Inspection Report

LOCATED AT:
12345 Jimenez St.
Los Angeles, CA 91234

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Monday, October 3, 2022



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INSPECTION CONDITIONS

WEATHER
Clear

TEMPERATURE
70's

BUILDING TYPE
Single Family Residence

STORIES
One

UTILITY SERVICES
The utilities were on

BUILDING OCCUPIED
Yes.

CLIENT PRESENT
Yes.

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TERMS & STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE: It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION: It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE: It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS OF PRACTICE:

A. The report conforms to the Standards and Practices of the American Society of Home Inspectors (ASHI) and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

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INTRODUCTORY COMMENTS

GENERAL NOTES

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

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PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE

MAIN WATER LINE MATERIAL

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT OFF LOCATION

In the front of the building



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CONDITION

Needs Attention: The main water line at the front of the house is loose and not attached to the structure.



WATER SUPPLY PRESSURE REGULATOR

REG CONDITION

There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE

Needs Attention: The pressure is over 80 psi. It tested at 90 . This is too high, it should be between 40 and 80. The pressure regulator should be adjusted or replaced to bring this down into proper range.



PRESSURE RELIEF VALVE

A pressure relief valve was located for the main water line to help reduce the risk of pipe failure and flooding.

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INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL
The interior piping that supplies the water throughout the building is made of copper where visible.

CONDITION
Serviceable.

WATER SUPPLY PIPING COMMENTS
Note: There are abandoned pipes in the building. During a general inspection it is not fully possible to tell which ones are still in use, and which ones are disconnected from the system. This makes it difficult to tell with precision what percentage of the piping has been upgraded to the newer copper piping.

WASTE LINES

WASTE LINE MATERIAL
The piping that takes the waste water to the sewer system is a combination of different materials where visible

CONDITION
A representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function)

HOSE FAUCETS

CONDITION
Needs Attention:
There is an abandoned hose bib on the front of the garage.



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GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE

There is an automatic seismic gas shut-off valve installed on the main gas line



GAS METER LOCATION

The gas meter was located on the right side of the building



CONDITION

Serviceable.

COMMENTS

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

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WATER HEATER

LOCATION
The water heater is located in the laundry

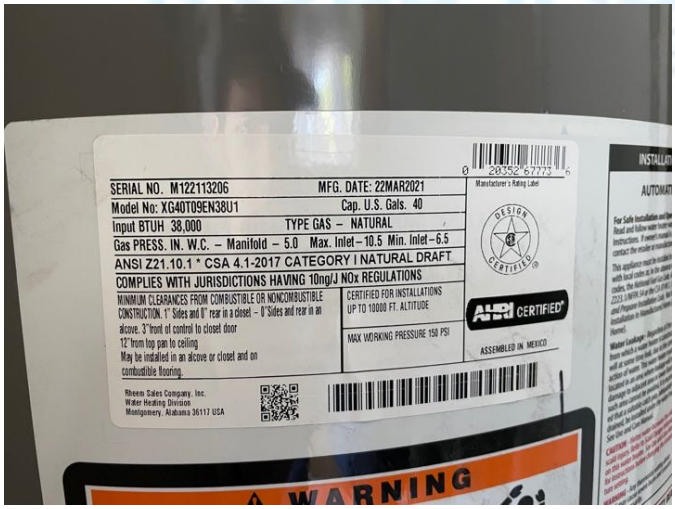


LOCATION CONDITION
Needs Attention:
There is no drain pan below the water heater and this is advised in case the water heater leaks so that the water can be carried away from the living space.

FUEL
Gas

SIZE
40 Gallons

AGE
New from 2021. Water heaters have an expected life of 8 - 12 years.



CONDITION
Serviceable.

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COMBUSTION AIR
Serviceable.

WATER HEATER STRAPPING AND SUPPORT
Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE
Needs Attention:
The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. Instead, it drains into the crawl space. We recommend this drainline be properly installed in case this valve ever releases.

VENTING
Needs Attention:
The water heater vent line goes into an older vent system. Most manufacturers require a new metal vent pipe be installed when the new system is installed. The old piping may allow condensation to run back into the water heater causing it to rust prematurely. These vents have been known to contain asbestos and would have to be tested in a lab to determine their composition.



COMMENTS
The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

PLUMBING COMMENTS

SCOPE SEWER COMMENTS
The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

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IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

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ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE
The electricity is supplied by an overhead line from the power pole, 120/240 Volts

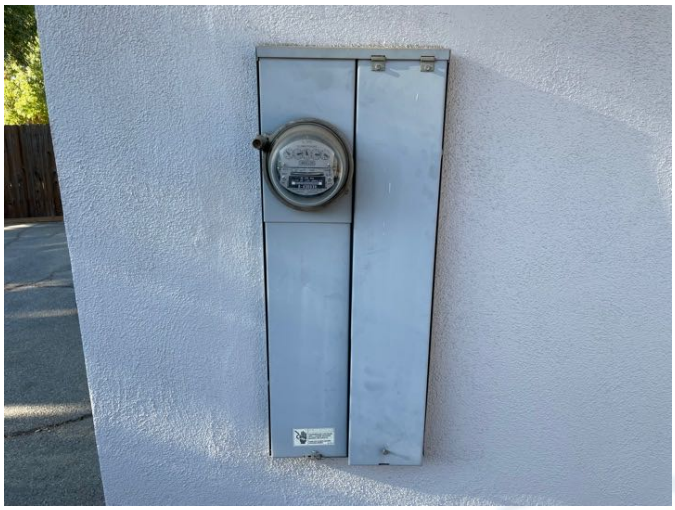
BUILDING ELECTRICAL SERVICE
Needs Attention:
The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line.



MAIN PANEL LOCATION
The main electrical panel is located on the front exterior of the building.

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MAIN PANEL AMPERAGE
Service Amperage - 200 Amps



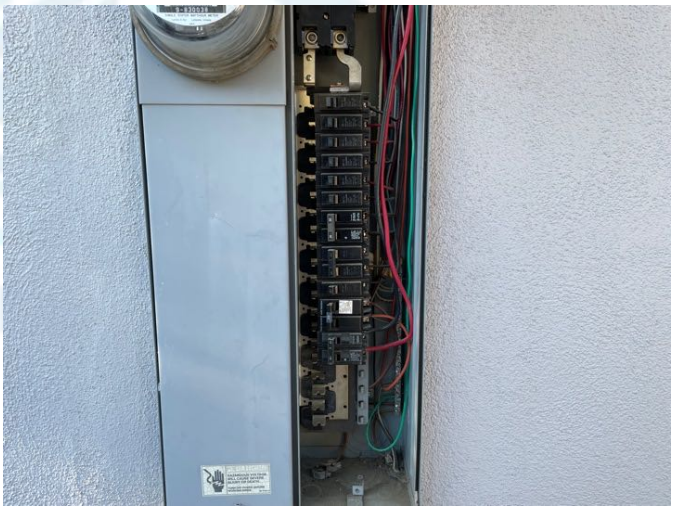


TYPE OF CIRCUIT PROTECTION DEVICE
The main electrical panel is on circuit breakers

MAIN PANEL CONDITION
Serviceable.

MAIN PANEL CIRCUIT BREAKERS
Serviceable.





GROUNDING SYSTEM
Not Acceptable:

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The grounding clamp was not connected to the cold water line as it is set up on the abandoned hose bib that is no longer in use. This leaves the system without proper grounding which is a safety hazard.





INTERIOR ELECTRICAL WIRING

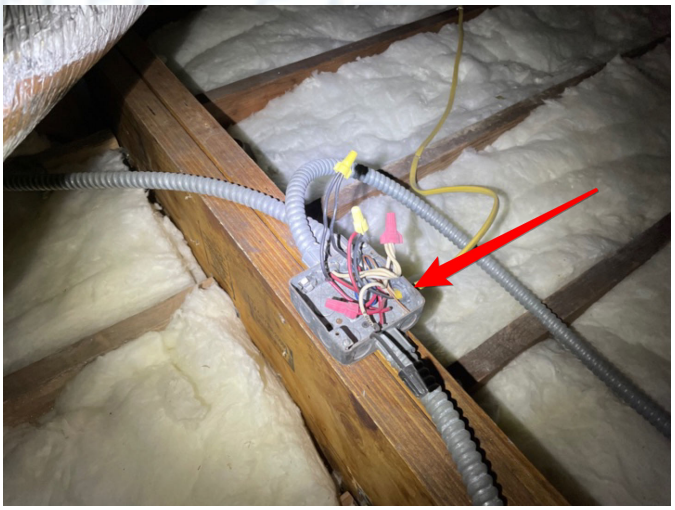
TYPE OF WIRING
The wiring consists of plastic insulated wires where visible.

TYPE OF WIRING CONDUIT
The conduit that carries the wiring is a combination of different types

WIRING CONDITION
Not Acceptable:
The non-metallic sheathed wiring, romex, is installed where it is exposed and can be damaged in the garage area. This is non-standard and needs to be corrected.

There are open junction boxes with wires exposed. These need to have covers installed over them for safety such as in the attic, several were found.





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OUTLETS

CONDITION
Not Acceptable:
There are outlets that have 3 prongs, but they test as not grounded. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them such as in the master bathroom outlets and one outlet in the dining area shelving.





GFCI OUTLETS
Not Acceptable:
The Ground Fault Circuit Interrupter (GFCI) outlet did not turn off (trip) when tested. It should be replaced for the front of the exterior garage area.

There was no GFCI outlet installed for the house rear exterior outlet.



FIXTURES

CONDITION
A representative sampling of fixtures were checked and those that were tested were found to be in working order.

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SWITCHES

CONDITION
A representative sampling of switches were checked and those that were tested were found to be in working order.

SMOKE ALARMS

CONDITION
Smoke alarms are installed in the correct locations but they are not tested as part of this inspection.

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements

CARBON MONOXIDE DETECTOR
There was a carbon monoxide detector located. This device may be required. If further information is needed check with a retrofitting specialist, this is usually done as part of the transaction process.

ELECTRICAL COMMENTS

NOTES
The wiring that is enclosed within the walls and ceilings and other parts of the structure is not visible and its condition cannot be fully determined. No representation is made as to its status.

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HEATING & COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING

LOCATION
The heating unit is in the attic.



LOCATION CONDITION
Needs Attention:

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There is no cat-walk or working platform and service light installed to access and work on the furnace, this is a standard requirement for safe working conditions around the furnace.



SYSTEM TYPE
The furnace is a gas-fired forced air system.

FAN AND MOTOR
Serviceable.

CONDITION
Serviceable.

THERMOSTAT
Serviceable.

COMBUSTION AIR
Serviceable.

VENTING
Serviceable.

RETURN AIR AND FILTERS
Serviceable.

DUCTING AND AIR FLOW
Serviceable.

GENERAL COMMENTS
This heating system has been upgraded to a newer system

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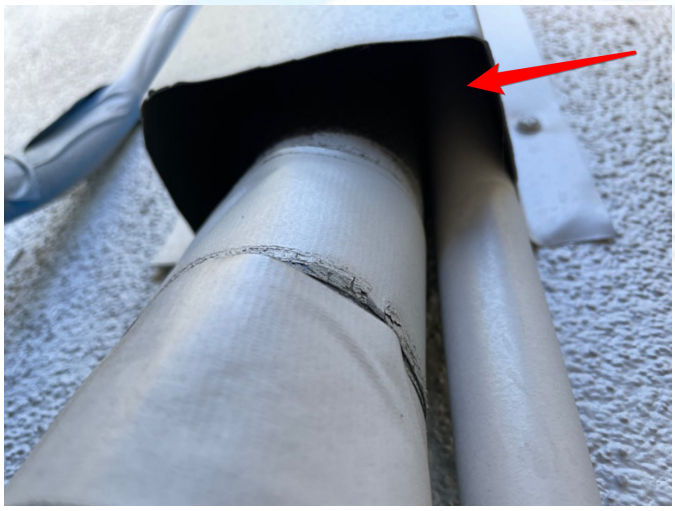
COOLING

LOCATION
The condenser for the air conditioning is located in the side yard



TYPE
The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure

CONDENSER CONDITION
Needs Attention:
There is no screen on the channel that houses the refrigeration lines to prevent animals from entering the structure.



SYSTEM CONDITION
Serviceable.

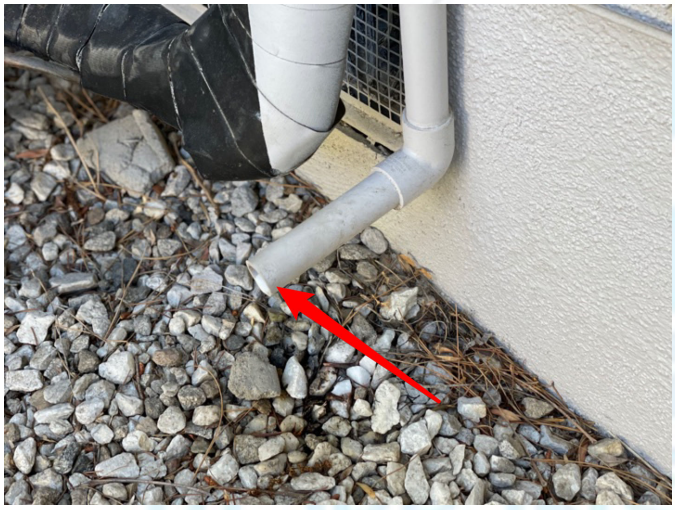
CONDENSATE LINE
Needs Attention:

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The condensate pan is rusted. This indicates that moisture has drained into it in the past when it should not have and should be checked out the next time it is serviced.



The condensate drain line for the air conditioner terminates directly against the foundation.



ELECTRICAL DISCONNECT
Serviceable.

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COMMENTS

This cooling system has been upgraded to a newer type system



HEATING AND COOLING COMMENTS

COMMENTS

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired" A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond he scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

The ducting that is hidden from view inside walls and ceilings, in hard to access portions of the attic is not visible and its condition and material is unknown. Additionally abandoned ducting is not inspected or commented on as a part of this inspection.

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ATTIC & ROOF SYSTEM

ATTIC

ACCESS TO ATTIC
The attic access is in the hallway

ACCESS CONDITION
Serviceable.

AREA OF ATTIC
There appears to be an attic space over the entire floor plan of the building



TYPE OF ATTIC FRAMING
The attic has conventional framing in it

ATTIC FRAMING CONDITION
Needs Attention:
There are areas of stains on the framing lumber, it is usually not possible to tell if this is from past or present roof leaks. See roof notes for details on any needed repairs.



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ATTIC CONDITION
Serviceable, where visible.

ATTIC VENTILATION
Needs Attention:
There are not many vents provided for the attic for proper cross ventilation. Additional ridge vents on the eves or on the upper roof ridge are recommended to help improve attic ventilation.

INSULATION CONDITION
Needs Attention:
There is little insulation provided in the attic. When this building was built it was not common to install the amount that is required today. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

ATTIC COMMENTS
There are abandoned vent lines in the attic often called "transite vents" These vents have been known to contain asbestos and would have to be tested in a lab to determine their composition.



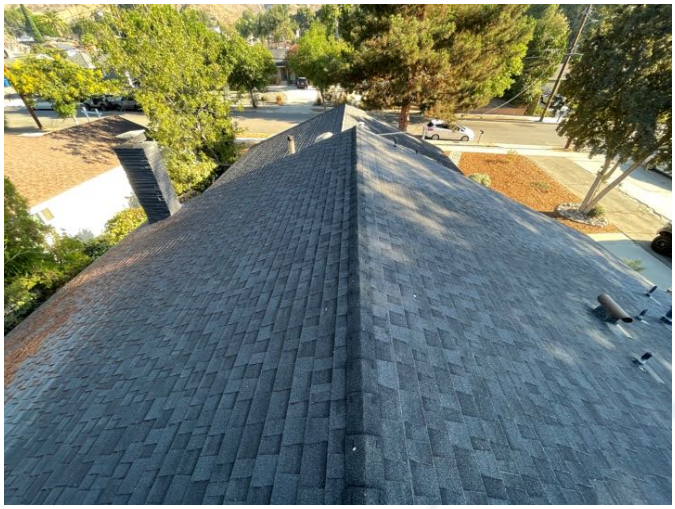


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ROOF

ROOF STYLE
The roof is a sloped type with a pitch to it





SLOPED ROOFING MATERIAL
The roofing material on the sloped roof is made of composition shingles.

ROOF ACCESS
The roof was walked on to inspect it.

SHINGLE ROOF COVERING STATUS
Needs Attention:
Note: The shingles are starting to lose their surface granules along the edges indicating the life is at the 2nd half of its expected life span.

There are exposed unsealed penetrations in the roofing material at all the ridge caps that need to be sealed and repaired. Exposed nails are not considered a reliable installation.





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EXPOSED FLASHINGS

CONDITION
Needs Attention:
The metal flashings are rusting and corroded in areas.



There are gaps in the mastic, where the mastic is cracked and in need of repairs.



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There are unsealed exposed nails or staples on the roof flashings that need to be sealed to prevent rust and leaks from the nail penetrations.



Some of the flashings are missing screens to prevent animals from entering into the area below them.





GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION
Needs Attention:
There are no guttering systems to take the roof water properly off the roof and away from the structure.

ROOF COMMENTS

ROOF COMMENTS
It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed
The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION
Not Acceptable: The driveway is cracking, damaged and may pose a trip hazard in areas. It should be repaired.





WALKWAYS

CONDITION
Needs Attention:
There are cracked areas of the walkways that are typical for the age and style of construction such as at the sidewalks.

LANDSCAPING

CONDITION
The grounds on the property have generally been maintained
Note: Gopher treatments / flags were seen.

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DRAINAGE

SITE
The site is a combination of flat and sloping areas

DRAINAGE CONDITION
Needs Attention: There are gaps / openings at the exterior walkways and garage wall that may hold moisture against the structure.



The earth is too high against the building and appears to be above the line of the foundation (called a faulty grade) at the garage exterior, the walkway has gaps where water can sit in between the exterior walkways and garage interior walls allowing "efflorescence" or water to pass through the walls in the garage as seen on the interior where visible. This can allow moisture intrusion which can cause damage and deterioration. The earth should be 4 - 6 inches below the top of the foundation to prevent this from occurring.





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The landscaping slopes toward the structural foundation in areas. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation such as at the right side and front of the house.





COMMENTS

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general. This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES

CONDITION

Needs Attention: There are damaged and rotted areas of the wooden fence material and some gates need adjustments / repairs.

The walls or fencing could not be fully seen and inspected due to vegetation growing on them.





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GROUNDS COMMENTS

GENERAL COMMENTS

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.

GROUNDS COMMENTS

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection. Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

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EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls. Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING

MATERIAL
The exterior building covering is stucco and wood siding with some stone at the front.

CONDITION
Needs Attention:
There is damage to the exterior surface and repairs are needed at the garage area base and some stucco is peeling / bubbled at the right exterior of the house.



Note: There is typical hairline cracking in the front stone covering.

ADDITIONAL NOTES
There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not required at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

EXTERIOR WINDOW SURFACES

MATERIAL
The exterior window surfaces are vinyl

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CONDITION
Serviceable.

SCREENS
Serviceable.

EXTERIOR DOOR SURFACES

MATERIAL
The exterior door surfaces are various types of material.

CONDITION
Serviceable.

EXTERIOR DOOR THRESHOLDS

CONDITION
Serviceable.

EXTERIOR TRIM

MATERIAL
The exterior trim surfaces are wood

CONDITION
Needs Attention:
The trim is deteriorated in areas with some wood rot / damage.





Note: See structural pest control report for more information.

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DECKS AND BALCONIES

TYPE
The deck/ balcony is made of concrete



DECK CONDITION
Needs Attention:
There are cracks in the surface of the deck, these should be repaired to prevent continued expansion and damage to the cracking areas.





PATIO COVER/TRELLIS

TYPE
The patio has a roofed cover

CONDITION
Serviceable.

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CHIMNEY

LOCATION

This chimney is located at the right.



CONDITION

A chimney specialist was examining the system. Consult their report for reference.

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GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistance, it would automatically reverse and not continue to close.

STYLE

LOCATION
The property has a detached garage, that has attachments from the roofline only.



FLOOR

CONDITION
Needs Attention: There are areas of efflorescence seen in the garage masonry walls / floor. This is a 'chalk' or mineral deposit indicating moisture may be passing through.

There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

There are stored items in the garage that are limiting a full visual inspection.

GARAGE DOORS

TYPE
The garage door is a one piece wood door

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CONDITION
Not Acceptable: The wooden door is damaged and rotted. It is in generally poor condition and has no motor installed for it.





SIDE/REAR DOORS

CONDITION
Needs Attention:
The exterior side door operates roughly and needs repairs or adjustments.

INTERIOR

CONDITION
Serviceable.

There are stored items in the garage that limit the ability to do a full visual inspection.



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FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

CRAWL SPACE
Needs Attention:
The crawl space has debris in it, it is advisable to have it removed and the area cleaned up, including all dead vegetation. Wood / cellulose especially should be removed to help prevent future infestations.





RAISED FOUNDATION
Needs Attention:

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The concrete foundation has some typical cracking, but was in functional condition for a building of this age. Cracking does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.



FOUNDATION BOLTING
The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.

FOUNDATION CRIPPLE WALLS
There are no perimeter cripple walls in this type of structure.

FLOOR FRAMING
Serviceable.

Note: There are stained areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation.

POSTS AND PIERS
Needs Attention:

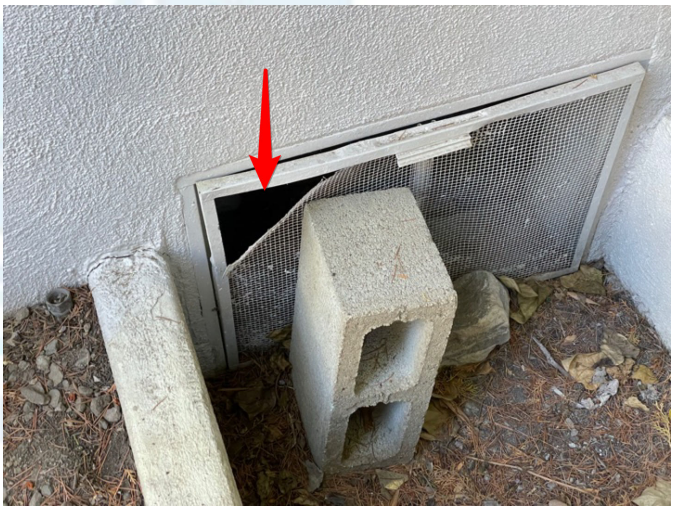
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Some posts have shifted and are out of plumb.



FOUNDATION VENTS
Needs Attention:
There are damaged fresh air vent screens and doors that are poorly attached. One door was replaced with plywood and a screen door should be used. This may allow animals or insects to enter and all penetrations should be properly installed and repaired including the screens at the garage.





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FOUNDATION COMMENTS

GENERAL COMMENTS

There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

The planters next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet during heavy rains and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure.

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INTERIOR

INTERIOR ROOMS

ENTRY
Serviceable.

LIVING AREA
Serviceable

DINING AREA
Serviceable.

HALLS
Serviceable.

MAIN BEDROOM
Serviceable.

SECOND BEDROOM
Serviceable.

THIRD BEDROOM
Serviceable.

DOORS

MAIN ENTRY DOOR CONDITION
Serviceable.

EXTERIOR DOORS CONDITION
Serviceable.

INTERIOR DOORS CONDITION
Needs Attention: The hall bathroom door needs adjustments.

WINDOWS

WINDOW CONDITION
Serviceable.

FLOORS

GENERAL CONDITION
The general condition of the flooring appears serviceable.

FLOORING COMMENTS
There are areas where the flooring is sloping and not level as is typical of a building from this age and style.

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FIREPLACE

LOCATION
Living room



FIREPLACE COMMENTS
A specialty fireplace / chimney inspector was present. Check this inspection report for info on the fireplaces / chimneys.

INTERIOR COMMENTS

COMMENTS
There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

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KITCHEN

KITCHEN AREA

WALLS AND CEILINGS
Serviceable.



FLOORING
Serviceable.

COUNTERS
Needs Attention:
The seam between the counter top and the back splash is cracked. This may allow moisture to enter and deteriorate the cabinets, walls and other items. It should be properly sealed.



CABINETS
Needs Attention:

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The cabinet area below the sink has staining which appears to have been caused by moisture.



SINK
Serviceable.

FAUCET
Serviceable.

DRAIN
Serviceable.

GARBAGE DISPOSAL
Serviceable.

DISHWASHER
Serviceable.

COOKTOP TYPE
The kitchen has a gas cooktop

COOKTOP
Serviceable. Note: This is an induction stove top and requires special pans to operate.

OVEN TYPE
The kitchen has a double electric oven

OVEN
Serviceable.

VENTILATION FAN
Serviceable.

MICROWAVE
There is no built in microwave installed.

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KITCHEN COMMENTS

KITCHEN COMMENTS

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

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BATHROOM

Main Bedroom

WALLS AND CEILING
Serviceable.



FLOORING
Serviceable.

CABINETS
Serviceable.

COUNTERS
Serviceable.

FAUCETS
Serviceable.

SINKS
Serviceable.

DRAIN
Needs Attention:

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The sink drain uses an 'S' trap, which is no longer a permitted plumbing method due to the risk of sewer gasses entering the house through the drain pipe. A plumber should evaluate and repair this drain.



MIRRORS
Serviceable.

TOILETS
Serviceable.

SHOWER FIXTURES
Serviceable.

SHOWER WALLS
Serviceable.

SHOWER ENCLOSURE
Serviceable.

BATH VENTILATION
Serviceable.

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Hallway

WALLS AND CEILING
Serviceable.



FLOORING
Serviceable.

CABINETS
Serviceable.

COUNTERS
Serviceable.

FAUCETS
Serviceable.

SINKS
Serviceable.

DRAIN
Serviceable.

MIRRORS
Serviceable.

TOILETS
Serviceable.

TUB FIXTURES
Serviceable.

SHOWER FIXTURES
Serviceable.

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SHOWER DIVERTER
Serviceable.

SHOWER WALLS
Needs Attention:
The shower has areas of deteriorated grout with cracked tile.



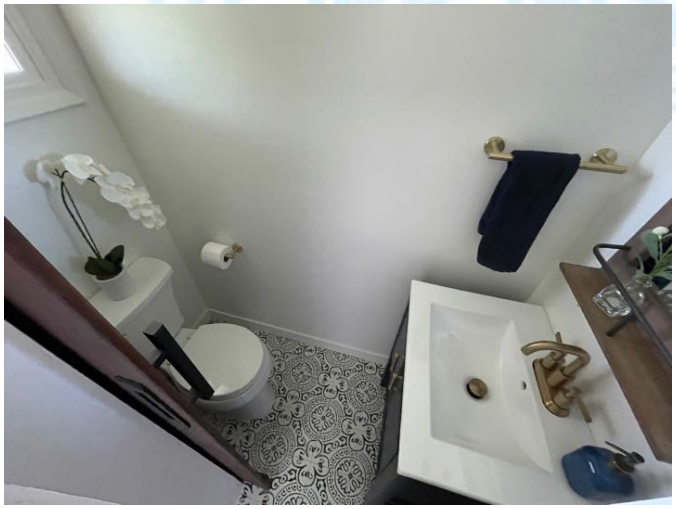


SHOWER ENCLOSURE
Serviceable.

BATH VENTILATION
Serviceable.

Powder Room

WALLS AND CEILING
Serviceable.



FLOORING
Serviceable.

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CABINETS
Serviceable.

COUNTERS
Serviceable.

FAUCETS
Serviceable.

SINKS
Serviceable.

DRAIN
Serviceable.

MIRRORS
Serviceable.

TOILETS
Serviceable.

BATH VENTILATION
Serviceable.

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INSPECTION LIMITATIONS

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.

GENERALIST VS. SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT: Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

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MOLD, MILDEW & FUNGI: Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS: Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES: This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

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



AMERICAN SOCIETY OF HOME INSPECTORS

www.ashi.org

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HOME INSPECTION

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

American Society of Home Inspectors

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

Standard of Practice for Home Inspections

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

Code of Ethics for the Home Inspection Profession

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

ASHI Membership

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

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

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors®, 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 fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent and entryway walkways, patios, and driveways.

B. *describe wall coverings.*

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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.

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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.

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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.

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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.

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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.

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ASHI® CODE OF ETHICS

For the Home Inspection Profession

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

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

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

A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

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

A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.

B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.

C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

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

A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.

B. Inspectors shall report substantive and willful violations of this Code to the Society.

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