



# Confidential Inspection Report

LOCATED AT:  
Leaf Ln  
Felton, DE 19943

PREPARED EXCLUSIVELY FOR:  
Alland Sim

INSPECTED ON:  
Monday, February 17, 2020

Inspector, Ted Hinderer H4-0000002  
Quality Home Inspections LLC  
De lic# H4-0000002  
ASHI ACI#248657



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### WINDOW CONDITION

#### WINDOWS INTERIOR

- REPA 1:** Cracked or broken glass was observed in the basement. We recommend immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.



ALITYHOME  
SPECTIONS

## MOLD

### MOLD INTERIOR

**REPA 2:** A mold like substance or growth was observed at the attic. We recommend repair or replacement as required by a licensed mold specialist.



QUALITY HOME  
INSPECTIONS

## LAUNDRY CONDITIONS

### LAUNDRY PROVISIONS LAUNDRY AREA

**REPA** 3: Frozen in place water valve(s) were observed in the laundry area at the washer supply bib. Attention to the water valves is required in order to shut water off to the appliance. We recommend that any leaking valve be repaired or replaced as required.



ALITYHOME  
INSPECTIONS

## **SOFTENER CONDITION**

### DISTRIBUTION PIPING PLUMBING SYSTEM

**REPA 4:** The water discharge from the softener tank was observed to be connected directly to the DWV pipe without an air gap. We recommend that the line be properly installed per manufacturers installation recommendations as required.



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INSPECTIONS

## CONDITION

### DRAIN WASTE VENT PIPING PLUMBING SYSTEM

**REPA 5:** Leaking drain/waste pipes were observed. Attention to the leaking pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.



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## CONCERNS

### WATER HEATER GENERAL COMMENTS WATER HEATER

**6:** The water heater is a gravity vent system, these types of water heaters require a chimney and can not be sidewall vented. This homes water heater is side wall vented which does not meet manufacturers specifications.

We recommend repair or replacement as required by a licensed contractor to ensure proper venting



## EXTERIOR WALL CONDITION

### ACU-EXTERIOR WALL EXTERIOR WALL CLADDING

**REPA** 7: Loose siding was observed at the exterior wall surfaces. Attention to the loose siding and/or damage is required to keep out water intrusion and pests. We recommend repair to current industry trade standards as required.



Monday, February 17, 2020  
Alland Sim  
Leaf Ln  
Felton, DE 19943

Dear Alland Sim,

We have enclosed the report for the property inspection we conducted for you on Monday, February 17, 2020 at:

Leaf Ln  
Felton, DE 19943

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:

- SAFE = Safety Concern: the notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. in most cases an appropriate person is needed.
- REPA = Repair: specific notation is made that the corresponding issue, item or system needs to be reviewed and repaired/replaced by a competent tradesman
- UPG = Recommend Upgrade: specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards
- FURT = Further Evaluation: complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. we recommend additional evaluation by an appropriate person for a thorough understanding of the scope of the repairs that may be needed.
- MONI = Monitor: item or condition should be monitored for future conditions that would suggest that a repair is needed. consult an appropriate person prior to closing if not familiar with the issue, item or system requirements
- MAIN = Maintenance: specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and or health standards.

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

Sincerely,

Inspector, Ted Hinderer  
Quality Home Inspections 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. 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 contract provided by the inspector who prepared this report.

## Introductory Notes

### ORIENTATION

We will describe the locations of this property, left or right, as though viewing it from the front door.

### NOTES

Over the course of this inspection the temperature was estimated to be between 30 and 40 degrees.

The weather was sunny at the time of our inspection.

**FURT** There are conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

The building was vacant at the time of inspection giving the inspector full view and access to the interior surfaces

All the provided major utilities ie (gas,water, electric) for the building were on at the time of the home inspection

# ROOF

**SCOPE OF THE ROOF INSPECTION:** *The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.*

## Roof

### ROOF TYPE

The roof structure type is a gable roof structure

The inspector was able to walk on the medium to low sloped surfaces of the roofing and visually inspect the accessible roofing components.

### SURFACE MATERIAL

The roof covering for this structure was observed to be multi tab asphalt/fiberglass shingles commonly referred to as Architectural shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

The rooftop surface materials appear to be in generally acceptable condition for the age of the surface.

### ROOFTOP ATTIC VENTILATION

The attic space for the building was ventilated in part with ridge vents.

The attic roof vents appeared to be in satisfactory condition.

### FLASHINGS

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry. We recommend that the connection and penetration flashings be periodically examined for signs of leakage.

## SKYLIGHTS

The skylights appear to be installed properly and were observed to be in generally acceptable condition.



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## SKYLIGHT CONDITIONS

 Condensation was noted between the skylight lens panels. We recommend repair or replacement as required



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## MATERIAL

The chimney was observed to be constructed with Sheet metal flue(s) surrounded by a wood frame and covered with vinyl siding.



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## TOP CAP / WASH

The top of the chimney(s) was covered by metal cap flashing.

The chimney(s) top flue stack was covered by a metal combination rain and spark arrester cap. Access to all of the chimney's components was limited by the attached cap.

## GENERAL CONDITION

The chimney and it's exterior components were inspected from the roof top.

Access to all of the chimney's components was limited by height, personal injury issues or an attached cap. The inspection was limited at the roof top.

The chimneys and their visible associated components appear to be in generally acceptable condition.

## DRAINAGE SYSTEMS

The building has gutters or scuppers located on all sides of the rooftop perimeter that discharge runoff.

### Drip edges

The building's gutters were made of metal.

The roof drainage systems appear to be in generally acceptable condition however, they should be checked on a regular basis.

The gutters appear to be in generally acceptable condition however, they should be checked for debris on a regular basis. Gutters and drains are often ignored, and leakage from them can cause significant damage to the house and foundation. Unless it is raining during the inspection we may not be able to see signs of such leakage. Gutters and drains need regular maintenance and cleaning to make sure that water flows through the system and then well away from the house. For some houses the gutters need cleaning several times per year (depending on landscaping).

## GUTTER CONDITION

**MAIN** The downspouts of the gutter system should be routed away from the buildings foundation. We recommend that the runoff be directed six feet away from the foundation.

## Remarks On The Roof

### REMARKS ON THE ROOF

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is visible active leakage.



# ATTIC

**SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:** *The ceiling and roof structures. The insulation and vapor retarders in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.*

## Attic Location And Access

### ENTRY - ACCESS DOOR/HATCH/LADDER

The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.





## Ceiling Structure

### CEILING STRUCTURE

The ceiling structure for the building consisted of joists, structural members which supported the finished ceiling.

The viewable ceiling structures of the building were in generally acceptable condition.

## Roof Structure

### ROOF STRUCTURE

The roof structure for this building was a conventional, wooden rafter and ceiling joist system.

The roof sheathing used over the structure in this building was plywood.

The visible roof structure appears to be in generally acceptable condition.

## Insulation

### INSULATION

The thermal insulation visible in the attic space was blown-in fiberglass.

The thickness of the insulation in the attic space should yield an approximate thermal "R" value of 22.

Visible insulation placed above the living spaces in this building appear to be installed properly and functioning as intended.

## **INSULATION CONDITION**

UPG The attic space is under insulated. Current building industry standards require 8" to 10" of insulation. We recommend that the attic space be insulated as required.

## **Ventilation**

### **ATTIC VENTILATION**

The attic was ventilated with a ridge vent system. It appears serviceable at the time of the inspection. The attic ventilation was observed to be in generally acceptable condition.

## **Condition of Attic**

### **ATTIC GENERAL**

The attic space where visible was in generally acceptable condition. No adverse conditions could be seen by the inspector. However, insulation, components and restricted access prevent a full visual inspection. The inspection was limited in this regard.

### **ATTIC CONDITIONS**

MONI Stains were evident in the attic, the age of the stains could not be determined nor could we ascertain if the leak was active. No moisture was evident at the time of our inspection and we recommend that the seller be consulted for more information as the nature of the stains and any repairs made. If seller can not provide information then an appropriate contractor should be contacted to evaluate

# INTERIOR

**SCOPE OF THE INTERIOR INSPECTION:** The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

## Doors Interior/Exterior

### DOORS OK

The interior and exterior doors were properly installed, operated, and found to be in generally acceptable condition.

## Windows

### WINDOW FRAMES

The material used in the construction of the window frames of this building was wood

### OPERATIONAL TYPE

The operational type of window for the building was fixed windows

The window glazing (Number of Panes) in these windows is two, ("double glazed"). Commonly called a thermo-pane window.

### WINDOWS GENERAL

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air. Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware.

The windows that were operated were found to be in generally acceptable condition except for the following:.

### WINDOW CONDITION

**MAIN** Window screens at one or more areas were missing and/or damaged. We recommend that all damaged or missing screens be repaired or replaced to restore proper function.

**MAIN** The hardware on the windows was observed to be missing or broken. We recommend repair or replacement.



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**REPA** Cracked or broken glass was observed in the basement. We recommend immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.



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## Floor Coverings

### FLOORS

The interior floor coverings were carpet



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The interior floor coverings were made of wood.

The interior floor coverings were ceramic tile

All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection.

## FLOOR CONDITION

 Some or all of the floor coverings are in replacement condition. We recommend that the damaged or deteriorated floor coverings be replaced.

## Ceilings - Walls

### MATERIALS

The interior walls and ceilings had drywall installed.

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition.

### CEILING & WALL CONDITIONS

 Stress cracks and nail pops were observed through out the home. This condition can be handled during regular maintenance and up keep

## Fans

### CEILING FANS

The ceiling fans were operated and appear to be in generally acceptable condition.

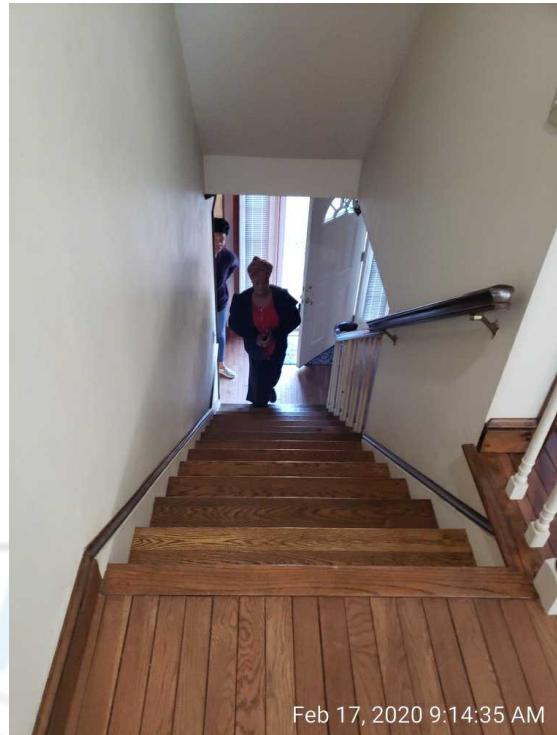
## Stairs

### INTERIOR STAIRS

The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection.



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## Railings

### INTERIOR RAILINGS

The interior stair railing(s) were installed correctly and were in generally acceptable condition except for the following:.

## INTERIOR RAIL CONDITION

SAFE Present industry standards for railings indicate that railings should be present when there are 3 or more steps or where the drop off exceeds 30" in height. In addition, all railing balusters (poles) to be spaced close enough together so as to prevent the passage of a 4" sphere through any part of the railing.



## Smoke Detectors

### SMOKE DETECTORS

The reachable smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

REPA The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend upgrading for fire safety.

## Carbon Monoxide Detectors

### CO DETECTOR

UPG As a safety upgrade, one or more carbon monoxide "CO" detectors could be installed in locations recommended by the manufacturer of the detector to make this building safer in the event of a CO leak.

## Mold

### MOLD

**REPA** A mold like substance or growth was observed at the attic. We recommend repair or replacement as required by a licensed mold specialist.



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### Remarks On The Interior

#### GENERAL CONDITION

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

## KITCHEN

**SCOPE OF THE KITCHEN INSPECTION:** *The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.*

### Cabinets/Countertops

#### ALL OK

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The cabinets and countertops appear to be in generally acceptable condition for their age.

### Sink

#### SINK

The kitchen sink and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition.

### Kitchen GFCI Location

#### GFCI LOCATION

The GFCI resets for the kitchen receptacles were located in the kitchen.

The GFCI protected receptacles of the kitchen were observed to be operational and appeared to be functioning as designed.

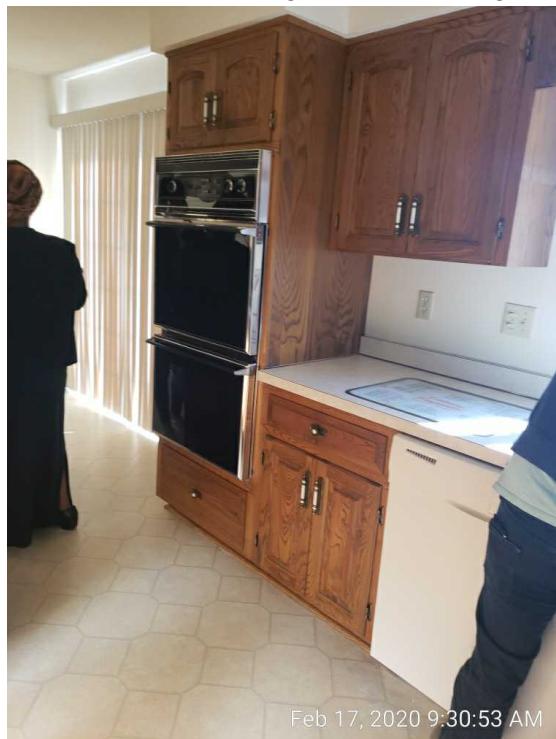
### Appliances

#### APPLIANCES

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:.

## COOKTOP/RANGE

The electric cooktop/oven was turned on with normal controls and found to be operational. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.



The gas cooktop/oven was turned on with normal controls and found to be operational. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.



## **VENTILATION OK**

Kitchen ventilation was provided by an exterior ducted exhaust fan above the cooking surface.

The kitchen exhaust fan was found to be operational.

## **DISHWASHER**

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration.



## DISPOSAL

The garbage disposal was found to be operational and in generally acceptable condition.



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## REFRIGERATOR

The refrigerator appears to be in operating condition. The gaskets were checked and the temperature was cool to the touch. The interior is in generally acceptable condition. The presence of an icemaker or the condition of an icemaker is not within the scope of a limited appliance courtesy check, this item if present was not inspected.



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## General Condition

### GENERAL CONDITION

**MONI** Appliances of the kitchen were observed to be nearing their expected service life, budgeting for new appliances is suggested. The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.



# BATHROOM

**SCOPE OF THE BATHROOM INSPECTION:** The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

## Cabinets/Countertops

### CABINET AND COUNTERTOP OK

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The bathroom cabinets and countertops appear to be properly installed and are in generally acceptable condition.

## Bathroom Wash Basins

### SINKS OK

All of the bathroom wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition.

## Bathtub/Shower

### BATH/SHOWER

The bathtub/shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition.

### SHOWER HEADS

 Repair: The bath shower head was observed to be leaking at the connection to the shower arm. We recommend repair or replacement of the shower head to restore proper operation and use of the shower.



## Toilets

### OK TOILETS

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal.

## Ventilation

### VENTILATION

The ventilation for the bathrooms was provided for by either a window, exhaust fan or both. The ventilation was operational at the time of our inspection.

## Bathroom GFCI Locations

### GFCI'S

The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

## General Condition

### BATHROOM COMMENTS

The finished surfaces, hardware, windows and doors in the bathrooms were found to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.

## LAUNDRY AREA

**SCOPE OF THE LAUNDRY AREA INSPECTION:** Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

### Laundry Provisions

#### LOCATION - CONNECTIONS

Laundry provisions were located at an interior laundry area.



A 240 volt receptacle was present at the laundry area for an electric clothes dryer.

The provisions for the laundry appliances i.e.(supply valves, drains, and venting) if present, appear to be in generally acceptable condition.

The provisions for the laundry appliances i.e.(supply valves, drains, gas supply, electric supply and dryer venting) if present, appear to be in generally acceptable condition except for the following:.

## LAUNDRY CONDITIONS

**REPA** Frozen in place water valve(s) were observed in the laundry area at the washer supply bib. Attention to the water valves is required in order to shut water off to the appliance. We recommend that any leaking valve be repaired or replaced as required.



## DRYER VENT CONDITIONS

**MAIN** The dryer vent was observed to be blocked lint. We recommend that the vent be unblocked for proper operation of the appliance.

## Sink

### OK SINK

The laundry sink and all of its related components i.e.(drain line, faucets and water supplies) appear to be in generally acceptable condition.

## Laundry Room Ventilation

### LAUNDRY ROOM VENTILATION

Laundry room ventilation was provided for by one or more wall vents to the exterior of the building, louvered doors or an open passage way to the interior space.

# HEATING & A/C SYSTEM

**SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:** The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, combustion air, solid fuel heating devices, flues and chimneys. Heat exchangers at best are extremely limited to view and are not inspected unless otherwise noted. The heat/cooling distribution systems includes visible fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

## Heating System

### LOCATION

The location of the heating unit for this building was in the basement/crawl space.



### HEATING SYSTEM TYPE

The heating system is a water source geothermal heat pump

## **MANUFACTURER/AGE**

The name of the manufacturer or brand name for the heating unit(s) was.



## **GENERAL CONDITION**

The unit was operational, appears to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls were tested and the unit responded as designed unless otherwise noted below. The installation requirements and components of the system listed in the scope of the inspection if present, were generally acceptable condition.

## **HEATING SYSTEM(S) CONDITION**

**MAIN** These units are a specialty system and only a qualified technician should be retained yearly to properly service the equipment.

## Secondary Heat System

### SECONDARY TYPE

The location of heating unit #2 was located in the attic.



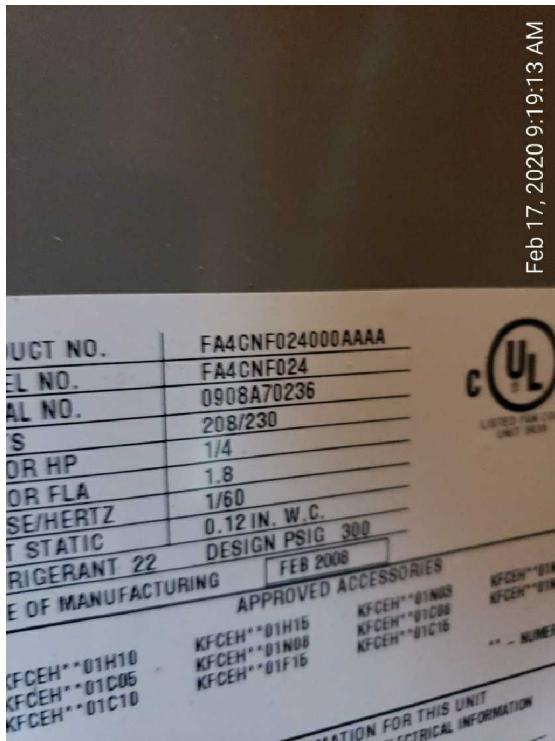
The type of energy or heat source supplied to the heating unit was electricity

The heating and cooling system for this building was an air to air type electric heat pump

The name of the manufacturer or brand name for the heating unit(s) was.



The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was.



The size of the heating unit for this building as measured in tonnage was 2

The size of the heating unit for this building as measured in kilo watts was 7.5

**MONI** The heat pump appears to be near or at the end of its designed service life and may need replacement in the near future. We recommend further review for a better understanding of replacement/repair costs and present condition.

## Cooling System

### TYPE

This building is cooled by a split type, or remote type, heat pump air conditioning system. This means the condenser coils unit, commonly called the compressor, is physically separated from the evaporator coil or air handling unit.

## Distribution System

### HEAT SOURCE "EVERY ROOM"

Every habitable room in this building has a visible means of supply for conditioned air. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and its adequacy is beyond the scope of a home inspection.

### DISTRIBUTION REGISTERS/DUCTS

The observable distribution ductwork was of the hard metal 26-28 gauge type. The visible ductwork was not insulated or only partially insulated.

The register duct diffusers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible, was observed to be properly supported and in generally acceptable condition with no obvious separations or damage.

## Filters

### AIR FILTER

At the return air duct near the heating/cooling unit.

A disposable type air filter.

### FILTER CONDITION

The air filter or filters were clean and in generally acceptable condition at the time of inspection. Air filters should be changed monthly during the heating season, or more often if necessary (also during the cooling season if there is A/C). A clean filter is vital to maintaining the system and prolonging the life of the equipment.

## Controls/Termostats

### THERMOSTATS

The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition.

## Fireplace

### FIREPLACE TYPE

The fireplace in the building was a Masonry unit



## **OK FIREPLACE**

The masonry fireplace and its components appears to be in generally acceptable condition. The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted). National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist during real estate transfer. A Level II inspection may identify problems we can't see.

## **Remarks On Heating & Cooling**

### **REMARKS ON HEATING & COOLING**

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.



# PLUMBING SYSTEM

**SCOPE OF THE PLUMBING INSPECTION:** Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

## Main Piping

### WATER SOURCE - WASTE LINE

Water for domestic consumption was provided by a private well or private community well system and the waste discharge was to a private septic system. We were unable to determine/verify the type of private waste system. We recommend that all private waste disposal systems be drained, pumped and certified for proper operation by a qualified septic systems contractor.



### WELL EQUIPMENT

Well equipment appears to be serviceable at the time of the home inspection

### MAIN SUPPLY MATERIAL

The main water supply line/pipe material, which carries the water to the building was.

1" PE (Polyethylene) plastic.

The visible main supply piping appears to be in generally acceptable condition.

## **WATER PRESSURE**

 The water pressure for the building was observed to be low. We recommend further evaluation with repair or replacement as required

The water pressure for the building, measured at an outside hose bib was 45-50psi.

## **BUILDING' S MAIN SHUT-OFF**

The domestic water supply main shut-off valve was in the basement.

The building's main water shut off valve was operated using normal hand pressure. Operation of the valve from time to time should keep it functional and maximize its useful life.

## **Distribution Piping**

### **MATERIAL**

Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.

The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure. The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

## **DISTRIBUTION PIPING CONDITION**

 One or more water lines are not insulated in areas which are vulnerable to freezing. We recommend all vulnerable water lines be insulated to protect against freezing.

## WATER SOFTENER

FURT A water softener was installed into the building' s water supply. The softener appears to be in serviceable condition. The softener was not inspected and is not in the scope of a home inspection. We recommend further review for a better understanding of present condition.



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## SOFTENER CONDITION

 The water discharge from the softener tank was observed to be connected directly to the DWV pipe without an air gap. We recommend that the line be properly installed per manufacturers installation recommendations as required.



## OK HOSE BIBS

The exterior hose bibs were properly installed and in generally acceptable condition.

## Drain Waste Vent Piping

### WASTE PIPING MATERIAL

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage. The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste, and vent piping material within the building was plastic.

Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

## CONDITION

 Leaking drain/waste pipes were observed. Attention to the leaking pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.



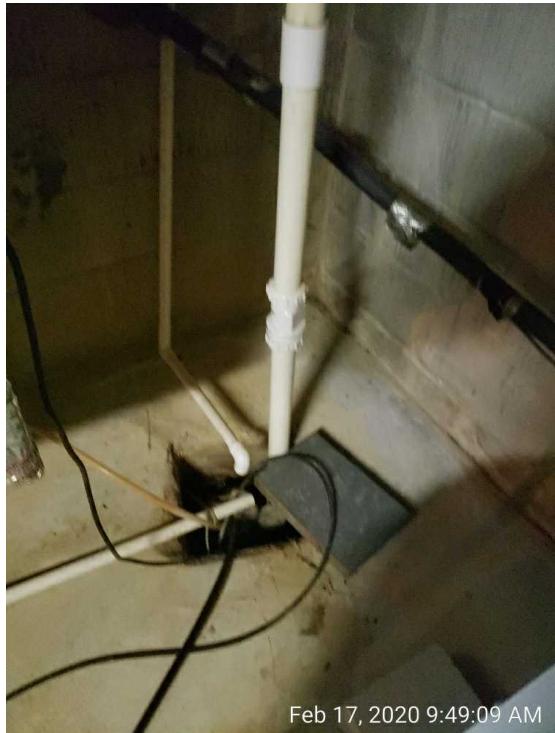
## Main Sewer Cleanout

### MAIN SEWER CLEANOUT LOCATION

A main sewer cleanout was located at the ground in the front of the building. Other cleanouts may exist but were not located.

## SUMP PUMP / FLOOR DRAINS

There is a sump pump in the basement which was filled with water at the time of the inspection and tested. Sump pumps require maintenance (usually in the form of replacement) on a regular basis. It is recommended that the sump pump be replaced and tested on an annual basis to ensure its proper operation. This work can be accomplished by a license and qualified plumber.



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## Gas System Piping

### LOCATION

The LP gas shut off valve is located on the top of the LP storage tank on the right side of the property.



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The visible gas supply piping system should be wrapped or coated at the ground penetration. The visible gas line appeared to be in generally acceptable condition. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks.

### Remarks On The Plumbing System

#### REMARKS ON THE PLUMBING SYSTEM

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

# WATER HEATER

*SCOPE OF THE WATER HEATER INSPECTION: Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, fresh air vents/combustion air and piping condition.*

## Singular Water Heater Descriptions

### SINGULAR LOCATION

The water heater was located in the Basement



The energy source for the water heater was Liquid Petroleum, "LP" gas.

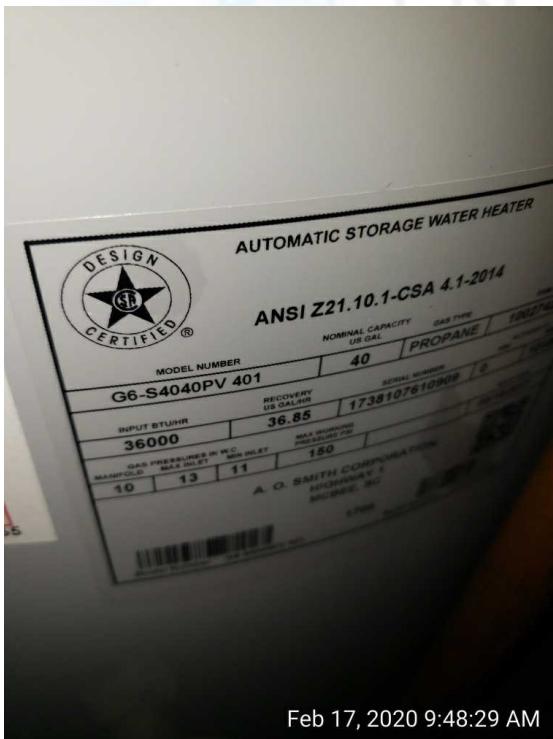
And the storage capacity of the tank was 40 gallons.

## MANUFACTURER/AGE

The name of the manufacturer or the brand name of this unit was.



The age of the hot water heater can usually be found in the serial number of the unit. This units serial number indicates that the date of manufacture was.



## Water Heater General Comments

### CONCERNS

The water heater is a gravity vent system, these types of water heaters require a chimney and can not be sidewall vented. This homes water heater is side wall vented which does not meet manufacturers specifications.

We recommend repair or replacement as required by a licensed contractor to ensure proper venting



### OK GENERAL CONDITION

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

The water heater and its controls were operational with most of its associated components listed in the scope of inspection, in generally acceptable condition. Exceptions are noted above and we recommend that the exceptions be corrected as necessary.

## ELECTRICAL SYSTEM

**SCOPE OF THE ELECTRICAL INSPECTION:** The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and sub panels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring. The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

### Service Entrance

#### SERVICE ENTRANCE

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.



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## Meter - Main Panel

### METER & PANEL LOCATION

The electric panel was located in the basement of the building.



The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached.

The main electrical service panel appeared to be in generally acceptable condition.

### CONDUCTOR MATERIAL

The main electrical service conductor was made of aluminum.

The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems.

The visible type of wiring was "Romex", (a non metallic 3 wire cable).

### VOLTAGE - PROTECTION - AMPS

The service voltage available to this building was single phase 120/240 volts.

Branch circuit overload protection was provided by circuit breakers.

And the available ampacity provided through the service was 200 amps.

### GROUNDING

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were.

To a grounding electrode place in the ground.

## **MAIN DISCONNECT**

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

## **CIRCUIT BREAKERS**

**MAIN** The circuitry in the main panel was partially labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary. When an opportunity arises, accurately labeling the circuits by operating the breakers is recommended.

## **Receptacles**

### **OK RECEPTACLES**

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection.

## **Switches**

### **SWITCHES**

A representative number of switches were operated and were determined to be in generally acceptable condition.

## **Lights**

### **OK LIGHTS**

The light fixtures in this building appear to be installed properly and were observed to be in generally acceptable condition.

## **Ground Fault Circuit Interrupters**

### **GFCI' S/ARC FAULT' S**

GFCI ( Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required when constructed unless otherwise noted. We recommend testing these devices on a monthly basis.

### **ARC FAULT BREAKER**

**UPG** The standard electrical installation practice as of the year 2002 is that all new homes built should have an Arc Fault breaker installed at the panel for all bedrooms of the building. We recommend the installation of an Arc Fault Breaker at the panel for all bedroom circuits as required.

## **General Comments**

### **OK ELECTRICAL SYSTEM**

The electrical system, including breaker compatibility and wire sizing, was observed to be correct for the panel being used and appeared to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation.

# FOUNDATION / SUPPORTS

**SCOPE OF THE STRUCTURAL INSPECTION:** The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The visible floor structure and wall structure. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected. Expansive soils may be found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

## Foundation Structure

### TYPE OF FOUNDATION

The type of foundation for the building was of a full basement type in which habitable living space is below grade with associated drainage tile and sump pump for water intrusion control.

### FOUNDATION MATERIALS

The exposed walls of the buildings foundation was observed to be of block masonry laid in horizontal, interlocking rows.

### GENERAL FOUNDATION

The interior foundation walls of the building were mostly visible to the inspector unless otherwise noted. The visible perimeter of the interior foundation wall system was observed to be free of any visible water intrusion areas and in generally acceptable condition with any small cracks cosmetic in nature only.

The foundation below grade of the building was not visible to the inspector. However, the visible perimeter of the exterior concrete slab or stem wall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only.

### MOVEMENT / DISPLACEMENT / CRACKS

**MONI** Cracks less than 1/4" were noted in the foundation walls. We recommend further review for a better understanding of replacement/repair costs and present condition of the foundation. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.

### MOISTURE / LEAKS

**MAIN** Efflorescence was observed at the foundation area wall. Efflorescence may indicate a need for water mitigation around the perimeter of the building to avoid adverse health and/or water intrusion issues. We recommend that the source of the efflorescence be located and corrected as necessary.

## Posts - Columns - Beams

### SUPPORT MATERIALS

The support structures, posts, piers and/or columns and beams for the building were made of.

The floor joists were made of wood  
The main beam and support posts were made of steel

## **SUPPORT CONDITION**

The structural supports, i.e. posts, columns and girders if present, of the building were observed to be in good condition, properly placed and functioning as designed with any small cracks or slight displacement of materials, cosmetic in nature only.

## **Floor Structure**

### **FLOOR STRUCTURE**

The floor structure consisted of a wood subfloor over a series of wooden joists.

The floor structure exhibited characteristics that indicate a generally acceptable condition.

In the areas where the floor framing was visible, all components were properly installed and in acceptable condition.



## EXTERIOR WALL CLADDING

**SCOPE OF THE EXTERIOR INSPECTION:** *The structural components including wall structure exterior wall cladding, flashing, trim, eaves, soffits, and fascia. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural and/or exterior inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.*

### Structure - Exterior

#### WALL STRUCTURE MATERIALS

Frame construction was noted as the main source of construction, this would consist of 2x4 or 2x6 wall studs usually on 16 inch centers.

The wall structures of the building were observed to be in satisfactory condition.

#### WALL COVERING

The exterior wall cladding for this home is constructed with Vinyl siding

You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage. The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

## Acu-Exterior Wall

### EXTERIOR WALL CONDITION

**REPA** Loose siding was observed at the exterior wall surfaces. Attention to the loose siding and/or damage is required to keep out water intrusion and pests. We recommend repair to current industry trade standards as required.



## Trim

### TRIM MATERIAL

The trim for this building was a combination of.

Wood

Vinyl

The trim on this building was in generally acceptable condition with any small defects cosmetic in nature only.

### TRIM CONDITION

MAIN The paint/finish at the exterior trim is deteriorated. Attention to the paint/finish is recommended to maintain the appearance and design function of the trim.

## Flashing

### FLASHING

The flashings for the exterior of the building were not fully visible and the inspection was limited. No visible outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashings be monitored and repaired as necessary.

## Fascia - Eaves - Soffits

### FASCIA/EAVE/SOFFIT

The fascia and eave/soffit of the building were observed to be in generally acceptable condition.

## Soffit/Gable Ventilation

### SOFFIT/GABLE VENTILATION

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens.

The building's ventilation components were observed to be in generally acceptable condition.

## Exterior GFCI Location

### GFCI DEFINITION

Ground Fault Circuit Interrupters: A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

### GFCI LOCATION

UPG A ground fault circuit interrupter breaker (GFCI) was not installed for the exterior of the building. This could pose a serious safety condition and this shock protection device should be installed. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.

## SITE AND GROUNDS

**SCOPE OF THE SITE INSPECTION:** *The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.*

### Landscaping

#### TREES/BUSHES/VINES

The general landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition.

#### Site Grading - Drainage

#### GRADING

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure.

### Driveway

#### DRIVEWAY SURFACES

Asphalt

The driveway surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

### Walkway

#### WALKWAY SURFACES

Concrete

The walkway surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

## Decks

### DECK SURFACE

The deck surface was constructed of wood.



The visible deck and support structure was generally in an acceptable condition. Regular maintenance will ensure maximum service life.

### RAILINGS/STEPS

The deck steps and railings were in generally acceptable condition.

# PARKING STRUCTURE

**SCOPE OF THE PARKING STRUCTURE INSPECTION:** *Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.*

## General Garage

### GARAGE INTERIOR

The interior walls and ceiling of the garage were finished off with drywall or other finish materials.

### CONDITION

The garage was attached and part of the overall building structure. The garage was in generally acceptable condition with any small cracks in the concrete floor cosmetic in nature only.

## Overhead Garage Doors

### OVERHEAD

The overhead garage door(s) were made of metal.

The type of safety control for the door opener(s) was an electronic eye located approximately six inches off of the floor. This type of device opens the door if an object crosses under the plane of the door.

The garage overhead door(s) operated using the normal operating controls. The opener if present, functioned as designed and appeared to be in good condition. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information. All the associated hardware and safety controls (if present), of the door and opener (if present), were observed to be in generally acceptable condition.

## Fire Separation

### OK FIRE SEPARATION

The firewall separation including the door from the garage to the interior appears to be satisfactory however, the resistance of the materials making up the firewall were not verified.

## Garage GFCI Location

### GFCI LOCATION

**UPG** Recommended Upgrade: A ground fault circuit interrupter breaker (GFCI) was not installed for the garage. This could pose a serious safety condition and this shock protection device should be installed. We advise that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.

## INSPECTION SUPPORT

### SUPPORT AFTER THE INSPECTION Who Should Make Repairs?

Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs.

Quality Home Inspections offers no representations about your rights or obligations under any sales contract.

**Re-Inspection Policy :** Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$150 for this service. This fee covers a re-inspection of any documented issues in the summary report.

**Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection.

**Items for reinspection** without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required.

Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

**Your Questions:** We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always.

Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

**The Questions Of Others:** If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

## **COMMON ENVIRONMENTAL CONCERNS**

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Quality Home Inspections.

**Carbon Monoxide:** Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and Quality Home Inspections does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

**Radon Gas:** Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Quality Home Inspections does not test for radon. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

**Mold:** Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Quality Home Inspections does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.

## 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](http://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](http://www.ashi.org).**

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# ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

## 1. INTRODUCTION

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

## 2. PURPOSE AND SCOPE

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

**2.2 The *inspector* shall:**

**A.** inspect *readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.

**B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:

1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.

**C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

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

**A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A.

**B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

**C.** excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

## 3. STRUCTURAL COMPONENTS

**3.1 The *inspector* shall:**

**A.** inspect *structural components* including the foundation and framing.

**B. describe:**

1. the methods used to inspect *under-floor crawlspaces* and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

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

**A.** provide *engineering* or architectural services or analysis.

**B.** offer an opinion about the adequacy of *structural systems* and *components*.

**C.** enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

**D.** traverse attic load-bearing *components* that are concealed by insulation or by other materials.

## 4. EXTERIOR

**4.1 The *inspector* shall:**

**A. inspect:**

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

**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.

**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.

## 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.

## 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 Crawlspace** The area within the confines of the foundation and between the ground and the underside of the floor

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

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

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



## 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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