

# Building Inspection Report

**123 Main St Poughkeepsie, NY**

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**Inspection Date:**

5/14/2008

**Prepared For:**

John Doe

**Prepared By:**

**1st. Call Home Inspections, Inc**

**100 Gretna Hill Road**

**Pleasant Valley, NY, 12569**

**845 635-9310**

**845-790-0196 (must call first) Fax**

**firstcall@hvc.rr.com**

**Report Number:**

20080514-3-doe

**Inspector:**

JIM MCKEEVER

# Report Overview

## THE HOUSE IN PERSPECTIVE

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Split Level Built in 1973, 2 Car Attached Garage. House Faces South.

## 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

- **Major Concern, Monitor:** Given the age of the boiler, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new boiler.

### SAFETY ISSUES

- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch at the north side of the home.
- **Repair, Safety Issue:** The deck railing and stairs at the north side of the home are loose and need repair.

- **Repair, Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in various locations. A GFCI offers increased protection from shock or electrocution.
- **Repair, Safety Issue:** The south exterior outlet is cracked. Recommend replacement with a GFCI outlet.
- **Repair, Safety Issue:** The service meter should be better secured to the exterior of the home.
- **Repair, Safety Issue:** Wiring exposed on interior finishes in the garage should be relocated or protected by a rigid conduit.
- **Repair, Safety Issue:** Wiring exposed on the exterior at the rear of the house should be relocated or protected by a rigid conduit.
- **Repair, Safety Issue:** The panel appears to be unbonded and there are 2 double tapped breakers. Recommend a qualified electrician to evaluate and provide estimate of repairs.
- **Repair, Safety Issue:** There is a loose outlet on the north wall of the basement. It should be reattached to the joist above.
- **Repair, Safety Issue:** A probable CO2 leak was measured using a Tiff 8800 where the boiler flue piping intersects with the water heater flue piping.
- **Repair, Safety Issue:** The stair handrails are a catch hazard. The railings should be secured back to the wall.
- **Repair, Safety Issue:** There is no fireplace mantel and there is evidence of smoke on the stonework.

### REPAIR ITEMS

- **Repair:** Moss growing on chimney should be removed.
- **Repair:** The concrete floor in the garage is pitted in various locations.
- **Repair/Monitor:** The west side cap of the masonry chimney is filled with bricks. Recommend a qualified masonry contractor look at it for further evaluation.
- **Repair:** The soffit and fascia in various locations should be painted along with the front bay window.
- **Repair:** Tree branches at the south side of the home should be trimmed away from the house.
- **Repair:** The siding at the north side of the home has holes and dents/bends along with the windowsill. Also there is moss growing on top of the windows. Localized repairs may be necessary.
- **Repair:** The front storm door latch needs to be adjusted for proper closure.
- **Repair:** The awning over the kitchen window is loose and should be properly secured.
- **Repair:** The fascia and gable vents have evidence of apparent insect damage. Wasps nests and insect like holes seen. Recommend further evaluation by a qualified pest inspector.
- **Repair:** The screen gasket is loose on a second floor south facing window.
- **Repair:** The rear sliding door latch needs to be adjusted.
- **Repair:** The gas boiler has a small leak at the at the control valve.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- **Repair/Monitor:** The bathtub drain is slow.
- **Repair:** Minor drywall cracks were noted in the kitchen, living room, and dining room. In the kitchen the crack was located on the ceiling above the sink. In the living room cracks were located under the window and on the ceiling.
- **Repair:** The bay window in the living room needs paint.
- **Repair:** A door stop should be added on the south east bedroom door to prevent damage to drywall.
- **Repair:** The heater cover is not installed in the south west bedroom.

### IMPROVEMENT ITEMS

#### ITEMS TO MONITOR

- **Monitor:** Typical drywall cracks were noted throughout the home.
- **Monitor:** Standpipe for washer is short monitor for leakage.
- **Monitor:** There is evidence of prior water damage on copper supply pipe near washer. Monitor for leakage.
- **Monitor:** The porch at the north side of the home is bowed and should be monitored for increased movement.
- **Monitor:** The foundation parging has cracked and deteriorated in various locations around the house.
- **Monitor:** Minor step cracks appear in the foundation on the south side of the home.
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### 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>Foundation:</b>	•Concrete Block
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Plywood Sheathing

## STRUCTURE OBSERVATIONS

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- **Repair:** Moss growing on chimney should be removed.
- **Monitor:** The foundation parging has cracked and deteriorated in various locations around the house.
- **Monitor:** Minor step cracks appear in the foundation on the south side of the home.
- **Repair:** The concrete floor in the garage is pitted in various locations.
- **Repair:** The joist closest to the garage has a large cutout for heater supply pipe. Recommend joist be nailed to garage studs.

## 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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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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- **Monitor/Repair:** The west side cap of the masonry chimney is filled with bricks. Recommend a qualified masonry contractor look at it for further evaluation.

## 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>	•Metal Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood •Aluminum
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Vinyl-Covered
<b>Entry Driveways:</b>	•Asphalt
<b>Entry Walkways And Patios:</b>	•Pavers
<b>Porches, Decks, Steps, Railings:</b>	•Wood
<b>Overhead Garage Door(s):</b>	•Automatic Opener Installed
<b>Surface Drainage:</b>	•Graded Away From House

## EXTERIOR OBSERVATIONS

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- **Repair:** The soffit and fascia in various locations should be painted along with the front bay window.
- **Repair:** Tree branches at the south side of the home should be trimmed away from the house.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch at the north side of the home.
- **Repair, Safety Issue:** The deck railing and stairs at the north side of the home are loose and need repair.
- **Monitor:** The porch at the north side of the home is bowed and should be monitored for increased movement.
- **Repair:** The siding at the north side of the home has holes and dents/bends along with the windowsill. Also there is moss growing on top of the windows. Localized repairs may be necessary.
- **Repair:** The front storm door latch needs to be adjusted for proper closure.
- **Repair:** The awning over the kitchen window is loose and should be properly secured.
- **Repair:** The fascia and gable vents have evidence of apparent insect damage. Wasps nests and insect like holes seen. Recommend further evaluation by a qualified pest inspector.
- **Repair:** The screen gasket is loose on a second floor south facing window.
- **Repair:** The rear sliding door latch needs to be adjusted.

## 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 Main Service - Service Size: 100 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers
<b>Service Grounding:</b>	•Copper
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•None Found
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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- **Repair, Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in various locations. A GFCI offers increased protection from shock or electrocution.
- **Repair, Safety Issue:** The south exterior outlet is cracked. Recommend replacement with a GFCI outlet.
- **Repair, Safety Issue:** The service meter should be better secured to the exterior of the home.
- **Repair, Safety Issue:** Wiring exposed on interior finishes in the garage should be relocated or protected by a rigid conduit.
- **Repair, Safety Issue:** Wiring exposed on the exterior at the rear of the house should be relocated or protected by a rigid conduit.
- **Repair, Safety Issue:** The panel appears to be unbonded and there are 2 double tapped breakers. Recommend a qualified electrician to evaluate and provide estimate of repairs.
- **Repair, Safety Issue:** There is a loose outlet on the north wall of the basement. It should be reattached to the joist above.

## 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
<b>Heating System Type:</b>	•Hot Water Boiler
<b>Vents, Flues, Chimneys:</b>	•Masonry-Lined
<b>Heat Distribution Methods:</b>	•Baseboard Heaters

## HEATING OBSERVATIONS

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- **Major Concern, Monitor:** Given the age of the boiler, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new boiler.
- **Repair, Safety Issue:** A probable CO2 leak was measured using a Tiff 8800 where the boiler flue piping intersects with the water heater flue piping.
- **Repair:** The gas boiler has a small leak at the at the control valve.

## 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.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•8 inches Fiberglass in Lower Attic
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Not Visible
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Ridge Vents •Gable Vents •Soffit Vents

## INSULATION / VENTILATION OBSERVATIONS

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## 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.

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Rear Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Copper
<b>Water Heater:</b>	•Gas
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- **Repair/Monitor:** The bathtub drain is slow.
- **Monitor:** Standpipe for washer is short monitor for leakage.
- **Monitor:** There is evidence of prior water damage on copper supply pipe near washer. Monitor for leakage.

## 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 •Vinyl/Resilient •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Awning •Fixed Pane
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

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- **Repair:** Minor drywall cracks were noted in the kitchen, living room, and dining room. In the kitchen the crack was located on the ceiling above the sink. In the living room cracks were located under the window and on the ceiling.
- **Monitor:** Typical drywall cracks were noted throughout the home.
- **Repair:** The bay window in the living room needs paint.
- **Repair:** A door stop should be added on the south east bedroom door to prevent damage to drywall.
- **Repair:** The heater cover is not installed in the south west bedroom.
- **Repair, Safety Issue:** The stair handrails are a catch hazard. The railings should be secured back to the wall.



Kitchen Ceiling Crack

## 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:**

•Gas Range •Dishwasher •Refrigerator

**Laundry Facility:**

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

**Other Components Tested:**

•Kitchen Exhaust Hood

## APPLIANCES OBSERVATIONS

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## 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.

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:**

•Masonry Firebox •Masonry Firebox

**Vents, Flues, Chimneys:**

•Outside Combustion Air Not Provided •Masonry Chimney-Lined

## FIREPLACES / WOOD STOVES OBSERVATIONS

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- **Repair, Safety Issue:** There is no fireplace mantel and there is evidence of smoke on the stonework.

## 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.

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

Exterior House Pictures



# AMERICAN SOCIETY OF HOME INSPECTORS®

## 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
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  9. Air Conditioning Systems
  10. Interior
  11. Insulation & Ventilation
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  13. General Limitations & Exclusions
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Effective October 15, 2006  
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*Italicized words* in the Standards of Practice are defined in the [Glossary](#).

### 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 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 & SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for home [inspectors](#) who subscribe to these Standards of Practice. [Home Inspections](#) performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the [systems](#) and [components](#) of the home as inspected at the time of the [home inspection](#). Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 [Inspectors](#) shall:

- A. adhere to the Code of Ethics of the American Society of Home Inspectors.
- B. [inspect readily accessible](#), visually observable, [installed systems](#) and [components](#) listed in these Standards of Practice.
- C. [report](#) :
  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.C.1, or items needing [further evaluation](#). (Per Exclusion 13.2.A.5 [inspectors](#) are 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.C.1, that are not self-evident.
  4. [systems](#) and [components](#) designated for inspection in these Standards of Practice that were present at the time of the [home inspection](#) but were not [inspected](#) and the reason(s) they were not [inspected](#).

- 2.3 These Standards of Practice are not intended to limit *inspectors* from:
- A. including other inspection services or *systems* and *components* in addition to those required In Section 2.2.B.
  - 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 by the client.

### 3. STRUCTURAL SYSTEM

- 3.1 The *inspector* shall
- A. *inspect*
    1. the *structural components* including the 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 or presumed to exist.
  - B. *describe*
    1. the methods used to *inspect under-floor crawl space* 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 any *engineering* or architectural service or analysis.
  - B. offer an opinion as to the adequacy of any *structural system* or *component*

### 4. EXTERIOR

- 4.1 The *inspector* shall:
- A. *inspect* :
    1. *siding*, flashing and trim.
    2. all exterior doors.
    3. attached or 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 or entryway walkways, patios, and driveways.
  - B. *describe* :
    1. *siding*.
- 4.2 The *inspector* is NOT required to *inspect*:
- A. screening, shutters, awnings, and similar seasonal accessories.
  - B. fences.
  - C. geological and/or 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 SYSTEM

- 5.1 The *inspector* shall:
- A. *inspect*:
    - B. roofing materials .
    - C. *roof drainage systems*.
    - D. flashing.

- E. 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. antennae.
- B. interiors of flues or chimneys that are not readily accessible.
- C. other installed accessories.

## 6. PLUMBING SYSTEM

6.1 The inspector shall:

- A. inspect:
  - interior water supply and distribution systems including all fixtures and faucets.
  - drain, waste and vent systems including all fixtures.
  - water heating equipment and hot water supply system.
  - vent systems, flues, and chimneys.
  - fuel storage and fuel distribution systems.
  - drainage sumps, sump pumps, and related piping.
- B. describe:
  - water supply, drain, waste, and vent piping materials.
  - water heating equipment including energy source(s).
  - location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

- A. inspect:
  1. clothes washing machine connections.
  2. interiors of flues or chimneys that 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. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

## 7. ELECTRICAL SYSTEM

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 sub panels.
  6. conductors.
  7. overcurrent protection devices.
  8. a representative number of installed lighting fixtures, switches, and receptacles.
  9. ground fault circuit interrupters.
- B. describe:
  1. amperage and voltage rating of the service.
  2. the location of main disconnect(s) and sub panels.
  3. presence of solid conductor aluminum branch circuit wiring.
  4. presence or absence of smoke detectors.

5. [wiring methods](#).7.2 The [inspector](#) is NOT required to:

- A. [inspect](#) :
  - 1. remote control devices.
  - 2. [alarm systems](#) and [components](#).
  - 3. low voltage wiring [systems](#) and [components](#).
  - 4. ancillary wiring [systems](#) and [components](#) not a part of the primary electrical power distribution [system](#).
- B. measure amverage, voltage or impedance.

**8. HEATING SYSTEM**8.1 The [inspector](#) shall:

- A. open [readily openable access panels](#).
- B. [inspect](#):
  - 1. [installed](#) heating equipment.
  - 2. vent [systems](#), flues, and chimneys.
- C. [describe](#):
  - 1. energy source(s).
  - 2. heating [systems](#).

8.2 The [inspector](#) is NOT required to:

- A. [inspect](#):
  - 1. interiors of flues or chimneys that are not [readily accessible](#).
  - 2. heat exchangers.
  - 3. humidifiers or dehumidifiers.
  - 4. electronic air filters.
  - 5. solar space heating [systems](#).
- B. determine heat supply adequacy or distribution balance.

**9. AIR CONDITIONING SYSTEMS**9.1 The [inspector](#) shall:

- A. open [readily openable access panels](#).
- B. [inspect](#) :
  - 1. central and through-wall equipment.
  - 2. distribution [systems](#).
- C. [describe](#):
  - 1. energy source(s).
  - 2. cooling [systems](#).

9.2 The [inspector](#) is NOT required to:

- A. [inspect](#) electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. [inspect](#) window air conditioning units.

**10. INTERIOR**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 doors and garage door operators.

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

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum *systems*.
- E. *household appliances*.
- F. *recreational facilities*.

## 11. INSULATION & VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
  - insulation and vapor retarders in unfinished spaces.
  - ventilation of attics and foundation areas.
  - mechanical ventilation *systems*.
- B. *describe*:
  - insulation and vapor retarders in unfinished spaces.
  - absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.  
See 13.2.A.11 and 13.2.A.12.

## 12. FIREPLACES & SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
  - 1. *system components*.
  - 2. chimney and vents.
- B. *describe*:
  - 1. fireplaces and *solid fuel burning appliances*.
  - 2. chimneys.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
  - 1. interiors of flues or chimneys.
  - 2. firescreens and doors.
  - 3. seals and gaskets.
  - 4. automatic fuel feed devices.
  - 5. mantles and fireplace surrounds.
  - 6. combustion make-up air devices.
  - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

## 13. GENERAL LIMITATIONS & EXCLUSIONS

13.1 General limitations:

- A. The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B. Inspections performed in accordance with these Standards of Practice :
  - 1. are not *technically exhaustive*.
  - 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

- A. Inspectors are not required to determine:
1. conditions of systems or components that are not readily accessible.
  2. remaining life expectancy of any system or component.
  3. strength, adequacy, effectiveness, or efficiency of any system or component.
  4. the causes of any condition or deficiency.
  5. 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. market value of the property or its marketability.
  10. the advisability of 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 including molds or mold-like substances.
  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 method utilized to control or remove suspected hazardous substances.
  14. operating costs of systems or components.
  15. acoustical properties of any system or component.
  16. soil conditions relating to geotechnical or hydrologic specialties.
- B. 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.
- C. Inspectors are NOT required to operate:
1. any system or component that is shut down or otherwise inoperable.
  2. any system or component that does not respond to normal operating controls.
  3. shut-off valves or manual stop valves.
- D. Inspectors are NOT required to enter:
1. any area that 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. under-floor crawl spaces or attics that are not readily accessible.
- E. 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. 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 or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- F. Inspectors are NOT required to:
1. perform any procedure or operation that 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. describe or report on any system or component that is not included in these Standards and was not inspected.
  3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
  4. dismantle any system or component, except as explicitly required by these Standards of Practice.

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## GLOSSARY OF TERMS

### ALARM SYSTEMS:

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

### 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 operation of the essential systems and components of a home

*DESCRIBE:*

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

*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:*

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

*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 any system or component 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 readily accessible, 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*

Communicate in writing

*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

*SIDING:*

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

*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 that 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 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

*UNDERFLOOR 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 to be a significant risk of 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 standards

*WIRING METHODS:*

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