

HOME INSPECTION REPORT

123 Cherry Tree Lane
K.C., MO 64157

Inspection Date:
5/1/2008

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Certified Home Inspectors**

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 1 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.

- For the purpose of this report, it is assumed that the house faces east.

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.

IMPROVEMENT ITEMS

- **Improve:** Unevenness and slopping was observed in the floor structure at the master bathroom shower. This condition is not uncommon; however, this instance is quite noticeable. It may be the result of the materials, framing design, installation methods and aging of the building. This area should be investigated and repaired as necessary. Repairs may be extensive since the flooring will need to be removed in order to perform these repairs.
- **Improve:** A roof support near the attic access hatch is missing nails. These nails should be replaced
- **Improve:** Split, loose or damaged ridge caps of the roofing require repair.
- **Improve:** The main vent stack flashing should be caulked.
- **Improve:** Nail heads are exposed in the roofing materials. They should be sealed
- **Improve:** The downspouts should discharge water at least five (5) feet from the house.
- **Improve:** Downspouts that discharge onto the roof should be extended to discharge directly into the gutters below.
- **Improve:** Torn flashing at the rear valley should be repaired.
- **Improve:** Wood/soil contact at the deck should be eliminated. Rotted or damaged material that is uncovered should be repaired.
- **Improve:** The deck should be caulked or sealed where it meets the siding.

- **Improve:** Grading improvements to the back yard may alleviate the large volumes of water that flow thru during heavy rains.
- **Improve:** Loose outlets in various locations should be secured.
- **Improve:** The missing light fixture at the bedroom ceiling fan should be replaced.
- **Improve:** The inoperative light switch at the bedroom ceiling fan should be repaired.
- **Improve:** The heating system requires cleaning and servicing.
- **Improve:** The dirty air filter should be replaced.
- **Improve:** The outdoor unit of the heat pump requires cleaning.
- **Improve:** Exhaust vent pipes in the attic should be insulated and vented to the building exterior.
- **Improve:** A supply valve handle is missing for the north side exterior hose bib.
- **Improve:** The basement bathroom sink is loose.
- **Improve:** The sink drain stopper for the basement bathroom is inoperative. It should be adjusted.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing whirlpool grout and caulk should be replaced.
- **Improve:** The discharge line for the sump pump should be extended to discharge water at least five (5) feet from the home.
- **Improve:** The kitchen tile backsplash should be sealed at the countertop.
- **Improve:** The vinyl flooring is split at the basement bathroom entry. Improvement is recommended.
- **Improve:** Water damage to the walls adjacent to the master bathroom shower was noted.
- **Improve:** Sheetrock tape flaws and nail “pops” were observed throughout the home.
- **Improve:** The top drawer of the kitchen desk is damaged. Replacing the drawer front is recommended.
- **Improve:** Ceiling finishes in the front living room appear to be bulging. This area should be investigated and repaired as necessary.
- **Improve:** The installation of the master bathroom vinyl flooring is not ideal. Lumps in the floor suggest that the subfloor was not properly prepared before installing the vinyl.
- **Improve:** Considering its age, the carpet is excessively worn in many areas. Replacing the carpet may be necessary.
- **Improve:** Water damage was observed adjacent to the dining room exterior door.
- **Improve:** The hardwood floors in the kitchen and dining room are warped, damaged, and separating. Repairs or replacement are recommended to correct these deficiencies.
- **Improve:** The door between the garage and the interior of the house should be equipped with an auto-closer device.
- **Improve:** The master bedroom door should be adjusted to close properly and not rattle.
- **Improve:** Damaged sheetrock in the finished garage should be repaired. The exposed nail heads should be properly mudded and finished.
- **Improve:** The dryer vent cap is missing. It should be replaced and protected against vermin entry.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. The NACHI® Standards of Practice 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 inform the homeowner about the condition of their home at the time of the home inspection. 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.

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 NACHI® Standards of Practice 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 70 degrees F.

RECENT WEATHER CONDITIONS

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 •Plywood Subfloor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Wood Joist
Roof Structure:	•Rafters •Waferboard Sheathing
Attic Method of Inspection:	•Entered - Inaccessible Areas

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The building exhibits no evidence of substantial structural movement. A foundation elevation differential of 0.8 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. No prior roof leaks were observed on the underside of the roof sheathing.

General Comments

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

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Unevenness and slopping was observed in the floor structure at the master bathroom shower. This condition is not uncommon; however, this instance is quite noticeable. It may be the result of the materials, framing design, installation methods and aging of the building. This area should be investigated and repaired as necessary. Repairs may be extensive since the flooring will need to be removed in order to perform these repairs.
- **Improve:** A roof support near the attic access hatch is missing nails. These nails should be replaced
- **Monitor:** Some liberties have been taken with good framing techniques. This does not represent a serious structural concern. While improvements could be undertaken, they are not considered necessary at this time.

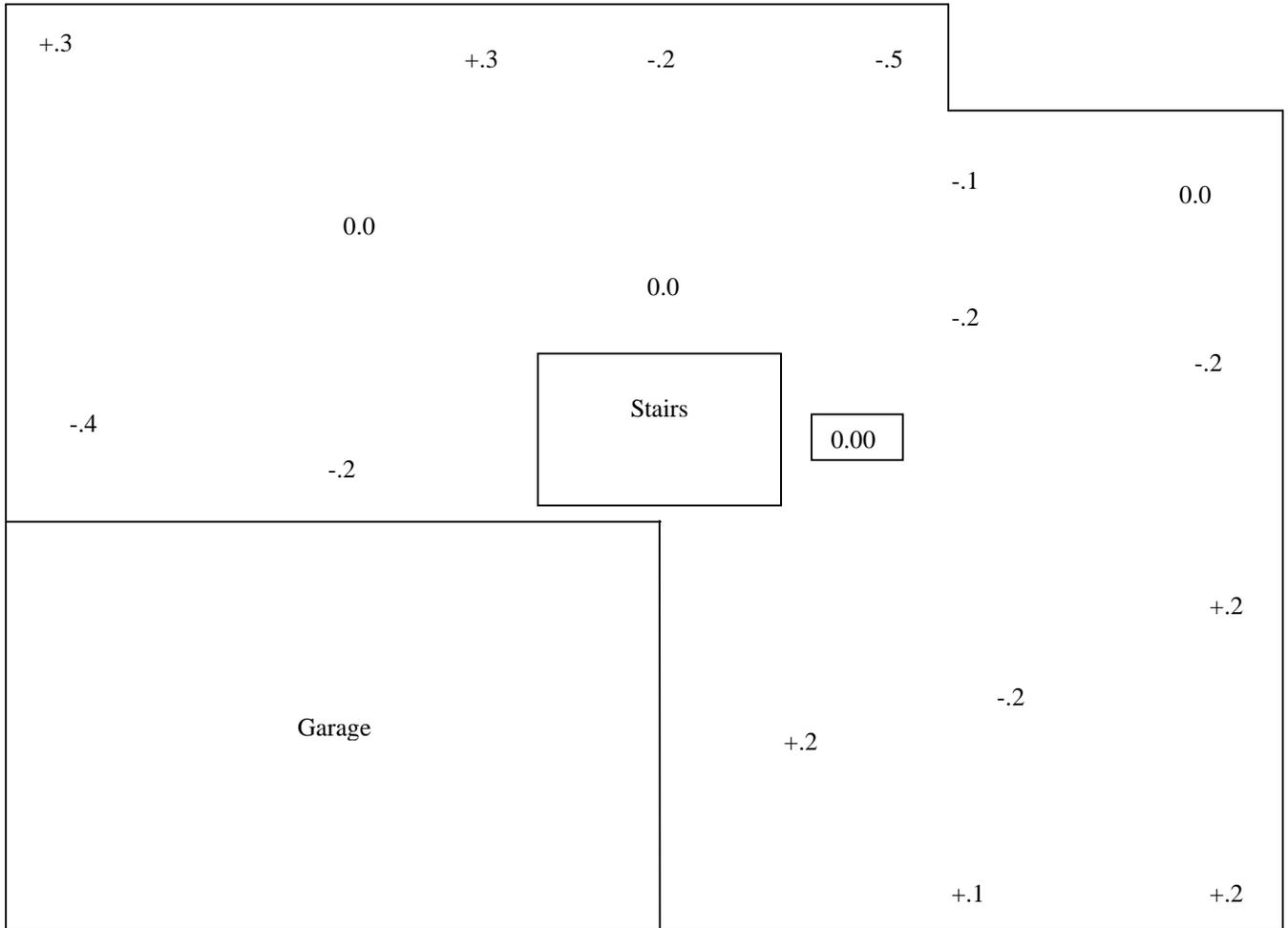
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

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 were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.

Please refer to the NACHI® Standards of Practice for a full explanation of the scope of the inspection.

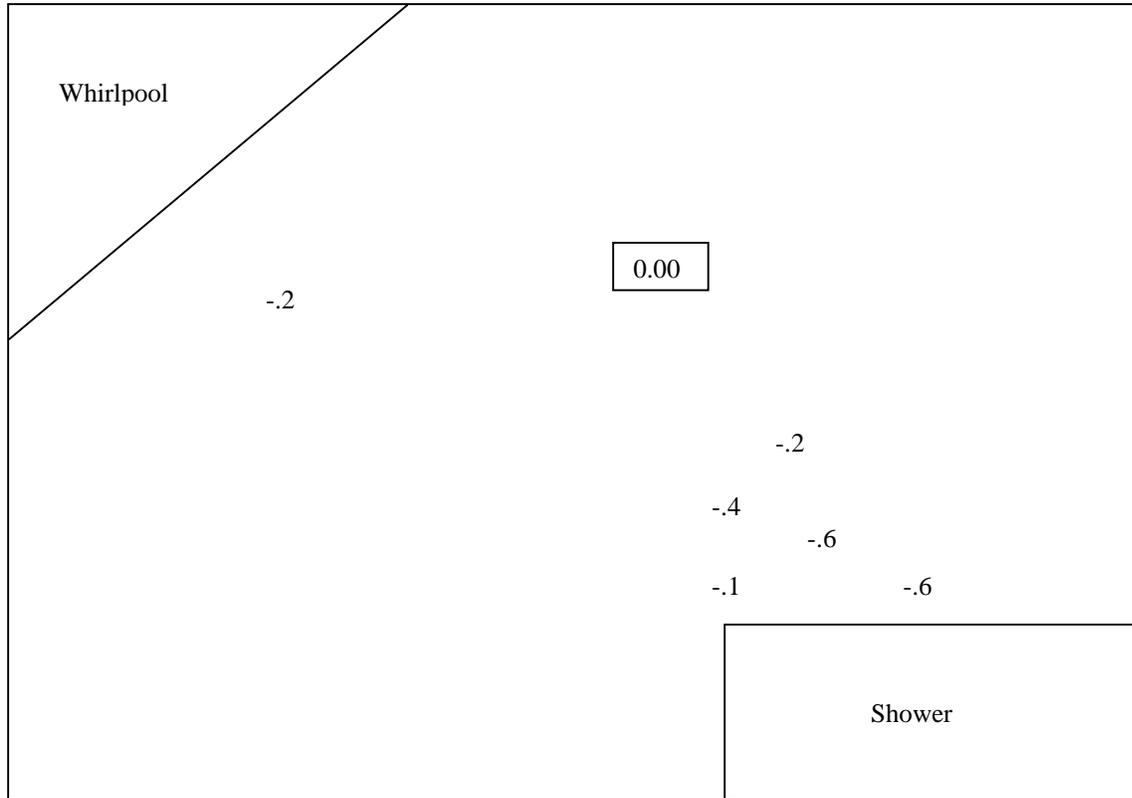
ELEVATION SURVEY



Front of Home

Not to Scale

MASTER BATHROOM FLOOR



This drawing shows the floor differential in the vicinity of the master bathroom shower.

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Composite Shingle
Flashings:	•Metal Valley & Wall •Metal Drip Edge •Metal Pipe Vents
Chimneys:	•Metal
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

No prior roof leaks were observed on the underside of the roof sheathing. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The gutters are clean.

General Comments

The original roof coverings are typical for homes in this area.

A licensed roofing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Split, loose or damaged ridge caps of the roofing require repair.
- **Improve:** The main vent stack flashing should be caulked.
- **Improve:** Nail heads are exposed in the roofing materials. They should be sealed
- **Improve:** The downspouts 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.
- **Improve:** Downspouts that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing adjacent to a downspout.
- **Improve:** Torn flashing at the rear valley should be repaired.
- **Monitor:** The rubber-plumbing vent flashing should be carefully monitored. The material of this flashing is extremely vulnerable to leakage.



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 NACHI® Standards of Practice for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Wood Siding •Stone
Soffit, Eaves and Fascia:	•Wood
Window/Door Frames and Trim:	•Wood
Driveways:	•Concrete
Walkways and Patios:	•Concrete
Porches, Decks, and Steps:	•Concrete •Wood
Overhead Garage Doors:	•Aluminum Insulated •Automatic Opener
Lot Grading:	•Graded Away From House •Ravine Lot
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The garage of the home is completely finished.

General Comments

Generally speaking, the exterior of the home is in good condition. The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Wood/soil contact at the deck should be eliminated. Rotted or damaged material that is uncovered should be repaired.
- **Improve:** The deck should be caulked or sealed where it meets the siding.
- **Improve:** Grading improvements to the back yard may alleviate the large volumes of water that flow thru during heavy rains. Terracing and fill dirt could be added. It is important to keep the flow of water away from the home. A professional landscaper should be consulted.
- **Monitor:** Nail heads in the siding should be kept well sealed to prevent deterioration of the siding.
- **Monitor:** An evaluation of soil stability is beyond the scope of this inspection. As with many ravine lots, there is potential for erosion. If erosion problems are suspected, a soils engineer should be consulted to evaluate this condition and the remedies available for correction.
- **Monitor:** The front porch and steps have settled relative to the house proper. This is a common condition that should be monitored.
- **Monitor:** There is less than a 6" inch gap between the siding and the soil. This should be monitored. It is possible for vegetation to grow up in between the siding and the interior walls.

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.
- Interior finishes and/or insulation restricted the inspection of the garage.
- Storage in the garage restricted the inspection.

Please refer to the NACHI® Standards of Practice 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: 200 Amp
Service Entrance Wires:	•Underground •Aluminum
Main Disconnect:	•Main Service Rating 200 Amps •Breakers – 200 Amp •Located: Basement
Service Ground:	•Copper •Water Pipe Connection
Main Distribution Panel:	•Panel Rating: 200 Amps •Breakers •Located: Basement
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper •Nonmetallic Sheathed Cable
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Whirlpool •Exterior •Basement •Garage •Kitchen

ELECTRICAL SYSTEM OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. The electrical panel is well arranged and all breakers are properly sized and labeled.

General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.***

A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Loose outlets in various locations should be secured.
- **Improve:** The missing light fixture at the bedroom ceiling fan should be replaced.
- **Improve:** The inoperative light switch at the bedroom ceiling fan should be repaired.

LIMITATIONS OF ELECTRICAL SYSTEM 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 NACHI® Standards of Practice for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Ductwork
Chimneys/Flues/Vents:	•Metal •B-Vent
Other Components:	•Humidifier
System Manufacturer:	•Lennox
System Description Heating:	•Manufacturer Date: 2006 •Approximate Age (in years): 2
	•Model # G40UH-48C-110-15 •Serial # 5906J34852

HEATING SYSTEM OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system. The system does not require a pilot light, thereby increasing its seasonal efficiency.

General Comments

Minor improvements to the heating system are necessary. The heating system shows no visible major defects. A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The heating system requires cleaning and servicing.
- **Improve:** The dirty air filter should be replaced.

LIMITATIONS OF HEATING SYSTEM 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.
- The humidifier was not inspected.
- The heat exchanger was inaccessible and is not part of this inspection.

Please refer to the NACHI® Standards of Practice for a full explanation of the scope of the inspection.

HEAT PUMP SYSTEM

DESCRIPTION OF HEAT PUMP SYSTEM

Energy Source:	•Electricity •240 Volt Power Supply
System Type:	•Air Source Heat Pump System with Auxiliary Heat
Other Components:	•Air Handler/Fan
Distribution Methods:	•Ductwork
System Manufacturer:	•Lennox
System Description:	•Manufacturer Date: 2007 •Approximate Age (in years): 1 •Model #13HPD-042-230-01 •Serial #5807A17509
Temperature Drop Recorded:	•17 Degrees F

HEAT PUMP SYSTEM OBSERVATIONS

Positive Attributes

This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the supply and return air vents is well suited to air conditioning and they were observed to be in good condition.

General Comments

The system shows no visible evidence of major defects. Minor improvements to the system are recommended. A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The dirty air filter should be replaced.
- **Improve:** The outdoor unit of the heat pump requires cleaning.

LIMITATIONS OF HEAT PUMP SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the heat pump system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The heat pump was operated in the cooling mode only.
- The humidifier was not inspected.
- The evaporator coil was not accessible at the time of inspection.

Please refer to the NACHI® Standards of Practice for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Loose Fill Fiberglass in Main Attic
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•R13 Fiberglass in Original Walls
Basement Wall Insulation:	•Not Visible
Floor Cavity Insulation:	•None
Air / Vapor Barrier(s):	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fans / Vent Locations:	•Bathrooms •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Exhaust vent pipes in the attic should be insulated and vented to the building exterior.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership. It is generally recommended that 10-12 inches of R-30 or better insulation with an air vapor barrier be installed. This should help to reduce heating costs and help keep the home cooler during warm weather.

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.
- Exterior wall insulation type and levels were spot checked only.
- No access was gained to the roof cavity of the sloped ceilings.

Please refer to the NACHI® Standards of Practice 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 •Furnace Room
Gas Valve Location:	•At meter
Gas Piping:	•Black Steel
Supply Piping:	•Copper •Plastic
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Copper •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Approximate Age (in years): 2 •Manufacturer Date: 2006 •Manufacturer Bradford White •Model # MI40T6FBN •Serial # CL8464161
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System •Pressure Regulator on Main Line

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing system is in good condition and no leaks were observed in the supply and/ or drainage systems.

General Comments

The plumbing system requires some typical minor improvements.
A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** A supply valve handle is missing for the north side exterior hose bib.
- **Improve:** The basement bathroom sink is loose.
- **Improve:** The sink drain stopper for the basement bathroom is inoperative. It should be adjusted.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing whirlpool grout and caulk should be replaced.
- **Improve:** The discharge line for the sump pump should be extended to discharge water at least five (5) feet from the home.
- **Improve:** The kitchen tile backsplash should be sealed at the countertop.

LIMITATIONS OF PLUMBING SYSTEM 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 lawn sprinkler system is outside the scope of this inspection.

Please refer to the NACHI® Standards of Practice for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Interior Windows Style / Glazing:	•Single Hung •Fixed Pane •Double-Pane Insulated •Glass Block
Interior Doors:	•Wood •Metal
Fireplaces:	•Gas •Fireplace Insert

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. It is very common for flaws to appear in new drywall installations within the first year.

General Condition of Windows and Doors

The majority of the doors and windows are good quality. The windows have, for the most part, been well maintained.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The vinyl flooring is split at the basement bathroom entry. Improvement is recommended.
- **Improve:** Water damage to the walls adjacent to the master bathroom shower was noted. Damaged sheetrock should be repaired and the source of the damage should be repaired with proper materials for damp conditions. It is suspected that the shower is not sealed properly at the pan. Voids in the caulk were observed.
- **Improve:** Sheetrock tape flaws and nail “pops” were observed throughout the home. Improvement should be performed as desired.
- **Improve:** The top drawer of the kitchen desk is damaged. Replacing the drawer front is recommended.
- **Improve:** Ceiling finishes in the front living room appear to be bulging. This area should be investigated and repaired as necessary.
- **Improve:** The installation of the master bathroom vinyl flooring is not ideal. Lumps in the floor suggest that the subfloor was not properly prepared before installing the vinyl.
- **Improve:** Considering its age, the carpet is excessively worn in many areas. Replacing the carpet may be necessary.
- **Improve:** Water damage was observed adjacent to the dining room exterior door. Improving the weather stripping and sealing this location is recommended.
- **Improve:** The hardwood floors in the kitchen and dining room are warped, damaged, and separating. Repairs or replacement are recommended to correct these deficiencies.
- **Improve:** The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.
- **Improve:** The master bedroom door should be adjusted to close properly and not rattle.
- **Improve:** Damaged sheetrock in the finished garage should be repaired. The exposed nail heads should be properly mudded and finished.
- **Monitor:** The floor is squeaky at the landing to the master bedroom.
- **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.

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.
- Gas fireplace inserts are not inspected.

Please refer to the NACHI® Standards of Practice for a full explanation of the scope of the inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
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
Other Components Tested:	•Kitchen Exhaust Hood •Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are considered to be in generally good condition.
All appliances that were tested responded satisfactorily.
The kitchen and laundry appliances that have been installed are good quality.
The kitchen cabinetry is above average quality.

General Comments

Minor improvements to the appliances are necessary.
A qualified technician should be consulted to undertake the improvements recommended below.

- **Improve:** The dryer vent cap is missing. It should be replaced and protected against vermin entry.

LIMITATIONS OF APPLIANCES 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 is outside the scope of this inspection.
- Refrigerator icemakers are not tested and beyond the scope of this inspection.

Please refer to the NACHI® Standards of Practice 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 secure.
- 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!

INSPECTIONS GUARANTEE AGREEMENT

WE HAVE (3) TYPES OF INSPECTIONS. Please refer to the inspection guarantee brochure or your contact your local “PHI” master inspector for further details.

A) GOLD 90 INSPECTION (BUYERS ONLY)

B) SILVER 120 INSPECTION (SELLERS ONLY)

C) PLATINUM 360 INSPECTION (*BUYERS OR SELLERS)

* (homebuyers may have the option to pay 50% of the inspection cost at the act of sale with title company and PHI approval)

PLEASE READ CAREFULLY. VOID WHERE PROHIBITED BY LAW. THIS IS NOT A HOME WARRANTY OR MAINTENANCE AGREEMENT. I UNDERSTAND THAT IN ORDER FOR A CLAIM TO BE VALID I MUST CONTACT MY LOCAL PHI INSPECTOR BEFORE MAKING REPAIRS TO RECEIVE A CLAIM VALIDATION AND FAX NUMBER TO SUBMIT MY CLAIM OR THIS AGREEMENT IS NULL AND VOID. AFTER RECEIVING AUTHORIZATION FROM US YOU MAY CONTACT A CONTRACTOR OF YOUR CHOICE TO HAVE THE REPAIR COMPLETED. WE WILL THEN REIMBURSE YOU FOR REASONABLE LESSER AMOUNT OF THE REPAIR COSTS, REPLACEMENT COSTS OR THE DEPRECIATED VALUE OF THE SYSTEM OR COMPONENT, IF THE CLAIM IS APPROVED. I also understand that this agreement is only available after a “PHI” Professional home inspector has performed a full and comprehensive home inspection including a written report of the findings; otherwise, this agreement is null and void. I agree that if a system or component identified in the inspection report needs to be further evaluated that I will notify the inspector immediately after the inspection or coverage is null and void for that system. I also understand and agree that if a latent defect is discovered by the PHI during the renewal inspection that had not been previously approved by us then that system and or component is not covered upon renewal. A-Pro and or NHA reserve the right to cancel this agreement or transfer it at any time and return the unearned portion of the payment. The Platinum 360 plan is limited to lifetime maximum coverage in the amount of (\$25,000.00) twenty five thousand dollars and a yearly cap of (\$2500.00) twenty five hundred dollars per subject property address for any and all claims. Unpaid amounts in any calendar year can not be carried over to the subsequent year. The Gold 90 or Silver 120 plans are limited to a maximum amount of (\$1000.00) one thousand dollars. All plans require that the claimant obtain three written bids from licensed and insured contractors only. Claimant/Applicant further agrees to hire the contractor with the lowest bid to perform repairs subject to this entire agreement and according to the pre-inspection agreement. A-Pro also reserves the right to have its own inspector, adjuster or selected contractor perform or complete repairs at its sole discretion or to further evaluate the condition of the problem. Although no one can predict exactly when an item will break down, mechanical items have a “useful life” under normal use. This guarantee pays the lesser amount of the repair costs, replacement costs or the depreciated value of the system or component. The depreciation value of the system is based on the systems current age, condition, and quality amongst other factors established from formulas and techniques proprietary to National Home Assurance and or their partners and affiliates. I HAVE REVIEWED THE MECHANICAL, STRUCTURAL AND ROOFING EXCLUSIONS ON THE NEXT PAGE AND UNDERSTAND THE PROVISIONS CONTAINED THEREIN. I UNDERSTAND THAT THESE EXCLUSIONS WILL ALSO APPLY TO THE PLAN AGREEMENT FOR WHICH I AM APPLYING. I FULLY UNDERSTAND THAT ALL CLAIMS MADE UNDER ANY A-PRO HOME INSPECTION ARE SUBJECT TO THE EXCLUSIONS SET FORTH ON THE NEXT PAGE AND THE EXCLUSIONS SET FORTH IN THE A-PRO PRE-INSPECTION AUTHORIZATION AGREEMENT AS WELL AS ANY LIMITATIONS LISTED IN THE INSPECTION REPORT.

I understand that all disputes arising hereunder shall be resolved by Arbitration pursuant to the rules of the American Arbitration Association. I further agree to pay all costs and attorneys fees of A-Pro® and or NHA if suit is brought by me or anyone on my behalf prior to submitting and completing dispute with said Arbitration procedures. I also understand and agree to the terms and conditions of this limited Inspection Guarantee Agreement and the covered items listed in the brochure and or on the www.a-pro.net website.

MECHANICAL SYSTEMS

This agreement is limited to within the home's foundation. **EXCLUSIONS:** Items listed as defective, or in the limitation section of the inspection report are not covered. Pre-existing conditions not repaired, items not listed in the brochure or on the www.a-pro.net website, items not present or verifiable or not inspected at the time of inspection. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until the subject system or component is re-inspected by PHI with receipts from a licensed and insured contractor. Upgrading of any systems and components, items normally covered by regular homeowners insurance, home warranty, 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, Federal Efficiency Standards is excluded. Ninety day and one hundred twenty-day guarantees cover 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 three hundred sixty day plan. Manufacturers' warranties and errors and omissions insurance take precedence over this guarantee. NHA 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 per repair. Platinum 360 Plan is a fifty dollar deductible per occurrence per repair.

ROOF SYSTEM

For repair to leaking area only. **EXCLUSIONS:** 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. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until the subject system or component is re-inspected by PHI inspector with receipts from a licensed and insured contractor. 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 or not covered. Manufacturers' warranties and home owners insurance take precedence over this guarantee. NHA will coordinate any additional payments above the manufacturer warranty. This plan will not cover cedar shake, asbestos, tile, or slate roofs. Roofs over fifteen years of age with one layer of roofing and roofs over eight years with two layers of roofing and the 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 two hundred fifty dollar deductible per occurrence or repair, and a one thousand five hundred maximum cap per year per occurrence per repair.

STRUCTURAL SYSTEMS

This agreement is limited to within the home's foundation. **EXCLUSIONS:** 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 or on the www.a-pro.net website, items not present, verifiable or not inspected at the time of inspection. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until re-inspected by PHI inspector with receipts from a licensed and insured contractor. Items 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. Manufacturers' and builders' warranties take precedence over this guarantee. NHA can help coordinate any additional payments above the manufacturer warranty or builder's warranty. 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 per year. All plans include a five hundred dollar deductible per occurrence per occurrence per repair.

NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

STANDARDS OF PRACTICE

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1. Definitions and Scope

- 1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
 - I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
 - II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- 1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- 1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

- I. *The inspector shall inspect from ground level or eaves:*
 - A. The roof covering.

- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.

- E. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light or ignite pilot flames.
- E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
- F. Override electronic thermostats.
- G. Evaluate fuel quality.
- H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- J. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- K. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- L. The service entrance conductors and the condition of their sheathing.
- M. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- N. And describe the amperage rating of the service.
- O. And report the absence of smoke detectors.
- P. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion and/or make-up air devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.
- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation*I. The inspector shall inspect:*

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior*I. The inspector shall:*

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.

- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

- A. Property boundary lines or encroachments.
- B. The condition of any component or system that is not readily accessible.
- C. The service life expectancy of any component or system.
- D. The size, capacity, BTU, performance, or efficiency of any component or system.

- E. The cause or reason of any condition.
- F. The cause for the need of repair or replacement of any system or component.
- G. Future conditions.
- H. The compliance with codes or regulations.
- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
 - 1. Phone lines.
 - 2. Cable lines.
 - 3. Antennae.
 - 4. Lights.
 - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valves or manual stop valves.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets
- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.

- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. **Accessible:** Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. **Activate:** To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. **Adversely Affect:** Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. **Alarm System:** Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. **Appliance:** A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. **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, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. **Component:** A permanently installed or attached fixture, element or part of a system.
- 4.8. **Condition:** The visible and conspicuous state of being of an object.
- 4.9. **Crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. **Decorative:** Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. **Describe:** Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. **Determine:** To arrive at an opinion or conclusion pursuant to examination.
- 4.13. **Dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

- 4.14. **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.
- 4.15. **Enter:** To go into an area to observe visible components.
- 4.16. **Evaluate:** To assess the systems, structures or components of a dwelling.
- 4.17. **Examine:** To visually look. See Inspect.
- 4.18. **Foundation:** The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. **Function:** The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- 4.20. **Functional:** Performing, or able to perform, a function.
- 4.21. **Home Inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. **Household Appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. **Inspect:** To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. **Inspected Property:** The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. **Inspector:** One who performs a real estate inspection.
- 4.26. **Installed:** Attached or connected such that the installed item requires tool for removal.
- 4.27. **Material Defect:** Refer to section 1.2.
- 4.28. **Normal Operating Controls:** Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. **Observe:** To see through visually directed attention.
- 4.30. **Operate:** To cause systems to function or turn on with normal operating controls.
- 4.31. **Readily Accessible:** An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. **Recreational Facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. **Report:** A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. **Representative Number:** A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. **Safety Glazing:** Tempered glass, laminated glass, or rigid plastic.
- 4.36. **Shut Down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. **Structural Component:** A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. **System:** An assembly of various components to function as a whole.

4.39. **Technically Exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.40. **Unsafe:** A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

4.41. **Verify:** To confirm or substantiate.