



Inspection Report

LOCATED AT:
1234 Aloha Street
Honolulu, Hawaii 96814

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Monday, January 1, 2018



Inspector, Jay Cadavona
Home Inspections Oahu LLC (808) 220-8686

Monday, January 1, 2018
Sample Report
1234 Aloha Street
Honolulu, Hawaii 96814

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Monday, January 1, 2018 at:

1234 Aloha Street
Honolulu, Hawaii 96814

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:



= Potentially serious condition that should be corrected by a qualified licensed professional.



= Upgrade, repair, or replacement is recommended.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Jay Cadavona
Home Inspections Oahu LLC

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair, unless stated otherwise in the report. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard American Society of Home Inspectors contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

For purposes of identification and reporting, the front of this building faces north.

NOTES

The house was estimated to be approximately 44 years old.

Over the course of this inspection the temperature was estimated to be between 80 and 100 degrees.

The weather was sunny at the time of our inspection.

The home/unit was either occupied or furnished during the time of inspection. Because of this, certain items or circumstances may have limited the inspector from fully evaluating the property. A final walkthrough inspection is recommend prior to closing when all areas are cleared and accessible.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Sections of this building may have been remodeled. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

Exterior/Site/Ground

BASIC INFORMATION

WARN The grade does not promote water draining away from the home. To prevent possible damage to the foundation or structure, it is recommended to provide proper site drainage.



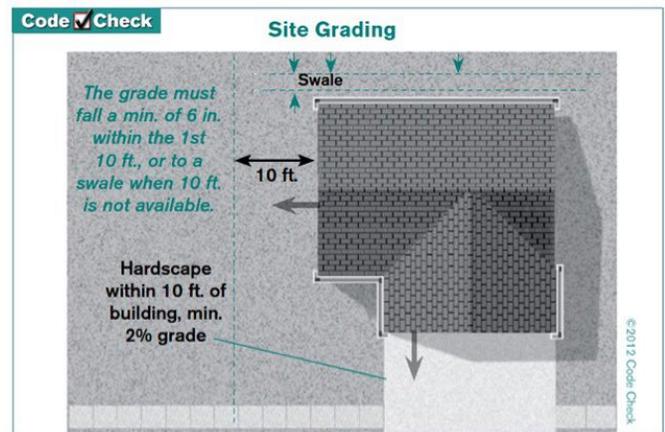
east side of home



south side of home



west side of home



example

General lot topography: Uneven lot
Walkways: Concrete
Primary exterior wall covering: Hardboard siding
Primary exterior window material: Metal frame

OUTDOOR LIGHTS

The outdoor lights operated at the time of inspection.

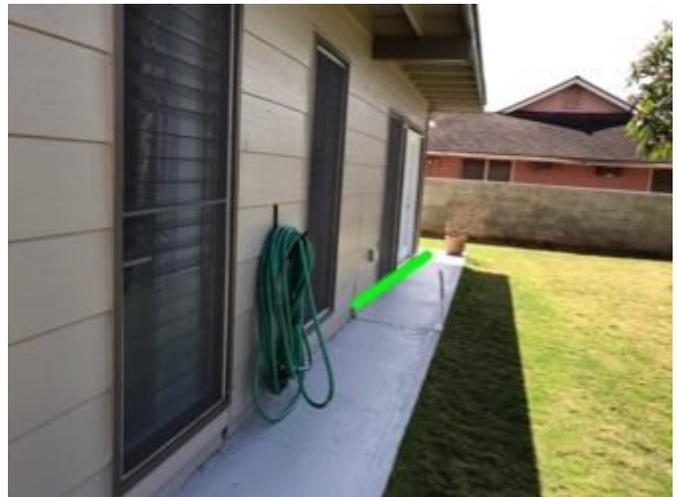


HARDBOARD SIDING

UPG The edge of the siding at the rear den of the home is close to the ground. For proper drainage and drying, we recommend that the bottom edge of the siding be 2" above concrete, and 6" from the earth.



example



rear of home

UPG Gaps in the hardboard siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance.



west side of home

MASONRY WALLS

UPG The masonry walls are cracked in several locations. It has the appearance of reinforcing steel corrosion, causing the CMU to crack. For a better appearance and prevent and help prevent further deterioration, we recommend proper spall repair practices.



example





Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Location: center of home

Roof slope: Medium

Material: Asphalt composition shingle

Layers: Single layer

Roof drainage system: None

INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

GENERAL COMMENT

The roof is in satisfactory condition. Attention to the items noted below, together with routine maintenance will maximize its useful life.

SURFACE

UPG The ridge cap is showing signs wear and loss of surface granuals. The roof appears to be water tight at the moment. To prevent possible water intrusion, it is recommended to replace the ridge caps in the near future.



example





The rake edge is deteriorated and has signs of dry rot. Repair or replacement is recommend.



example



west side of home

Built-up Roof System

BASIC INFORMATION

Location: majority of structure

Roof slope: Flat or very minimal pitch

Material: Torch down single ply roofing

Layers: Single layer

Connections and penetrations: Sealed with metal flashing

Roof drainage system: None

INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

GENERAL COMMENT

The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.



Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

STRUCTURE INFORMATION

Type of foundation: Slab on grade

Foundation material: Poured concrete

Wall system: Stud walls

Ceiling system: Open beams

The ceiling structure could not be determined because it was inaccessible.

GENERAL COMMENT

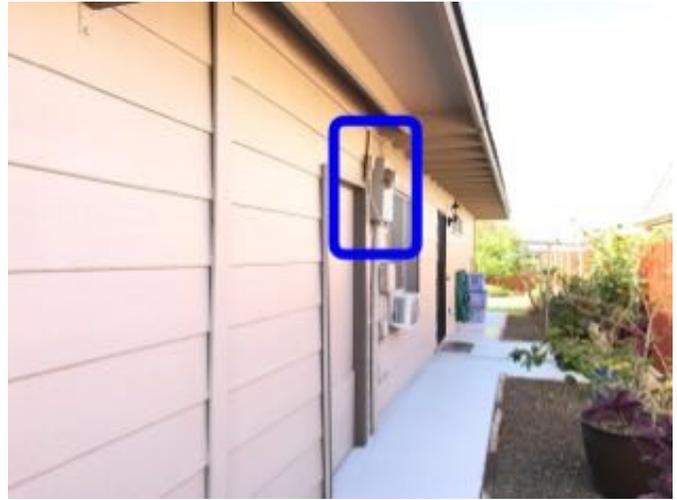
All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

METER & MAIN

The meter and main electrical service panel are outside on the right-front corner of the building.



BASIC INFORMATION

Service entry into building: Underground service lateral

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amperes

System grounding source: Water supply piping

Branch circuit protection: Circuit breakers

Wiring material: Copper and aluminum wiring where seen

Wiring method: Rigid conduit

CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



BREAKER SUBPANEL

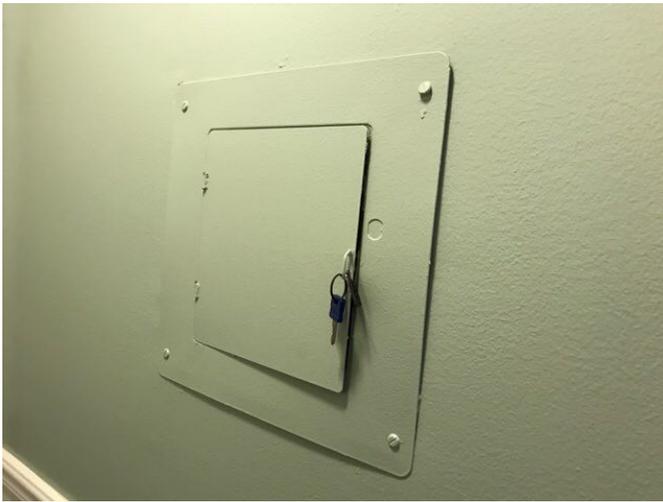
Additional distribution panels, or subpanels, are located in the garage and the center bathroom



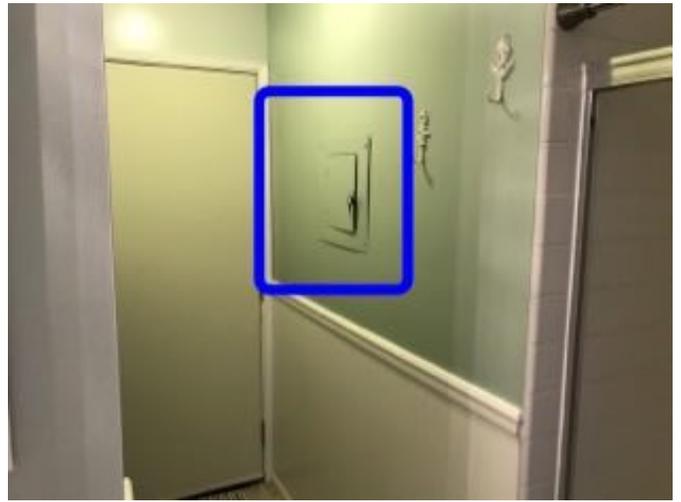
garage



garage



center bathroom



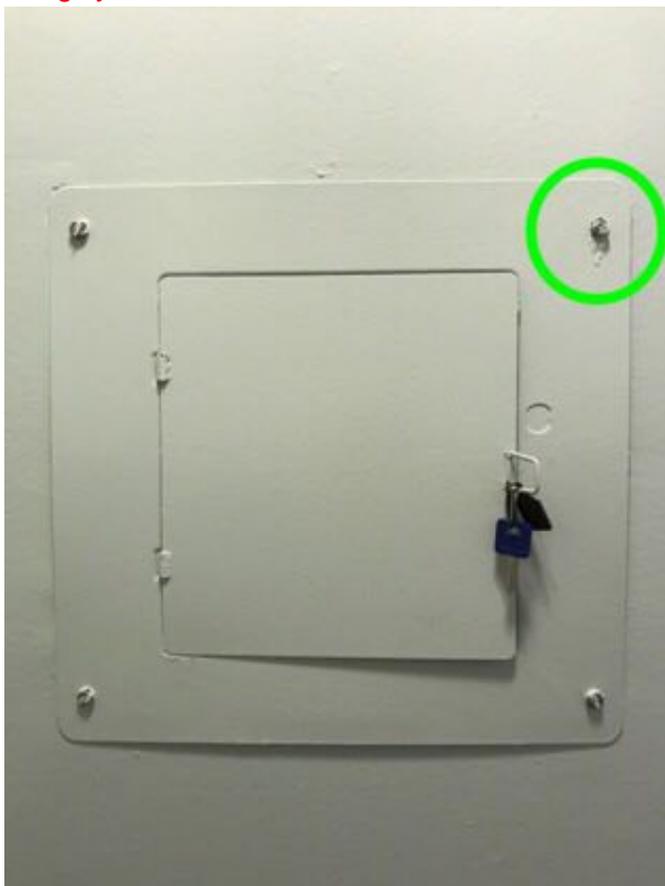
center bathroom

WARN

Irrigation type of PVC has been used to feed the garage junction box. This is not an approved practice. It is recommend to have the advice and services of a qualified licensed electrical contractor correct the issue.



WARN The subpanel cover is loose because the upper right screw is too short. Installation of a longer screw is highly recommended.



CIRCUITRY SUBPANEL

WARN Multiple wires are installed on individual terminals. This 'double lugging' is not permitted because a positive connection for all wires are not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal. It is recommend to have the advice and services of a licensed electrical contractor correct the issue.



garage



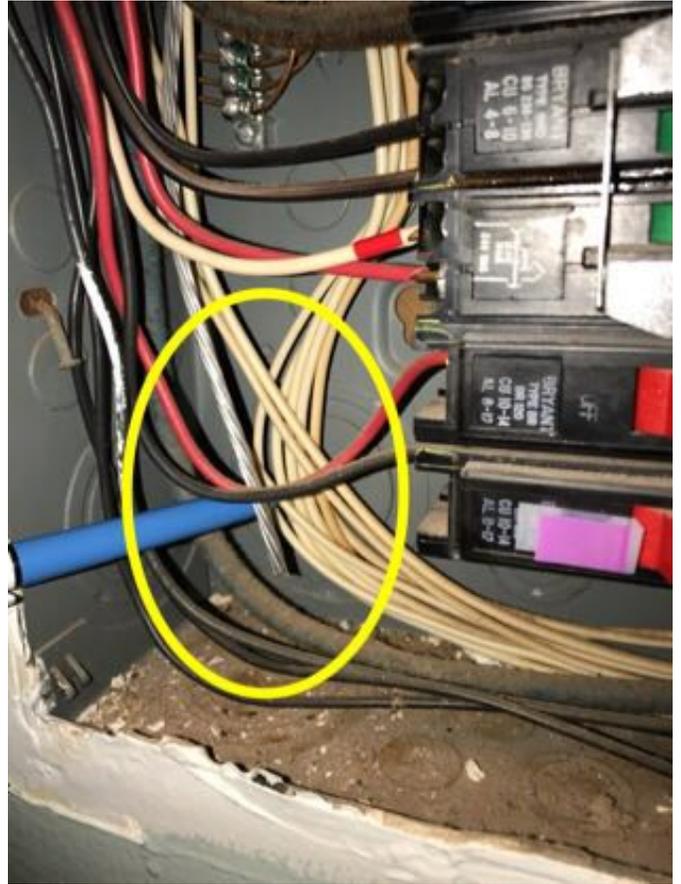
garage

WARN

The grounding method for the subpanel is non-compliant to today's standards. We recommend the advice and services of a licensed electrical contractor correct the issue.



multiple wires under one set screw



ground wire not bonded



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Public supply

Main water line: Copper

Supply piping: Copper where seen

Waste disposal: Municipal

Drain Waste Vent piping: Plastic where seen

GENERAL COMMENT

At the time of inspection, we did not observe any major signs of water leaks to the homes water supply. To verify this, we took an initial picture of the meter reading, then took another picture approximately 5 minutes later and compared the two.



0430670 @9:15am



0430670 @9:21am

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is outside at the front of the building.



WATER SHUTOFF COMMENTS

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

WATER PRESSURE

The system water pressure, was measured at an exterior hose bibs, is within the range of normal.



~60 PSI

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: Three

Number of bathrooms: Two

Window material: Metal

Window material: Vinyl

Window type: Jalousie windows

Window type: Fixed pane windows

Window glazing: Single pane

Finished ceiling material: Drywall

Finished floor material: Vinyl

Finished floor material: Tile

Finished floor material: Laminate

Finished wall material: Drywall

SURFACES: OVERALL

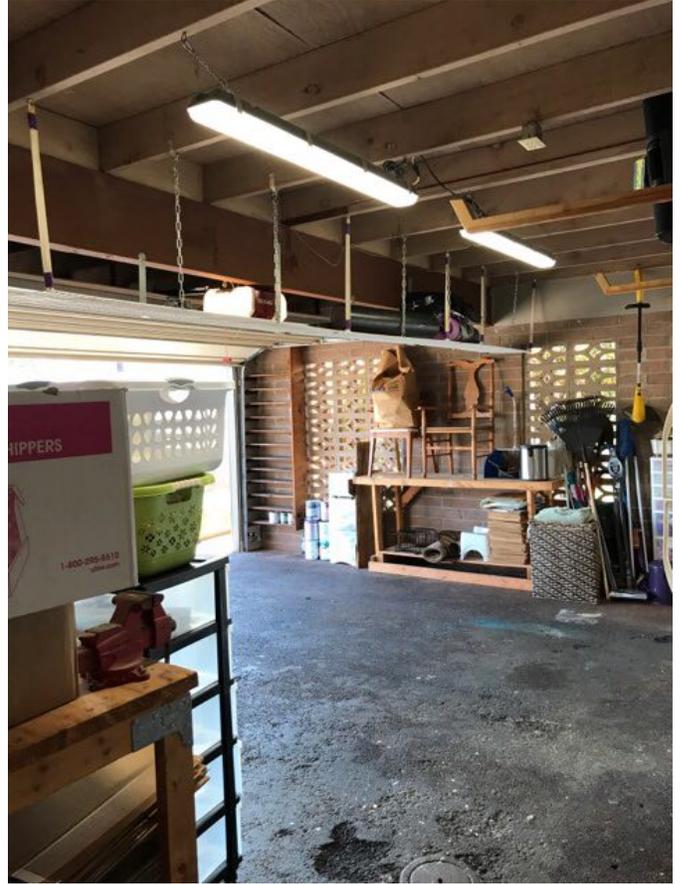
The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



WIRING

WARN Running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage. It is recommended to have the advice and services of a qualified licensed electrical contractor correct the issue.



RECEPTACLES

Several receptacles were tested with a 3 prong tester. They appear to be properly installed and were operational.

WARN The receptacle in this room does not have ground, posing a potential electrical hazard. We recommend the advice and services of a licensed electrical contractor correct the issue.



GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS

The light(s) operated during the time of inspection when we used the light switch.



GARAGE DOOR OPENER

UPG The garage door opener operated properly when we raised and lowered the door, including the auto-reverse mechanism. However, the motion sensors were mounted too high on the frame, which could pose a safety hazard. We recommend reinstalling the sensors so they are no higher than 6 inches.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In a hall closet



Energy source: Electricity

Capacity: 40 gallons

Unit type: Free standing tank

T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

WATER CONNECTORS

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we may not review appliances, connections, hookups, or venting.

GENERAL COMMENT

This location was inspected, listed below or another location are our findings.



WASHER/DRYER

The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.



The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.



LIGHTS / FAN

The light operated during the time of inspection when we used the light switch.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

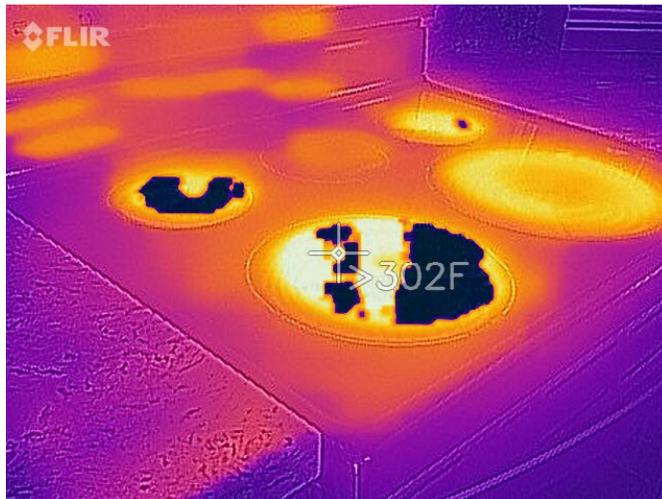
GENERAL COMMENT

This location was inspected, listed below or another location are our findings.



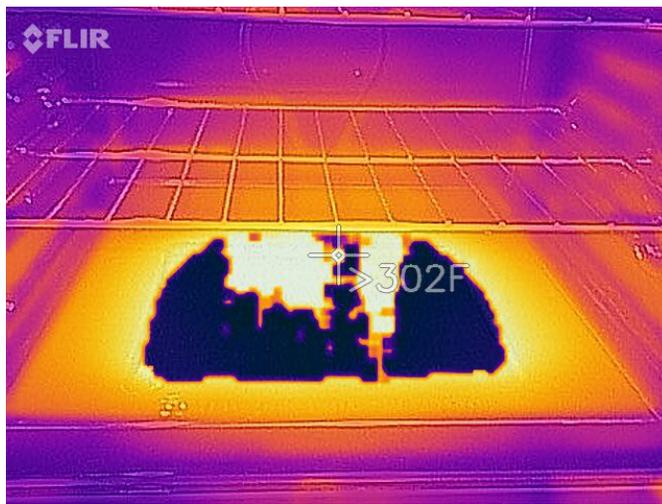
STOVE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



OVEN

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.



DISHWASHER

The dishwasher responded to normal user controls and operated at the time of inspection.



REFRIGERATOR

During the time of inspection, the refrigerator/freezer was operating.





VENTILATION

Kitchen ventilation is provided by a microwave over the burners.



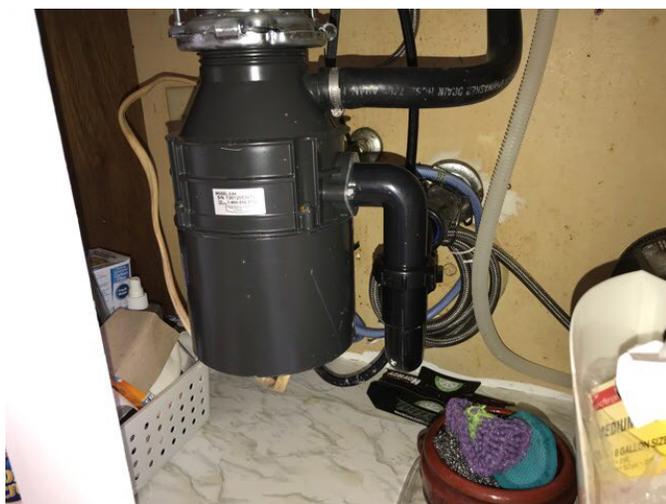
MICROWAVE

The microwave oven was turned on briefly with the normal operating controls and found to be in satisfactory working condition. Any further testing is beyond the scope of this inspection.



DISPOSAL

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.



FIXTURES

The faucet operated properly, and did not leak at the time of inspection.

The angle stop(s) and supply line(s) for the fixture(s) did not leak at the time of inspection.

DRAIN TRAPS

At the time of inspection, the drain trap and visible drain lines did not leak.



The drain trap and associated piping are ABS plastic.

AIR GAP

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.



SINK

The sink is metal.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Several receptacles were tested with a 3 prong tester. They appear to be properly installed and were operational.

LIGHTS

The light(s) operated during the time of inspection when we used the light switch.



WINDOWS

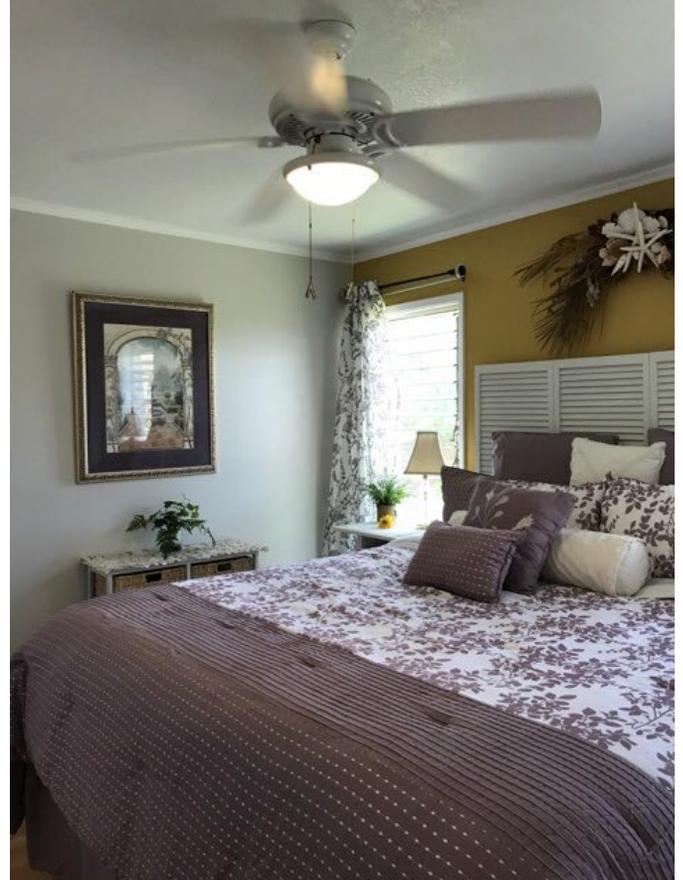
The window(s) operated at the time of inspection.

Bedroom

Master Bedroom

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



RECEPTACLES

Voltage to the receptacle was verified with a 3 prong tester, voltage meter, or other means. The receptacle appears to be properly installed and was operational.

LIGHTS / FAN

The fan/light operated during the time of inspection when we used the pull chain.



DOORS

The door and its hardware operated at the time of inspection.

CLOSET DOORS

The closet door(s) and hardware operated at the time of inspection.

WINDOWS

All of the window(s) in this room operated at the time of inspection.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.



West Bedroom

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



RECEPTACLES

Voltage to the receptacles were verified with a 3 prong tester, voltage meter, or other means. The receptacles appear to be properly installed and were operational.

LIGHTS / FAN

The fan/light operated during the time of inspection when we used the pull chain.



DOORS

The door and its hardware operated at the time of inspection.

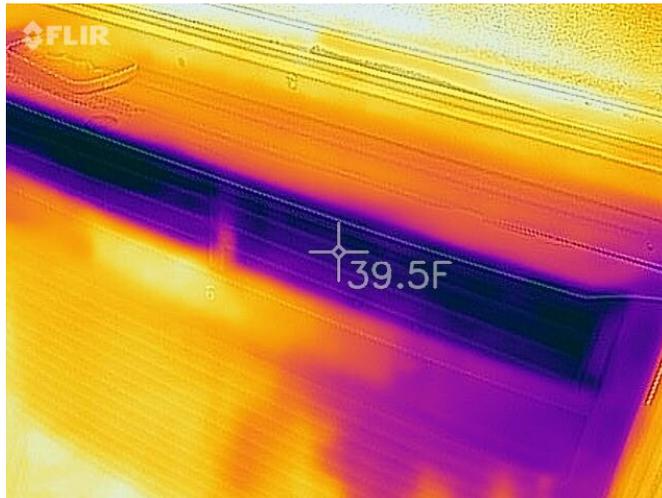
CLOSET DOORS

The closet door(s) and hardware operated at the time of inspection.

WINDOWS

All of the window(s) in this room operated at the time of inspection.

The AC window and/or wall unit(s) operated at the time of inspection.



SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.



East Bedroom

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



RECEPTACLES

Voltage to the receptacles were verified with a 3 prong tester, voltage meter, or other means. The receptacles appear to be properly installed and were operational.

LIGHTS / FAN

The fan/light operated during the time of inspection when we used the pull chain.



DOORS

The door and its hardware operated at the time of inspection.

CLOSET DOORS

The closet door(s) and hardware operated at the time of inspection.

WINDOWS

All of the window(s) in this room operated at the time of inspection.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.



Bathroom

Master Bathroom

GENERAL COMMENT

This location was inspected, listed below or another location are our findings.



BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Shower Pan: Molded fiberglass

Shower walls: Mortar set ceramic/porcelain tile

RECEPTACLES

Voltage to the receptacle was verified with a 3 prong tester, voltage meter, or other means. The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS

The light(s) operated during the time of inspection, when we used the light switch.



SINK/WATER BASIN

The sink/wash basin appears to be properly installed. When operated, we did not observe any leaks at the time of inspection.

The faucet operated properly, and did not leak at the time of inspection.

At the time of inspection, the drain trap(s) and visible drain lines did not leak.



The drain trap and associated piping are ABS plastic.

The angle stop(s) for the faucet/fixture did not leak at the time of inspection.

TOILET

The toilet was flushed and appeared to be functioning properly. We observed no leaks at the time of inspection.



The angle valve/stop did not leak at the time of inspection.

UPG The toilet is running continuously. This condition is extremely wasteful of water. We recommend that the fill valve be adjusted or replaced by a qualified licensed plumber.



SHOWER

The shower appeared to function correctly at the time of inspection.



SHOWER WALLS

UPG There is no caulking around the fixture(s). To prevent possible water intrusion, we recommend installation of silicone caulk around the fixture.



Center Bathroom

GENERAL COMMENT

This location was inspected, listed below or another location are our findings.



BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Corian or cultured marble

Bathtub: Cast iron with porcelain finish

Shower walls: Mortar set ceramic/porcelain tile

RECEPTACLES

Voltage to the receptacle was verified with a 3 prong tester, voltage meter, or other means. The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS

The light(s) operated during the time of inspection, when we used the light switch.



SINK/WATER BASIN

The sink/wash basin appears to be properly installed. When operated, we did not observe any leaks at the time of inspection.

The faucet operated properly, and did not leak at the time of inspection.

At the time of inspection, the drain trap(s) and visible drain lines did not leak.



The drain trap and associated piping are PVC plastic.

The angle stop(s) for the faucet/fixture did not leak at the time of inspection.

TOILET

The toilet was flushed and appeared to be functioning properly. We observed no leaks at the time of inspection.



The angle valve/stop did not leak at the time of inspection.

BATHTUB

The bathtub appears to be properly installed and in serviceable condition.



UPG The drain stop is not operational. We recommend it be repaired or replaced.



The valve/stems, diverter, and shower head did not leak at the time of inspection.



DOORS

The doors and there hardware operated at the time of inspection.

Hallway

GENERAL COMMENT

This location was inspected, listed below or another location are our findings.



LIGHTS / FAN

The light(s) operated during the time of inspection when we used the light switch.



CLOSET DOORS

The closet door(s) and hardware operated at the time of inspection.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.



Living Room

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



RECEPTACLES

Voltage to the receptacles were verified with a 3 prong tester, voltage meter, or other means. The receptacles appear to be properly installed and were operational.

LIGHTS / FAN

The fan/light operated during the time of inspection when we used the light switch.



The outlet operated during the time of inspection when we used the light switch.



DOORBELL

UPG The doorbells are not functioning. It is recommend to have the advice and services of a qualified licensed electrical contractor correct the issue.



main entry



main entry



right side of home



right side of home



transformer / laundry room



transformer / laundry room



hallway bell



hallway bell

Den

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



RECEPTACLES

Voltage to the receptacles were verified with a 3 prong tester, voltage meter, or other means. The receptacles appear to be properly installed and were operational.

LIGHTS / FAN

The fan/light operated during the time of inspection when we used the light switch.



DOORS

The door and its hardware operated at the time of inspection.

WINDOWS

All of the window(s) in this room operated at the time of inspection.

Patio/Lanai/Deck

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



WARN The lanai cover does not appear to be properly constructed. The beam is does not have a post cap on both sides (green circle), the roof rafters are spliced (blue circle), and do not span the entire length from the homes framing members to beam. It is recommend to have the advice and services of a qualified licensed general contractor correct this issue.





Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

GENERAL COMMENT

The areas normally accessible were concealed by finished surfaces and could not be inspected. We are unable to evaluate the presence or degree of insulation and/or energy efficiency.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

The meter and main electrical service panel are outside on the right-front corner of the building.



WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is outside at the front of the building.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

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



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

www.ashi.org

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HOME INSPECTION

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

American Society of Home Inspectors

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

Standard of Practice for Home Inspections

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

Code of Ethics for the Home Inspection Profession

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

ASHI Membership

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

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

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors® (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

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

2.2 The inspector shall:

- A.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 - 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
 - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
 - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
 - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

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

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

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

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

3.2 The inspector is NOT required to:

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

4. EXTERIOR

4.1 The inspector shall:

- A.** *inspect*:
 - 1. *wall coverings*, flashing, and trim.
 - 2. exterior doors.
 - 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
 - 4. eaves, soffits, and fascias where accessible from the ground level.
 - 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 - 6. adjacent and entryway walkways, patios, and driveways.
- B.** *describe wall coverings*.

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

A. inspect:

- 1. roofing materials.
- 2. roof drainage systems.
- 3. flashing.
- 4. skylights, chimneys, and roof penetrations.

B. describe:

- 1. roofing materials.
- 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

- A. antennas.
- B. interiors of vent systems, flues, and chimneys that are not readily accessible.
- C. other installed accessories.

6. PLUMBING

6.1 The inspector shall:

A. inspect:

- 1. interior water supply and distribution systems including fixtures and faucets.
- 2. interior drain, waste, and vent systems including fixtures.
- 3. water heating equipment and hot water supply systems.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- 6. sewage ejectors, sump pumps, and related piping.

B. describe:

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

6.2 The inspector is NOT required to:

A. inspect:

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

B. determine:

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

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The inspector shall:

A. inspect:

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

B. describe:

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

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

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

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *systems*.

B. *describe*:

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

11.2 The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

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

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

- A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. *Inspections* performed using this Standard:
1. are not *technically exhaustive*.
 2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the *inspector* from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

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

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

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

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

E. The *inspector* is NOT required to inspect:

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

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

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

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

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

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

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

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

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor 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 system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.



ASHI[®] CODE OF ETHICS

For the Home Inspection Profession

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

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

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

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

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

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

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

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.



AMERICAN SOCIETY OF HOME INSPECTORS

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