



YOUR INSPECTION REPORT

Making sure your home is safe and functional.

PREPARED BY:

Ed Stiles



FOR THE PROPERTY AT:

1111 East State st
Any town USA, CA

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Monday, July 20, 2020

Pleasant Home Inspections
1675 Baywood Drive
Concord, CA 94521

925-822-2699

www.pleasanthomeinspections.com
ed@pleasanthomeinspections.com

CERTIFIED INSPECTOR

July 23, 2020

Dear John Smith,

RE: Report No. 1429
1111 East State st
Any town USA, CA

Thank you for choosing Pleasant Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of The American Society of Home Inspectors. Clients sometimes assume that a home inspection will include many things that are beyond the scope of the home inspection. I encourage you to read the Standards of Practice so that you can clearly understand which services are included in a home inspection report and which are not. These standards can be found at the end of this report under, (what to expect from a home inspection) or you can visit www.ashi.org.

This report has been prepared for the exclusive use of our client named above. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.
This report is a snapshot of the house, recording the conditions on the specific date and time of this inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection is completed. The report itself is copyrighted by Pleasant Home Inspections and may not be used in whole, or in part without our expressed written permission.

If you have any questions about this report please feel free to contact me. Again, thank you for choosing Pleasant Home Inspections to perform your home inspection.

Sincerely,

Ed Stiles
on behalf of
Pleasant Home Inspections

Pleasant Home Inspections
1675 Baywood Drive
Concord, CA 94521
925-822-2699
www.pleasanthomeinspections.com
ed@pleasanthomeinspections.com

INTRODUCTION / SUMMARY

1111 East State st, Any town USA, CA July 20, 2020

HOW TO READ THIS REPORT:
All references to directional locations within this report assumes one is facing the front of the home. Many links and illustrations have been included in this report to help you better understand the many items that are inspected. To access links just click on any wording highlighted in blue. To navigate the report, click on any systems tab to be directed to that system. Also, at the end of this report there is detailed information on all systems of a home for you to enjoy and a home maintenance guide to help keep your home looking good and safe for years to come.

This home is approximately 29 years old, according to the Agent representing the seller. It was built to standards commonly accepted at the time of its construction with appropriate materials. Some items noted in this report indicate changes in construction practice over the years since the house was built, and do not necessarily represent any problems.

It took approximately 3 hours to complete this inspection. Weather was dry. It has not rained for at least 3 days prior to this inspection. The home was occupied at the time of inspection.

WHAT TO EXPECT FROM THIS INSPECTION:
All components designated for inspection in the ASHI Standards of Practice are inspected, except as specifically excluded within this report. THE STANDARDS OF PRACTICE CAN BE FOUND IN THE APPENDIX SECTION AT THE END OF THIS REPORT.

This inspection is not a code inspection or an evaluation of compliance to building codes, housing standards, or similar regulations. References in this report to such standards are intended only to place findings in the context of modern expectations of durability, safety, and convenience, and do not suggest there is any requirement that such standards be applied retroactively. Many houses, including the property inspected, were constructed before present standards were adopted. In most jurisdictions, there are few if any legal requirements that present standards be applied to existing homes. Building codes are constantly revised. Codes are published by different agencies on different schedules, and new codes may not be immediately adopted by all local jurisdictions. To perform a true code inspection, it would be necessary to determine which version of each code was in effect at the time the building was constructed or when modifications were performed, which is beyond the scope of this inspection.
Numerous household products and components have been recalled in the past, and additional items are recalled each year. Identification of recalled products is beyond the scope of this inspection. If further information regarding components found on this property is desired, contact the Consumer Product Safety Commission at www.cpsc.gov.
The scope of the inspection is limited to the visually accessible areas. A representative sample of building components is observed as access permits. No destructive testing or dismantling of building components is performed. No inspection of underground components could be performed. This inspection does not include research into public records. This report is not a substitute for disclosure obligations required of home sellers and real estate agents under California Civil Code 1102 et seq.
Hazards or conditions including, but not limited to toxic, reactive, combustible, or corrosive contaminants, wildfire potential, flood potential, or adverse geologic conditions may be associated with this property. Conditions related to animals, rodents, insects, and wood-destroying insects, or the damage caused by any of these conditions may also be associated with this property. These items are not included in this report as they are considered beyond the scope of this inspection. For further information regarding such items, consult the appropriate qualified specialists.
The detection, identification, disclosure, or reporting of the presence of Chinese drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products is beyond the scope of this inspection. For further information regarding this item, consult the appropriate qualified specialists.

Some molds, organisms, and mildew can pose a health hazard to occupants of a property. Environmental hazards related to molds, organisms, and mildew, or the damage caused by these items are not included in this report as they are considered beyond the scope of this inspection. To determine if these types of conditions exist on this property would require examination by an Industrial Hygienist or other qualified specialist.

Clay-type soils are found throughout much of the service area of this firm. Clay-type soils tend to expand and contract with changing moisture conditions. This condition may cause seasonal movement of the foundation and supporting structure, resulting in exterior/interior wall cracking, doors/windows that do not open and close properly at all times of the year, and other similar conditions. Some fill dirt may also be present. Fill dirt can be subject to compaction, which can result in structural movement. Evaluation of the soil conditions on this property is beyond the scope of this inspection. If further information is desired, a Soils Engineer should be consulted.

This inspection report is a reflection of conditions observed on the day of inspection. Both present and past tenses used throughout this report refer to the time when the inspection was conducted. The conditions found during the inspection of this property are subject to change over time. Any third party receiving this report should NOT consider this report to be a reliable source of information without obtaining an on-site consultation from this firm or obtaining a separate inspection from a qualified firm of his/her choosing.

It is the goal of the inspection to put a client in a better position to understand the property being inspected. This report will provide an overview rather than a detailed listing of all defects. It is possible that repair items not discussed at the time of inspection will be found. The inspection should not be considered a guarantee or warranty of any kind.

It is recommended that any other inspection reports pertaining to this property (Structural Pest Control, etc.) be carefully reviewed to determine conditions found and recommendations made by those inspectors.

This property was occupied at the time of inspection. Closets and other storage areas were filled with personal possessions, and furnishings were present throughout the interior. There may be defects concealed by furniture or personal property (rugs, stored items, pictures, etc.) that were not visible and which are not mentioned in this report. It is recommended that all areas be carefully examined once the property is vacated to detect any conditions that were inaccessible at the time of inspection.

ASHI Standards of Practice

Roofing

GENERAL ROOFING \ Overview

Condition: • Roofing contractor recommended.

A qualified Roofing Contractor should be consulted to inspect the roof and make recommendations for repairs or replacement. Please review the entire roofing section for more information.

Exterior

GENERAL EXTERIOR \ Overview

Condition: • A qualified contractor needed. To two rear decks have issues that need further review. Please review the decking section for more information.

Electrical

ELECTRICAL DISTRIBUTION SYSTEM \ Smoke alarms

Condition: • Insufficient smoke detectors.

Recommend adding one or more units for improved safety. Fire/smoke detecting devices are currently required to be installed in all bedrooms, hallways, and within 15ft of bedroom doors, and on every level. Plan to change batteries in these devices twice annually.

Location: Needed in bedrooms.

ELECTRICAL DISTRIBUTION SYSTEM \ Carbon monoxide alarm

Condition: • No Carbon Monoxide alarm present

Implication(s): Carbon monoxide is an odorless, colorless gas that is potentially deadly. It most commonly develops as the result of incomplete gas combustion. Effective July 1, 2011, it is required that a carbon monoxide detector to be provided on each habitable level of every single family home in California. I recommend installing the proper carbon monoxide detection unit(s) immediately.

Location: Needed on the first and second floor.

Heating

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • Creosote build-up

Implication(s): The chimney flue looks like it has not been cleaned in quite some time. Creosote has accumulated in various areas. Creosote can be flammable creating a fire hazard. I recommend that a qualified chimney sweep clean the flue.

Location: All three fireplaces.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations and Observations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist. ANY RECOMMENDATIONS MADE IN THIS REPORT SHOULD BE CARRIED OUT BY A LICENSED PROFESSIONAL.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Descriptions

General: • Items to be inspected in this section are as follows: Roofing Materials, flashing's, roof penetrations and skylights. This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. Annual examinations should be made by a qualified roofer for needed periodic maintenance and repair.

Sloped roofing material: • Composition shingles.
The life expectancy of composition roofing varies between different roof materials. Life expectancy is between 15 and 35 years.

General information / Limitations

Inspection performed: • By walking on roof

Observations and Recommendations

GENERAL ROOFING \ Overview

1. Condition: • Roofing contractor recommended.
A qualified Roofing Contractor should be consulted to inspect the roof and make recommendations for repairs or replacement. Please review the entire roofing section for more information.

SLOPED ROOFING \ Composition shingles

2. Condition: • Damage
Implication(s): There are damaged roofing areas that will need repair and/or replacement. Without repair and/or replacement the underlayment and sheathing can be damaged. I recommend engaging a qualified roofing contractor to inspect these areas.
Location: Various areas of the ridge.



Damaged shingles



Damaged shingles.

3. Condition: • Exposed fasteners
Implication(s): Exposed, unsealed fasteners can create a pathway for water to access the underside of the roofing material. This can cause unseen / hidden damage to the roof sheathing.
Location: Various areas of the roof



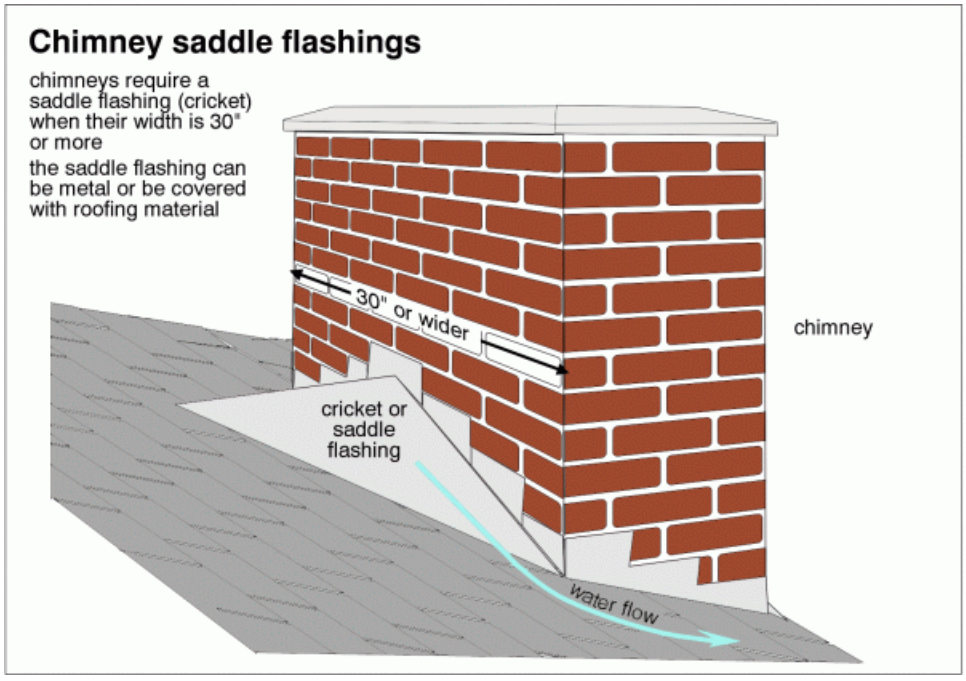
Exposed fasteners.

SLOPED ROOF FLASHINGS \ Chimney flashings

4. Condition: • Cricket (Saddle) missing

Implication(s): Chimneys that are over 30 inch's wide require a cricket in order to divert water and debris away from the area where the roof and chimney meet. Installation is recommended by a qualified mason, if not possible, this area should become a scheduled maintenance item. This standard may not have been in affect when this home was built.

Location: Both chimneys



SLOPED ROOF FLASHINGS \ Skylights

5. Condition: • Skylight flashings rusting

Implication(s): The flashings for the skylights are rusting, which indicates the protective coating is no longer Working. The flashings will need a new coating applied before damage and replacement will be needed. I recommend engaging a qualified contractor.

Location: Left side of roof.

SLOPED ROOF FLASHINGS \ Roof jacks

6. Condition: • Satisfactory.

Roof jacks are installed where the plumbing vent pipes penetrate the roof. These jacks must be kept well sealed to prevent leakage. Currently, the jacks are sealed.

Location: Roof

Descriptions

General: • ITEMS TO BE INSPECTED ARE AS FOLLOWS: Siding, flashing and trim. All exterior doors, attached or adjacent decks, balconies stoops, steps, porches, and their associated railings. Eaves, soffit, and fascia's where accessible from the ground level. Gutters and downspouts. Vegetation, and retaining walls that are likely to adversely affect the building. Adjacent or entryway walkways, patios, and driveways. Lot surface grading and the discharge of roof water are also reviewed to determine whether water will flow away from the structure or tend to accumulate near the foundation. Any components or systems that are not visible are beyond the scope of this inspection.

Gutter & downspout material: • Metal

Gutter & downspout type: • Eave mounted

Downspout discharge: • Below grade

Lot slope: • Hillside

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Stucco • Artificial Stone • Brick

Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete

Patio: • Concrete

Fence: • Wood

Garage: • Attached

General information / Limitations

Inspection limited or prevented by: • Dry period

As this inspection was performed during a dry period, the adequacy of ground slope for storm water runoff could not be verified. • Storage and / or cabinets in garage.

Many areas cannot be accessible for inspection. Once items are removed, the areas should be inspected for any damage. • Cantilevered deck

No inspection can be made where the cantilever supports enter the home for the deck. This area is not visible. This area would have to be cut open in order to inspect this area. Engage a qualified contractor if would wish to move forward with an inspection of this area.

Not included as part of the exterior inspection: • Sprinkler system installed.

Inspection and testing of irrigation piping or sprinklers is beyond the scope of this inspection as they are not part of the potable water system. Pleas go to link for information on inspecting your system. • Underground drainage present.

Testing of underground drainage systems is beyond the scope of the this inspection. No determination can be made regarding whether or not the drainage system is functioning properly. Determining the location of the discharge point(s) for the underground drainage piping is also beyond the scope of this inspection. • Geological and soil conditions

Observations and Recommendations

GENERAL EXTERIOR \ Overview

7. Condition: • A qualified contractor needed. To two rear decks have issues that need further review. Please review the decking section for more information.

ROOF DRAINAGE \ Gutters

8. Condition: • Debris in gutter

Implication(s): Debris prevents a thorough inspection of the interior of the gutters. They will need to be cleaned before they can be thoroughly inspected. Keeping the gutters clean will prolong the life of the gutters.

Location: Various areas

9. Condition: • Rust

Implication(s): The gutter is showing signs of rusting. This usually means the protective coating has worn off and will need to be re-applied. This will prolong the life expectancy of the gutters and prevent future leaks. I recommend engaging a qualified contractor.

Location: Rear left

ROOF DRAINAGE \ Downspouts

10. Condition: • Poor connection to underground drainage

Implication(s): The downspout is not connected to the underground drainage properly. Water will not be diverted away from the foundation. Water at the foundation can cause movement of the structure. I recommend directing or connecting the downspout to the underground drainage.

Location: Front of home

WALLS \ Masonry (brick, stone) and concrete

11. Condition: • The brick is damaged in this area. Moisture may get behind the brick and cause unseen damage. I recommend repairing this area.

Location: Front of garage.

WALLS \ Stucco

12. Condition: • Minor cracks

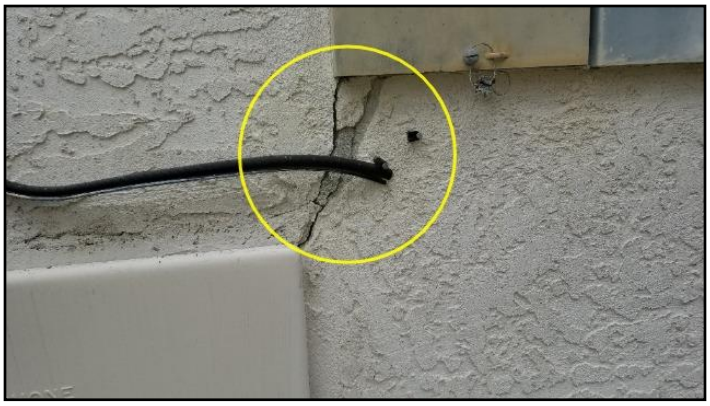
Implication(s): Minor stucco cracks are sometimes caused by settling of the home, seismic movement, improper stucco application or poor drainage around the home. Keep cracks sealed when they become a 1/8 of an inch wide or bigger with a compound made for this purpose. This prevents moisture from being pulled into the wall causing unseen damage. This issue may be ongoing.

Location: Upper deck area

13. Condition: • Seal stucco crack

Implication(s): There is a crack in the exterior stucco that is wide enough that moisture may enter the wall and cause damage. I recommend sealing this crack with a compound made for this purpose.

Location: Right side of home.



Seal crack.

EXTERIOR GLASS/WINDOWS \ Window screens

14. Condition: • Window screen damage

Implication(s): Chance of pests entering building. Repair or replacement needed.

Location: Left and right front of home

DOORS \ Hardware

15. Condition: • Dead bolt missing

Implication(s): The dead bolt is not installed in the door. This is a security concern. I recommend installing a dead bolt as soon as possible for added safety.

Location: Exterior garage door.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

16. Condition: • Ledger board attached with nails

Implication(s): The ledger for the deck (the beam that attaches the deck to the home) has been attached with nails. Current standards require specific sized bolting. This is because nails can pull out during a seismic event. I recommend the deck ledger be brought up to current standards by a qualified contractor.

Location: Lower deck

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

17. Condition: • Gap between step rise too big.

The gap between the steps is too wide to meet current standards. The gap should be a maximum of 4 inches. This is so small children do not get themselves stuck between the steps. This is an easy fix and should be implemented for added safety. This standard may not have been in affect at the time of construction.

Location: Rear of the home

18. Condition: • Gaps at the hand railing are too big

Implication(s): Gap between stair railings are too big to meet current standards. The gap should be a maximum of 4-3/4 inches. This is so small children do not get themselves stuck between or fall through the dividers. This is an easy fix and should be implemented for added safety.

Location: Lower deck.

19. Condition: • Stairway is not wide enough

Implication(s): Stairways are required to be 36 inchs wide. This is for fire safety and evacuation. I recommend engaging a qualified contractor to bring the stairway up to current standards for added safety.
Location: Lower rear deck.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

20. Condition: • Improper handrail design.
Implication(s): Although the type of hand rail installed is a common design, it is not easy to grasp, which makes it a falling hazard. I recommend engaging a qualified contractor to install a handrail that meets today's standards for added safety.
Location: Lower rear deck.

21. Condition: • Improper handrail design.
Note: The handrail has to be continues.
Implication(s): Although the type of hand rail installed is a common design, it is not easy to grasp, which makes it a falling hazard. I recommend engaging a qualified contractor to install a handrail that meets today's standards for added safety.
Location: Front walkway

22. Condition: • Railing too low
Implication(s): The railing is too low to meet the current minimum 42" height requirements. The railing may have met standards in place at the time of construction. I recommend engaging a qualified contractor to bring the railing up to current standards for added safety.
Location: Upper deck

23. Condition: • Dividers to far apart
Implication(s): The openings in the railing are wide enough that a small child could pass through them. Currently, railings are not allowed to have openings through which a four-inch sphere can pass. The railing may have met standards at the time of construction; however, it is recommended the railing be upgraded with additional dividers or other barriers for improved safety.
Location: Upper deck.



Dividers too far apart

24. Condition: • Handrail or guard attachment not correct to deck
Implication(s): Handrails and guards are required to withstand 200 pounds pf pressure applied to them. The handrails at this deck are attached to the rim joist. Although this is common, the rim joist does not have the strength needed to me

et the 200 pound requirement. Which is a safety issue. I recommend engaging a qualified contractor to properly install the bracing for the handrail and or guard.
Location: Rear decks

LANDSCAPING \ General notes
25. Condition: • Plantings against siding
Implication(s): Plantings are crowding the exterior. Plantings against siding can cause damage and shorten the life of the siding. These plantings will require periodic maintenance. Removal of the plantings could also be considered. I recommend that the plantings be trimmed back.
Location: Left rear, side of home

26. Condition: • Area drains present
Implication(s): Although inspection of the area drains is beyond the scope of this inspection, I recommend the drains be tested before the rain season. Clogged drains can cause water accumulation at the foundation of the home.
Location: Front of garage

27. Condition: • Area drains present
Note: Drain is full of debris and is probable clogged.
Implication(s): Although inspection of the area drains is beyond the scope of this inspection, I recommend the drains be tested before the rain season. Clogged drains can cause water accumulation at the foundation of the home.
Location: Rear of home.


Clogged drain.

LANDSCAPING \ Lot grading
28. Condition: • Improve grade
Implication(s): Ground slope away from the foundation should be improved. Water at the foundation can cause issues with the foundation and / or sub-structure of the home. The ground should slope away from the exterior and foundation at a rate of at least one inch per foot for a minimum of six feet, permeable surfaces, one inch per four feet non-permeable surfaces.
Location: Left rear and left side of the home.

LANDSCAPING \ Walkway
29. Condition: • Minor cracks
Implication(s): There is a crack and/or cracks in the walkway that should be sealed with a compound made for this purpose. This will help slow or even stop the cracking from continuing and becoming a tripping hazard.

Location: Front of entryway

30. Condition: • Sidewalk damage
Implication(s): Sidewalk damage.There is damage to the sidewalk that may pose a tripping issue. Many Municipalities are moving the responsibilities of sidewalk maintenance to the home owner. I recommend contacting the building department to determine if this is the case for this home.
Location: Front left sidewalk.

LANDSCAPING \ Patios

31. Condition: • Minor crack
Implication(s): There is a crack and/or cracks in the patio that should be sealed with a compound made for this purpose. This will help slow or even stop the cracking from continuing and becoming a tripping hazard.
Location: Rear of the house

LANDSCAPING \ Driveway

32. Condition: • Minor cracks in driveway.
Implication(s): There are minor cracks in the driveway that should be filled with a compound made for this purpose. This should keep further deterioration from occurring.
Location: Driveway

LANDSCAPING \ Fence

33. Condition: • Gate latch - adjustment needed
Hard to engage the latch
Implication(s): Reduced operability
Location: Right side of home

Descriptions

General: • ITEMS INSPECTED IN THIS SECTION ARE AS FOLLOWS:Accessible areas of the attic and crawl space are inspected with attention to condition and installation of structural components and obvious signs of distress The foundation is examined for cracks and proper installation and or modifications. The roof sheathing is observed for signs of roof leakage. Portions of mechanical systems such as plumbing and electrical systems and heat distribution ducting are examined, and observations regarding these systems are reported in the appropriate report sections. Both areas are checked for the presence of insulation and adequacy of ventilation. Plumbing vents, exhaust fan ducts, and appliance flues are inspected to confirm that they extend to the exterior Only a representative sampling of visible structural components are inspected. Assessing the structural and seismic integrity of this building is beyond the scope of this inspection.

Configuration: • Crawlspace

Foundation material: • Concrete Foundation.
The foundation is concrete. Considering the age of the house, it is likely that steel reinforcing bar is present in the foundation. From a visual inspection, it cannot be verified that there is reinforcement, and it could not be determined if the foundation width or depth would be considered adequate by current standards.

Floor construction: • Wood Joist • Wood post on concrete piers • Wood beams • Cripple walls.
Cripple walls are wood walls that extend from the top of the foundation to the floor structure. • Subfloor - plywood

Roof and ceiling framing: • Ceiling Joists • Plywood sheathing

General information / Limitations

Inspection limited or prevented by: • Insulation installed under sub floor
The sub-floor was not visible for inspection due to the presence of under floor insulation.

Attic/roof space:
• Attic access location.
Bedroom closet.

Crawlspace:
• Crawlspace access location.
Rear exterior.
• Inspection performed.
By crawling though area.

Not included as part of the structural inspection: • General structural analysis.
A determination of the ability of this structure to withstand damage in an earthquake requires an engineering analysis, which is beyond the scope of this inspection. A qualified Engineer can inspect the structure and make specific recommendations for seismic retrofit upgrading.

Observations and Recommendations

FLOORS \ Sills

34. Condition: • Anchor bolts installed
Implication(s): Anchor bolts (the bolt that hold the sill plate to the foundation) are installed. They are installed to the standards present at the time this home was built. Standards have changed over the years, bolting sizes and patterns have improved. For more information go to link.
Location: Crawlspace

WALLS \ Wood frame walls

35. Condition: • Non braced cripple walls.
Implication(s): Cripple walls have been installed between the foundation and the floor. These types of walls, although common are susceptible to shear movement during a seismic event. To help control this movement, panels can be installed to the wall, which keeps the wall from raking. Please go to link for more information on how to protect your home during an earthquake.
Location: Crawlspace

COMMENTS \ Additional

36. Condition: • Rodent droppings.
Implication(s): Small animal and / or rodent droppings were observed in the crawl space. Rodents can spread disease and damage components installed in the crawlspace. If this issue has not been addressed, I recommend that a qualified pest company be engaged.
Location: Crawlspace

37. Condition: • Rodent droppings.
Implication(s): Small animal and/or rodent droppings were observed in the attic. Rodents can spread diseases and damage wiring and insulation.
Location: Attic

38. Condition: • Expansive clay soils.
Clay-type soils, also known as Adobe or expansive soil are found throughout the San Francisco bay area. Clay-type soils tend to expand and contract with changing moisture conditions. This condition may cause seasonal movement of the foundation and structure, resulting in exterior and interior wall cracking, doors and windows that do not open and close properly during different times of the year and other similar conditions. Evaluation of the soil conditions at this property is beyond the scope of this inspection.

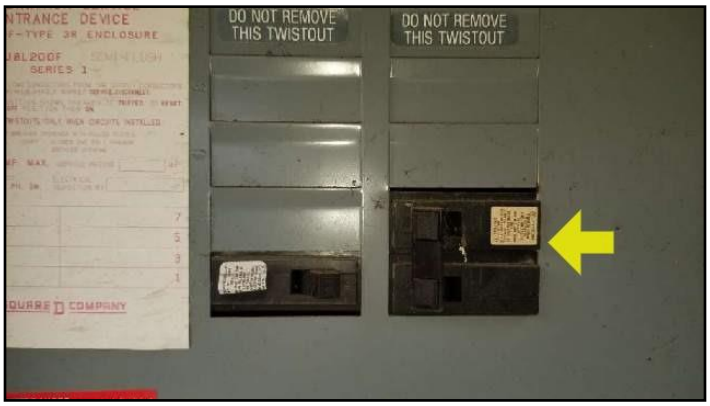
Descriptions

General: • ITEMS TO BE INSPECTED IN THIS SECTION ARE AS FOLLOWS: Service drop . Service entrance conductors, cables, and raceway's. Service equipment and main disconnects. Service grounding. Interior components of service panels, distribution panels and sub panels. Conductors. Over current protection devices. A representative number of installed lighting fixtures, switches, and receptacles. Ground fault circuit interrupters. Electrical components concealed behind finished surfaces and beneath insulation could not be inspected. This inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers.

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)
The overall capacity is limited to 100 amps by the rating of the service wires / main breakers / and panel. This is the minimum for a single-family house in modern electrical work.

Main disconnect/service box type and location:
• Breakers - right side of home exterior wall



electrical disconnect

System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - garage

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed • Aluminum - non-metallic sheathed
Aluminum wiring is being used for some of the main feeds and grounds.

Smoke alarms (detectors): • Insufficient smoke alarms.
Please go the observation and recommendations section under smoke alarms for more information.

Carbon monoxide (CO) alarms (detectors): • None noted

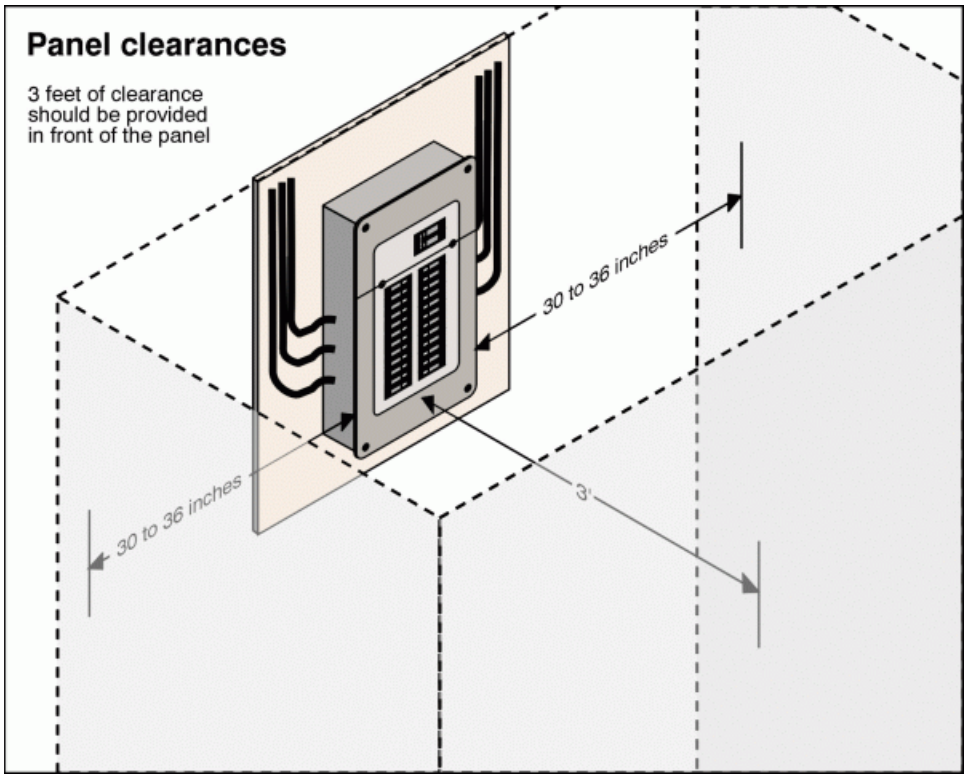
General information / Limitations

Not included as part of the electrical inspection: • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms • Alarm system installed.
Inspection of the alarm system is beyond the scope of this inspection. Its is recommended that all paperwork and any agreements be obtained.

Observations and Recommendations

ELECTRICAL DISTRIBUTION SYSTEM \ Distribution panel

39. Condition: • Poor access
Implication(s): Current standards require that a clear space in front of all electrical service boxes be provided. This space is minimum 30" wide by 36" deep and maximum height of 6' 6" from the floor. This sub-panel does not meet this requirement and makes the panel difficult to service and/or access. I recommend that the proper space be made available in front of the panel.
Location: Garage



40. Condition: • Attachment screws missing from panel
Implication(s): There are screws missing that attach the electrical panel to the wall, making the panel loose. A loose panel can become a fire issue if it moves or the breakers can be accidently tripped if the panel is bumped. I recommend adding all the necessary screws to better secure the panel. Note: Electrical panels require special flat shanked screws. These screws are available at most hardware stores.
Location: Garage

41. Condition: • Knockouts missing
Implication(s): Knockouts are plastic tabs that seal unused breaker slots. When a knockout is missing the box cannot contain a fire, also the void can lead to easy access to the inside of the panel which is a safety concern. I recommend installing the knockouts for added safety. They are available at most hardware stores.
Location: Panel in garage.

ELECTRICAL DISTRIBUTION SYSTEM \ Breakers and fuses

42. Condition: • Two breakers are connected together. Although this is ok if the two breakers are being used together,

but the wire being used to connect the two is improper. A tie made for this purpose should be installed. The wire may not shut both breakers off if used, which is a safety concern. Ties are available at most hardware stores.
Location: Garage, distribution panel.



Improper tie

ELECTRICAL DISTRIBUTION SYSTEM \ Panel wires
43. Condition: • White conductor not identified correctly
Implication(s): A conductor with white insulation is attached to a breaker at the panel. White insulation generally indicates a neutral wire, which is part of the grounding system. Someone could mistake this conductor as a neutral if they were working on the other end. This can create a shock hazard. I recommend that a qualified electrical contractor be engaged to verify circuit is wired correctly, then the conductor should be marked to indicate it is a hot conductor on both ends.
Location: Panel in garage.

ELECTRICAL DISTRIBUTION SYSTEM \ Wiring - installation
44. Condition: • Wiring at the attic access
Implication(s): There is a live electrical line in the vicinity of the access opening to the attic. Current standards require that no live electrical wires be within 6 feet of the opening. Wiring that is closer could be mistakenly grabbed creating an electrical shock hazard. I recommend that a qualified electrician be engaged to re-route the wiring in this area.
Location: Attic access.

ELECTRICAL DISTRIBUTION SYSTEM \ Electrical outlets
45. Condition: • GFCI needed (Ground Fault Circuit Interrupter)
Implication(s): Ground Fault Circuit Interrupters (GFCI) protects against electrical shock hazard, especially when water is involved. Current standards require GFCI protection in all wet areas. I recommend engaging a qualified electrical contractor to add GFCI protection where needed.
Location: Exterior entryway, second floor bathroom, rear deck, laundry room.

ELECTRICAL DISTRIBUTION SYSTEM \ Cover plates
46. Condition: • Missing light switch cover plate
Implication(s): The light switch does not have a cover plate which gives easy access to the live wires inside, which is a safety concern. I recommend installing the switch cover for added safety.
Location: Laundry area

47. Condition: • Outlet cover missing (interior)
Location: Second floor Bedroom, Laundry area

ELECTRICAL DISTRIBUTION SYSTEM \ Lights

48. Condition: • Light lens is damaged
Location: Kitchen

ELECTRICAL DISTRIBUTION SYSTEM \ Smoke alarms

49. Condition: • Insufficient smoke detectors.
Recommend adding one or more units for improved safety. Fire/smoke detecting devices are currently required to be installed in all bedrooms, hallways, and within 15ft of bedroom doors, and on every level. Plan to change batteries in these devices twice annually.
Location: Needed in bedrooms.

ELECTRICAL DISTRIBUTION SYSTEM \ Carbon monoxide alarm

50. Condition: • No Carbon Monoxide alarm present
Implication(s): Carbon monoxide is an odorless, colorless gas that is potentially deadly. It most commonly develops as the result of incomplete gas combustion. Effective July 1, 2011, it is required that a carbon monoxide detector to be provided on each habitable level of every single family home in California. I recommend installing the proper carbon monoxide detection unit(s) immediately.
Location: Needed on the first and second floor.

Descriptions

General: • ITEMS INSPECTED IN THIS SECTION ARE AS FOLLOWS: The heating system is inspected for proper operation, presence of safety controls, availability of combustion air, condition and proper installation of the exhaust flue, and means of distribution. When accessible for inspection, the heat exchanger (a metal chamber that contains the flame and transfers heat to the circulating interior air) is examined for moisture-related conditions and the presence of cracking. A complete evaluation of the furnace heat exchanger is beyond the scope of this inspection. The cooling system is checked for operation and proper installation. The inspection of the heating and cooling systems is limited and not technically exhaustive. The adequacy of distribution of conditioned air is difficult to determine during a one time visit. The chimney stack is inspected with attention to condition and signs of settlement. The interior of the flue is inspected for condition and build-up of soot (except when otherwise noted). The fireplace is inspected for condition, and the damper and any gas service are tested for proper operation. The adequacy of the fireplace draw cannot be determined during a visual inspection. Inspection of a masonry chimney includes pushing upon it to check for movement. Movement typically indicates a broken chimney; however, it should be noted that various professionals have differing opinions on how much movement is acceptable, and how much movement constitutes a broken chimney. For this reason, it is possible that one inspector will consider a chimney to be in satisfactory condition, while another will recommend the chimney be rebuilt.The heating and or cooling system was placed in operation while the crawl space and or the attic was inspected; however, a complete examination of the ducting and distribution plenum is not possible due to the insulation. The interior of the ductwork is inaccessible to inspection.

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Efficiency: • Conventional

Approximate age: • 1 year

Fireplace/stove:
• Wood-burning fireplace
All three fireplaces.

Chimney liner:
• Metal
All three fireplaces.

Location of the thermostat for the heating system: • Living Room

General information / Limitations

Heat exchanger: • Heat exchanger not accessible
Because of the design of the furnace, the heat exchange is not accessible without dissembling the unit, which is beyond the scope of this inspection.

Not included as part of the electrical inspection: • Interiors of vent systems, flues, and chimneys

Observations and Recommendations

GAS FURNACE \ General notes

51. Condition: • Furnace is in serviceable condition

The furnace responded to the thermostat and produced heat.

GAS FURNACE \ Ducts, registers and grilles

52. Condition: • Disconnected ducts

Implication(s): The duct is disconnected at this area. This will increase heating cost and reduce comfort. I recommend engaging a qualified HVAC contractor to properly connect the ducting.

Location: Crawlspace



Disconnected duct.

CHIMNEY AND VENT \ Inspect/sweep chimney

53. Condition: • Creosote build-up

Implication(s): The chimney flue looks like it has not been cleaned in quite some time. Creosote has accumulated in various areas. Creosote can be flammable creating a fire hazard. I recommend that a qualified chimney sweep clean the flue.

Location: All three fireplaces.

CHIMNEY AND VENT \ Masonry chimney

54. Condition: • There is some sort of staining on the chimney. I could not get close enough to determine what is causing this issue. When the chimneys are cleaned this are should also be inspected.

Location: Right side of home, chimney.

FIREPLACE \ Glass doors

55. Condition: • Glass doors and children.

Glass doors are installed at the fireplace (s) . Glass doors help to keep the air in the house from escaping up the chimney, but they can get very hot when in use. Use caution when young children are present.

Master bedroom

Location: All three fireplaces.

Descriptions

General: • ITEMS TO BE INSPECTED IN THIS SECTION ARE AS FOLLOWS: Operation and proper installment.

Air conditioning type: • None present

Descriptions

General: • ITEMS TO BE INSPECTED IN THIS SECTION ARE AS FOLLOWS: All visible insulation in unfinished area's. Attic and foundation ventilation and any mechanical ventilation.

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • 10 to 14 inches of insulation.

Attic/roof ventilation: • Soffit vent

Crawlspace ventilation: • Wall Vents

Observations and Recommendations

ATTIC/ROOF \ Ventilation

56. Condition: • Vent screen damaged

Implication(s): Torn and/or missing vent screens can allow easy animal, rodent and insect access into the structure. I recommend any damaged or torn screens be repaired and/or replaced.

Location: Front of home

Descriptions

General: • DESCRIPTION OF ITEMS INSPECTED: The plumbing system consists of domestic water supply lines and drain, waste, and vent lines. Water is run through the accessible fixtures to assess functional flow conditions of supply and waste lines. This testing is of short duration and should not be considered a complete inspection of the supply and drain system. Gas lines, which are also part of the plumbing system, are inspected for proper installation. Portions of the plumbing system concealed by finished walls and/or storage (below sinks, etc.) are not inspected. Water quality is not tested. The presence or effect of lead content in solder and or supply piping is beyond the scope of the inspection. The water heater is inspected for condition of the tank, proper water and gas connections, proper installation of the exhaust flue, availability of combustion air, presence of a safety valve, and adequacy of seismic restraint.

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Front of home.



Water shutoff valve.

Water flow and pressure:

• Normal water pressure.

Water pressure falls within the recommended range of 30 to 80 pounds per square inch (psi) this is to prevent unnecessary stress on the supply system. Pressure supplied by the water system may vary from time to time depending on neighborhood use and other factors.

62psi

Water heater type: • Conventional

Water heater location: • Crawl space

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Waste disposal system:

• Waste cleanout location

Rear of home



Waste cleanout

Waste and vent piping in building: • Plastic

Main fuel shut off valve at the:

• Right side of home at the meter.

The shutoff requires a wrench to shut off the gas. It is recommended to keep a wrench near the shutoff in case of an emergency. These wrenches can be purchased at most home improvement stores.

Note: A wrench was present



Gas shutoff valve

General information / Limitations

Not included as part of the plumbing inspection: • Not readiliy accessible interiors of vent systems, flues, and chimneys • TPR valve not tested.

There is a temperature and pressure relief (TPR) valve installed at the water heater. This valve was not tested. The TPR valve is not tested due to the fact that they have a tendency to stick in the open position.

Observations and Recommendations

GAS SUPPLY \ Gas meter

57. Condition: • No seismic shutoff installed
Implication(s): There is no seismic shutoff at the main gas meter. A seismic shutoff will shut the gas off to the house in the event of a seismic event. Although not mandatory it is recommended as a safety upgrade. For more information please go to link.
Location: Right side of home

WATER HEATER \ Tank

58. Condition: • Blocking needed.
Implication(s): The water heater is not adequately blocked between the wall and unit to prevent the tank from rocking during a seismic event. The gas line could be damaged during movement resulting in a fire hazard. I recommend a qualified plumber be engaged to install the proper blocking according to the local Building Department.
Location: Garage

WASTE PLUMBING \ Drain piping - installation

59. Condition: • Poor support
Note: Supports are broken.
Implication(s): There are areas the drain piping is not supported well. This will put stress on the fittings which in turn may cause leaking. I recommend adding the required number of supports that meets current standards.
Location: Crawlspace

60. Condition: • Original lateral.
It could not be determined if the original sewer lateral leading to the sewer main is still in use or if it has been replaced. Underground piping such as this is inaccessible to visual inspection. The history of any problems with sewer blockage should be documented. If frequent cleaning is necessary, the lateral may be damaged, and a video examination of the lateral should be performed by a qualified Plumbing Contractor to determine its condition

WHIRLPOOL TUB \ Faucet

61. Condition: • Hot and cold reversed
Implication(s): The delivery of hot and cold water is reversed which is improper and poses an accidental scalding concern. I recommend correcting this issue for added safety.
Location: Kitchen

WHIRLPOOL TUB \ Sinks

62. Condition: • Drain stop missing
Implication(s): Reduced operability
Location: First floor bathroom

63. Condition: • The drain fitting for the sink is starting to rust. i recommend replacement.
Location: Kitchen under sink.

WHIRLPOOL TUB \ Bathtub

64. Condition: • Caulking needed at the bathtub / floor intersection
Implication(s): The area at the tub / floor intersection is subject to high moisture which can damage the sub-flooring. Keeping this area sealed with caulking will prevent this issue. Caulking is needed at this time.

Location: Second floor Bathroom

WHIRLPOOL TUB \ Toilet

65. Condition: • Loose

Implication(s): The toilet is loosely connected to the floor. This condition could lead to water leakage. I recommend that a qualified plumber be engaged to change the seal and tighten down the unit properly.

Location: First floor bathroom

Descriptions

General: • DESCRIPTION OF ITEMS INSPECTED:The interior inspection includes observation of the condition of walls, ceilings, floors, stairways, and railings. These items are examined for signs of excessive wear and general state of repair. 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 are 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, furniture, storage, and appliances. A random number of interior and exterior doors are examined for operation, condition of hardware, weather stripping, presence of safety glazing, and signs of moisture penetration. A representative number of windows are examined for operation, presence of safety glazing, signs of moisture penetration, and compliance with secondary egress requirements. The inspection of the bathrooms includes condition of grout, tile, and flooring; adequacy of caulking; adequacy of ventilation; and signs of excessive moisture. Operation of fixtures is part of the Plumbing system inspection. Kitchen appliances are tested by turning them on for a short period of time. Laundry facilities are checked for presence and type of available hookups. Testing of microwave ovens, refrigerators, freezers, washing machines, and dryers is beyond the scope of this inspection. Self-cleaning and continuous-cleaning oven cycles, thermostats, timers, clocks, and other specialized features are also beyond the scope of this inspection. The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection. It is strongly recommended that a Homeowners 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 property).

Major floor finishes: • Carpet • Laminate • Tile

Major wall finishes: • Drywall

Major ceiling finishes: • Drywall

Windows: • Single/double hung • Sliders • Fixed

Glazing: • Double pane glass
Thermal-pane glass is installed in the windows throughout the house. It is possible for the thermal seals to have failed but for the failure to not be perceivable under the particular climatic conditions on the day of inspection. No comment can be made regarding the future performance of thermal-pane glass.

Exterior doors - type/material: • Wood • Garage door - wood

General information / Limitations

Inspection limited or prevented by: • Home occupied.
The home was occupied at the time of inspection. Closets and other storage areas were filled with personal possessions, and furnishings were present throughout the interior. There may be defects concealed by furniture or personal property (rugs, stored items, pictures, etc.) that were not visible and which are not mentioned in this report.

Garage door opener: • Primary back up system not tested.
The primary automatic reversing mechanisms on the opener(s) for the garage door(s) was not tested to prevent possible damage to the door(s) or opener(s). When testing the door(s) one would have to hold on to the door as it came down or put a two by four on the ground where the door closes. If the mechanism fails the door will be damaged. Reversing mechanisms are an important safety feature that should be tested regularly. Refer to the owners manual or contact the manufacturer for further information.

Observations and Recommendations

WINDOWS \ Sashes

66. Condition: • Window does not stay in the open position
Implication(s): The window will not stay in the open position creating a physical injury concern. The window will need repair and / or replacement. I recommend not using this window until it has been repaired. Engage a qualified contractor.
Location: Left window, dinning room

WINDOWS \ Skylight

67. Condition: • Leak
There looks to be water damage in this area. I recommend engaging the owner to determine if there has been any issues with water penetration at the skylight.
Implication(s): Chance of water damage to contents, finishes and/or structure



Possible leak

DOORS \ Doors and frames

68. Condition: • Door rubs on floor
Implication(s): The door rubs on the floor which will damage the flooring material. It can also be a hazard if the door stops short. The door will need to be altered. I recommend engaging a qualified contractor.
Location: First floor bathroom, hall closet, Second floor bedroom.

DOORS \ Hardware

69. Condition: • Missing strike plate
Implication(s): The strike plate is missing from the door jam. The door will not latch correctly. I recommend installing a strike plate for better door operation.
Location: Laundry area

STAIRS \ Spindles or balusters

70. Condition: • Dividers too far apart
Implication(s): The openings in the stairway railing are wide enough that a small child could pass through them. Currently, railings are not allowed to have openings through which a four-inch sphere can pass. The railing may have met standards for the time of construction; however, it is recommended the railing be upgraded with additional dividers or other barriers for improved safety.
Location: Garage and interior stairs.



Dividers to far apart.

EXHAUST FANS \ General notes

71. Condition: • Fan grill loose
Implication(s): Grill is not attached to the fan unit as intended.
Location: First floor bathroom.

GARAGE \ Door between garage and living space

72. Condition: • Self closer needs adjustment.
Implication(s): The door from the garage to the living space needs to close on its own and latch. A closed and sealed door will help prevent the spread of fire from the garage. The self closing mechanism on this door will need adjustment in order to close and latch properly.
Location: Garage

GARAGE \ Vehicle door operators

73. Condition: • Control switch too low
Implication(s): The control switch for vehicle door openers are now required to be 60 inches from the top step. This is so small children cannot not open the door. I recommend the switch be moved to correct height for add safety.
Location: Garage

74. Condition: • Extension cord for opener
Implication(s): Current standards no longer allow extension cords from being used on vehicle door openers. The extension cord could get tangled in the door and cause damage to the outlet and cord which would create a shock/fire concern. I recommend a qualified electrician be engaged to move the outlet closer to the unit.
Location: Garage door opener

75. Condition: • Sensors inoperative
The sensors are located at the garage door motor. The reverse mechanism that protects against physical injury will not function. This is a safety concern. I recommend installing the sensors according to manufactures guidelines. I could not see if the other opener had safety sensors do to storage.
Location: Garage the black unit.

APPLIANCES \ Oven

76. Condition: • Satisfactory.

Oven heated when turned on.
Location: Kitchen

APPLIANCES \ Cooktop
77. Condition: • Burner inoperative
I could not get three of the burners ignite. Adjustment, cleaning or replacement may be needed.
Location: Kitchen

APPLIANCES \ Dishwasher
78. Condition: • Dishwasher Satisfactory.
The dishwasher was operated and appears to be in serviceable condition. No leaking was detected when the dishwasher was partially cycled.
Location: Kitchen.

APPLIANCES \ Waste disposal
79. Condition: • Satisfactory.
The garbage disposal was operated and functioned correctly.
Location: Kitchen

APPLIANCES \ Doorbell
80. Condition: • Satisfactory.
The doorbell functioned when operated.

END OF REPORT

American Society of Home Inspectors Standards of Practice and Ethics.

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

American Society of Home Inspectors
As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

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

Code of Ethics for the Home Inspection Profession
ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a fair, impartial, and professional manner, avoiding conflicts of interest.
ASHI Membership
Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of
Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of
Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

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

2.2 The *inspector* shall:

A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard.

B. provide the client with a written report, using a format and medium selected by the *inspector,* that states:

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

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

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

A. including other services or *systems* and *components* in addition to those required in Section 2.2.A.
B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.
B. *describe:*
1. The methods used to inspect *under-floor crawlspaces* and attics.
2. The foundation.
3. The floor structure.
4. The wall structure.
5. The ceiling structure.
6. The roof structure.

3.2 The *inspector* is NOT required to:

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

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect:*
1. *wall coverings,* flashing, and trim.

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

B. *describe wall coverings.*

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

5. ROOFING
5.1 The *inspector* shall:
A. *inspect:*
1. roofing materials.
2. *roof drainage systems.*
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe:*
1. roofing materials.
2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect:*
A. antennas.
B. interiors of vent *systems,* flues, and chimneys that are not *readily accessible.*
C. other *installed* accessories.

6. PLUMBING
6.1 The *inspector* shall:
A. *inspect:*
1. Interior water supply and distribution *systems* including fixtures and faucets.
2. Interior drain, waste, and vent *systems* including fixtures.
3. water heating equipment and hot water supply *systems*.
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems*.
6. sewage ejectors, sump pumps, and related piping.

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

6.2 The *inspector* is NOT required to:
A. *inspect*:
1. clothes washing machine connections.
2. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
3. wells, well pumps, and water storage related equipment.
4. water conditioning *systems*.
5. solar, geothermal, and other renewable energy water heating *systems*.
6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
7. septic and other sewage disposal *systems*.

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

C. measure water supply flow and pressure, and well water quantity.
D. fill shower pans and fixtures to test for leaks.

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

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

7.2 The *inspector* is NOT required to:
A. *inspect*:
1. remote control devices.
2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy *systems*.

B. measure amperage, voltage, and impedance.
C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING
8.1 The *inspector* shall:
A. *open readily openable access panels.*
B. *inspect*:
1. *installed* heating equipment.
2. vent *systems*, flues, and chimneys.
3. distribution systems.

C. *describe:*
1. energy source(s).
2. heating *systems*.

8.2 The *inspector* is NOT required to:
A. *inspect:*
1. Interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.

6. heat-recovery and similar whole-house mechanical ventilation *systems*.

B. *determine:*
1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air *components*.

9. AIR CONDITIONING
9.1 The *inspector* shall:
A. open *readily openable access panels.*
B. *inspect:*
1. central and permanently *installed* cooling equipment.
2. distribution *systems*.
C. *describe:*
1. energy source(s).
2. cooling *systems*.

9.2 The *inspector* is NOT required to:
A. *inspect* electric air cleaning and sanitizing devices.
B. determine cooling supply adequacy and distribution balance.
C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.
D. *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS
10.1 The *inspector* shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a *representative number* of *installed* cabinets.
D. a *representative number* of doors and windows.
E. garage vehicle doors and garage vehicle door operators.
F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using *normal operating controls* to activate the primary function.

10.2 The *inspector* is NOT required to *inspect:*
A. paint, wallpaper, and other finish treatments.
B. floor coverings.
C. window treatments.
D. coatings on and the hermetic seals between panes of window glass.

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

11. INSULATION AND VENTILATION
11.1 The *inspector* shall:
A. *inspect:*
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *systems*.
B. *describe:*
1. insulation and vapor retarders in unfinished spaces.

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

11.2 The inspector is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES
12.1 The *inspector* shall:
A. *inspect:*
1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.
B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:
A. *inspect:*
1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

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

13. GENERAL LIMITATIONS AND EXCLUSIONS
13.1 General limitations
A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
B. *Inspections* performed using this Standard:
1. are not *technically exhaustive.*
2. are not required to identify and to report:
a. concealed conditions, latent defects, consequential damages, and
b. cosmetic imperfections that do not significantly affect a ***component's*** performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

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

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

16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:
1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering,* contracting, or surveying services or to confirm or to evaluate such services performed by others.

3. or to perform trades or professional services other than *home inspection.*
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:
1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls.*
3. shut-off valves and manual stop valves.
4. *automatic safety controls.*

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

E. The *inspector* is NOT required to *inspect:*
1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed.*
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected.*
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.

4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS
Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions
Component A part of a *system*
Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home
Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics
Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance
Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus
Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*
Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard
Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls,* and (3) opening *readily openable access panels*
Inspector A person hired to examine *systems* and *components* of a building using this Standard
Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner
Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place
Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*
Roof Drainage Systems *Components* used to carry water off a roof and away from a building
Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*
Structural Component A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)
System A combination of interacting or interdependent *components*, assembled to carry out one or more functions
Technically Exhaustive An investigation that involves *dismantling,* the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawlspace The area within the confines of the foundation and between the ground and the underside of the floor
Unsafe A condition in a *readily accessible*, *installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood
Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.

ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession. Inspectors shall comply with this Code, shall avoid association with any enterprise whose practice 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.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS

