



Confidential Inspection Report

LOCATED AT:
5043 Rolling Meadows Rd
Rolling Hills Estates, CA 90274

PREPARED EXCLUSIVELY FOR:
Mr. & Mrs. Tony Marco

INSPECTED ON:
Monday, August 11, 2014



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.

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:

WALKWAYS

EXTERIOR/SITE/GROUND

SC CR 1: - There are trip hazards in the walkways. We recommend they be patched or repaired to prevent injury.



PATIO SURFACE

EXTERIOR/SITE/GROUND

CR 2: - The concrete patio surface has cracked and/or settled to the point that trip hazards exist and, in our opinion, it is no longer serviceable. We recommend it be removed, repaired, or replaced.



HAND RAILS

EXTERIOR/SITE/GROUND

SC CR 3: - There are no railings where needed at the rear stairs. As a safety measure, we recommend that railings be installed.



BLOCK WALLS

EXTERIOR/SITE/GROUND

CR 4: - The cement block wall is cracked and damaged and in need of repair.



GRADING

EXTERIOR/SITE/GROUND

FE CR 5: - 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.(rear)



FENCING

EXTERIOR/SITE/GROUND

CR 6: - There are sections of the fencing that are damaged. We recommend repair or replacement.



OUTDOOR RECEPTACLES

EXTERIOR/SITE/GROUND

SC CR 7: - GFCI protection was not found. We recommend GFCI protection be installed.

SERVICE DROP

ELECTRICAL SYSTEM

CR 8: - The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.



DRAIN LINES

PLUMBING

FE CR 9: - Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

INDUCER FAN

FORCED HOT AIR HEATING SYSTEM

FE CR 10: - The inducer fan assembly is damaged. We recommend repair or replacement.

VENT

FORCED HOT AIR HEATING SYSTEM

CR RU 11: - The vent connector terminates within a transite (asbestos cement) flue pipe which does not meet present standards. No problems were noted, but the local building department may require upgrading at the time the heating system is replaced.(both heater and water heater)

DUCT INSULATION

FORCED HOT AIR HEATING SYSTEM

CR 12: - The insulation on several of the ducts is missing and/or loose. We recommend repair to minimize heat loss.



GENERAL COMMENT

FORCED HOT AIR HEATING SYSTEM

FE CR 13: - These condition(s) listed above can lead to a possible furnace malfunction or the need for possible replacement. We recommend evaluation by a licensed and qualified HVAC contractor prior to the end of the inspection contingency period to determine the scope of the repair necessary to assure the system/component will perform as intended and safely, including costs for these repairs or replacements.

DETECTORS: OVERALL

INTERIOR

SC CR 14: - 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 the manufacturer's instructions.

SC CR 15: - There were missing carbon monoxide detectors. We recommend installing one outside of each bedroom per current building standards.

AIR GAP

KITCHEN

CR 16: - The dishwasher drain lacks an air-gap, as required by present standards. We recommend an approved air-gap be installed.

TOILET

HALLWAY BATHROOM

CR 17: - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

WATER BASIN

HALLWAY BATHROOM

CR 18: - The drain is slow. 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.

VENTILATION

OFF KITCHEN BATHROOM

CR 19: - The ventilation fan is not working or has been disconnected. Because there is an operable window in this bathroom, a fan is not required. Nevertheless, for maximum ventilation, we recommend the fan be restored to serviceable condition.

TOILET

OFF KITCHEN BATHROOM

CR 20: - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

RECEPTACLES

OFF KITCHEN BATHROOM

SC CR RU 21: - 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.

WINDOWS

LEFT BEDROOM

CR 22: - Sash cords are broken and one window does not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.

WINDOWS

DINING ROOM/AREA

CR 23: - Sash cords are broken and one window does not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.

SC CR RU 24: - Some of the windows are not safety glass, as required by present standards, and could be hazardous if broken. Safety glass is more impact-resistant and less likely to cause an injury. Upgrading to present standards should be considered.



DOORS

FAMILY ROOM

CR 25: - The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

DOORS

ENTRY AREA/HALL

CR 26: - The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

DOORS

LAUNDRY AREA

SC CR 27: - The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

Monday, August 11, 2014
Mr. & Mrs. Tony Marco
5043 Rolling Meadows Rd
Rolling Hills Estates, CA 90274

Dear Mr. & Mrs. Tony Marco,

We have enclosed the report for the property inspection we conducted for you on Monday, August 11, 2014 at:

5043 Rolling Meadows Rd
Rolling Hills Estates, CA 90274

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.

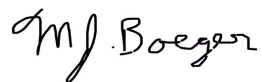
CR = Correction Recommended: items that are in need of repair or replacement by a qualified technician in the appropriate field.

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

For purposes of identification and reporting, the front of this building faces north.

NOTES

The building was built in 1953.

The building was occupied at the time of our inspection. There are numerous areas that we may not have had access to. We recommend walking through the building prior to the close of escrow when vacant. This will give you the opportunity to observe any conditions that may be present that went undetected due to the presence of personal belongings at the time of our inspection.

This is a single-family residence.

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.

Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

The weather was sunny at the time of our inspection.

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.

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.

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.

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.

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.

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

Attending: Client and clients agent

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

Site grading: Sloped away from structure.

General lot topography: Uneven lot

Driveway: Concrete on grade

Walkways: Concrete

Primary exterior wall covering: Stucco

Primary exterior window materials: Wood frame

Patio: Concrete

STUCCO

The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

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

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

WALKWAYS

SC **CR** There are trip hazards in the walkways. We recommend they be patched or repaired to prevent injury.



PATIO SURFACE

CR The concrete patio surface has cracked and/or settled to the point that trip hazards exist and, in our opinion, it is no longer serviceable. We recommend it be removed, repaired, or replaced.



HAND RAILS

SC **CR** There are no railings where needed at the rear stairs. As a safety measure, we recommend that railings be installed.



BLOCK WALLS

CR The cement block wall is cracked and damaged and in need of repair.



PAINT/STAIN

Exposed portions of the exterior are weathering. For a better appearance, and to maximize the useful life of the surfaces, they should be refinished and/or repainted during the course of routine maintenance.

If caulking is needed for maintenance, or in preparation for the next paint job, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided on the exterior.

MISCELLANEOUS

The accessory structure on this property, although looked at, was not fully inspected and is not included in this report.

DOORS

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

WINDOWS

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

GRADING

FE CR 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.

(rear)



DRAINAGE

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.

A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. We recommend inquiries of the seller regarding past performance of these drains. We could not determine the discharge location of the drainage system. We suggest inquiries and/or observation during a heavy rain to discover the discharge location and effectiveness of the system.

The drainage system appears to be properly installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

GUTTERS

Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

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.

The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

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

FENCING

CR There are sections of the fencing that are damaged. We recommend repair or replacement.



GATES

The gate was operating. Routine maintenance will keep it functional and maximize its service life.

OUTDOOR RECEPTACLES

SC CR GFCI protection was not found. We recommend GFCI protection be installed.

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

Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 200 amperes
System grounding source: Water supply piping
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex'

METER&MAIN

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



MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

CR The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.



CIRCUIT BREAKER MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.

There has been a new electrical service installed on this building. We recommend contacting the city in order to verify the issuance of proper permits.

The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

SERVICE CAPACITY

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

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

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

CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

RU The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times. The tested receptacles properly matched their wire type.

SWITCHES: OVERALL

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

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

RU 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.

ALARM SYSTEM

If you would like to receive a free installation of a security system or a free activation of an existing one, call 877-291-3623 and enter promotional code A69633.

GENERAL COMMENT

The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

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

Domestic water source: Public supply

Landscape water source: Public supply

Main water line: Copper

Supply piping: Copper where seen

Waste disposal: Municipal

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

Water pressure: Mid-range of normal water pressure

Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is outside at the front of the building.



WATER SHUTOFF COMMENTS

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

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

INTERIOR SUPPLY

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

WATER PRESSURE

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

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

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 Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

VENT LINES

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

GAS METER LOCATION

The gas meter is in the crawl space. 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

RU 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

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

The plumbing system appears to be in good condition.

FE The plumbing system appears to be in good condition, with the exceptions noted above.

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

Furnace location: Hall closet
Energy source: Natural gas
Furnace btu input rating: 75,000 btu's
Filter size: 20 x 25 x 1 inch

HEAT EXCHANGER

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

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

INDUCER FAN

FE **CR** The inducer fan assembly is damaged. We recommend repair or replacement.

VENT

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

CR **RU** The vent connector terminates within a transite (asbestos cement) flue pipe which does not meet present standards. No problems were noted, but the local building department may require upgrading at the time the heating system is replaced.(both heater and water heater)

COMBUSTION AIR

There is adequate combustion air for this heating unit.

DUCT INSULATION

CR The insulation on several of the ducts is missing and/or loose. We recommend repair to minimize heat loss.



THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

GENERAL COMMENT

FE CR These condition(s) listed above can lead to a possible furnace malfunction or the need for possible replacement. We recommend evaluation by a licensed and qualified HVAC contractor prior to the end of the inspection contingency period to determine the scope of the repair necessary to assure the system/component will perform as intended and safely, including costs for these repairs or replacements.

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

Age: This unit was manufactured in 2003 .

Location: In a hall closet

Energy source: Natural gas

Capacity: 50 gallons

Unit type: Free standing tank

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

GAS SUPPLY

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

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

COMBUSTION AIR

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.

The combustion air supply is adequate.

WATER CONNECTORS

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

SEISMIC RESTRAINT

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.

GENERAL COMMENT

CR This water heater is in the middle of its expected service life, was operating and with routine maintenance should be reliable for a number of years.

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

Number of bedrooms: Three

Number of bathrooms: Two

Window material: Wood

Window type: Double-hung windows

Window glazing: Single pane

Finished ceiling material: Drywall

Finished floor material: Wood

Finished wall material: Drywall

SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

WALLS&CEILINGS

The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

FLOORS: OVERALL

There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

DOORS: OVERALL

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

WINDOWS: OVERALL

The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

DETECTORS: OVERALL

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.

California Health and Safety Code 13113.7 and 17926

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 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.

SC **CR** 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 the manufacturer's instructions.

SC **CR** There were missing carbon monoxide detectors. We recommend installing one outside of each bedroom per current building standards.

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, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

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

Energy: Gas (or propane) appliances only

APPLIANCES: OVERALL

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

As requested, the kitchen appliances were not inspected and are not included in this report.

AIR GAP

CR The dishwasher drain lacks an air-gap, as required by present standards. We recommend an approved air-gap be installed.

GENERAL COMMENT

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

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

Toilet: Ceramic unit with a porcelain finish

Wash basin: Cast iron unit with a porcelain finish

Bathtub: Cast iron with porcelain finish

Shower walls: Stone

VENTILATION

Ventilation in this bathroom is adequate.

TOILET

The toilet is a low flow type. 1.6 gpf.

CR The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

WATER BASIN

CR The drain is slow. 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.

BATHTUB

The bathtub appears to be properly installed and in serviceable condition.

RECEPTACLES

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



Off Kitchen Bathroom

VENTILATION

CR The ventilation fan is not working or has been disconnected. Because there is an operable window in this bathroom, a fan is not required. Nevertheless, for maximum ventilation, we recommend the fan be restored to serviceable condition.

TOILET

RU This toilet is an older non low flow type. We recommend upgrading to a low flow type.

CR The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

RECEPTACLES

SC CR RU 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.

Bedroom

Left Bedroom

WINDOWS

CR Sash cords are broken and one window does not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.

Dining Room/Area

WINDOWS

CR Sash cords are broken and one window does not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.

SC CR RU Some of the windows are not safety glass, as required by present standards, and could be hazardous if broken. Safety glass is more impact-resistant and less likely to cause an injury. Upgrading to present standards should be considered.



Family Room

DOORS

CR The exterior door rubs on the frame. We recommend it be planed or sanded for smoother operation.

CR The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

FIREPLACE

Our inspection of fireplaces includes a visual examination of the readily accessible components. A functional and exhaustive evaluation of fireplaces is outside the scope of this inspection. Our chimney review is limited to the visible and/or accessible components as well. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the properties occupants. No seismic damage or stability assessments are made on the fireplace or chimney. We recommended a National Fire Protection Association (NFPA) 211 Standard, Level II inspection, including a video scan, by a qualified F.I.R.E. and CSIA certified Fireplace Inspector as part of the property-purchasing process and prior to removing any inspection contingency. A Level II inspection may identify problems that exist which cannot be detected during a general property inspection. The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

Entry Area/Hall

DOORS

CR The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

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

Attached 2 car

GARAGE DOORS

The garage door is a single roll up design.

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

The garage door was operated and appears to be properly installed and in generally serviceable condition.

DOORS

Inaccessible. Could not be inspected.



GARAGE DOOR OPENER

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.

FIRE SEPARATION

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

FLOOR

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

GENERAL COMMENT

FE Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Roofing

NOTE: We are not professional roofers. 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.

Tile

BASIC INFORMATION

Location: Covers whole building

Roof slope: Medium pitch

Material: Tiles

Layers: Single layer

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

INSPECTION METHOD

Our inspection of the roof was conducted from ground level only. Walking on the roof could be hazardous to the inspector and/or damaging to the surface materials. These comments are based on a limited visual inspection.

SURFACE

The tile roofing system shows minor wear and tear but appears to have been properly installed and is in a condition deemed acceptable for its age. No action is indicated at this time.

FLASHINGS: OVERALL

The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

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

The attic access is located in the hall.

Due to limited clearances, 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.

ATTIC OVERALL

The attic area, and the components found within, were found to be in serviceable condition with any exceptions noted below.

RAFTERS

The rafters are 2 x 4 placed 24 inches on center.

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

The roof sheathing is the material directly supporting the roof covering.

The roof sheathing is 'skip sheathing' or boards spaced wide apart for improved ventilation of the roof covering.

FE CR The underside of the roof sheathing is water stained. Although there is no visible evidence of damage, this should be monitored for active leakage and repaired if necessary.

VENTILATION

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.

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

INSULATION

Insulation Type: Blown in fiberglass or mineral wool type.

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.

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

RU The laundry washer hoses were made of a material not rated to be under constant pressure for extended periods of time. We recommend replacing these hoses with the metal braided type which are rated for this application.

DOORS

SC CR The existing dead bolt is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

DRYER VENT

The dryer vent appears properly installed and in serviceable condition.

GENERAL COMMENT

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

Crawl Space

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

Foundation type: Raised perimeter with isolated piers

Foundation material: Poured concrete

Mudsill: Bolted to foundation

Wall system: Wood stud walls

Floor system: Wood joists support by beams

ACCESS

The crawl space is accessible from an exterior hatch.

FOUNDATION

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation.

No action is indicated.

WALL FRAMING

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

FLOOR JOISTS

In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

POSTS

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

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

ANCHOR BOLTS

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.

Anchor bolts are in place and appear to be properly installed and in good condition.

MOISTURE

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

VENTILATION

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.

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

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



MAIN DISCONNECT

ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is outside at the front of the building.



GAS METER LOCATION

PLUMBING

The gas meter is in the crawl space. 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 or 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.

Conclusion

COMMENTS

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

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 Executive Summary. Please be sure to refer to this document for further useful information.

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

Thank you !



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



www.ashi.org

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

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HOME INSPECTION

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

American Society of Home Inspectors

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

Standards of Practice

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

Code of Ethics

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

ASHI Membership

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

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

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 **Inspectors shall:**

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

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

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

- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C.** excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 **The inspector shall:**

- A. inspect:**
 1. *structural components* including the foundation and framing.
 2. by probing a *representative number of structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.
- B. describe:**
 1. the methods used to *inspect under-floor crawl spaces* and attics.
 2. the foundation.
 3. the floor structure.
 4. the wall structure.
 5. the ceiling structure.
 6. the roof structure.

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

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

4. EXTERIOR

4.1 **The inspector shall:**

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

EXTERIOR 4.2, Continued

- 4.2 The inspector is NOT required to inspect:**
- A. screening, shutters, awnings, and similar seasonal accessories.
 - B. fences.
 - C. geological and/or soil conditions.
 - D. recreational facilities.
 - E. outbuildings other than garages and carports.
 - F. seawalls, break-walls, and docks.
 - G. erosion control and earth stabilization measures.

5. ROOFING

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

- 5.2 The inspector is NOT required to inspect:**
- A. antennae.
 - B. interiors of flues or chimneys that are not readily accessible.
 - C. other installed accessories.

6. PLUMBING

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

- 6.2 The inspector is NOT required to:**
- A. inspect:
 1. clothes washing machine connections.
 2. interiors of flues or chimneys that are not readily accessible.
 3. wells, well pumps, or water storage related equipment.
 4. water conditioning systems.
 5. solar water heating systems.
 6. fire and lawn sprinkler systems.
 7. private waste disposal systems.
 - B. determine:
 1. whether water supply and waste disposal systems are public or private.
 2. water supply quantity or quality.
 - C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL

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

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

Continued

8. HEATING

8.1 The inspector shall:

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

8.2 The inspector is NOT required to:

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

9. AIR CONDITIONING

9.1 The inspector shall:

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

9.2 The inspector is NOT required to:

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

10. INTERIORS

10.1 The inspector shall inspect:

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

10.2 The inspector is NOT required to inspect:

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

11. INSULATION & VENTILATION

11.1 The inspector shall:

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

11.2 The inspector is NOT required to disturb insulation.

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

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

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

12.2 The inspector is NOT required to:

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

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS**13.1 General limitations:**

- A.** The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B.** Inspections performed in accordance with these Standards of Practice:
1. are not *technically exhaustive*.
 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C.** These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:**A. Inspectors are NOT required to determine:**

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

B. Inspectors are NOT required to offer:

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

C. Inspectors are NOT required to operate:

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

D. Inspectors are NOT required to enter:

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

E. Inspectors are NOT required to inspect:

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not *installed*.
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

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

Automatic Safety Controls

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

Component

A part of a *system*

Decorative

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

Describe

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

Dismantle

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

Engineering

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

Further Evaluation

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

Home Inspection

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

Household Appliances

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

Inspect

To examine any *system* or *component* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector

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

Installed

Attached such that removal requires tools

Normal Operating Controls

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

Readily Accessible

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

Readily Openable Access Panel

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

Recreational Facilities

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

Report

Communicate in writing

Representative Number

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

Roof Drainage Systems

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

Shut Down

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

Siding

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

Solid Fuel Burning Appliances

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

Structural Component

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

System

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

Technically Exhaustive

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

Under-floor Crawl Space

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

Unsafe

A condition in a *readily accessible, installed system* or *component* that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

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



ASHI® CODE OF ETHICS

For the Home Inspection Profession

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

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

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

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

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

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

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

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