

HOME INSPECTION REPORT

**123 Main Street
Any Town, NY 11000**

Inspection Date:
09/01/2006

Prepared For:
Very Special Customer

Prepared By:
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Sample

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 30 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

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

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

NOTE: For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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

Sloped Roofing

- **Improve:** Tree branches touching, or in close proximity to the roof at the north slope should be trimmed. Any damage roofing material uncovered should be repaired as needed.

Chimneys

- **Improve:** The masonry chimney is in need of re-pointing (replacing the mortar between the bricks).
- **Improve:** A rain cap and vermin screen should be installed on the masonry chimney.
- **Improve:** The masonry chimney flue should be cleaned.

Gutters & Downspouts

- **Improve:** The gutters on the entire house require cleaning.
- **Improve:** The downspout(s) in various locations should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Exterior Walls

- **Improve:** The loose siding at the rear wall should be re-secured.
- **Improve:** Damaged siding at the front wall should be repaired or replaced as needed.
- **Improve:** Vines growing on exterior walls at the rear wall should be kept trimmed away from siding, window trims, and the eaves.
- **Improve:** Tree branches at the north side of the home should be trimmed away from the house.

Windows

- **Improve:** The windows in many locations require caulking.

Lot Drainage

- **Improve:** Covers should be provided for basement window wells in various locations to prevent storm water from accumulating within the well.

Deck

- **Improve:** The deck at the rear wall should be painted or stained to improve durability.
- **Safety Issue:** The area where the deck meets the cement porch at the southeast corner of the home presents a trip hazard. This condition should be altered for improved safety.

Main Panel

- **Improve:** The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable.
- **Improve:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Improve:** Abandoned wiring in the basement near the water main and in the laundry room should be replaced or appropriately terminated.
- **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections.
- **Safety Issue:** Improper electrical connections should be improved in the attic. All electrical connections should be made inside junctions boxes fitted with cover plates.

Aluminum Wiring

- **Improve:** The aluminum wiring should be fitted with special connectors and outlets to ensure safe operation of these circuits. During installation of this special hardware, all connections should be checked for signs of damage or overheating. *It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.* The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered to be safe.

Outlets

- **Improve:** An outlet on the exterior rear of the home is inoperative. This outlet and circuit should be investigated.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the basement, laundry room, kitchen, bathroom and exterior of the home. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Boiler

- **Improve:** Soot build up and/or rust debris was observed on or around the heating system’s burner. A qualified licensed heating technician should be engaged to clean, service and re-test the system.
- **Major Concern:** *It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency, this situation may or may not represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which A-Pro is authorized to investigate or report upon. In some cases, based on these factors, removal of underground oil tanks and surrounding soil may be necessary. Other possible alternatives, subject to state and federal guidelines, may include having the tanks filled with sand and/or foam. Oil tank repair/removal costs vary depending on the extent of work required. It is recommended that a fuel oil/storage tank specialist be consulted.*

Attic / Roof

- **Improve:** Insulation in the main attic should be evened out.
- **Improve:** When installing the second layer of fiberglass insulation, it appears that the vapor barrier was not taken off or slashed before placing atop the first layer. Removing the vapor barrier on the second layer of insulation is recommended.
- **Improve:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

Supply Plumbing

- **Improve:** A RPZ valve (Back flow prevention valve) doesn’t appear to be installed between the domestic water supply and the irrigation supply piping. Installing this device helps to block any irrigation water from backing up into the domestic water supply and would be wise.

Fixtures

- **Improve:** The tile bathtub enclosure in the main floor bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).
- **Improve:** The window and sill of the bathtub enclosure in the main floor bathroom should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.

Doors

- **Improve:** Doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** The installation of doorstoppers in various locations is recommended to help avoid damage to interior finishes.

Clothes Dryer

- **Safety Issue:** The dryer vent is partially or fully clogged and requires cleaning. If left clogged this represents a possible fire hazard.

Kitchen Exhaust Hood

- **Improve:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior.

Smoke Detectors

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

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

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

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

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

It is strongly recommended that a Homeowner’s Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System. Contact your A-PRO representative for further details and special pricing with this inspection.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 68 degrees F. Wet weather conditions have been experienced in the days leading up to the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist: 2x8•Plywood Sub floor
Wall Structure:	•Wood Frame: 2x4
Ceiling Structure:	•Joist: 2x6
Roof Structure:	•Rafters: 2x6 •Plywood Sheathing
Attic Method of Inspection:	•Entered

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. No major defects were observed in the accessible structural components of the house. The span of all visible joists appears to be within acceptable limits. The building exhibits no evidence of substantial structural movement. A foundation elevation differential of inches was recorded on the main structure (refer to Elevation Survey). This is within normally acceptable tolerances for a home of this age and location.

General Comments

Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor cracks were observed in the foundation walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.

Wood Boring Insects

- **Monitor:** Conditions that are attractive to wood boring insects should be avoided. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).



Discretionary Improvements

Parging of the exterior of the foundation may be desirable. This improves both the appearance and the weather tightness of the exterior of the home.

Parging of the interior of the older foundation walls may be desirable. This improves the appearance and reduces erosion over time.

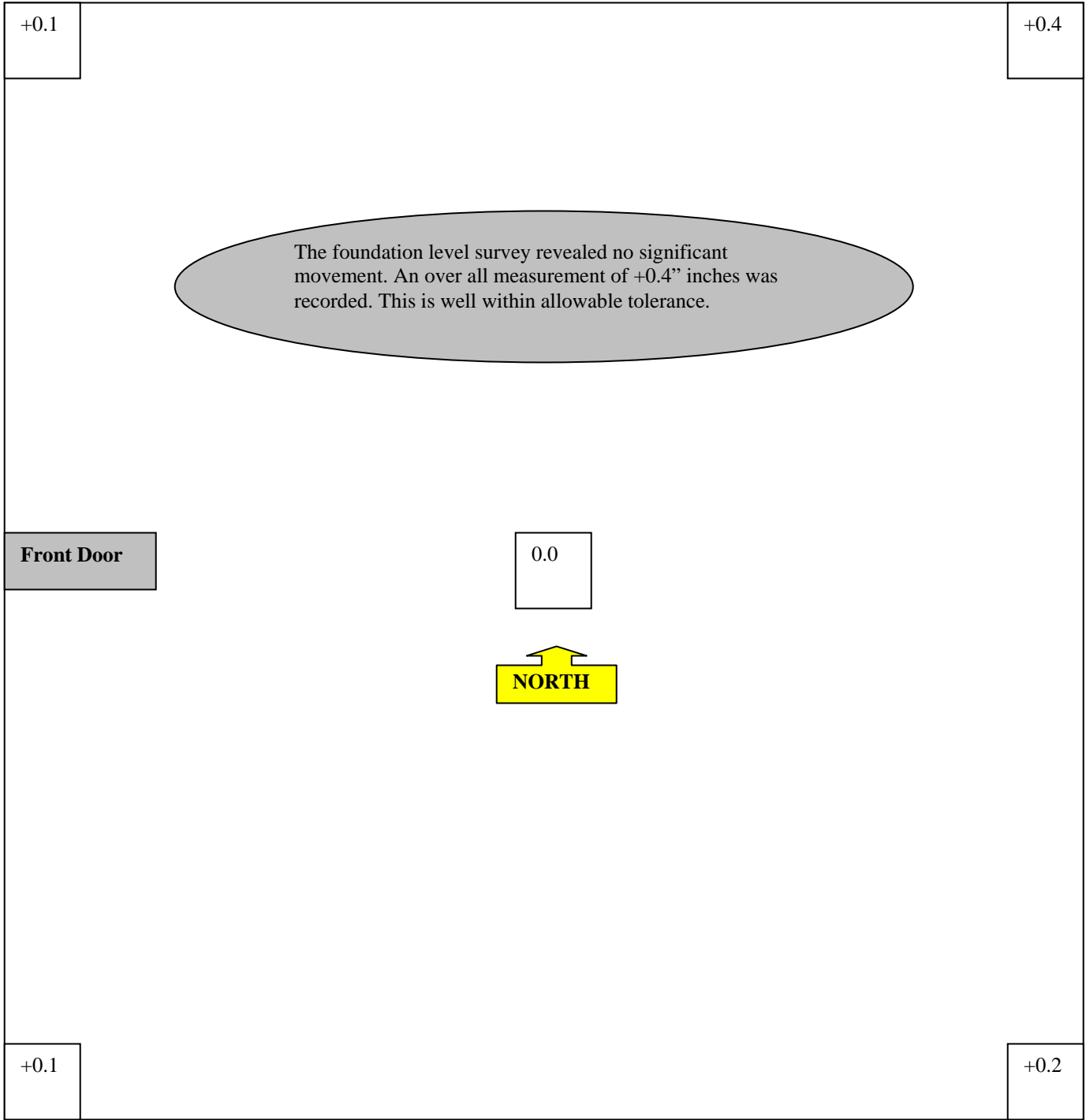
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the basement.
- Insulation obstructed the view of some structural components in the attic.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

ELEVATION SURVEY



Not to Scale

ROOFING

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Asphalt •Composite Shingle
Chimneys:	•Masonry
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof
Skylights:	•Curb Mounted •Flat Glass •Insulated

ROOFING OBSERVATIONS

Positive Attributes

During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Improve:** Tree branches touching, or in close proximity to the roof at the north slope should be trimmed. Any damage roofing material uncovered should be repaired as needed.
- **Monitor:** The roofing is considered to be in good condition. Typical maintenance should be expected.

Flashings

- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.
- **Monitor:** The rubber-plumbing vent flashing should be carefully monitored. The material of this flashing is extremely vulnerable to leakage.

Chimneys

- **Improve:** The masonry chimney is in need of re-pointing (replacing the mortar between the bricks).
- **Improve:** A rain cap and vermin screen should be installed on the masonry chimney.
- **Improve:** The masonry chimney flue should be cleaned.

Gutters & Downspouts

- **Improve:** The gutters on the entire house require cleaning.
- **Improve:** The downspout(s) in various locations should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Discretionary Improvements

Ideally, a drip edge flashing would be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also serves to protect the roof sheathing from damage at the eave.

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

The installation of rain caps and vermin screens on chimneys is a logical improvement.



LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Vinyl Siding
Soffit and Fascia:	•Wood •Vinyl •Aluminum
Window/Door Frames and Trim:	•Wood •Vinyl
Driveways:	•Gravel
Walkways and Patios:	•Gravel
Porches, Decks, and Steps:	•Concrete •Treated Wood
Overhead Garage Door(s):	•None
Lot Grading:	•Level Grade
Retaining Walls:	•None
Fencing:	•Vinyl
Grading and Drainage:	•Adequate Drainage

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum and vinyl soffits and fascia is an excellent feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The proximity of the house is considered good, from a lot drainage standpoint.

General Comments

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Improve:** The loose siding at the rear wall should be re-secured.
- **Improve:** Damaged siding at the front wall should be repaired or replaced as needed.
- **Improve:** Vines growing on exterior walls at the rear wall should be kept trimmed away from siding, window trims, and the eaves.
- **Improve:** Tree branches at the north side of the home should be trimmed away from the house.

Windows

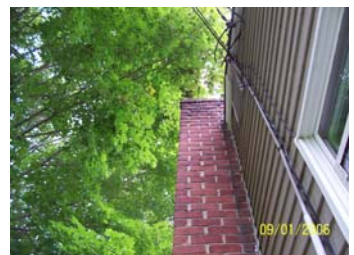
- **Improve:** The windows in many locations require caulking.

Lot Drainage

- **Improve:** Covers should be provided for basement window wells in various locations to prevent storm water from accumulating within the well.

Porch

- **Monitor:** The porch at the front wall has settled relative to the house proper. This is a common condition that should be monitored.



Deck

- **Improve:** The deck at the rear wall should be painted or stained to improve durability.
- **Monitor:** The support posts for the deck at the rear wall are not well founded. Ideally, a footing extending at least 2 feet below grade level would be installed. Wood/soil contact should be avoided.
- **Safety Issue:** The area where the deck meets the cement porch at the southeast corner of the home presents a trip hazard. This condition should be altered for improved safety.

Discretionary Improvements

Parging of the foundation walls above grade level would improve the weather tightness and appearance of the house.

**LIMITATIONS OF EXTERIOR INSPECTION**

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Entrance Wires:	•Overhead •Aluminum •Correct Polarity •Located: North Exterior Wall
Main Disconnect:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Ground:	•Copper •Water Pipe Connection
Main Distribution Panel:	•Breakers •Located: Basement
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper •Aluminum •Nonmetallic Sheathed Cable
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL OBSERVATIONS

Positive Attributes

The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

The electrical system is, for the most part, an aging system. In addition to engaging a licensed electrician to improve the areas listed below, it is recommended that electrical components and connections be further investigated. Additional defects may be concealed from view. **Unsafe electrical conditions represent a shock hazard.** Substantial updating may be required.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

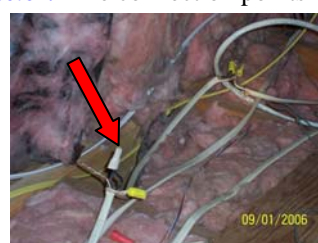
- **Improve:** The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable.
- **Improve:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Improve:** Abandoned wiring in the basement near the water main and in the laundry room should be replaced or appropriately terminated.
- **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections.
- **Safety Issue:** Improper electrical connections should be improved in the attic. All electrical connections should be made inside junctions boxes fitted with cover plates.

Aluminum Wiring

- **Improve:** The aluminum wiring should be fitted with special connectors and outlets to ensure safe operation of these circuits. During installation of this special hardware, all connections should be checked for signs of damage or overheating. **It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.** The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered to be safe.



Outlets

- **Improve:** An outlet on the exterior rear of the home is inoperative. This outlet and circuit should be investigated.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the basement, laundry room, kitchen, bathroom and exterior of the home. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. ***A marginally sized electrical service is not a safety concern***, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The addition of gas fired appliances will also reduce the load on the electrical service.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

During the course of any renovating, it is recommended that older wiring be replaced.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Oil
Heating System Type:	•Hot Water
Heat Distribution Methods:	•Baseboard Heaters
System Manufacturer:	•Weil-McLain
System Description:	•Manufacturer Date: 11/1991•Model # P-468V-WT •Serial # CP2180304
Carbon Monoxide Test:	•Passed
Operating Controls:	•Wall Thermostat
Temperature Rise Recorded:	•74 Degrees Ambient / 116 Degrees Supply

HEATING OBSERVATIONS

Positive Attributes

Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The distribution of heat within the home is enhanced by a circulating pump.

General Comments

Minor improvements to the heating system are necessary.

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

Boiler

- **Improve:** Soot build up and/or rust debris was observed on or around the heating system's burner. A qualified licensed heating technician should be engaged to clean, service and re-test the system.
- **Major Concern:** *It is suspected that an underground oil storage tank exists on the property. According to the Environmental Protection Agency, this situation may or may not represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which A-Pro is authorized to investigate or report upon. In some cases, based on these factors, removal of underground oil tanks and surrounding soil may be necessary. Other possible alternatives, subject to state and federal guidelines, may include having the tanks filled with sand and/or foam. Oil tank repair/removal costs vary depending on the extent of work required. It is recommended that a fuel oil/storage tank specialist be consulted.*

Discretionary Improvements

If central air conditioning is desired, an independent system would have to be installed. These systems are often mounted in the attic, and employ small diameter, high velocity ductwork.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 Fiberglass
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•R11 Fiberglass in Original Walls
Basement Wall Insulation:	•R11 Fiberglass on Portion of walls in Basement
Floor Cavity Insulation:	•R19 in Floor above Basement
Air / Vapor Barrier(s):	•Kraft Paper
Roof Ventilation:	•Ridge Vents •Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Dryer •Kitchen

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Rooms that extend over unheated areas tend to be cooler than other areas of the home during winter months.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** Insulation in the main attic should be evened out.
- **Improve:** When installing the second layer of fiberglass insulation, it appears that the vapor barrier was not taken off or slashed before placing atop the first layer. Removing the vapor barrier on the second layer of insulation is recommended.
- **Improve:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Valve Location:	•Front Wall of Basement
Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain / Waste / Vent Piping:	•Plastic •Copper •Cast Iron
Water Heater:	•Tankless System Combined with Boiler
Static Water Pressure:	•50 PSI

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements. The plumbing system is showing signs of age. Updating the system will be required over time. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- **Improve:** A RPZ valve (Back flow prevention valve) doesn't appear to be installed between the domestic water supply and the irrigation supply piping. Installing this device helps to block any irrigation water from backing up into the domestic water supply and would be wise.

Waste / Vent

- **Monitor:** The presence of sufficient venting for the waste piping in the kitchen is suspect.

Fixtures

- **Improve:** The tile bathtub enclosure in the main floor bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).
- **Improve:** The window and sill of the bathtub enclosure in the main floor bathroom should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Monitor:** The discharge of the exhaust fan in the main floor bathroom is suspect. This should be further investigated.

Discretionary Improvements

Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

A larger capacity water heater may be desirable.

Ideally, the kitchen exhaust fan should be vented to the building exterior.



LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- An inspection of the sewage system is outside the scope of this inspection.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Wood •Tile •Suspended Tile
Floor Surfaces:	•Tile •Vinyl/Resilient •Wood
Windows Style and Glazing:	•Double Hung •Double-Pane Insulated
Doors:	•Wood •Metal •Storm Door(s) •Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The ceilings are in good condition. There were no signs of previous water damage and/ or water penetration into the house.

General Condition of Windows and Doors

The majority of the doors and windows are average quality. The doors and windows are in good condition and function as intended.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The floor coverings are in good condition.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Monitor:** The window(s) are cracked in the kitchen garden window and basement northwest window. Improvement is not a high priority.
- **Monitor:** It may be desirable to replace window screens where missing in the master bedroom. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Improve:** Doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** The installation of doorstoppers in various locations is recommended to help avoid damage to interior finishes.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Discretionary Improvements

Operational smoke detectors are recommended outside sleeping areas within the home.



Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Potentially hazardous substances (such as asbestos, lead paint, mold, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection.

Please also refer to the ISHI® Inspector Standards for a detailed explanation of the scope of this inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Refrigerator •Kitchen Exhaust Hood •Clothes Washer •Clothes Dryer

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCE OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain. Minor improvements to the appliances are necessary.

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Monitor:** The clothes dryer is an older unit. While replacement is not needed right away, it would be wise to budget for a new clothes dryer. In the interim, a higher level of maintenance can be expected.
- **Safety Issue:** The dryer vent is partially or fully clogged and requires cleaning. If left clogged this represents a possible fire hazard.

Clothes Washer

- **Monitor:** The clothes washer is an older unit. While replacement is not needed right away, it would be wise to budget for a new clothes washer. In the interim, a higher level of maintenance can be expected.
- **Monitor:** The hoses for the clothes washer are in suspect condition.

Kitchen Exhaust Hood

- **Improve:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior.

Smoke Detectors

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

LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

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

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

REGULAR MAINTENANCE

EVERY MONTH

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

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

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

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

HOME WARRANTY/GUARANTEE

90-DAY LIMITED STRUCTURAL, ROOF AND MECHANICAL HOME WARRANTY

(FOR FULL HOUSE INSPECTIONS ONLY) Page 1 of 2

WHO IS COVERED BY THIS LIMITED WARRANTY?

This 90-DAY LIMITED HOME WARRANTY is for the person (s) purchasing the home that is the subject of the home inspection report by the (CHI) Certified Home Inspector ISHI member provided the defective item is an item which the inspector is required to inspect pursuant to the International Society of Home Inspectors or the American Society Of Home Inspectors (ISHI) "Inspector Standards" whichever is greater and may be changed from time to time. A comprehensive total home inspection by an approved inspector is required before this warranty can be placed on the home. This 90-DAY LIMITED HOME WARRANTY is effective the date of the home's inspection for a period of 90 calendar days after the original inspection date.

WHAT MECHANICAL SYSTEMS IN THE HOME ARE COVERED?

PLUMBING - water lines, gas lines, drain lines, faucets & spigots and garbage disposal under within the boundaries of the homes main foundation only; ELECTRICAL - main service panel, wiring; BUILT IN APPLIANCES (only) - range, cook top & oven, vent hood, dishwasher, microwave oven, trash compactor & water heater; CLIMATE CONTROL - Attic fan, furnace, heat exchanger not to exceed five hundred dollars and central air conditioner compressor not to exceed five hundred dollars, coil, and freon. *Benefits under this limited warranty cover only defects present at the time of inspection, which were not disclosed by the qualified member. The inspection must be preformed according to the ISHI inspector standards or ASHI Standards of Practice, which are made part of the original inspection report.*

WHAT IS MY MECHANICAL DEDUCTIBLE?

It is ninety dollars (\$90.00) per occurrence or repair. All-In-One™ Home Inspectors Home Warranty Association will pay 100% of the reasonable and customary costs for parts and labor after the deductible is paid. All claims are to be sent to All-In-One™ Home Inspectors Home Warranty Association for processing. Notice of claim must be postmarked on or before expiration date of claim is expired. Failure to call approved All-In-One™ Home Inspectors Home Warranty Association first can void any claim reimbursement.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?

This agreement is limited to within the home's foundation. Items listed as defective, or in the limitation section of the inspection report. Pre-existing conditions, items not listed in the brochure, items not present or verifiable, not inspected at the time of inspection. Upgrading of any systems and components, items normally covered by regular homeowners insurance, damages caused by lack of normal maintenance and care, timers and clocks, damage caused by any natural disaster, plumbing or electrical in or under concrete, restriction in pipes, gas-fired air conditioning units, service calls to perform seasonal and or routine maintenance service. Repairs and/or replacement components will be complete in kind. Upgrading of any system or component to comply with any prevailing building code or utility rule or regulation is excluded. Ninety day and one hundred twenty-day warranties furnace less heat exchanger, heat pump less compressor and air conditioner less compressor, coil and freon. Central Heating and Air Conditioning systems beyond fifteen years of age are not covered and are limited to a maximum of five hundred dollars for the ninety-day and one hundred twenty-day plans and one thousand dollars for all extended plans. Manufacturers' warranties take precedence over this contract. A-PRO will coordinate any additional payments above manufacturer warranty. Garage door openers are covered less sending unit on the extended plans. Water heaters beyond twelve years and built-in appliances beyond twenty years of age are not covered. Removals of walls, floors, roof or concrete to repair items are not covered. Ninety-day and one hundred twenty day plans include a ninety dollar deductible per occurrence or repair. *Any replacement of defective items must be approved All-In-One™ Home Inspectors Home Warranty Association in advance.*

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Items listed in the brochure. Items not listed as defective, or in the limitation section of the inspection report. Limited (see limitations below) coverage for the following: Foundation, Floor Joists, Structural Framing, Roof Structure and Exterior and/or load bearing walls or all considered. Also additional components of the home are covered as part of this structural benefit, Garage Door, Interior Wall Framing. *Benefits under this limited warranty cover only defects present at the time of inspection, which were not disclosed by the qualified member. The inspection must be preformed according to the ISHI inspector standards, which are made part of the original inspection report.*

WHAT IS MY STRUCTURAL DEDUCTIBLE?

The structural deductible is Five Hundred & 00/100 dollars (\$500.00) per occurrence or repair. All claims are to be sent to All-In-One for processing. Important: Notice of claim must be received by certified mail at the above address on or before expiration date or claim is expired. All-In-One™ Home Inspection and Warranty Association will pay 100% of the reasonable and customary repair costs for parts and labor after the deductible is paid. All In One™ must be called first, in case of a claim. Failure to call the All-In-One™ Home Inspectors Home Warranty Association first will void any claim reimbursement.

WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?

Items not listed in the brochure. Items listed as defective, or in the limitation section of the inspection report. Pre-existing conditions, items not listed in the brochure and or on the a-pro.net web site, items not present, verifiable or not inspected at the time of inspection. Items normally covered by homeowners insurance, damages caused by lack of normal maintenance and care, water damage, any damage caused by any natural disaster, concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils, block walls. Removal of walls, floors, roofs or concrete to repair items is not covered. Repairs and/or replacement materials will be completed in like kind material. Upgrade of materials or modifications to the original design is not authorized. Interior and exterior painting and all other maintenance items are excluded. Any damage caused by vermin (insects, termites, rodents, etc.) are not covered. Plan benefits are limited to items listed as covered by these initial plans. Coverage is limited to within the home's foundation and a maximum of two hundred fifty dollars per one hundred square feet with a maximum of a one thousand five hundred dollar cap. All plans include a five hundred dollar deductible per occurrence or repair.

HOME WARRANTY/GUARANTEE
90-DAY LIMITED STRUCTURAL, ROOF AND MECHANICAL HOME WARRANTY
(FOR FULL HOUSE INSPECTIONS ONLY) Page 2 of 2

WHAT IS MY ROOF DEDUCTIBLE? /ROOF EXCLUSIONS

For repair to leaking area only. Items listed as defective, or in the limitation section of the inspection report. Items not present or not inspected verifiable at the time of inspection, upgrading of any systems and components, items normally covered by regular homeowners insurance. Damages caused by lack of normal maintenance and care, water damage, damage caused by any natural disaster. Service calls to perform seasonal and/or routine maintenance service are not covered. Roof repair is limited to repair of the leakage area only, not to replace the entire roof. Repairs of components will be completed in like kind. Upgrades of materials or modifications to the original design are not authorized. Any system or component to comply with any prevailing building code or utility rule or regulation is not covered. Manufacturers' warranties take precedence over this contract. A-PRO will coordinate any additional payments above the manufacturer warranty. This plan will not cover cedar shake or slate roofs. The one year - two year roof plan does not cover roofs over fifteen years of age with one layer of roofing and roofs over eight years and two layers of roofing and the warranty will not cover a roof with more than two layers. Coverage is limited to a maximum one hundred fifty dollars per square. All plans include a five hundred dollar deductible per occurrence or repair.

IMPORTANT NOTE: Only licensed - insured and bonded repair companies are authorized for repairs that are covered by this limited 90-Day warranty. All claims are to be sent to All-In-One Home Inspectors Home Warranty Association for processing with a minimum of 3 bids from licensed and insured repairpersons. Notice of claim must be received by certified mail on or before expiration date of this limited 90-Day limited warranty. Failure to call All-In-One™ Home Inspectors Home Warranty Association first can void any claim reimbursement. All-In-One™ must be notified before the expiration of the 90-Day limited warranty of any claim.

PROCEDURES FOR FILLING A CLAIM:

1. Notify ALL-IN-ONE™ of the claim by certified mail before the expiration of your warranty.
2. Send us an itemized bill from a licensed and insured repairperson.
3. Call ALL-IN-ONE™ for prior approval on any replacement component.

*VOID WHERE PROHIBITED

ISHI® HOME INSPECTION STANDARDS

Introduction: ARTICLE I.

SECTION 1.01 PREFACES:

The International Society of Home Inspectors, Inc. (ISHI) is a not-for-profit professional society established in 1995. Membership in ISHI and/or the ITI designation program is voluntary and its members include exclusive, fee-paid home inspectors. ISHI's objectives include encouragement of superiority within the profession and constant development of its members' inspection services to the public utilizing a fair & balanced reporting method.

SECTION 1.02 PRINCIPLES AND EXTENT:

The principle behind these Inspector Standards is to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors. Home Inspections performed to these Home Inspector Standards are intended to provide the client with information regarding the condition of the systems and components of the home existing at the time of the home inspection. Any system or components specified for inspection can be excluded from inspection if requested by the client and if so stated in the pre-inspection agreement and inspection report.

SECTION 1.03 INSPECTORS WILL INSPECT:

- A) Installed and accessible systems and components of homes listed in these Inspector Standards.

SECTION 1.04 INSPECTORS WILL REPORT ON:

- A) Inspected systems and components which, in the professional opinion of the inspector, ARE DEFICIENT or near the end of their serviceable lives.
- B) A reason why, if not self-evident, the system or component is deficient.
- C) Recommendations that will correct or monitor the REPORTED DEFICIENCIES.
- D) On any systems and components designated for inspection in these Inspector Standards which were present at the time of the Home Inspection but were not inspected and the reasons they were not inspected.
- E) Recommendations for further evaluation when appropriate.
- F) Recommendations for home buyer improvements regarding unsafe and differed maintenance conditions.
- G) Positive attributes of systems and components when appropriate.

SECTION 1.05 These Standards do not restrict inspectors from:

- A) Providing or performing any additional inspection or testing services. Specifying repairs or estimating repair costs provided the inspector is qualified to do so.

ARTICLE II. STRUCTURE SYSTEM

SECTION 2.01 INSPECTORS WILL INSPECT:

- A) Structural components, including foundation and framing.
- B) Foundation performance by utilizing a foundation level survey™

SECTION 2.02 INSPECTORS WILL REPORT ON:

- A) Foundation, floor, wall, ceiling and roof structure and their types of construction.
- B) Methods used to gain access to under-floor crawl space and attic space.
- C) Positive attributes of the system or components.

SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

- A) Provide engineering or architectural services.
- B) Offer opinions as to the design or adequacy OF STRUCTURAL systems or components.

ARTICLE III. EXTERIOR SYSTEM

SECTION 3.01 INSPECTORS WILL INSPECT:

- A) Exterior wall coverings, flashing and trim, exterior doors and windows, safety glass.
- B) Decks, balconies, stoops, steps, porches, and associated railings.
- C) Eaves, soffits, and fascias where accessible from the ground level
- D) Vegetation, grading, surface drainage, and retaining walls when likely to adversely affect the building or property.
- E) Walkways, patios, and driveways.
- F) Installed screening, shutters, storm doors, storm windows, AND FENCES.

SECTION 3.02 INSPECTORS WILL REPORT ON:

- A) The exterior wall covering type(s).
- B) Positive attributes of the system or components.

SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Geological, geotechnical or hydrological conditions.

- B) Recreational facilities.
- C) Outbuildings, other than detached garages or carports.
- D) Seawalls, break-walls, docks and boat houses.
- E) Below surface erosion control and earth stabilization measures.
- F) AWNINGS and similar seasonal accessories.

ARTICLE IV. ROOF SYSTEM

SECTION 4.01 INSPECTORS WILL INSPECT:

- A) Roof coverings and flashings.
- B) Roof drainage systems.
- C) Skylights, chimneys, and roof penetrations.

SECTION 4.02 INSPECTORS WILL REPORT ON:

- A) Roof covering Types
- B) Methods used to gain access to the roof
- C) Positive attributes of the system or components.

SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Inaccessible flues or chimneys.
- B) Installed accessories AND antennae.

ARTICLE V. PLUMBING SYSTEM

SECTION 5.01 INSPECTORS WILL INSPECT:

- A) Water supply and distribution system.
- B) Drain, waste and vent system.
- C) Fixtures, faucets and appurtenances.
- D) Water heating equipment.
- E) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- F) Fuel storage and fuel distribution system.
- G) Drainage sump, sump pump, and related piping.
- H) Bathtubs, Sinks and Indoor jetted bathtubs.

SECTION 5.02 INSPECTORS WILL REPORT ON:

- A) Water supply, drain, waste, and vent piping materials.
- B) Water heating equipment, including energy source size AND LOCATION.
- C) Location of main water and main fuel shut-off valves.
- D) Positive attributes of the system or components.

SECTION 5.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Well, well pump, or water storage related equipment.
- B) Water conditioning system.
- C) Solar water heating system.
- D) Fire and lawn sprinkler systems.
- E) Private waste disposal system.
- F) Spa, Swimming pool, Sauna, Steam Shower.
- G) Whether water supply and waste disposal systems are public or private.
- H) Quantity or quality of water supply.
- I) Operation of safety valves or shut-off valves.
- J) By lighting gas pilots.

ARTICLE VI. ELECTRICAL SYSTEM

SECTION 6.01 INSPECTORS WILL INSPECT:

- A) Service drop, entrance, conductors, cables, raceways and conduits.
- B) Service equipment, main disconnects and service grounding.
- C) Interior components of service panels, conductors and over current protection devices.
- D) Lighting fixtures, switches, and receptacles WHERE ACCESSIBLE.
- E) Ground fault circuit interrupters.

SECTION 6.02 INSPECTORS WILL REPORT ON:

- A) SERVICE amperage and voltage rating.
- B) Location of main disconnect(s) and SERVICE panels.
- C) Wiring methods EMPLOYED.
- D) Presence of solid conductor aluminum branch 120v and 240v circuit wiring.
- E) Smoke detectors, or absence thereof.
- F) Positive attributes of the system or components.

SECTION 6.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Remote control device unless it is the only control.
- B) Alarm systems.
- C) Low voltage wiring systems.
- D) Ancillary wiring systems not a part of the main electrical power distribution system
- E) Amperage, voltage, or impedance.

ARTICLE VII. HEATING SYSTEM

SECTION 7.01 INSPECTORS WILL INSPECT:

- A) Installed heating systems.
- B) Window and thru-wall heating equipment.
- C) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- D) Presence of an installed heat source in habitable rooms.
- E) FOR Heat Exchanger BREACHING.

SECTION 7.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Heating method by distinguishing characteristics.
- C) Performance of central systems utilizing temperature measurements.
- D) Positive attributes of the system or components.

SECTION 7.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Humidifier or dehumidifier.
- B) Electronic air filter.
- C) Solar space heating System.
- D) To determine heat supply adequacy or distribution balance.
- E) By lighting gas pilots.

ARTICLE VIII. COOLING SYSTEM

SECTION 8.01 INSPECTORS WILL INSPECT:

- A) INSTALLED cooling systems.
- B) WINDOW and thru-wall COOLING EQUIPMENT.
- C) Presence of an INSTALLED COOLING source in habitable rooms.

SECTION 8.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Cooling method by DISTINGUISHING CHARACTERISTICS.
- C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS.
- D) Positive attributes of the system or components.

SECTION 8.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Electronic air filters.
- B) To determine cooling supply adequacy or distribution balance.

ARTICLE IX. INTERIOR SYSTEM

SECTION 9.01 INSPECTORS WILL INSPECT:

- A) Walls, ceilings, and floors.
- B) Steps, stairways, and railings.
- C) INSTALLED countertops, DRAWERS AND cabinets.
- D) Doors and windows, safety glass.
- E) Garage doors and THEIR operators.

SECTION 9.02 INSPECTORS WILL REPORT ON:

- A) Positive attributes of the system or components.

SECTION 9.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Paint, wallpaper, carpeting, window treatments and other cosmetic finish treatments.

- B) Indoor recreational facilities, exercise equipment, ETC.

ARTICLE X. INSULATION AND VENTILATION SYSTEM

SECTION 10.01 INSPECTORS WILL INSPECT:

- A) Insulation and vapor retarders materials in unfinished spaces.
- B) Ventilation of attics and foundation areas.
- C) Mechanical ventilation systems.

SECTION 10.02 INSPECTORS WILL REPORT ON:

- A) Insulation and vapor retarders in unfinished spaces.
- B) Absence of insulation in unfinished spaces at conditioned surfaces.
- C) Positive attributes of the system or components.

SECTION 10.03 INSPECTORS ARE *NOT* REQUIRED TO:

- A) Disturb insulation or vapor retarders.
- B) Determine indoor air quality.

ARTICLE XI. SOLID FUEL BURNING APPLIANCE & FIREPLACE SYSTEM

SECTION 11.01 INSPECTORS WILL INSPECT:

- A) System and components.
- B) Vent systems, flues, and chimneys, where accessible.

SECTION 11.02 INSPECTORS WILL REPORT ON:

- A) Type of fireplaces and solid fuel burning appliances.
- B) Type of chimneys.
- C) Positive attributes of the system or components.

SECTION 11.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Fire screens and doors.
- B) Seals and gaskets.
- C) Automatic fuel feed devices.
- D) Mantles and fireplace surrounds.
- E) Combustion make-up air devices.
- F) Heat distribution assists whether gravity controlled or fan assisted.
- G) By igniting or extinguishing fires or by lighting gas pilots.
- H) Determine draft characteristics.
- I) Fireplace inserts or stoves or firebox contents by moving.

ARTICLE XII. APPLIANCE SYSTEM

SECTION 12.01 INSPECTORS WILL INSPECT the basic operational functions of the following PERMANTLEY installed appliances:

- A) Dishwasher through its normal cycle.
- B) Range, cook top, and oven.
- C) Trash compactor.
- D) Garbage disposal.
- E) Ventilation equipment or range hood.
- F) Microwave oven.
- G) Central Vacuum System.
- H) Any other built-In-Appliance.

SECTION 12.02 INSPECTORS WILL REPORT ON n:

- A) Positive attributes of the system or components.

SECTION 12.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Clocks, timers, self-cleaning oven function, or thermostats FOR CALIBRATION or automatic operation.
- B) Non built-in appliances such as clothes washers and dryers.
- C) Refrigeration units such as freezers, refrigerators and ice makers.
- D) Appliances in USE, shut down, or otherwise inoperable.

ARTICLE XIII. COMMON LIMITATIONS AND EXCLUSIONS

SECTION 13.01 GENERAL LIMITATIONS:

Home Inspections performed in accordance with these Home Inspector Standards:

- A) Are not technically exhaustive.
- B) Will not identify concealed conditions or latent or hidden defects.
- C) Are applicable to buildings with ONE to four dwelling units and their attached or detached garages or carports.

SECTION 13.02 General exclusions:

- A) Is are not required to inspect any system or component unless specifically stated in these Inspector Standards, except as may be otherwise required by law.

SECTION 13.03 Inspectors are NOT required to determine:

- A) Remaining life of any system or component.
- B) Strength, adequacy, effectiveness, or efficiency of any system or component.
- C) Condition of systems or components which are not accessible.
- D) Future conditions including, but not limited to, failure of systems and components, or parts.
- E) Cause of any defect or condition.
- F) Methods, materials, or costs of corrections of defects or conditions.
- G) Suitability of the property for any specialized use.
- H) Compliance with insurance company or regulatory requirements (codes, regulations, laws, ordinances, etc.).
- I) Market value of the real estate property or its marketability.
- J) Advisability of the purchase of the property.
- K) Presence of potentially hazardous plants, animals or insects, including, but not limited to, wood destroying organisms or diseases harmful to humans.
- L) Presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, vibration; contaminants in soil, water; mold, mildew, fungus, bio-organisms, electromagnetic fields, air Quality, underground storage tanks, etc.
- M) Effectiveness of any system installed or methods utilized to control or remove suspected dangerous substances or conditions.
- N) Operating costs of utilities, systems or components.
- O) Lighting, vibration or acoustical properties of any system or component.

SECTION 13.04 Inspectors are NOT required to offer:

- A) Or perform any act or service conflicting with law.
- B) Or perform engineering or architectural services.
- C) Or carry out work in any trade or any professional service other than home inspection.
- D) Warranties or guarantees of any type.

SECTION 13.05 Inspectors are NOT required to operate:

- A) Any system or component which is shut down or inoperable.
- B) Any system or component which does not respond to normal operating controls.
- C) Automatic safety controls.
- D) Shut-off valves which are normally always open or always closed.
- E) Gas pilot lights which are shut off.

SECTION 13.06 Inspectors are NOT required to enter:

- A) Any area which may, in the opinion of the inspector, be dangerous to the inspector or other persons OR MAY damage the property or its systems or components.
- B) Under-floor crawl spaces, attics, or roofs, which are not accessible or hazardous.

SECTION 13.07 Inspectors are NOT required to inspect:

- A) Underground utilities, systems or components including, but not limited to, underground storage tanks or other underground equipment, whether active or abandoned.
- B) Systems or components which are PORTABLE OR not completely installed.
- C) Decorative or cosmetic items or materials.
- D) Systems or components located in areas that cannot be entered.
- E) Detached structures other than garages and carports.
- F) Common areas, systems and components in multi-unit housing, such as condominium properties or cooperative housing.
- G) Underground electrical, plumbing, gas, and other utility systems.

SECTION 13.08 Inspectors are NOT required to:

- A) Perform any procedure or operation which will, in the opinion of the inspector, likely to be unsafe to the inspector or other persons or damage the property or its systems or components.
- B) Move furniture, personal property, ceiling tiles, equipment, plants, soil, ice snow, or other debris.
- C) Dismantle any system or component, except as required by these Home Inspector Standards.

Glossary of Terms

ACCESSIBLE:

Exposed for visual examination without need for moving of personal belongings, dismantling, destructive measures, or any action which will likely involve hazard OR DAMAGE to persons or property.

ACCESS PANEL:

A panel supplied for homeowners use in examination and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

ALARM SYSTEMS:

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

APPLIANCES:

Installed or FREE STANDING Kitchen, laundry, and similar appliances.

ARCHITECTURAL SERVICE:

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

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from hazardous conditions.

COMPONENT:

A part of a system.

“CHI” Home Inspector Standards

Advanced chi home inspector requirements are higher than the basic standardized NORM FOR private, fee-paid home inspectors who, for an additional fee may also perform a home warranty evaluation for approved home warranty providers.

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DECORATIVE:

Ornate; not required for the operation of the basic systems and components of a home or building.

DEFICIENT:

Not functioning as intended, unsafe, hazardous.

DISMANTLE:

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

ENGINEERING SERVICE:

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

FURTHER EVALUATION:

Investigation by a qualified professional, tradesman, service technician or subject matter expert outside that provided by the home inspector.

HOME INSPECTION:

The process by which a home inspector visually examines accessible systems and components of a home and Provides a report containing results and Descriptions of those systems and components in accordance with these Professional Home Inspector Standards.

HOME INSPECTOR:

A qualified person hired to investigate any system or component of a building in accordance with these Home Inspector Standards.

INSPECT:

To observe accessible systems and components of a Home or building in accordance with these Professional HOME INSPECTOR Standards, using normal operating controls and opening maintenance accessible panels.

INSPECTOR STANDARDS

Basic, CHI or PHI home inspector requirements to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors (ISHI).

INSTALLED:

Attached where Removal would require tools.

NORMAL OPERATING CONTROLS:

Devices such as thermostats, switches or valves intended to be operated by the home owner for everyday use.

POSITIVE ATTRIBUTES

Replaced, upgraded or upscale systems and components such as, new roof material, newly RENOVATED system or component or area, granite countertops, high quality lighting systems, high grade appliances, positive testing results such as A/c temperature measurements, etc.

“PHI” PROFESSIONAL HOME INSPECTOR STANDARDS

Advanced “phi” Professional Home INSPECTOR REQUIREMENTS are higher than the basic standardized NORM for private, fee-paid home inspector. PHI Professional HOME inspectors also agree to carry “errors and omissions” insurance that protects most parties involved in the home inspection process.

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RECREATIONAL FACILITIES:

Equipment such as, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:

To advise the client in writing with a professional reporting method complying with these standards.

Report On:

To describe a system or its components by its type or other observed important characteristics to differentiate it from other systems or components

ROOF DRAINAGE SYSTEMS:

Mechanisms used to carry water off a roof and away from a home or building.

SHUT DOWN:

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

SOLID FUEL BURNING APPLIANCES:

A hearth and fire chamber or similar arranged area in which a fire may be lit and which is constructed in conjunction with a chimney; or a listed construction of a fire chamber, its chimney and interrelated factory-made parts designed for unit assembly.

STRUCTURAL COMPONENT:

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

SYSTEM:

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

TECHNICALLY EXHAUSTIVE:

An evaluation that involves taking apart; the wide-ranging use of complex techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:

The area within the limits of the foundation and between the terrain and the underside of the floor.

UNSAFE:

A condition in an accessible, installed system or component which the home inspector believes to be a considerable risk of material damage or personal injury during typical, day-to-day use. The hazard may be due to damage, deterioration, improper installation or a change in traditional residential Building construction standards.

WIRING METHODS:

Description of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") "knob and tube", "two wire ungrounded", "three wire grounded", "aluminum circuit wiring", etc.