

# Building Inspection Report



**Inspection Date:**

**Prepared For:**  
Customer

**Prepared By:**  
House Detectives  
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**Report Number:**

**Inspector:**  
DEREK DOBYNS

# Report Overview

## THE HOUSE IN PERSPECTIVE

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### CONVENTIONS USED IN THIS REPORT

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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.

### IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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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

- **Improve:** Window well covers are recommended for safety
- **Improve possible safety Issue:** window well egress in basement should have a ladder for emergency exit

**Safety Issue:** The fireplace damper should have a device to prevent total closure .

##### REPAIR ITEMS

- **Repair:** The missing siding on South West side of house should be replaced to avoid wind or water damage.
- **Repair:** Unused Sattalite Dish and cable should be removed and Holes repaired
- **Repair:** Overhead garage door could use adjustment/replaced seals to prevent the weather from entering
- **Repair:** The toilet in upstairs guest bathroom runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Repair:** The sump pit cover should be secured for improved safety.
- **Repair:** It is suspected that the waste piping is obstructed in the kitchen sink on disposal side. Further investigation is needed.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Closet Doors in 2 guest rooms should be trimmed or adjusted as necessary to work properly.
- **Repair:** The waste disposer is inoperative.

#### IMPROVEMENT ITEMS

##### Porch

- **Repair** The porch railing is loose. It is recommended that this be repaired for improved safety.

- **Improve:** There does not appear to be a sufficient number of downspouts. If practical, additional downspouts should be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Improve:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** Loose or damaged cabinet door hinges in the kitchen should be repaired.

#### **ITEMS TO MONITOR**

- **Monitor:** The overhead garage door bottom Panel has minor damaged inside and out.

#### **DEFERRED COST ITEMS**

### **THE SCOPE OF THE INSPECTION**

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All components designated for inspection in the ASHI® 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.

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

# Structure

## DESCRIPTION OF STRUCTURE

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- |                           |                             |
|---------------------------|-----------------------------|
| <b>Wall Structure:</b>    | •Wood Frame                 |
| <b>Ceiling Structure:</b> | •Truss                      |
| <b>Roof Structure:</b>    | •Trusses •Plywood Sheathing |

## STRUCTURE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF STRUCTURE INSPECTION

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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.

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

# Roofing

## DESCRIPTION OF ROOFING

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## ROOFING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

#### Gutters & Downspouts

- **Improve:** There does not appear to be a sufficient number of downspouts. If practical, additional downspouts should be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Improve:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



## LIMITATIONS OF ROOFING INSPECTION

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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 all of the 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 build up, 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.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Vinyl Siding
<b>Eaves, Soffits, And Fascias:</b>	•Aluminum
<b>Window/Door Frames and Trim:</b>	•Metal-Covered
<b>Entry Driveways:</b>	•Asphalt
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Steel
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The missing siding on South West side of house should be replaced to avoid wind or water damage.
- **Repair:** Unused Sattalite Dish and cable should be removed and Holes repaired
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#### Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Discretionary Improvements

It would be wise to install a smoke detector in the garage.

#### Garage

- **Monitor:** The overhead garage door bottom Panel has minor damaged inside and out.
- **Repair:** Overhead garage door could use adjustment/replaced seals to prevent the weather from entering

#### Porch

- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.  
And painted for longevity

## LIMITATIONS OF EXTERIOR INSPECTION

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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.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Second Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement back wall
<b>Service Grounding:</b>	•Copper
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers
<b>Sub-Panel(s):</b>	•None Visible
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen •Electrical Panel
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded.

### General Comments

Inspection of the electrical system did not reveal the need for improvement.

### RECOMMENDATIONS / OBSERVATIONS



## LIMITATIONS OF ELECTRICAL INSPECTION

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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

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<b>Energy Source:</b>	•Gas 110000 btu
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox•Serial Number: 5804A 28096
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition.



Gas shutoffs

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

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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

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**Energy Source:**  
**Central System Type:**

- 240 Volt Power Supply
- Air Cooled Central Air Conditioning •Manufacturer: Lennox•Serial Number: 5804B17126



## COOLING / HEAT PUMPS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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 air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.
- 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

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<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•Unknown in Cathedral Roof
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Roof Ventilation:</b>	•Ridge Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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:

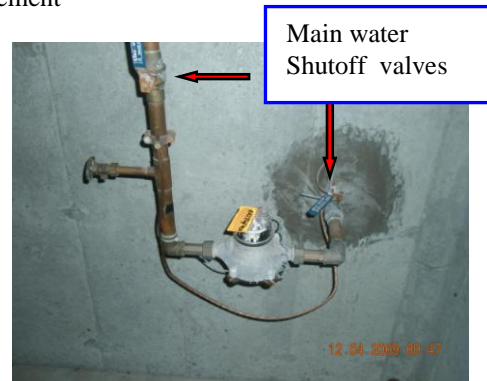
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam 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.
- The 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.

# 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  
**Fuel Shut-Off Valves:** •Natural Gas Main Valve At North East corner outside of house  
**Other Components:** •Sump Pump •Laundry Tub Pump  
**Water Heater:** •Gas •Approximate Capacity (in gallons): 50  
 •Manufacturer: State •Serial Number: E04337187



**Fuel Shut-Off Valves:** Present

## 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

#### Fixtures

- **Repair:** The toilet in upstairs guest bathroom runs on after flushing. Improvement to the tank mechanism is likely to be needed.

**Sump Pump**

- **Repair:** The sump pit cover should be secured for improved safety.

**Waste / Vent**

- **Repair:** It is suspected that the waste piping is obstructed in the kitchen sink on disposal side. Further investigation is needed.

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**LIMITATIONS OF PLUMBING INSPECTION**

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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

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Windows and Doors

The windows have been lacking maintenance some are difficult to operate.

### RECOMMENDATIONS / OBSERVATIONS

#### Windows

- **Repair:** Window hardware is damaged. Window in upstairs north west room lacks springs will fall if opened and released



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- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

#### Doors

- **Repair:** Closet Doors in 2 guest rooms should be trimmed or adjusted as necessary to work properly.



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#### Kitchen Cabinets

- **Improve:** Loose or damaged cabinet door hinges in the kitchen should be repaired.

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### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Improve: Window well covers are recommended for safety**
- **Improve possible safety Issue: window well egress in basement should have a ladder for emergency exit**



### LIMITATIONS OF INTERIOR INSPECTION

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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

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**Appliances Tested:**

**Laundry Facility:**

- Waste Disposer
- Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

- Kitchen Exhaust Hood •Door Bell

## APPLIANCES OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Waste Disposer**

- **Repair:** The waste disposer is inoperative.

## LIMITATIONS OF APPLIANCES INSPECTION

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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.
- Informed By client dishwasher was being replaced. Excluded from report

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

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**Fireplaces:** •Steel Firebox •Gas  
**Vents, Flues, Chimneys:** •Metal Flue-Insulated Multi-Wall

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

On the whole, the fireplace and its components are in above average condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair, Safety Issue:** The fireplace damper should have a device to prevent total closure .

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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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.
- Firescreens, 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.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

#### Other Fireplace/Stove Components Not Inspected:

- Automatic fuel feed devices

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

# Standards of Practice

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1. Introduction
  2. Purpose & Scope
  3. Structural System
  4. Exterior
  5. Roofing System
  6. Plumbing System
  7. Electrical System
  8. Heating System
  9. Air Conditioning System
  10. Interior
  11. Insulation & Ventilation
  12. Fireplaces & Solid Fuel Burning Appliances
  13. General Limitations & Exclusions  
Glossary
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Effective 1 January 2000

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## 1. INTRODUCTION

**1.1** 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 include private, fee-paid 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 these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.

### **2.2** The *inspector* shall:

#### A. *inspect*:

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

#### B. *report*:

1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is *significantly deficient* or near the end of its service life.
3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and the reason they were not *inspected*.

### **2.3** These Standards of Practice are not intended to limit *inspectors* from:

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.

- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

### 3. STRUCTURAL SYSTEM

#### 3.1 The *inspector* shall:

##### A. *inspect*:

1. the *structural components* including foundation and framing.
2. by probing a *representative number* of *structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

##### B. *describe*:

1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

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

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

### 4. EXTERIOR

#### 4.1 The *inspector* shall:

##### A. *inspect*:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

##### B. *describe* the exterior wall covering.

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

##### A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

### 5. ROOF SYSTEM

#### 5.1 The *inspector* shall:

##### A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

##### B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

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

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other installed accessories.

## 6. PLUMBING SYSTEM

### 6.1 The *inspector* shall:

A. *inspect*:

1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment
4. the vent *systems*, flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.
6. the drainage sumps, sump pumps, and related piping.

B. *describe*:

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

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

A. *inspect*:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

## 7. ELECTRICAL SYSTEM

### 7.1 The *inspector* shall:

A. *inspect*:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:

1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the *wiring methods*

C. *report*:

1. on the presence of solid conductor aluminum branch circuit wiring
2. on the absence of smoke detectors

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

A. *inspect*:

1. the remote control devices unless the device is the only control device.
  2. the *alarm systems* and *components*.
  3. the low voltage wiring, *systems* and *components*.
  4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
- B. measure amperage, voltage, or impedance.

## 8. HEATING SYSTEM

### 8.1 The *inspector* shall:

- A. *inspect*
1. the *installed* heating equipment.
  2. the vent *systems*, flues, and chimneys.
- B. *describe*
1. the energy source.
  2. the heating method by its distinguishing characteristics.

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

- A. *inspect*
1. the interiors of flues or chimneys which are not *readily accessible*.
  2. the heat exchanger.
  3. the humidifier or dehumidifier.
  4. the electronic air filter.
  5. the solar space heating system.
- B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING SYSTEMS

### 9.1 The *inspector* shall:

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
1. the energy source.
  2. the cooling method by its distinguishing characteristics.

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

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

## 10. INTERIOR

### 10.1 The *inspector* shall:

- A. *inspect*
1. the walls, ceilings, and floors.
  2. the steps, stairways, and railings.
  3. the countertops and a *representative number* of *installed* cabinets.
  4. a *representative number* of doors and windows.
  5. garage doors and garage door operators.

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

- A. *inspect*
1. the paint, wallpaper, and other finish treatments.
  2. the carpeting.
  3. the window treatments.
  4. the central vacuum *systems*.
  5. the *household appliances*.
  6. *recreational facilities*.

## 11. INSULATION & VENTILATION

**11.1 The *inspector* shall:**A. *inspect*:

1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation *systems*.

B. *describe*:

1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

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

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

**12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES****12.1 The *inspector* shall:**A. *inspect* :

1. the system *components*.
2. the vent *systems*, flues, and chimneys.

B. *describe*:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

**12.2 The *inspector* is NOT required to:**A. *inspect*:

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

## B. ignite or extinguish fires.

## C. determine draft characteristics.

## D. move fireplace inserts or stoves or firebox contents.

**13. GENERAL LIMITATIONS AND EXCLUSIONS****13.1 General limitations:**

## A. Inspections performed in accordance with these Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects

## B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

**13.2 General exclusions:**A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.B. *Inspectors* are NOT required to determine:

1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9. the market value of the property or its marketability.
  10. the advisability of the purchase of the property.
  11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
  12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
  13. the effectiveness of any system *installed* or methods utilized to control or remove suspected hazardous substances.
  14. the operating costs of *systems* or *components*.
  15. the acoustical properties of any system or component.
- C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
  2. or perform *engineering services*.
  3. or perform work in any trade or any professional service other than *home inspection*.
  4. warranties or guarantees of any kind.
- D. *Inspectors* are NOT required to operate:
1. any system or component which is shut down or otherwise inoperable.
  2. any system or component which does not respond to *normal operating controls*.
  3. shut-off valves.
- E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
  2. the *under-floor crawl spaces* or attics which do not conform to recognized standards for clearance.
- F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
  2. *systems* or *components* which are not *installed*.
  3. *decorative items*.
  4. *systems* or *components* located in areas which are not entered in accordance with these Standards of Practice.
  5. detached structures other than garages and carports.
  6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
  2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
  3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

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## GLOSSARY OF ITALICIZED WORDS

### **Alarm Systems**

Warning devices, *installed* or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

### **Architectural Service**

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

### **Automatic Safety Controls**

Devices designed and installed to protect systems and components from 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 report a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

**Dismantle**

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

**Engineering Service**

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

**Further Evaluation**

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

**Home Inspection**

The process by which an inspector visually examines the *readily accessible systems* and *components* of a home and which describes those *systems* and *components* in accordance with these Standards of Practice

**Household Appliances**

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

**Inspect**

To examine readily accessible *systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

**Inspector**

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

**Installed**

Attached such that removal requires tools

**Normal Operating Controls**

Devices such as thermostats, switches or valves intended to be operated by the homeowner

**Readily Accessible**

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property

**Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

**Recreational Facilities**

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

**Report**

To communicate in writing

**Representative Number**

One *component* per room for multiple similar interior *components* such as windows and electric outlets; 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

**Significantly Deficient**

*Unsafe* or not functioning

**Shut Down**

A state in which a *system* or *component* cannot be operated by *normal operating controls*

**Solid Fuel Burning Appliances**

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

**Structural Component**

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

**System**

A combination of interacting or interdependent *components*, 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 Crawl Space**

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

**Wiring Methods**

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube," etc.

# Cost Summary

## INTRODUCTION

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The following cost figures are order of magnitude estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance.

It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner will dramatically reduce costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

## APPROXIMATE IMPROVEMENT COSTS

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Gutter and Downspout Improvements .....	\$100-300
Siding Repairs And Painting .....	\$1500 And Up
Sink Replacement .....	\$150 And Up
Add 220V Dedicated Electrical Circuit .....	\$150-250
Waste Disposer Repairs .....	\$50 And Up