting or re staining wall surfaces as necessary; and keeping vegetation cut back at least 6 inches away from wall surfaces.

STUCCO

20: - The stucco extends over the foundations below the finished grade. This configuration is no longer approved but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent.



DRIVEWAY

21: - The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.

WALKWAYS

22: - There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

PATIO SURFACE

23: - The patio shows normal cracking and/or minor settlement. This does not impact its integrity. No action is indicated.

VEGETATION

CR 24: - A tree is touching the structure at the front. We consider this a potential threat to the structure. To eliminate the potential for damage, we recommend modification of the structure to accommodate the tree or removal of the tree.



TRIM

FE CR 25: - One or more section of trim are damaged. We recommend they be repaired or replaced and to refer to your termite report for further information. (Numerous locations)



Water heater closet

FASCIA

FE CR 26: - Sections of the fascia at numerous are damaged. We recommend they be repaired or replaced.(numerous locations)



Right side



PAINT/STAIN

CR 27: - There is peeling paint at numerous locations. We recommend this area be prepared and refinished.



FENCING

28: - The fences appear to be properly installed and in serviceable condition.

GATES

CR 29: - The gate at the front (sliding) is damaged. We recommend it be repaired or replaced.



30: - The gate is nearing the end of its service life and the need for replacement is forecasted in the near future.

CR 31: - The gate at the left gate is difficult to operate. We recommend repair or replacement.

DOORS

32: - The exterior doors appear to be properly installed and in serviceable condition.

CR 33: - The garage door is deteriorated. We recommend it be repaired or replaced.



WINDOWS

34: - The windows appear to be properly installed and in serviceable condition.

GRADING

FE CR 35: - Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. The slope should fall away from the foundation at a rate of one quarter of an inch per foot for at least 6 feet to prevent moisture accumulation next to the foundation. Regrading would help ensure that surface water flows away from the structure.



Front planter



Left rear

DRAINAGE

36: - The exposed portions of the surface drainage system appear to be adequate to handle normal surface runoff and provide for the efficient drainage of the area adjacent to the structure.

OUTDOOR RECEPTACLES

SC CR 37: - The receptacle outlet does not have a protective weather cover to be installed when using this outlet full time. This is required when you have a permanent plug installed. To prevent deterioration and potential electrical shock, we recommend replacement with an approved weathertight box.



Rear

OUTDOOR LIGHTS

CR 38: - A light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

EXTERIOR PLUMBING

CR RU 39: - One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: <http://edis.ifas.ufl.edu/AE113>

CR 40: - Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.

CR 41: - Testing of the irrigation system is beyond the scope of this inspection. However, damaged components and/or structural overspray were observed and it is clear that the system is not functioning properly. We recommend further review.

CR 42: - One or more of the plumbing handles is damaged/missing. We recommend replacement for full usage of this feature.



Rear

GENERAL COMMENT

43: - The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

44: - Service entry into building: Overhead service drop

45: - Voltage supplied by utility: 120/240 volts

- 46:** - Capacity (available amperage): 100 amperes
- 47:** - System grounding source: Water supply piping
- 48:** - Branch circuit protection: Circuit breakers
- 49:** - Wiring material: Copper wiring where seen
- 50:** - Wiring method: Non-metallic sheathed cable or 'romex'

METER&MAIN

51: - The meter and main electrical service panel are outside on the left side of the building.

MAIN DISCONNECT

52: - The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

53: - The service drop appears to be properly installed and in good condition.

CIRCUIT BREAKER MAIN PANEL

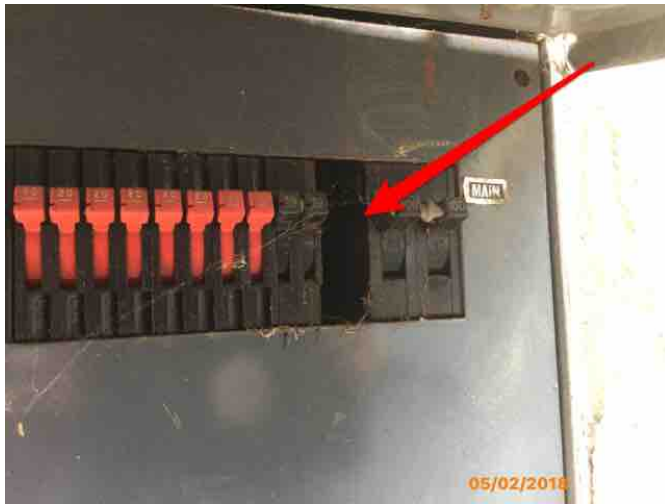
SC FE CR 54: - Federal Pacific, Zinsco, Sylvania, Bulldog, Stab-lok, etc. panels and/or breakers have a long history of performance and safety issues. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in arcing, overheating and fire. The breakers may not trip under imposed load conditions. Failure can also occur at the connections to the busbars. Because one of these panels was seen during our inspection, we did not open it to further inspect it. We recommend further evaluation and replacement by an electrical contractor.

This service panel is outdated and of hazardous design. We made no attempt to remove the dead front cover and recommend further evaluation by an electrical contractor.

Please go to http://www.codecheck.com/cc/ccimages/PDFs/FPE_2012.pdf for more information. Also: http://www.nolansinspections.com/pdfs/White-Paper_FPE-Stab-lok-Circuit-Breakers.pdf



SC CR 55: - There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.



SC CR 56: - The electrical panel door is either missing or damaged. We recommend repair or replacement.



SERVICE CAPACITY

57: - Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING

58: - The system and equipment grounding appears to be correct.

BREAKER SUBPANEL

59: - An additional distribution panel(s), or subpanel(s), are located in the garage.

SC FE CR 60: - Zinsco panels and/or breakers have a long history of performance and safety issues. Because one of these panels was seen during our inspection, we recommend further evaluation by an electrical contractor. NOTE: because of the potential defect in these panels we do not open the panel itself. We recommend having a licensed electrician further evaluate them. They will most likely recommend a replacement panel. For more information on these panels you can go here. <http://inspectapedia.com/electric/Zinsco.htm>



BRANCH CIRCUITRY

61: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

62: - The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

63: - Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

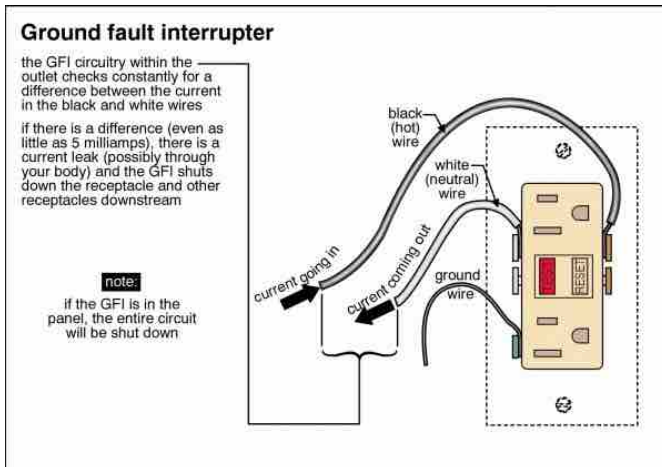
64: - We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

FE CR 65: - Many of the lights were not working at the time of inspection and we recommend further investigation to determine their condition.

GFI PROTECTION

RU 66: - GFCI protection is installed for some of the receptacles where this type of protection is presently required. We recommend installing these outlets in all areas of the kitchen, bathrooms, exterior, crawlspace and garage where required. We also recommend testing these devices on a monthly basis.



GENERAL COMMENT

FE 67: - For attention to the items noted, and for further evaluation of the electrical system in this structure, we recommend that you retain a licensed electrical contractor.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual

could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

68: - Domestic water source: Public supply

69: - Landscape water source: Public supply

70: - Main water line: Copper

71: - Supply piping: Copper where seen

72: - Waste disposal: Municipal. Note: it should be noted that there is a distinction between waister lines and sewer lines. While both take the drain/waste water away from sinks and toilets and out of the building, the waister line is under the building, sometimes visible and sometimes not, and the sewer lines start 2 feet outside the building and extend to the city sewer.

73: - Waste piping: Copper, galvanized steel, cast iron and plastic

74: - Water pressure: Mid-range of normal water pressure

WATER SHUTOFF LOCATION

75: - The domestic water supply main shut-off valve is outside at the left side of the building.



WATER SHUTOFF COMMENTS

76: - The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

77: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

78: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

FIXTURES: OVERALL

79: - Senate Bill 407 establishes requirements for residential and commercial real property built and available for use on or before January 1, 1994, for replacing plumbing fixtures that are not water conserving. The law requires all single-family homes to have all noncompliant plumbing fixtures retrofitted with more efficient models by 2017, and applies for any current remodels or home alterations. The law also requires, beginning Jan. 1, 2017, that a seller of real property to disclose to a purchaser or transferee, in writing, the requirements for replacing plumbing fixtures and whether their real property includes noncompliant plumbing. This law also applies to commercial property beginning in 2019. In most cases, the actual flow rate of a given fixture is not marked on the fixture itself. Determining flow rates of each fixture would require specialized equipment which is beyond the scope of this home inspection. This determination can and should be made by a licensed C-36 plumbing contractor.

WATER PRESSURE

80: - The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES

81: - The visible drain piping appears to be generally properly installed and in serviceable condition. We recommend a full camera review of the entire waste system.

82: - You should be aware that older structures commonly have old-style exterior sewer pipe and plumbing in general. These older sewer pipes are frequently made up of individual short sections of clay pipe. The joint connections between the individual pipes are a vulnerable area at which tree roots can enter the sewer line. Tree roots can cause partial or full blockage of the sewer line. Periodic cleaning of the sewer by a plumber may be required.

Another area of common concern is the connection between the building sewer to the municipal sewer. There are often issues at this connection, which is the responsibility of the home owner and can be a very expensive repairs especially if it is located under the street. We suggest a plumber equipped with a special camera that displays the condition of the interior of the sewer can be contacted to provide this inspection. We recommend having this done during your inspection contingency.

FE CR 83: - Proper function of house drain to the city sewer is beyond the scope of this inspection. Due to the age of this building or its drain lines, we recommend that proper function be both determined and maintained. The best method to verify function is to have them inspected with a remote camera device. I recommend the drains associated with this property be professionally scoped by a qualified drainage scoping company (preferably one not associated with, or part of, a plumbing repair company).

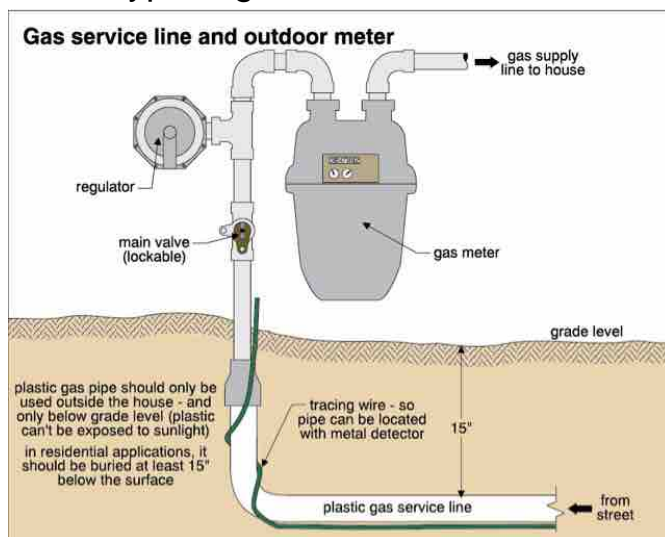
FE CR 84: - There is surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.

VENT LINES

85: - The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER LOCATION

86: - Typical gas meter installation.



87: - The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GAS METER COMMENT

SC CR 88: - The meter lacks a seismic automatic shutoff valve. If desired, a contractor could be retained to install an automatic shutoff to prevent gas leakage in the event of an earthquake.

GAS PIPING

89: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERAL COMMENT

90: - The plumbing system appears to be in good condition, with the exceptions noted above. Note: The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

Heating System

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate

efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

91: - Furnace location: Hall closet



SYSTEM NOTES

92: - Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply. The life expectancy of a gas fired furnace is approximately 15 to 20 years. This figure can vary widely depending on many factors. Newer furnaces (less than 5 years old) should be serviced at no less than two year intervals, while furnaces that are 5 years old or older should be serviced annually. The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of the heat exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for a full evaluation of heat exchanger conditions, particularly if the unit is beyond 10+ years old or any wear is exhibited.

93: - The system operated when tested. Periodic servicing is always recommended.

GAS SUPPLY

94: - The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

RU 95: - The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. Some jurisdictions require these devices be installed. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

HEAT EXCHANGER

96: - The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

97: - The air filter for the heating unit is a high efficiency accordion style filter.

VENT

98: - The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

99: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

100: - There is adequate combustion air for this heating unit.

DUCTS

101: - The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

102: - The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

103: - Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

104: - The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

105: - Until eventual replacement of the heating system, we suggest periodic review by the local utility company and servicing by a qualified contractor for continued safe and efficient operation.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

106: - The following is a summary of the DOE (Department of Energy) SEER 13 Federal Ruling effective January 2006. This information is included in your report because it will affect the future repair and replacement costs of your air conditioning system if your system was manufactured before 2006:

The DOE has directed establishment of new minimum efficiency standards for central air conditioners and heat pumps. This new standard will lower consumer utility costs and reduce the environmental impact of the central air conditioning system's exterior mounted equipment.

The minimal Seasonal Energy Efficiency Standard (SEER) rating is being increased to 13 for central air conditioners and heat pumps. The standards will apply to products and replacement parts manufactured as of January 23, 2006. In order for manufacturers to meet these operational efficiency standards, the actual size of the exterior units (condensers) will increase 50% or more and the weight of the units will increase 30-100 pounds. The cost of a new condenser will also increase \$300-\$400 and eventually repair parts for pre-2006 equipment will no longer be available.

The age of the cooling equipment increases the risk for its replacement in the near future. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain.

New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.

107: - Method of cooling: Gas compression

108: - Type of system: Gas heat with air conditioning

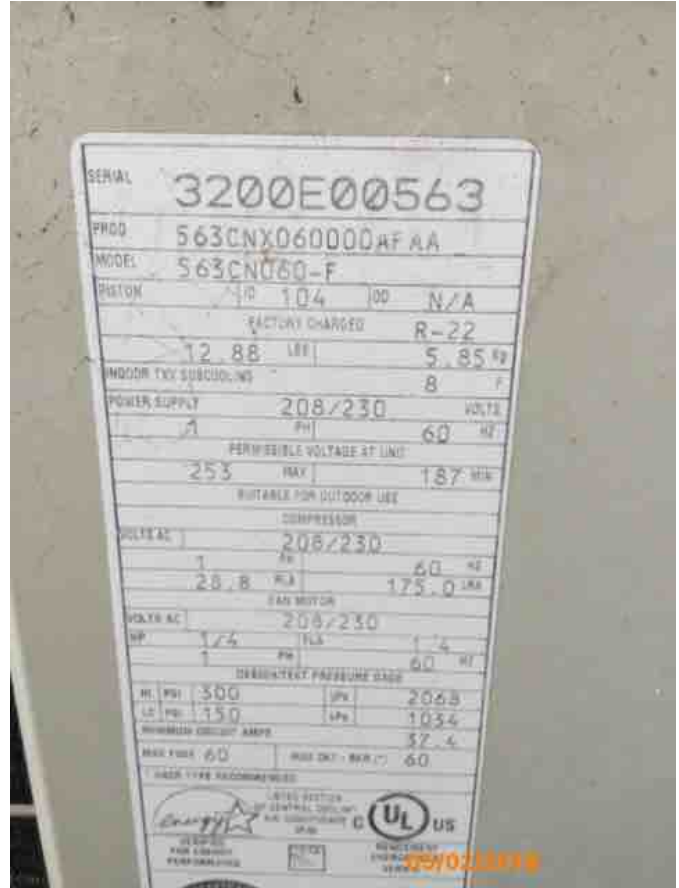
109: - Number of units: 1

110: - Location of equipment: Split or remote system

111: - Estimated to be approximately 18 years old

112: - Manufacturer: Bryant

113: - Condenser location: Exterior



114: - Electrical disconnect location: Adjacent to condensing unit

SYSTEM OPERATION

115: - The system responded to normal operation. There was at least a 15 degree drop between the return air and the air coming out of the furthest register. Regular inspections should keep this system in peak condition.

HVAC WIRING

116: - All accessible wiring appears in good condition.

CONDENSING UNIT

117: - The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

CR RU 118: - This unit must have at least 24 inches of clearance around the unit. We recommended repair by a qualified contractor prior to the close of escrow.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

119: - Age: This unit was manufactured in 2012 .

120: - Location: In an outdoor closet



121: - Capacity: 50 gallons

122: - Unit type: Free standing tank

123: - Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

T/P RELEASE VALVE

124: - The water heater(s) is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

125: - The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

126: - The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

127: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

128: - The combustion air supply is adequate.

WATER CONNECTORS

129: - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

SEISMIC RESTRAINT

130: - The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

BASIC INFO

131: - Detached

GARAGE DOORS

132: - The garage door is a single roll up design.

133: - Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener. Overhead garage doors can be very heavy and represent considerable danger if not properly maintained and properly operated. While I do very rudimentary safety testing of the doors (consistent with recommended testing procedures of United Laboratories and the Consumer Products Safety Commission), these tests are not all of the testing that can be done and do not represent any guarantee or warranty as to the door's safety. Any deficiencies pointed out in the course of this inspection should be further evaluated/repared by a qualified garage door installation company and all necessary testing of the door's installation and operation should be performed at that time.

134: - The garage door(s) was operated and appears to be properly installed and in generally serviceable condition.

RECEPTACLES

SC CR 135: - Some of the Garage receptacles are not GFCI protected. Current requirements call for ALL 120 volt 15 amp and 20 amp receptacles in the garage be GFCI protected. Upgrading to current standards is recommended for improved safety. Consult with electrical contractor when they are at the home for other reasons.

GARAGE DOOR OPENER

136: - The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

SC CR 137: - There are no safety sensors installed. This is a safety issue and we recommend repair to prevent injury.

FIRE SEPARATION

138: - The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR

139: - The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

FIRE EXTINGUISHER

140: - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

CEILING

FE CR 141: - We noted water staining and surface damage. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.(Numerous)



FLOOR

142: - The floor is a concrete slab.

143: - There are cracks in the floor slab with minor vertical displacement of the slab toward the middle of the garage. This is not a reflection on the condition of the rest of the building. We recommend monitoring this area and making repairs if necessary in the future.



GENERAL COMMENT

144: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions herein.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

- 145:** - Number of bedrooms: Four
- 146:** - Number of bathrooms: Three
- 147:** - Window material: Metal
- 148:** - Window type: Horizontal sliding windows
- 149:** - Window glazing: Single pane
- 150:** - Finished ceiling material: Sprayed-on acoustic
- 151:** - The floors consist of carpet, tile and wood materials.

152: - Finished ceiling material: Drywall and/or Plaster

SURFACES: OVERALL

153: - There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

DOORS: OVERALL

154: - The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL

155: - The windows tested appear to be properly installed and generally in serviceable condition, with exceptions noted below or elsewhere in this report.

FIREPLACE

156: - A visual observation of the flue, within the scope of a standard home inspection, may not detect defects beyond our limited view (12 to 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

157: - Our inspection does not include actual operation of the fireplace(s) and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

SC CR 158: - There is no damper clamp installed on the damper. This prevents the damper from being closed while operating the gas logs. We recommend installing the clamp per current building standards.

DETECTORS: OVERALL

159: - California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.

Smoke Detectors:

Proper placement requires one smoke detector for each floor of multi-family dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

160: - Smoke detectors and carbon monoxide alarms have limited lives. We recommend replacing these devices prior to the recommended end of service life. The current law requires all smoke detectors to have a ten year battery life to them.

SC CR 161: - More smoke detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with state mandated placement guidelines.

SC CR 162: - There were missing carbon monoxide detectors. We recommend installing one outside of each bedroom per current building standards.(must be within 10 feet of a bedroom and on every level of the building)

GENERAL COMMENT

163: - In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

164: - The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances and portable dishwashers are not within the scope of this inspection.

BASIC INFORMATION

165: - The finished surfaces, hardware, doors, appliances and windows are generally in adequate condition with exceptions noted herein.

166: - Energy: Gas (or propane) appliances only

167: - Ventilation: Exhaust ducted to the exterior

168: - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

VENTILATION

169: - Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

CR 170: - The corrugated aluminum 'flex duct' visible at the fan, is not permitted for kitchen exhaust fans as it can be a fire hazard. Replacement of this duct with an approved material is recommended.



Example of proper material.

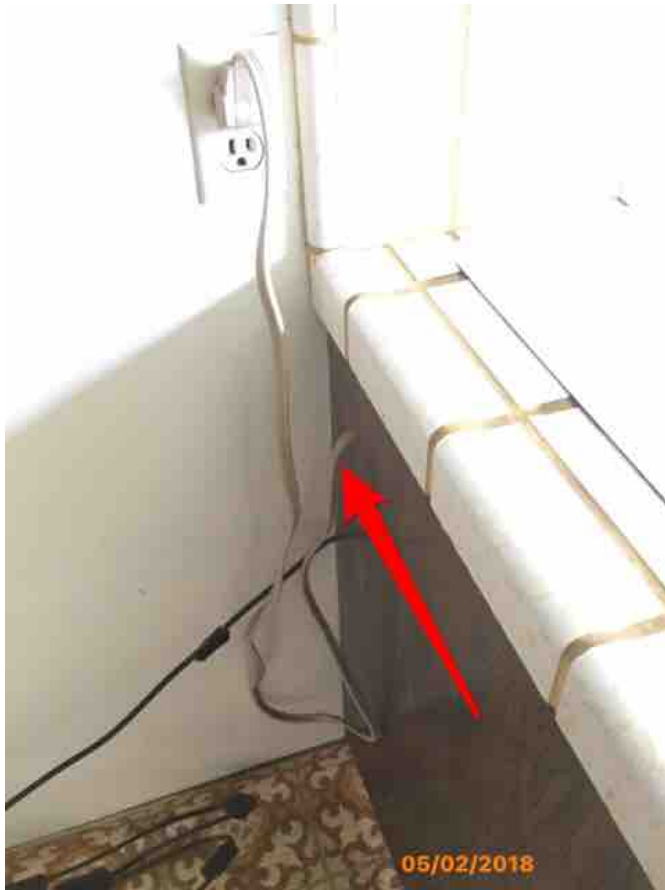


APPLIANCES: OVERALL

171: - All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

WIRING

SC CR 172: - Improper wiring methods have been employed. We recommend all substandard wiring be removed and approved wiring installed.



RECEPTACLES

173: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



SC CR 174: - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

LIGHTS

FE CR 175: - The light fixtures are not working. The bulbs may have burned out. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.

SUPPLY PLUMBING

CR RU 176: - There was evidence of surface corrosion at the exposed and accessible supply piping. We recommend that all corroded or leaking piping be repaired or replaced.



AIR GAP

177: - The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

SINK

CR 178: - The sink and surrounding area is in need of proper caulking to prevent water from leaking under the sink. We recommend repair.

CABINETS

179: - The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

FIRE EXTINGUISHER

180: - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

GENERAL COMMENT

181: - The kitchen was in good condition with the exception of the comments noted herein.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Hallway Bathroom

BASIC INFORMATION

- 182:** - Toilet: Ceramic unit with a porcelain finish
- 183:** - Wash basin: Cast iron unit with a porcelain finish
- 184:** - Bathtub: Cast iron with porcelain finish
- 185:** - Shower walls: Mortar set ceramic tile

VENTILATION

186: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

DRAIN TRAP

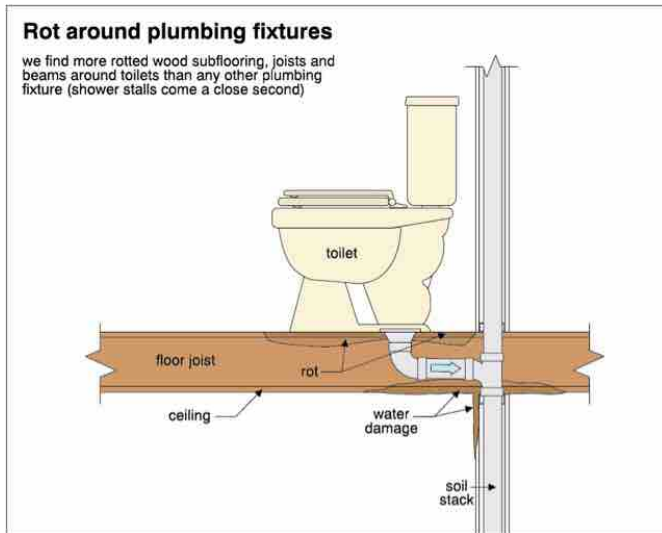
CR 187: - Although we observed no leakage, the drain trap is very deteriorated and its remaining life is limited. We recommend consideration be given to replacing it now before it leaks.



TOILET

188: - The toilet is a low flow type. 1.6 gpf. Not 1.28 as required in some cities.

CR 189: - The toilet tank is leaking. We recommend that it be repaired or replaced.



BATHTUB

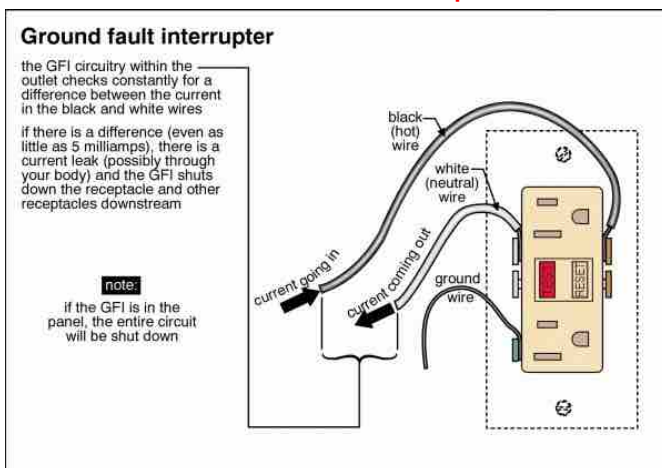
190: - The bathtub(s) appears to be properly installed and in serviceable condition.

CR 191: - The caulking at the tub or shower is starting to deteriorate and is in need of maintenance.

RECEPTACLES

192: - The receptacles appear to be properly installed and were operational.

SC CR RU 193: - There is only partial GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of all GFCI receptacles.



Master Bathroom

BASIC INFORMATION

194: - Toilet: Ceramic unit with a porcelain finish

195: - Wash basin: Cast iron unit with a porcelain finish

196: - Shower walls: Mortar set ceramic tile

VENTILATION

197: - Ventilation in this bathroom is adequate.

TOILET

CR RU 198: - This toilet is an older non low flow type.

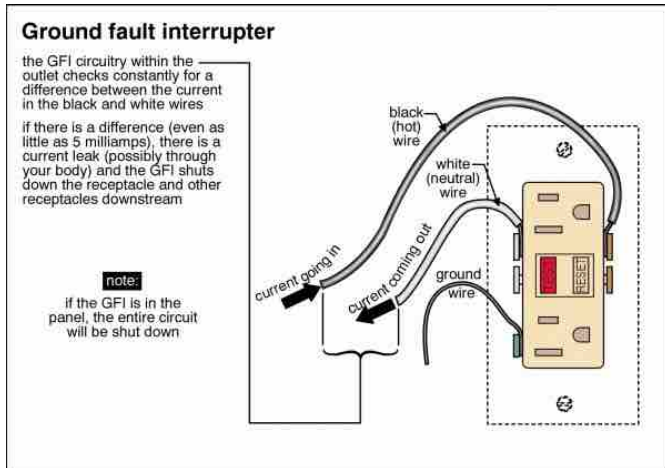
Senate Bill 407 establishes requirements for residential and commercial real property built and available for use on or before January 1, 1994, for replacing plumbing fixtures that are not water conserving. The law requires all single-family homes to have all noncompliant plumbing fixtures retrofitted with more efficient models by 2017, and applies for any current remodels or home alterations. The law also requires, beginning Jan. 1, 2017, that a seller of real property to disclose to a purchaser or transferee, in writing, the requirements for replacing plumbing fixtures and whether their real property includes noncompliant plumbing. This law also applies to commercial property beginning in 2019. In most cases, the actual flow rate of a given fixture is not marked on the fixture itself. Determining flow rates of each fixture would require specialized equipment which is beyond the scope of this home inspection. This determination can and should be made by a licensed C-36 plumbing contractor.

BATHTUB

199: - The bathtub(s) appears to be properly installed and in serviceable condition.

RECEPTACLES

SC CR RU 200: - There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



INTERIOR WALLS

FE CR 201: - We noted water staining and minor surface damage. The area was moist when tested. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.



GLASS ENCLOSURE

CR RU 202: - The glass shower enclosure is safety labeled and appears to be in good condition.

GENERAL COMMENT

203: - This area is in need of repair as noted above or in other sections of this report.

Off Garage Bathroom

BASIC INFORMATION

204: - Toilet: Ceramic unit with a porcelain finish

205: - Wash basin: Corian or cultured marble

VENTILATION

206: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

TOILET

207: - The toilet was flushed and appeared to be functioning properly.

CR RU 208: - This toilet is an older non low flow type.

Senate Bill 407 establishes requirements for residential and commercial real property built and available for use on or before January 1, 1994, for replacing plumbing fixtures that are not water conserving. The law requires all single-family homes to have all noncompliant plumbing fixtures retrofitted with more efficient models by 2017, and applies for any current remodels or home alterations. The law also requires, beginning Jan. 1, 2017, that a seller of real property to disclose to a purchaser or transferee, in writing, the requirements for replacing plumbing fixtures and whether their real property includes noncompliant plumbing. This law also applies to commercial property beginning in 2019. In most cases, the actual flow rate of a given fixture is not marked on the fixture itself. Determining flow rates of each fixture would require specialized equipment which is beyond the scope of this home inspection. This determination can and should be made by a licensed C-36 plumbing contractor.

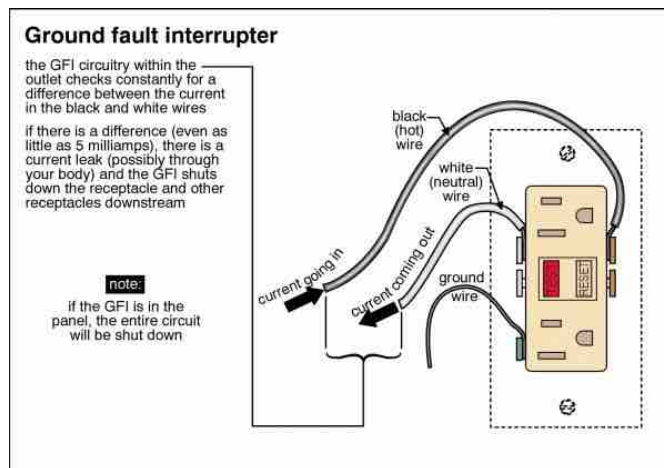
WATER BASIN

CR 209: - The drain is slow or blocked. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

RECEPTACLES

210: - The receptacle appears to be properly installed and was operational.

211: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



Bedroom

Left Front Bedroom

WINDOWS

SC RU 212: - Windows are over forty four inches above the floor. Present standards require that each sleeping area have an operable window not more than forty four inches above the floor to provide a means of a secondary egress in the event of a fire.

Family Room

DOORS

213: - One or more doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.(screen)

Roofing

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for

damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

214: - Location: Covers whole building

215: - Roof slope: Medium

216: - Material: Composition shingles

INSPECTION METHOD

217: - Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

FE CR 218: - There are some minor individual singles which are either missing or damaged. We recommend having these shingles replaced by a qualified roofing contractor which will prolong the life of the remainder of the roofing surface.



FE CR 219: - The ridge shingle fasteners are exposed. This is not the recommended method of installation and indicates that the roof may have been installed by a non-professional. No problems were noted and no action is recommended.



FE CR 220: - Portions of the surface granulation are deteriorated and there are surface cracks developing. These are normal signs of aging and no action is needed at this time however you should expect to have to replace the roof within the next 2-5 years.



FLASHINGS: OVERALL

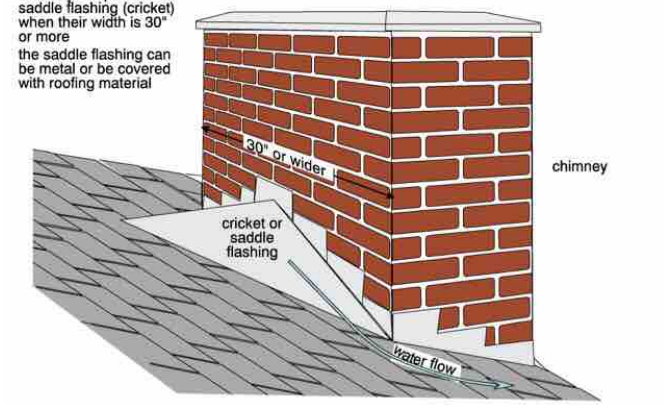
221: - A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

CHIMNEY

FE CR 222: - There cricket flashing installed where required to prevent water intrusion at the base of larger chimneys. We recommend repair or replacement in accordance with local building standards.

Chimney saddle flashings

chimneys require a saddle flashing (cricket) when their width is 30" or more the saddle flashing can be metal or be covered with roofing material



CHIMNEY AT ROOF

223: - The chimney appears to be properly installed and in serviceable condition. The spark arrestor was not removed for an examination of the interior of the chimney.

224: - A visual observation of the flue within the scope of a standard home inspection, may not detect defects beyond our limited view (12 - 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

225: - The interior chimneys/flue interiors were not accessible to inspect. We recommend further evaluation or a camera inspection by a specialist in the appropriate trade.

GUTTERS

226: - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

CR 227: - Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

DOWNSPOUTS

228: - The downspouts appear to be properly installed and in serviceable condition.

GENERAL COMMENT

229: - The roof is in satisfactory condition. Attention to the items noted above, together with routine maintenance will maximize its useful life.

Built-up Roof System

BASIC INFORMATION

230: - Location: Covers garage

231: - Roof slope: Flat or very minimal pitch

232: - Material: Cap sheet built-up

233: - Connections and penetrations: Sealed with a combination of metal and mastic seals

234: - Roof drainage system: None

INSPECTION METHOD

235: - We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

SURFACE (BUILT-UP)

FE CR 236: - We found surface granulation failure at numerous areas. This is an indication of a roof that is beginning to reach the end of its service life. Recommend budgeting for a new roof surface within the next 2 to 4 years.



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

237: - The attic access is located in the hall.

238: - Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

239: - Due to limited clearances and the risk of falling through the ceiling, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

240: - Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

ATTIC OVERALL

241: - The attic was found in acceptable condition except for the items noted herein.

LEAK EVIDENCE

242: - There are water stains on the underside of the sheathing and the rafters. These may be indications of old leaks. No current leakage is evident. We recommend inquiries of the current owner/tenant to see if they may have more information on the history of these stains.

RAFTERS

243: - Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

244: - The rafters are 2 x 10 placed 24 inches on center.

245: - The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING

246: - The roof sheathing is the material directly supporting the roof covering.

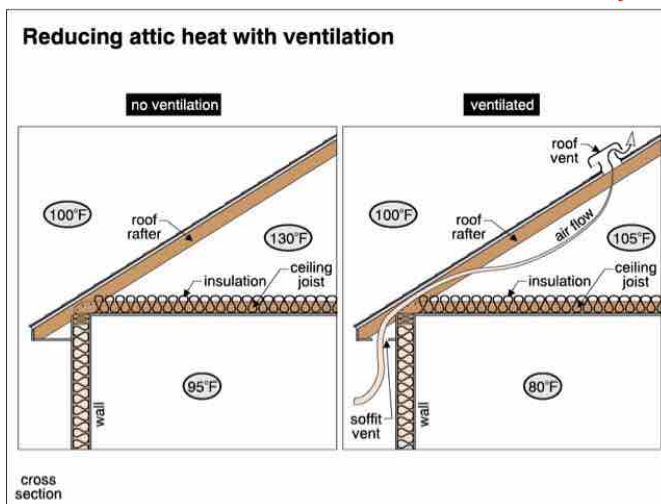
247: - The roof sheathing is 'OSB'- Oriented Strand Board, nailed solidly across the rafters.

248: - The roof sheathing appears to be properly installed and in good condition.

VENTILATION

249: - Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

FE CR 250: - The attic is inadequately vented. The temperature in the attic space can rise to a very high level on a hot day and cause discomfort in the living area. We recommend installation of a rotary vent or exhaust fan as an upgrade.



INSULATION

251: - Insulation type: Fiberglass bats.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

House Laundry Area

WASHER/DRYER

252: - The hookups for the washer and dryer are properly installed and in serviceable condition. There were no appliances in place at the time of this inspection.

RU 253: - As a preventive measure, we recommend that a drained catch pan or drain be installed under the washing machine to prevent leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

SC CR 254: - The dryer hookup is intended for a gas a unit only.

DOORS

CR 255: - The sliding door is not square in its frame, causing uneven margins at the top and bottom which has caused the door to be stuck and up useable. . We recommend repair or replacement.



DRYER VENT

256: - Portions of the dryer vent were inaccessible, as is common, and were not inspected.

CR 257: - Please go to <http://www.cpsc.gov/PageFiles/118931/5022.pdf> for information on dryer vent hazards.

Off Garage Laundry Area

WASHER/DRYER

258: - The hookups for the washer and dryer are properly installed and in serviceable condition. There were no appliances in place at the time of this inspection.

RU 259: - As a preventive measure, we recommend that a drained catch pan or drain be installed under the washing machine to prevent leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

SC CR 260: - The dryer hookup is intended for a gas a unit only.

LAUNDRY TUB

CR 261: - The drain is slow or blocked. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

DRYER VENT

CR 262: - Please go to <http://www.cpsc.gov/PageFiles/118931/5022.pdf> for information on dryer vent hazards.

GENERAL COMMENT

263: - The visible finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Foundation/Under Floor Area

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

264: - Foundation type: Raised perimeter with cement piers and wooden posts.

265: - Foundation type: Raised perimeter with intermediate grade beams

266: - Foundation material: Poured concrete

267: - Mudsill: Bolted to foundation

268: - Wall system: Wood stud walls

ACCESS

269: - The crawl space is accessible from an exterior hatch. All visible and accessible areas were inspected although there may have been some inaccessible areas that could not be inspected.

CR RU 270: - There was no curb installed around the opening to the crawl space. This is required to keep water from draining down directly into the crawl space. We recommend repair.



FOUNDATION

CR 271: - There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended.

SUBFLOORING

272: - There were water stains in several areas. The areas were dry at the time of this inspection. However, inspection by a licensed pest control operator is suggested.

POSTS

273: - The floor system is supported by wooden posts set over concrete pier blocks.

274: - The support posts have performed adequately over time and would be expected to continue to do so.

ANCHOR BOLTS

275: - Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

276: - Anchor bolts are in place and appear to be properly installed and in good condition based on the age of the building.

HOLD DOWNS

277: - Holdowns are structural hardware connections that tie the wall framing to the foundation. They strengthen the structure and allow it to resist lateral forces and uplift during an earthquake.

RU 278: - Holdowns are not installed, as would be required in more modern construction of this type. As an upgrade, installation of holdowns might be considered at the time of other improvements and/or remodeling.

BEAM/POSTS/COLUMN

279: - The girder and post connections are not reinforced according to the standard practice in use today. No adverse effects resulting from this condition were noted and up-grading these connections would be considered optional.

MOISTURE

280: - The soil was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

VENTILATION

281: - Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

RU 282: - The vent openings feature louvered grills. This type of cover restricts air circulation and is easily clogged with debris. In order to improve ventilation, we recommend the louvered covers be removed and 1/4" wire mesh installed in their place.

FLOOR INSULATION

283: - There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

GENERAL COMMENT

CR 284: - All of the structural elements appear to be performing as would be expected for a dwelling of this age and type. However, we direct your attention to items noted above. Additional crawl space comments can be found under the heading crawl space.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

285: - Foundation type: Slab-on-grade

286: - Slab material: Poured concrete

287: - Mudsill: Inaccessible, unknown if bolted, nailed or strapped

288: - Exterior wall support: Inaccessible, materials cannot be identified

FOUNDATION

289: - Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

ANCHOR BOLTS

290: - Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

291: - Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

MOISTURE

292: - Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

293: - All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Please note that the portions of the buildings waste lines may run through or under the slab foundation and were not inspected.

Conclusion

COMMENTS

294: - The links listed below are provided to help you better understand the systems of your home.

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

295: - Many homes built prior to 1996 lack modern safety and energy efficient items.

296: - Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Action Items. Please be sure to refer to this document for further useful information.

297: - There are newer, non-original items and/or construction features in this home. We suggest that you review all plans and permits.

298: - Thank you !



299: - Thank you !



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER&MAIN

ELECTRICAL SYSTEM

300: - The meter and main electrical service panel are outside on the left side of the building.

MAIN DISCONNECT

ELECTRICAL SYSTEM

301: - The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

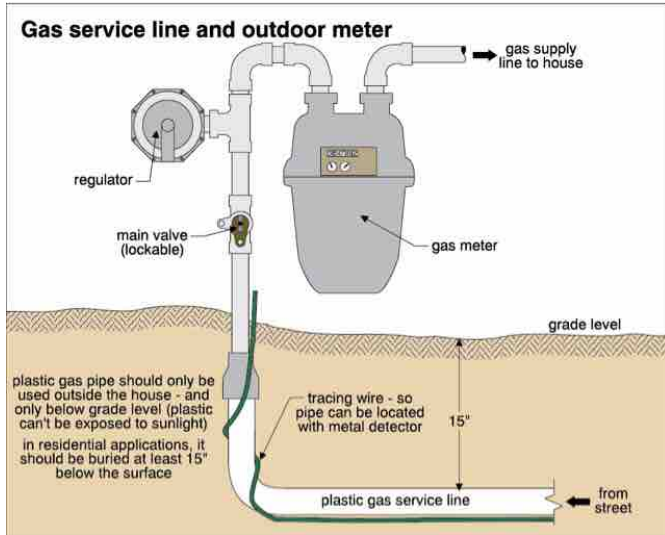
302: - The domestic water supply main shut-off valve is outside at the left side of the building.



GAS METER LOCATION

PLUMBING

303: - Typical gas meter installation.



304: - The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

**THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND
THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION**



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

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 consumers 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 Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected 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.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a 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 Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections 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 Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

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 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 this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

2.2 The inspector shall:

- A.** inspect readily accessible, visually observable, installed systems and components listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the inspector, that states:
 - 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.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is 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.B.1, that are not self-evident,
 - 4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

- A.** including other services or systems and components in addition to those required in Section 2.2.A.
- 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 or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

- A.** inspect structural components including the foundation and framing.
- B.** describe:
 - 1. the methods used to inspect under-floor crawlspaces 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 engineering or architectural services or analysis.
- B.** offer an opinion about the adequacy of structural systems and components.
- C.** enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.
- D.** traverse attic load-bearing components that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The inspector shall:

- A.** inspect:
 - 1. wall coverings, flashing, and trim.
 - 2. exterior doors.
 - 3. attached and 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 and entryway walkways, patios, and driveways.
- B.** describe wall coverings.

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and 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. antennas.
- B. interiors of vent systems, flues, and 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 fixtures and faucets.
- 2. interior drain, waste, and vent systems including fixtures.
- 3. water heating equipment and hot water supply systems.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- 6. sewage ejectors, sump pumps, and related piping.

B. describe:

- 1. interior 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 vent systems, flues, and chimneys that are not readily accessible.
- 3. wells, well pumps, and water storage related equipment.
- 4. water conditioning systems.
- 5. solar, geothermal, and other renewable energy water heating systems.
- 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
- 7. septic and other sewage disposal systems.

B. determine:

- 1. whether water supply and sewage disposal are public or private.
- 2. water quality.
- 3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

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 subpanels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a representative number of installed lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

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.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

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 vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

- E. central vacuum *systems*.
- F. *recreational facilities*.
- G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
 1. insulation and vapor retarders in unfinished spaces.
 2. ventilation of attics and foundation areas.
 3. kitchen, bathroom, laundry, and similar exhaust *systems*.
 4. clothes dryer exhaust *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.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 2. fuel-burning accessories *installed* in fireplaces.
 3. chimneys and vent *systems*.
- B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
 2. fire screens and doors.
 3. seals and gaskets.
 4. automatic fuel feed devices.

5. mantles and fireplace surrounds.
 6. combustion air *components* and to determine their adequacy.
 7. heat distribution assists (gravity fed and fan assisted).
 8. fuel-burning fireplaces and appliances located outside the *inspected* structures.
- B. determine draft characteristics.
 - C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

- A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. *Inspections* performed using this Standard:
 1. are not *technically exhaustive*.
 2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the *inspector* from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to inspect:

1. underground items including, but not limited to, underground storage tanks and 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 and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

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* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces 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 a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions 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 opened by one person, and is not sealed in place

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

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*

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 by the *inspector* to be a significant risk of serious 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 practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and 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.



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