



Inspection Issues Report

Inspector Express

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Address

12923 Cypress Ln
Plainfield, IL 60585

Client Name: Rinchai Bunlutangtum

Date: Jan 06, 2018

Job ID: Sample Report

What you can expect from this report

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted. A major concern is generally considered to be any repair that is significant and or poses a safety hazard. The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Any estimate of cost to repair is an approximation for budgetary purposes only. Consult a qualified contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category. e.g. The exterior category contains items such as: windows, doors and trim. Check each description prior to reviewing the findings.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at 331 201 9424



Company Representative

Eric Olsauskas

Illinois License # 450011075

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Remarks

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

This Picture Report covers the Issues & Pictures that were taken at the inspection and additions to the checklist that was given to the client at the time of the inspection. It is **NOT** to be considered the complete report. The inspector reserves the right to add to or modify this report within 48 hours of the report.

The written report, and all information gathered during the inspection is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Definitions of Conditions

When items are rated the categories are as follows:

- **Hazardous:** A condition, which we feel, poses a health or safety risk that can be reduced or eliminated with repair or upgrade. Some of these items may be safety upgrades or improvements.
- **Further evaluation needed:** Further evaluation of the element(s) should be performed by a contractor/engineer which specializes in this element.
- **Significantly deficient:** A system or component that did not respond to the users controls, was not able to be safely used, was not functioning as intended, or was otherwise defective.
- **Defective:** Element was defective and did not work as designed. Repair/replace as needed, where needed.
- **Adjustment or repair needed:** Element needs to be adjusted or repaired, so it will function as designed.
- **Should be installed:** Element should be installed as needed, where needed.
- **Maintenance required:** A system or component that would benefit from repair, maintenance or improvement at this time. This does not mean the seller is required to fix it, just that the repair should be made.
- **Needs to be serviced:** Element needs to be serviced as it appears it has not been serviced in sometime.
- **Routine maintenance:** This item should be replaced/repaired/monitored on a routine basis. Replace repair as needed, when needed.
- **Marginal:** A system or component that appeared reasonably maintained and is functioning as intended, but may not have been maintained as well as it could have been.
- **Minor defect:** Element is defective, but functions as designed. Replace as needed, when needed.
- **Monitor:** A condition, system or component that appeared to be functioning as intended capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.
- **Common element / Check with Association:** Element is the responsibility of the association, and should be evaluated and repaired per their guidelines. Check with the association as to the elements condition and it's maintenance schedule.
- **Satisfactory / Acceptable:** A system or component that appeared maintained and functioning as intended.

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

Windows › Windows

Condition: Missing screen

Ratings : Minor Defect



Damaged screen - Screening is damaged and in need of repair.

Ratings : Repair Needed



Garage › Garage

Condition: **Fire separation disturbed** - The fire separation has been disturbed. The construction is designed to slow down the spread of fire between the garage and the living space and has been required since 1984. Repair as needed.

Ratings : Hazardous



Siding/Trim › Siding

Condition: Vents need repairs

Ratings : Minor Defect



Trim

Condition: Wood Decay - Continual high moisture levels cause decomposition of wood by fungi. Decay fungi can be detrimental to building elements and moisture can also attract wood boring insects. Replace damaged wood as needed and control future moisture level.

Location : Front

Ratings : Repair Needed



Landscaping › Improvements

Condition: Gate sags



Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

Drainage › Downspouts

Condition: Discharge near foundation - Downspout is discharging close to the foundation. This may cause water to enter the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation.

Ratings : Minor Defect



Downspout loose - Downspout is loose and should be refastened to the building.

Ratings : Minor Defect



Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

Interior Components › Detector

Condition: CO detector as of 12/06 - As of 12/14/06 every dwelling unit constructed or offered for sale requires a carbon monoxide alarm to be supplied by sellers. It shall be installed in the immediate vicinity of bedroom(s) and on each floor level containing bedroom(s).

Missing CO detectors

Ratings : Hazardous

Missing smoke detector - At least one smoke detector should be provided in each sleeping room, outside sleeping areas, on each floor level, and checked as suggested by manufacturer.

Ratings : Hazardous



Exterior Components › Receptacles

Condition: **GFCI broke** - The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Replacement is needed.

Location : Front, Rear

Ratings : Hazardous



Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

Waste/Water › Hot Water

Condition: Older water heater - Over 20 years old

Ratings : Monitor



Note: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

Specification

Age: 20 to 30 yrs

Note: All air conditioning equipment should be serviced annually.

Access

Condition: Below 60 degrees - To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

Ratings : Further Evaluation Needed



Kitchen/Laundry

If any conditions are listed in this section, a qualified contractor should correct them.

Laundry › Dryer

Condition: **Improper dryer vent** - Plastic flexible vents or PVC pipe are no longer recommended for gas dryer venting and should be replaced with approved metal ducts.

Ratings : Hazardous



Appliances › Range

Condition: Not all burners work properly

Location : Left, Both

Ratings : Repair Needed



Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

Rails/Stairs › Rails

Condition: Improper handrail - Needs to be a grip able hand rail. The rail height should be between 30" to 38", start at top of stairs and be continuous to bottom of stairs. Clearance between handrail & wall shall be not less than 1 1/2".

Ratings : Significant defect



Summary

Home inspection reports should always be viewed in their entirety. Summaries are included as a convenience, not as a report substitute. **This summary may not contain all of the defects noted in the FULL report.** The checklist and this Picture Report combine to make up the complete report.

Exterior

Windows › Windows

Condition: Missing screen

Ratings : Minor Defect

Damaged screen - Screening is damaged and in need of repair.

Ratings : Repair Needed

Garage › Garage

Condition: Fire separation disturbed - The fire separation has been disturbed. The construction is designed to slow down the spread of fire between the garage and the living space and has been required since 1984. Repair as needed.

Ratings : Hazardous

Siding/Trim › Siding

Condition: Vents need repairs

Ratings : Minor Defect

Trim

Condition: Wood Decay - Continual high moisture levels cause decomposition of wood by fungi. Decay fungi can be detrimental to building elements and moisture can also attract wood boring insects. Replace damaged wood as needed and control future moisture level.

Location : Front

Ratings : Repair Needed

Landscaping › Improvements

Condition: Gate sags

Roof

Drainage › Downspouts

Condition: Discharge near foundation - Downspout is discharging close to the foundation. This may cause water to enter the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation.

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Downspout loose - Downspout is loose and should be refastened to the building.

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Interior Components › Detector

Condition: CO detector as of 12/06 - As of 12/14/06 every dwelling unit constructed or offered for sale requires a carbon monoxide alarm to be supplied by sellers. It shall be installed in the immediate vicinity of bedroom(s) and on each floor level containing bedroom(s).

Missing CO detectors

Ratings : Hazardous

Missing smoke detector - At least one smoke detector should be provided in each sleeping room, outside sleeping areas, on each floor level, and checked as suggested by manufacturer.

Ratings : Hazardous

Exterior Components › Receptacles

Condition: GFCI broke - The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Replacement is needed.

Location : Front, Rear

Ratings : Hazardous

Plumbing

Waste/Water › Hot Water

Condition: Older water heater - Over 20 years old

Ratings : Monitor

Note: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

A/C

Specification

Age: 20 to 30 yrs

Note: All air conditioning equipment should be serviced annually.

Access

Condition: Below 60 degrees - To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

Ratings : Further Evaluation Needed

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Laundry › Dryer

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Ratings : Hazardous

Appliances › Range

Condition: Not all burners work properly

Location : Left, Both

Ratings : Repair Needed

Interior

Rails/Stairs › Rails

Condition: Improper handrail - Needs to be a grip able hand rail. The rail height should be between 30" to 38", start at top of stairs and be continuous to bottom of stairs. Clearance between handrail & wall shall be not less than 1 1/2".

Ratings : Significant defect

Additional Information

- **When Things Go Wrong:** There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.
- **The inspection is a quick snapshot of the house:** A more thorough and exhaustive inspection would take much longer and cost **MUCH** more.
- **Inspection Info Is Only 'At The Time' Of The Inspection:** Everything and anything in the house can quit working, start leaking or just plain go bad after the time of the inspection. We can only inspect and report on things as they are at the time of the inspection. Life expectations are only derived from our past experience and are in no way a guaranty or warranty of anything in the house.
- **Intermittent Or Concealed Problems** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed. These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.
- **No Clues - We Always Miss Some Minor Things:** Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.
- **Contractor's Advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.
- **Last Man In Theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.
- **Most Recent Advice Is Best:** There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.
- **Why Didn't We See It?** Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:
- **Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection:** All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

- **Conditions During The Inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **The Wisdom Of Hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.
- **A Long Look:** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're Generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An Invasive Look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.
- **Not Insurance:** In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

"We Hope This Is Food For Thought!"

Inspection Agreement

Inspector Express

THIS AGREEMENT is made and entered into by and between **Inspector Express**. Referred to as "Inspector", and: **Rinchai Bunlutangtum** referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum of: \$ for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at: 12923 Cypress Ln Plainfield, IL 60585
2. The Inspector will perform a visual inspection and prepare a computerized report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The Parties agree the American Society of Home Inspectors (ASHI) Standards of Practice (the "Standards") shall define the standards of duty and the conditions, limitations, and exclusions of the inspection and is incorporated by reference herein
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The Parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that his obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the second page, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of ILLINOIS.
8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi or other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; heat exchangers; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, or ordinances, statutes and covenants. Client understands that these systems, items and conditions are exception from this inspection. Any general comments about these systems, items and conditions and the Remark section of the written report are informal only and DO NOT represents an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such claims.
10. The inspection will not include an appraisal of the value or a survey. The report is not a compliance inspection or certification for past or present governmental codes or regulation of any kind.
11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 48 hours prior to repairing or replacing such system or component. THE CLIENT FURTHER AGREES THAT THE INSPECTOR IS LIABLE ONLY UP TO THE COST OF THE INSPECTION.
12. This is a Home Inspection and no warranties are included, Inspector Express recommends that the client asks their Realtor for information regarding a home warranty.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice, which applies.



Company Representative
Eric Olsauskas
Illinois License # 450011075



Client or Representative
Rinchai Bunlutangtum
Jan 06, 2018

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



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

www.ashi.org

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HOME INSPECTION

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

American Society of Home Inspectors

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

Standard of Practice for Home Inspections

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

Code of Ethics for the Home Inspection Profession

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

ASHI Membership

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

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

Distribution of this material is not an indication of ASHI® Membership. To find an ASHI inspector, go to "Find an Inspector" at www.ashi.org. To obtain additional copies or request permission to reprint The ASHI® Standards of Practice for Home Inspections and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®
932 Lee Street, Suite 101
Des Plaines, IL 60016

800-743-ASHI/2744

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 The inspector shall:

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

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

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

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

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

3.2 The inspector is NOT required to:

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

4. EXTERIOR

4.1 The inspector shall:

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

4.2 The inspector is NOT required to inspect:

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

5. ROOFING

5.1 The inspector shall:

A. inspect:

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

B. describe:

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

5.2 The inspector is NOT required to inspect:

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

6. PLUMBING

6.1 The inspector shall:

A. inspect:

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

B. describe:

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

6.2 The inspector is NOT required to:

A. inspect:

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

B. determine:

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

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

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

7. ELECTRICAL

7.1 The inspector shall:

A. inspect:

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

B. describe:

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

7.2 The inspector is NOT required to:

A. inspect:

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

B. measure amperage, voltage, and impedance.

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

8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

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

C. describe:

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

8.2 The inspector is NOT required to:

A. inspect:

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

B. determine:

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

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

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

C. describe:

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

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

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

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

10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

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

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

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

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

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

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

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

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

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

12.2 The *inspector* is NOT required to:

A. *inspect*:

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

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

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

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

13.2 General exclusions

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

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

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

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

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

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

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

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

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

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

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

F. The *inspector* is NOT required to:

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

14. GLOSSARY OF ITALICIZED TERMS

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

Component A part of a *system*

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

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

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

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

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

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

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

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

Installed Attached such that removal requires tools

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

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

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

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

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

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

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

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

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

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

Under-floor Crawl Space The area within the confines of the foundation and between the ground and the underside of the floor

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

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

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



ASHI[®] CODE OF ETHICS

For the Home Inspection Profession

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

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

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

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

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

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

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

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



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