

Building Inspection Report

123 Any street , IL



Inspection Date:
2/23/2009

Prepared For:
Inspection Sample

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Report Overview

THE HOUSE IN PERSPECTIVE



This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those 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 south.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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.

MAJOR CONCERNS

SAFETY ISSUES

Driveway

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

REPAIR ITEMS

Flashings

- **Repair:** The flashing should be caulked to avoid leaks.

Windows

- **Repair:** The windows require caulking.

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Fireplaces

- **Repair:** The fireplace damper requires repair.

IMPROVEMENT ITEMS

Furnace

- **Improve:** The dirty air filter should be replaced.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

ITEMS TO MONITOR

Foundation

- **Major Concern:** Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8” high could present a trip hazard.

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.

Basement Leakage

- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the “Plumbing” section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

DEFERRED COST ITEMS

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

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

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

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.
Occasional rain has been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Basement Configuration
Columns:	•Steel
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Roof Joists •Wafer board Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices.

General Comments

No repair to structural components is necessary at this time. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Major Concern:** Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.



Monitor foundation crack



Crack in basement slab

Discretionary Improvements

Cracked concrete floor slabs, although not structural components of the house, can be replaced if desired. Replacing a slab is a significant cost.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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.

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The roof space/attic was viewed from the access hatch only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge below grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Repair:** The flashing should be caulked to avoid leaks.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- A chimney was not entirely visible during the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Roofing in good shape

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, and Fascias:	•Aluminum
Exterior Doors:	•Metal •Sliding Glass•???
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Block
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all brick constructed exterior walls. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The lot drainage was good, conducting surface water away from the building. The garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** The windows require caulking.

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.

Driveway

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Unfavorable weather restricted the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection
Service Panel & Over current Protection:	•Panel Rating: 200 Amp •Located: northeast corner of basement
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen •Electrical Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. 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. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



Double tapping

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Airease •Serial Number: G2095CT
Vents, Flues, Chimneys:	•Plastic
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier •Ultra-violet light

HEATING OBSERVATIONS

Positive Attributes

This is a high efficiency heating system. Heat distribution within the home is adequate. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

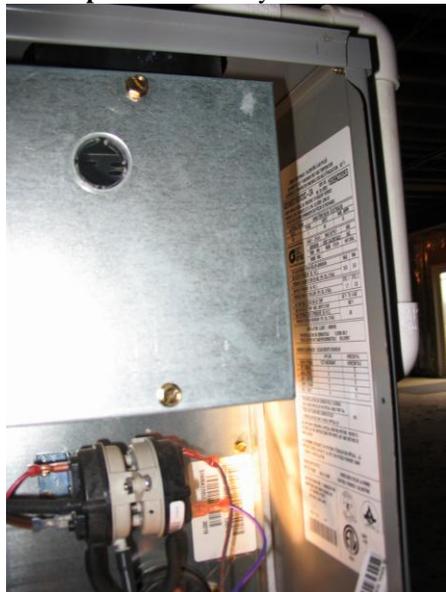
General Comments

No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: AirEase
 •Serial Number: 1606G12740

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

General Comments

No repairs are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Discretionary Improvements

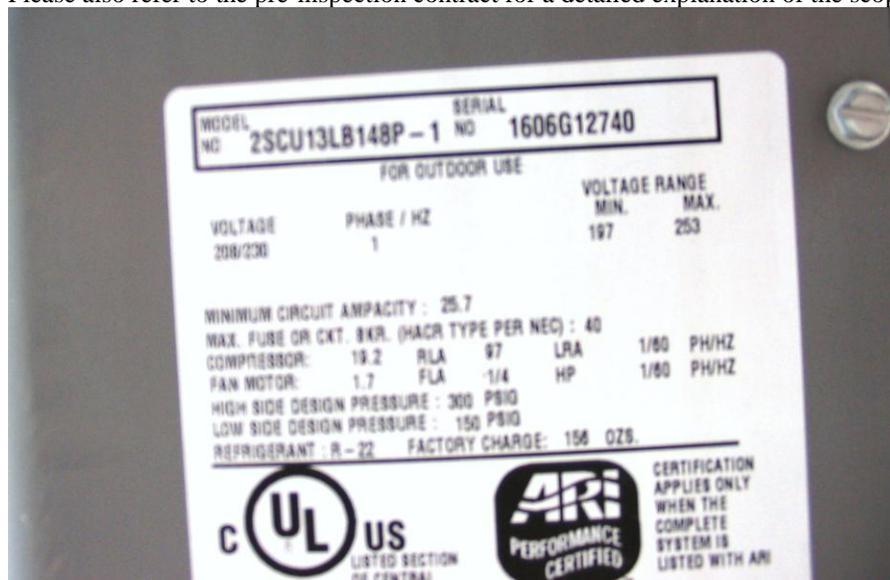
The installation of a “set back” thermostat may help to reduce heating costs.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The system was not tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Roof Cavity Insulation:	•Unknown in Cathedral Roof
Exterior Wall Insulation:	•R12 Fiberglass in Original Walls •Not Visible
Basement Wall Insulation:	
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Ridge Vents •Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the sloped ceilings.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

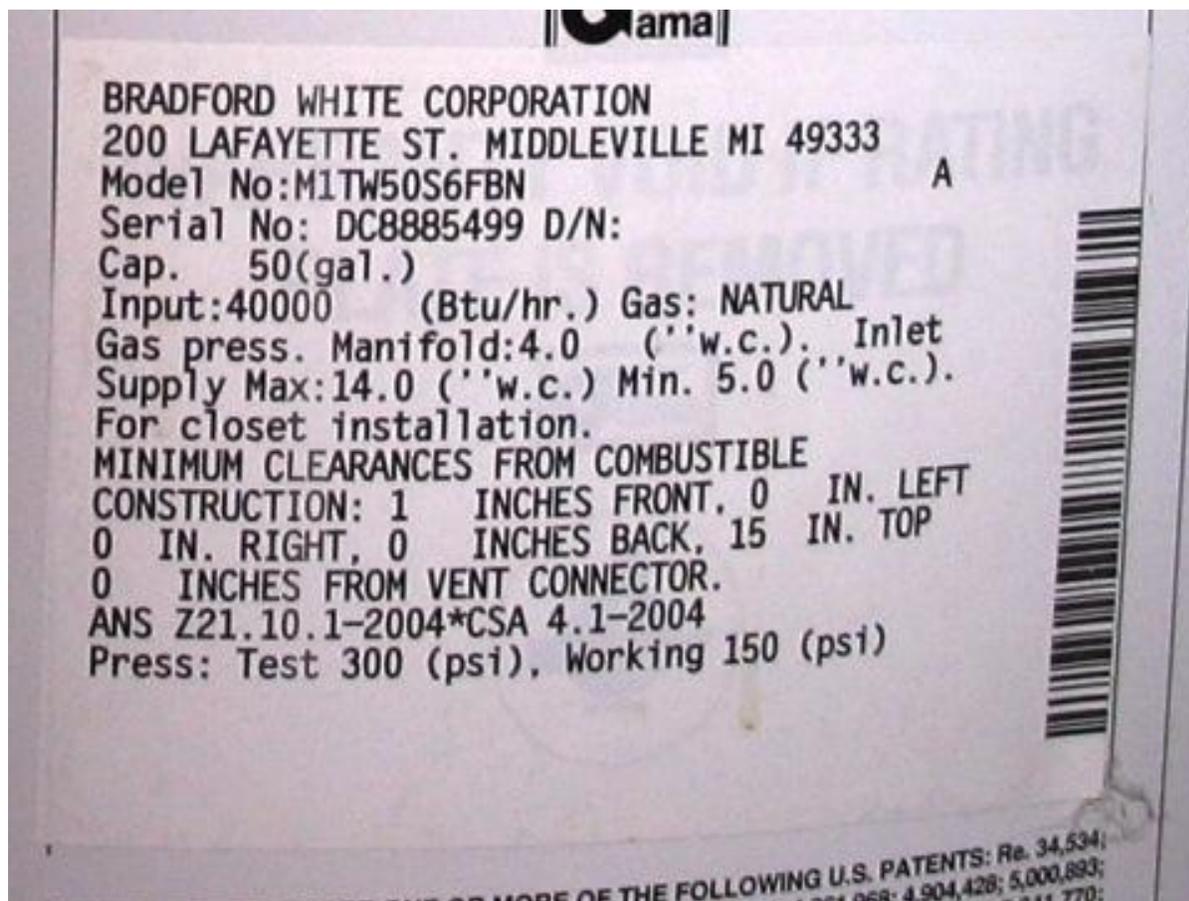
DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Manufacturer: American Standard •Serial Number: DC888549
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Outside South East corner
Other Components:	•Sump Pump •Sprinkler System
Water Heater:	•Approximate Capacity (in gallons): 50

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.



RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Casement •Double Glazed
Doors:	•Wood-Solid Core •Metal •Sliding Glass

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the 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.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.

Basement Leakage

- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home. Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Built-in Electric Oven •Gas Cook top •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer

Laundry Facility:

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

Other Components Tested:

•Kitchen Exhaust Hood •Central Vacuum •Door Bell •Water Conditioning Equipment

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox •Gas

Vents, Flues, Chimneys:

•Outside Combustion Air Provided •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components are in above average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace damper requires repair. Damper should have guard on it.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Standards Of Practice

1. Purpose, Scope & General Statements
 2. General Limitations & Exclusions
 3. Site
 4. Foundations
 5. Exterior
 6. Roof Coverings, Flashings, Gutters, Downspouts and Roof Ventilation
 7. Roof Structure, Attic & Insulation
 8. Attached Garage(s)/Carport(s)
 9. Electrical
 10. Plumbing
 11. Central Heating
 12. Central Air Conditioning
 13. Interior
- Glossary of Terms
-

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1. PURPOSE, SCOPE AND GENERAL STATEMENTS

1.1 The Standards of Practice (Standards) provide the minimum standards of performance for a written report on a residential home inspection performed by and for the exclusive use of members of the National Association of Home Inspectors, Inc. (NAHI™). Use of the NAHI logo and name is limited to those persons holding the designation of Regular Member. Associate, NAHI CRI and Affiliate Members may use specifically designated logos in advertising.

1.2 The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to an inspection.

1.3 The Standards describe those items, components, and systems included in the scope of an inspection.

1.4 The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units.

1.5 The Standards apply to a visual inspection of the readily accessible areas of the included items, components, and systems to determine if, at the time of the inspection, they are performing their intended function without regard to life expectancy.

1.6 The purpose of the inspection is to identify visible defects and/or conditions that, in the judgment of the inspector, adversely affect the function and/or integrity of the items, components, and systems.

1.7 Inspections performed under the Standards are basically visual and rely upon the opinion, judgment, and experience of the inspector, and are not intended to be technically exhaustive.

1.8 Inspections shall be performed in a time period sufficient to allow compliance with the provisions of the Standards.

1.9 Inspections performed under the Standards shall not be construed as a compliance inspection of any code, governmental regulation, or manufacturer's installation instructions or procedures. In the event a law, statute, or ordinance prohibits a procedure recommended in the Standards, the inspector is relieved of the obligation to adhere to the prohibited part of the Standards.

1.10 Inspections performed under the Standards are not an expressed or implied warranty or a guarantee of the adequacy, performance, or useful life of any item, component, or system in, on, or about the inspected property.

1.11 Detached building(s) and detached garage(s) located on the property will be inspected under these Standards only if specifically listed in the inspection report.

1.12 The National Association of Home Inspectors, Inc. recommends that its members perform inspections in accordance with these Standards, the Code of Ethics, and applicable law(s). The Standards are not intended to limit members from performing "additional inspection services."

1.13 The inspector shall report on any system and component included in these standards of practice which were present at the time of the home inspection but were not inspected and provide the reason they were not inspected.

2. GENERAL LIMITATIONS AND EXCLUSIONS

2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the inspector. The inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.

2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.

2.4 Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.

2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.

2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.

2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. **THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE.** The inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.

2.8 The inspector is not required to determine property boundary lines or encroachments.

2.9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts.

2.10 The inspector is not required to enter any premises that visibly shows a physical threat to the safety of the home inspector or others nor inspect any area or component that poses a danger to the inspector or others.

3. SITE

3.1 Components for Inspection.

3.1.1 Building perimeter, land grade, and water drainage directly adjacent to the foundation.

3.1.2 Trees and vegetation that adversely affect the structure.

3.1.3 Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

3.2 Procedures for Inspection.

The inspector will:

3.2.1 Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

3.2.2 Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

3.3 Limitations.

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

3.3.1 Inspect fences or privacy walls.

3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.

3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

4. FOUNDATIONS

4.1 Components for Inspection.

4.1.1 Foundation walls, first-floor systems, other support and sub-structure components, stairs.

4.1.2 Ventilation (when applicable).

4.1.3 Grade slab and/or floor slab.

4.2 Procedures for Inspection.

The inspector will:

4.2.1 Describe the type of structure and material comprising the structure and other items inspected.

4.2.2 Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components.

4.2.3 Inspect foundations for indications of flooding, moisture, or water penetration.

4.2.4 Observe subfloor crawl space ventilation and vapor barriers.

4.2.5 Operate the sump pump when present.

4.2.6 Inspect the visible and accessible wooden members.

4.2.7 Observe the visible condition of floor slab when present.

4.3 Limitations.

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

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.

4.3.2 Move stored items or debris or perform excavation to gain access.

4.3.3 Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the inspector.

4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5. EXTERIOR

5.1 Components for Inspection.

5.1.1 Visible structural components.

5.1.2 Wall covering, trim, and protective coating.

5.1.3 Windows and doors.

5.1.4 Attached porches, decks, steps, balconies, handrails, guardrails, and carports.

5.1.5 Visible exterior portions of chimneys.

5.2 Procedures for Inspection.

The inspector will:

5.2.1 Describe the type and material comprising the exterior components inspected.

5.2.2 Observe the condition of the components from the ground level.

5.2.3 Observe the condition of a representative number of visible windows and doors.

5.2.4 Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

5.3 Limitations.

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

5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the house.

5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.

5.3.3 Inspect or test the operation of security locks, devices, or systems.

5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.

5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flue liners.

5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6. ROOF COVERINGS, FLASHINGS, GUTTERS, DOWNSPOUTS AND ROOF VENTILATION

6.1 Components for Inspection.

6.1.1 Roof covering material.

6.1.2 Rain gutter and downspout system.

6.1.3 Visible portions of roof flashings.

6.1.4 Roof ventilation.

6.1.5 Roof soffits and fascias.

6.1.6 Roof skylights and other roof accessories.

6.2 Procedures for Inspection.

The inspector will:

6.2.1 Describe the type of roofing and gutters.

6.2.2 Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.

6.2.3 If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground.

6.2.4 Inspect flat roofs where internal accessibility is readily and safely available.

6.2.5 Report presence of roof ventilation.

6.3 Limitations.

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

6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the inspector.

6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.

6.3.4 Inspect antennas, lightning arresters, or similar attachments.

6.3.5 Operate powered roof ventilators.

6.3.6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers.

6.3.7 Determine adequacy of roof ventilation.

7. ROOF STRUCTURE, ATTIC AND INSULATION

7.1 Components for Inspection.

7.1.1 Roof framing, sheathing and decking.

7.1.2 Attic insulation.

7.2 Procedures for Inspection.

The inspector will:

7.2.1 Describe the type of material comprising the roof structure in the visible attic area.

7.2.2 Observe the condition of the visible roof structure and attic components where readily and safely accessible.

7.2.3 Investigate evidence of the presence of water penetration.

7.2.4 Determine the presence of attic insulation and its approximate thickness.

7.3 Limitations.

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

7.3.1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions.

7.3.2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

8. ATTACHED GARAGE(S)/CARPORT(S)

8.1 Components for Inspection.

8.1.1 Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation.

8.1.2 Electrical system and components.

8.1.3 Plumbing system and components.

8.1.4 Heating systems or units.

8.2 Procedures for Inspection.

The inspector will:

8.2.1 Describe the type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected.

8.2.2 Observe the condition and function of listed components; electric, plumbing, heating and similar systems.

8.2.3 Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

8.3 Limitations.

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

8.3.1 Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards.

8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

9. ELECTRICAL

9.1 Components for Inspection.

9.1.1 Entrance of the primary service from masthead to main panel.

9.1.2 Main and sub-panels including feeders.

9.1.3 Branch circuits, connected devices, and lighting fixtures.

9.2 Procedures for Inspection.

The inspector will:

9.2.1 Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

9.2.2 Observe the existence of a connected grounding conductor when readily accessible.

9.2.3 Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

9.2.4 Report the presence of aluminum branch circuit wiring at the main and sub-panels.

9.2.5 Verify operation of a representative number of accessible switches, receptacles and light fixtures.

9.2.6 Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior.

9.2.7 Verify operation of ground fault circuit interrupters (GFCI), if present.

9.2.8 Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

9.3 Limitations.

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

- 9.3.1 Insert any tool, probe or testing device into the main or sub-panels.
- 9.3.2 Activate electrical systems or branch circuits which are not energized.
- 9.3.3 Operate overload protection devices.
- 9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.
- 9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.
- 9.3.6 Test every switch, receptacle, and fixture.
- 9.3.7 Remove switch and outlet cover plates.
- 9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.
- 9.3.9 Verify continuity of connected service ground(s).

10. PLUMBING

10.1 Components for Inspection.

- 10.1.1 Visible water supply lines.
- 10.1.2 Visible waste/soil and vent lines.
- 10.1.3 Fixtures and faucets.
- 10.1.4 Domestic hot water system and fuel source.

10.2 Procedures for Inspection.

The inspector will:

- 10.2.1 Describe the material of the main line and water supply lines.
- 10.2.2 Verify the presence of a main water supply valve.
- 10.2.3 Describe the type of sanitary waste piping.
- 10.2.4 Describe the type and capacity of domestic water heating unit(s).
- 10.2.5 Inspect the condition of accessible and visible water and waste lines.
- 10.2.6 Inspect and operate fixtures and faucets.
- 10.2.7 Inspect and operate the domestic hot water system.
- 10.2.8 Inspect and operate drain pumps and waste ejector pumps when possible.
- 10.2.9 Test the water supply for functional flow.
- 10.2.10 Test waste lines from sinks, tubs and showers for functional drainage.

10.3 Limitations.

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

- 10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.

- 10.3.2 Inspect any system that is shut-down or secured.
- 10.3.3 Inspect any plumbing components not readily accessible.
- 10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.
- 10.3.5 Inspect interior fire sprinkler systems.
- 10.3.6 Evaluate the potability of any water supply.
- 10.3.7 Inspect water conditioning equipment, including softener and filter systems.
- 10.3.8 Operate freestanding or built-in appliances.
- 10.3.9 Inspect private water supply systems.
- 10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.
- 10.3.11 Inspect gas supply system for materials, installation or leakage.
- 10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.
- 10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.
- 10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11. CENTRAL HEATING

11.1 Components for Inspection.

- 11.1.1 Fuel source.
- 11.1.2 Heating equipment.
- 11.1.3 Heating distribution.
- 11.1.4 Operating controls.
- 11.1.5 Flue pipes, chimneys and venting.
- 11.1.6 Auxiliary heating units.

11.2 Procedures for Inspection.

The inspector will:

- 11.2.1 Describe the type of fuel, heating equipment, and heating distribution system.
- 11.2.2 Operate the system using normal readily accessible control devices.
- 11.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
- 11.2.4 Observe the condition of normally operated controls and components of the systems.
- 11.2.5 Observe visible flue pipes, dampers and related components for functional operation.
- 11.2.6 Observe the condition of a representative number of heat sources in each habitable space of the house.
- 11.2.7 Inspect the operation of fixed supplementary heat units. See 2.6 for more information.

11.3 Limitations.

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

- 11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shutdown.
- 11.3.2 To inspect or evaluate a heat exchanger.
- 11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.
- 11.3.4 Dismantle any equipment, controls, or gauges.
- 11.3.5 Inspect the interior of chimney flues.
- 11.3.6 Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.
- 11.3.7 Inspect solar heating systems.
- 11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- 11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.
- 11.3.10 Operate digital-type thermostats or controls.
- 11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.
- 11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.
- 11.3.13 Determine clearance to combustibles or adequacy of combustion air.

12. CENTRAL AIR CONDITIONING

12.1 Components for Inspection.

- 12.1.1 Cooling equipment.
- 12.1.2 Cooling distribution.
- 12.1.3 Operating controls.

12.2 Procedures for Inspection.

The inspector will:

- 12.2.1 Describe the type of central air conditioning system and energy sources.
- 12.2.2 Operate the system using normal control devices.
- 12.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.
- 12.2.4 Observe the condition of controls and operative components of the complete system, conditions permitting.
- 12.2.5 Observe the condition of a representative number of the central air cooling outlets in each habitable space of the house.

12.3 Limitations.

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

- 12.3.1 Activate or operate cooling or other systems that have been shut-down.
- 12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.
- 12.3.3 Check the pressure of the system coolant or determine the presence of leakage.
- 12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.
- 12.3.5 Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- 12.3.6 Remove covers or panels that are not readily accessible.
- 12.3.7 Dismantle any equipment, controls, or gauges.
- 12.3.8 Check the electrical current drawn by the unit.
- 12.3.9 Operate digital-type thermostats or controls.

13. INTERIOR

13.1 Components for Inspection.

- 13.1.1 Walls, ceilings, floors, windows, and doors.
- 13.1.2 Steps, stairways, balconies, railings.
- 13.1.3 Fireplaces.
- 13.1.4 Electric outlets and fixtures.
- 13.1.5 Plumbing fixtures and components.
- 13.1.6 Heating and cooling distribution.

13.2 Procedures for Inspection.

The inspector will:

- 13.2.1 Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.
- 13.2.2 Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.
- 13.2.3 Describe type, material, condition and operation of a representative number of windows, doors and their hardware.
- 13.2.4 Inspect the exterior condition of the kitchen cabinets and countertops.
- 13.2.5 Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible.
- 13.2.6 Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9.
- 13.2.7 Comment on presence or absence of smoke detectors.
- 13.2.8 Observe condition and operation of plumbing fixtures and components in each room as described in Section 10.

13.3 Limitations.

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

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

13.3.5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

GLOSSARY OF TERMS

Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal control means. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

Additional Inspection Services: Those services offered in addition to the home inspection as defined in these standards, including but not limited to the following examples; wood destroying insect-organism and environmental testing.

Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.

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.

Detrimental Conditions: Any conditions that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to the inspector or to components of the property.

Describe: To distinguish from another system or component.

Evaluate: To ascertain, judge, or form an opinion about an item or condition.

Foundation: The base upon which the structure or a wall rests; usually masonry, concrete, or stone, and generally partially underground.

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.

Functional: Performing, or able to perform, a function.

Functional Drainage: A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.

Functional Flow: Sufficient water flow to provide uninterrupted supply to the highest, unrestricted tap (faucet furthest from the source) when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.

Habitable: In a condition suitable for human habitation.

Habitable Spaces: Rooms or spaces used for sitting, sleeping, bathing, toilets, eating or cooking. Not considered habitable spaces by these Standards are closets, halls, storage spaces and utility areas.

Heat Source: A heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register, or other device(s) from which heat is intended to be emitted.

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 the Standards of Practice as a guideline.

Inspect: To evaluate carefully without use of technically exhaustive methods.

Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

Intended Function: Performing or able to perform the usual function for which an item is designed, or fitted; and be in a condition (state of repair) appropriate to this function, its age and location. [See Function]

Observe: To see through visual directed attention.

Operate: To cause equipment or systems that have been activated to perform their intended function(s), such as turning on a water faucet or turning up the thermostat on an activated heating system.

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.

Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

Shut-down: A system or equipment is considered to be shut-down when its normal control device(s) will not cause it to become activated or operational. The inspector is not required to activate or operate safety devices (fuses, breakers, etc.) in the "off" position. It is not the responsibility of the inspector to put these controls in the "on" mode, nor to ensure that the equipment or systems to be tested are operable at the time of the inspection.

Slab on Grade: Structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

Technically exhaustive: An inspection is technically exhaustive when it involves the use of measurements, instruments, testing calculations and other means to develop scientific or engineering findings, conclusions, and recommendations.

Verify: To confirm or substantiate.