



Report: 1656brittain

Building Inspection Report

Inspection Report for: **Erin Lysik**

Date of Inspection: October 24, 2023
Property Address: 1656 Brittain Avenue.
Deland, Florida 32720



Report Prepared by: **Good Lookers Property Inspections**
407-341-5918

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Professional Realtor: Alan Frenkel. Branch:

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10/24/2023

TO: Erin Lysik

RE: Inspection at: 1656 Brittain Avenue.
Deland, Florida 32720



Dear Erin Lysik

At your request, a visual inspection of the above referenced property was conducted on October 24, 2023. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection should be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

The following **SYNOPSIS were noted at time of inspection:**

REAR PORCH COVER: Left Side

1. REAR LEFT PORCH: The following was noted at time of inspection:

1. Deterioration noted at base of posts of the rear porch covering. The column is loose, and should be corrected as needed.

2. Beam damage/wood rot is noted along the top beam over the rear left porch. This should be repaired as needed.

REAR PORCH COVER: Right Side

2. REAR RIGHT PORCH: The rear right porch construction was completed in such that does not meet proper requirements. The framing is not properly attached to the header along the main wall properly; the header and beams are secured with a screws (screws are not designed to maintain levels of weight).

In addition the framing around the porch are not properly supported with the column. Measure to improve construction methods are suggested.

EXTERIOR WALLS:

3. Damaged siding noted in the following locations:

- > front panels lower
- > rear bottom panel of the left porch

These areas should be repaired/replaced as needed.

SECONDARY ROOF:

4. The roof over the sun room is in fair overall condition. The sun room roofing material is a metal insulated porch roof like material with rolled roofing over the metal. The rolled room material is beginning to show signs of wear and aging. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through and granular loss is noted. Roof appears to be at/near the end of its useful life, Anticipate the need to replace

the roof covering in the not too distant future. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

ATTIC AND VENTILATION

5. The builder did not install ply clips during installation to a section of roof decking at the rear hip, which may result in sagging at the joints of the sheeting. This should be corrected to properly support the two plywood panels that intersect.

6. A number of soffit vents coverings are missing and/or damage to the round soffit openings. These areas should be re-screened to prevent rodent activity in the attic space.

ELECTRICAL SYSTEM:

7. CARPORT: The carport breaker is an older feed with fuse disconnect. This should be replaced with approved material.

8. UTILITY ROOM PANEL: The sub panel cover was removed for inspection and the following was observed at time of inspection:

1. Added wire is noted inside the panel without proper trimming. The wire added has insulation that exceeds the amount allowed inside the panel. This should be trimmed back to the point of entry to prevent overheating.

2. Missing covers on openings inside the panel, unused openings at the bottom of an electrical panel present a safety hazard to probing fingers. Small plastic covers made for covering such openings are available at most hardware stores. These should be added to prevent safety hazard.

All item(s) identified above should be corrected by a qualified licensed electrician and make corrections as needed to items mentioned above plus any other defects that may exist in the electrical panel.

CONDUCTORS:

9. Exposed wires within 7 feet of reach are noted without the benefit of wire protection. This was noted in the following areas:

> rear spot light off the right porch

Unsafe conditions exist and wire protection should be added as necessary.

10. Unsafe conditions exist to the wiring abandoned under the kitchen sink. The wiring should be properly terminated inside a junction box to prevent electrical hazard.

11. Open junction boxes are noted in the following locations:

> attic over the dining room

Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Overheating at any exposed wiring junctions could cause a fire which would spread quickly throughout the house. Electrical junction boxes with covers are used to contain any overheating which may rarely occur. Each of the above areas where uncontained electrical junctions occur should have an electrical junction box and cover installed. A licensed electrician should be called out to add these boxes as needed.

SWITCHES & OUTLETS:

12. Light fixture protective globe(s) are missing in the following locations:

> front porch

> carport (Both Units)

These should be added to prevent electrical hazard.

13. GFCI was not operational in the following area(s): (required at time of construction or areas that have been updated)

> carport

> exterior rear

> exterior rear right porch

Unit(s) failed to test from GFCI protection when tested with a circuit tester. This should be corrected as needed.

14. Missing or damaged cover plates viewed. This was noted in the following areas:

> sunroom under the kitchen window

These should be added to prevent safety hazard from probing fingers.

15. Electrical zip line or extension type of wire is used for wiring and is not suitable for this application. This should be replaced with approved type wire. This was noted in the following locations:

> inside light fixture near the left side door

Replacement is needed with approved wiring to prevent electrical hazard. All item(s) identified above should be corrected by a qualified licensed electrician and make corrections as needed to items mentioned above plus any other defects that may exist.

PRIMARY AIR CONDITIONING:

16. The bottom of the main A/C chase is open, and has the potential to cause rodent activity in the attic space. This should be sealed to prevent access points into the attic. A spray foam or packing is recommended.

PRIMARY HEATING SYSTEM CONDITION:

17. The coils for the air handler unit are clogged with excessive debris and is blocking air flow. This will cause the system to function harder and less efficient. Suggest cleaning/servicing the coils to improve air flow. One of the ways in which a dirty condenser coil will affect an air conditioner is to reduce the overall efficiency of the unit. With a condenser coil that is dirty or blocked, the unit will have to work harder to achieve the same results. When the efficiency of the air conditioner is reduced, the unit will also cost the owner more money to operate.

A service call is recommended by an A/C mechanic to clean the coils. This will help improve the performance of the unit.

OTHER BUILT-INS:

18. Ice maker dispenser is not operable, unit failed to distribute ice. Further evaluation is needed to determine cause and needed repairs.

SMOKE / FIRE DETECTOR:

19. The smoke alarm units appear to be older and at the end of their expected life (manufactures suggest replacing the devices every 10 years) and should be replaced to ensure proper operation. We suggest additional smoke detectors be installed in appropriate locations.

SUPPLY LINES:

20. Shut off valves/handles are missing in the following locations:

> master bathroom toilet

These should be added to shut the water supply lines off when/if needed.

HOSE FAUCETS:

21. Heavy levels of corrosion is noted to the hose bib in the front of the structure. This may warrant replacement.

BATHROOM AREA: Master Bathroom

22. The shower pan was filled with water to check the condition of the unit and allowed to sit. After a short time of sitting in the pan, water seepage was noted along the base of the pan. The pan should be replaced as needed. A qualified plumber should be contacted and make corrective action needed. Hidden damage may be possible behind the walls and further evaluation is needed to determine extend of damage and needed repairs.

23. Some of the tiles within the shower enclosure are loose and/or pulling away from their attachment. These tiles should be corrected as needed to prevent water damage. A licensed plumber/tile tradesperson should be contacted for further evaluation.

ROOF:

24. The roof decking is in poor overall condition, where wood rot decay is noted to the wood material. The damaged sections should be replaced as needed.

MISCELLANEOUS:

25. The carport posts are in poor overall condition. Wood rot decay is noted to the base and support integrity from the patching is noted. It is recommend that the columns be replaced with solid material.

The following SAFETY items were identified at time of inspection:

INTERIOR WALLS:

1. Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is

notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the sellers possession and notify the buyer of any known lead-based paint hazards.

SMOKE / FIRE DETECTOR:

2. Change batteries to ensure proper operation.

The following RECOMMENDATIONS were noted at time of inspection:

ROOF:

1. Walked on roof, The roof appears to be between 12-15 years of age. Asphalt or fiberglass roofing shingles generally have service lives of 15 to 18 years respectively in this area of the country. Heavy duty shingles will often last 18 to 20 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.
2. TYPICAL MAINTENANCE IS RECOMMENDED for the roof surface. This usually consists of repair/replacement of damaged/missing shingles, keep low hanging branches away from the roof surface, clearing debris away from low areas of the roof, and checking periodically for popping nails through the surface

This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

ELECTRICAL SYSTEM:

3. The ground wire to the electrical system under the meter could not be verified and/or checked since it is located below grade level. It is recommended that the grade be cleared to verify that the ground wire and bar is present and connected properly to the ground bar as needed with approved material.

PRIMARY AIR CONDITIONING:

4. The condensation lines should be cleaned out periodically to allow proper drainage. Check with your local hardware for products to clean line.

PRIMARY HEATING SYSTEM DESCRIPTION:

5. The condensation lines should be cleaned out periodically to allow proper drainage. Check with your local hardware for products to clean line.

PRIMARY HEATING SYSTEM CONDITION:

6. The filter(s) for the A/C system should be changed periodically, once a month, to maintain the unit and keep the unit running at optimal performance. It is also recommended that the lines be cleaned out periodically to prevent the condensation from building up with slug build up. (Gallon of hot water and a cup of vinegar is best).

RANGE/COOK TOP AND OVEN:

7. Older appliance, unit is at the end of it's expected life. Expect to replace the unit in the not too distant future.

REFRIGERATOR:

8. Older model appliance and is at/near the end of it's expected life.

KITCHEN INTERIOR COMPONENTS:

9. Outlets within 6 feet of the kitchen sink are not GFCI protected. This was not a requirement at time of construction, but is a recommendation to replace the current standard outlets with GFCI protection to prevent electrical injury.

LAUNDRY:

10. Dryer vent should be cleaned out periodically to allow proper ventilation.

SUPPLY LINES:

11. The plumbing is original to date of construction and are copper supply lines. Although no leaks were noted to the supply lines, aging material has a greater chance of failure.

Monitor copper piping for pin hole leaks. Prompt repairs will be needed by a licensed plumber, as leakage could recur at any time. No other areas of pinhole leakage or significant corrosion were noted, but they may exist, as insulation

restricts viewing of all water supply lines in the attic area. Some water supply lines are also contained in walls, where viewing is not possible. Eventually replacement of all water supply lines may be warranted.

WASTE LINES:

12. Unable to fully view pipes. Inspector is unable to determine condition of under grade plumbing. Buyer may want to perform a pipe scope inspection to determine if any damage to the lines exist. The potential for drain line damage under the grade may exist, and is not visible for inspection. A pipe scope will reveal any defects and if repairs are necessary.

SEPTIC SYSTEM:

13. Septic tank was not inspected as it does not lend itself to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry to the seller as to any past problems or need for pumping is informative.

BATHROOM AREA: Hallway

14. Limited venting is noted in the bathroom where there is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan, however without opening the window limited venting would be provided. Adding a fan is recommended.

BATHROOM AREA: Master Bathroom

15. Limited venting is noted in the bathroom where there is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan, however without opening the window limited venting would be provided. Adding a fan is recommended.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Glenn L Trombly
Good Lookers Property Inspections
407.341.5918

INSPECTION CONDITIONS

Property Inspection for Erin Lysik

PROPERTY ADDRESS:

1656 Brittain Avenue.



PROPERTY CITY:

Deland, Florida 32720.

CLIENT & SITE INFORMATION:

FILE #:

1656Brittain.

DATE OF INSPECTION:

October 24, 2023.

TIME OF INSPECTION:

9:00 A.M.

CLIENT NAME:

Erin Lysik.

EMAIL ACCOUNT:

[Erin.Lysik@yahoo.com.](mailto:Erin.Lysik@yahoo.com)

REALTOR:

Alan Frenkel.

LICENSE INFORMATION"

Glenn L. Trombly; Master Professional Inspector

Florida Building License HI-4574
FABI (Florida Association of Building Inspectors)
Master Professional Inspector MPI-0387

ASHI (American Society of Home Inspectors); Number 211155
ITA (Inspection Training Association) Certified.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Damp.

APPROXIMATE OUTSIDE TEMPERATURE in F:

70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

North.

ESTIMATED AGE OF

Property was built in: 1975.

BUILDING TYPE:

Ranch, Single Family.

STORIES:

Single Story.

SPACE BELOW GRADE:

Slab.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Private.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

Suburb.

HOUSE OCCUPIED?

Partial.

CLIENT PRESENT:

No.

PEOPLE PRESENT:

Listing agent.

COMMENTS:

Report: 1656brittain Address:

No visual evidence of any mold like substance was noted at time of inspection.

PAYMENT INFORMATION:**INSPECTION FEE:**

\$350 for building inspection.

PAID BY:

Invoice Client.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have



repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Good overall condition. Cracks noted are typical, monitor for expansion and/or increase separation.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Good overall condition.

LANDSCAPING:

CONDITION:

Maintained.

GRADING:

SITE:

Flat site, Grade at foundation is satisfactory and appears adequate at time of inspection.

FRONT PORCH COVER:

TYPE:

Open design, Same as structure.

CONDITION:

Good overall condition.

REAR PORCH COVER: Left Side

TYPE:

LEFT SIDE: Open design, Same as structure.



CONDITION:

REAR LEFT PORCH: The following was noted at time of inspection:

- 1. Deterioration noted at base of posts of the rear porch covering. The column is loose, and should be corrected as needed.**
- 2. Beam damage/wood rot is noted along the top beam over the rear left porch. This should be repaired as needed.**



REAR PORCH COVER: Right Side

TYPE:

Open design, Fiberglass panels.



CONDITION:

REAR RIGHT PORCH: The rear right porch construction was completed in such that does not meet proper requirements. The framing is not properly attached to the header along the main wall properly; the header and beams are secured with a screws (screws are not designed to maintain levels of weight).

In addition the framing around the porch are not properly supported with the column. Measure to improve construction methods are suggested.





FENCES & GATES:

TYPE:

Wood, Chain link.

CONDITION:

Loose/rotted posts are noted to multiple areas of the fencing material, repair/replace as needed. The fencing was not inspected/included since inspector was unable to determine ownership. Inquire with seller about property lines and fence ownership.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

MATERIAL:

A combination of Wood siding, Vinyl siding, Block.

CONDITION:

Damaged siding noted in the following locations:

- > front panels lower
- > rear bottom panel of the left porch

These areas should be repaired/replaced as needed.





TRIM:

MATERIAL:

Wood, Vinyl.

CONDITION:

Good overall condition, the wood material should be checked periodically for wood rot decay and repaired to prevent property damage.

Structures with metal soffit covering should be checked for staining and/or loose panels and repaired as needed; which may be indications of wood rot decay and possible leaking roofs.

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

STYLE:

Gable.





TYPE:

Composition shingles, Architecture shingle material also known as dimensional shingles. The average life expectancy for this type of material is generally 20 to 22 years in our region under normal weather conditions.

ROOF ACCESS/AGE:

Walked on roof, The roof appears to be between 12-15 years of age. Asphalt or fiberglass roofing shingles generally have service lives of 15 to 18 years respectively in this area of the country. Heavy duty shingles will often last 18 to 20 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof

can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.

ROOF COVERING STATUS:

General condition appears serviceable with signs of normal aging. Regular maintenance and inspections are advised. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

ROOF CONDITION:

TYPICAL MAINTENANCE IS RECOMMENDED for the roof surface. This usually consists of repair/replacement of damaged/missing shingles, keep low hanging branches away from the roof surface, clearing debris away from low areas of the roof, and checking periodically for popping nails through the surface

This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

**SECONDARY ROOF:****STYLE:**

Flat/Low.

TYPE:

Rolled Asphalt roofing. Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a felt paper and generally covered with a granular surface to retard ultraviolet

deterioration.

The expected lifespan of a modified bitumen roof, often called a "modified bit" roof, is 10 to 15 years in Florida. The material is used for roofs with a low slope or nearly flat. It is a roll roofing that is applied with liquid mastic and has a surface finish of small rock granules similar to a 3-tab shingle roof. As the material approaches the end of its lifespan, there is granule loss and cracking of the surface as shown in the photo above.

The 10 to 15 year average lifespan estimate is based on "average" conditions. Many factors contribute to a longer or shorter life of the roof; so a particular modified bit roofs life can vary-sometimes significantly-from the average. Here is a list of conditions that affect roof longevity:

- Color of roof - A dark roof absorbs more heat, which shortens the lifespan.
- Angle of roof slope - Higher pitch roofs tend to last longer.
- Orientation of roof surface - A roof slope facing south will get more sunlight, and have a shorter life.
- Attic ventilation - An unventilated or poorly ventilated attic reduces roof lifespan.
- Quality of roof material - "Economy" roof materials have a shorter life.



ROOF ACCESS/AGE:

Walked on roof, The roof appears to be between 12 to 15 years of age.

ROOF COVERING STATUS:

The roof over the sun room is in fair overall condition. The sun room roofing material is a metal insulated porch roof like material

with rolled roofing over the metal. The rolled roof material is beginning to show signs of wear and aging. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through and granular loss is noted. Roof appears to be at/near the end of its useful life, Anticipate the need to replace the roof covering in the not too distant future. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Good overall condition.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial gutter coverage noted, Good overall condition.

ATTIC AND VENTILATION

Attic Access Location:

Bedroom closet ceiling.

Attic Accessibility:

There is a pull down ladder installed. (Both Units)

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Decking:

The builder did not install ply clips during installation to a section or roof decking at the rear hip, which may result in sagging at the joints of the sheathing. This should be corrected to properly support the two plywood panels that intersect.



Evidence of Leaks on Interior of Attic:

Evidence of roof leaks are noted to the roof decking where water staining on the underside of the roof sheathing. The stains are not currently wet nor do they have an elevated moisture content.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.

A number of soffit vents coverings are missing and/or damage to the round soffit openings. These areas should be re-screened to prevent rodent activity in the attic space.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

INSULATION:

**INSULATION TYPE AND
CONDITION:**

Fiberglass- Blown.

DEPTH AND R-FACTOR:

Good overall coverage is noted throughout the attic area.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may be. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in each of the bedrooms and living areas plus tested regularly.

SERVICE:

TYPE:

Overhead service drop is provided. 120/240 Volt system.



CONDITION:

Service is in good overall condition.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

The main panel is located in the following location: Utility room/laundry area.



ELECTRICAL SYSTEM:

Grounding:

The ground wire to the electrical system under the meter could not be verified and/or checked since it is located below grade level. It is recommended that the grade be cleared to verify that the ground wire and bar is present and connected properly to the ground bar as needed with approved material.

Main Panel Amperage

200 AMPS.



AIR CONDITIONER:

Air conditioner disconnect, Good overall condition.

GARAGE PANEL:

CARPOR: The carport breaker is an older feed with fuse disconnect. This should be replaced with approved material.



AIR HANDLER:

AIR HANDLER: Good overall condition.

UTILITY ROOM.

Panel was manufactured by, Square D, with matching circuit breakers. This is original to date of construction.



SUB PANEL NOTES:

UTILITY ROOM PANEL: The sub panel cover was removed for inspection and the following was observed at time of inspection:

1. Added wire is noted inside the panel without proper trimming. The wire added has insulation that exceeds the amount allowed inside the panel. This should be trimmed back to the point of entry

to prevent overheating.

2. Missing covers on openings inside the panel, unused openings at the bottom of an electrical panel present a safety hazard to probing fingers. Small plastic covers made for covering such openings are available at most hardware stores. These should be added to prevent safety hazard.

All item(s) identified above should be corrected by a qualified licensed electrician and make corrections as needed to items mentioned above plus any other defects that may exist in the electrical panel.



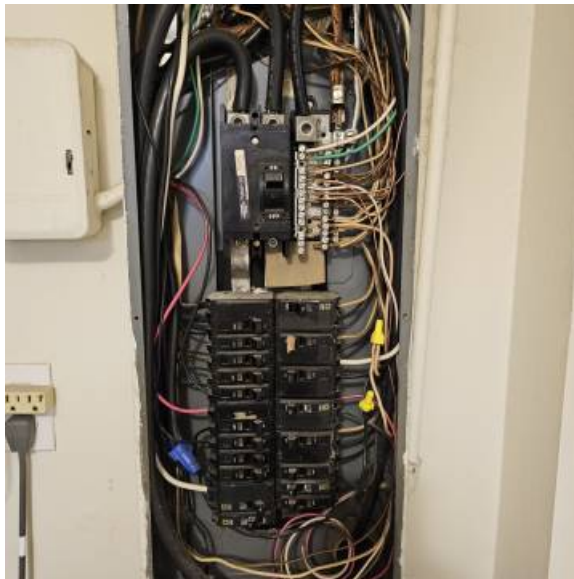
**CONDUCTORS:
ENTRANCE CABLES:**

Service wire from the utility company is aluminum.



BRANCH WIRING: TYPE

Copper non metallic wire, Good overall condition.



BRANCH WIRING: CONDITION

Exposed wires within 7 feet of reach are noted without the benefit of wire protection. This was noted in the following areas:

> rear spot light off the right porch

Unsafe conditions exist and wire protection should be added as necessary.

Unsafe conditions exist to the wiring abandoned under the kitchen

sink. The wiring should be properly terminated inside a junction box to prevent electrical hazard.

Open junction boxes are noted in the following locations:

> attic over the dining room

Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Overheating at any exposed wiring junctions could cause a fire which would spread quickly throughout the house. Electrical junction boxes with covers are used to contain any overheating which may rarely occur. Each of the above areas where uncontained electrical junctions occur should have an electrical junction box and cover installed. A licensed electrician should be called out to add these boxes as needed.





SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in good overall condition. Stored items prevent access and testing at some outlets and switches.

DEFICIENCIES:

Light fixture protective globe(s) are missing in the following locations:

- > front porch
- > carport (Both Units)

These should be added to prevent electrical hazard.

GFCI was not operational in the following area(s): (required at time of construction or areas that have been updated)

- > carport
- > exterior rear
- > exterior rear right porch

Unit(s) failed to test from GFCI protection when tested with a circuit tester. This should be corrected as needed.

Missing or damaged cover plates viewed. This was noted in the following areas:

- > sunroom under the kitchen window

These should be added to prevent safety hazard from probing fingers.

Electrical zip line or extension type of wire is used for wiring and is not suitable for this application. This should be replaced with approved type wire. This was noted in the following locations:

Report: 1656brittain Address:

> **inside light fixture near the left side door**
Replacement is needed with approved wiring to prevent electrical hazard.

All item(s) identified above should be corrected by a qualified licensed electrician and make corrections as needed to items mentioned above plus any other defects that may exist.



AIR CONDITIONING AND HEATING

The inspector is not equipped to inspect furnace heat exchanges for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

PRIMARY AIR CONDITIONING:

TYPE:

Electric, Unit was manufactured by: Ruud.



POWER SOURCE:

220 Volt, Electrical disconnect present, 30 Amps.

COMPRESSOR AGE IN YEARS:

Unit was manufactured in: 2012. AIR CONDITIONER AGE: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the

future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.



CAPACITY OF UNIT:

3 ton.

CONDENSATE LINE:

The condensation lines should be cleaned out periodically to allow proper drainage. Check with your local hardware for products to clean line.

RETURN AIR TEMPERATURE:

76 degrees.

SUPPLY AIR TEMPERATURE:

58 to 61 degrees.

AIR TEMPERATURE DROP:

System is operating within normal operating temperature.

AIR CONDITION SYSTEM CONDITION:

Unit performed properly at time of inspection, air split was within the 15 to 21 degree recommended split of the HVAC rating during the cooling system. Heat pump systems are not checked for heating during the cooling season and the cooling of a heat pump system is not checked for cooling during the heating season since the reverse mechanics can be damaged.

The bottom of the main A/C chase is open, and has the potential to cause rodent activity in the attic space. This should be sealed to prevent access points into the attic. A spray foam or packing is recommended.



NORMAL CONTROLS:

Appear serviceable.

PRIMARY HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT:

Closet.

SYSTEM TYPE:

Heat Pump system. HEAT PUMP- A heat pump works on the principal that outside air, no matter the temperature, has some heat in it which can be extracted and used within the house, even during cold days. When the heat pump is operated, it can only produce air with a temperature of about 98 degrees F, or the approximate temperature of our skin. For that reason, homeowners with heat pumps will often complain that they are not producing heat, when in fact they are working properly. Some manufacturers have installed supplementary electric heat strips to help heat the air, just so homeowners would be able to feel hot air blowing out of the system to insure them it was working. Many older heat pumps, however, were installed without electric heating strips. Homeowners with such systems are advised to turn on the heat a couple hours before a particular temperature is desired, to give the unit time to exchange air and to reach the desired comfort level.

Unit was manufactured by: Ruud.

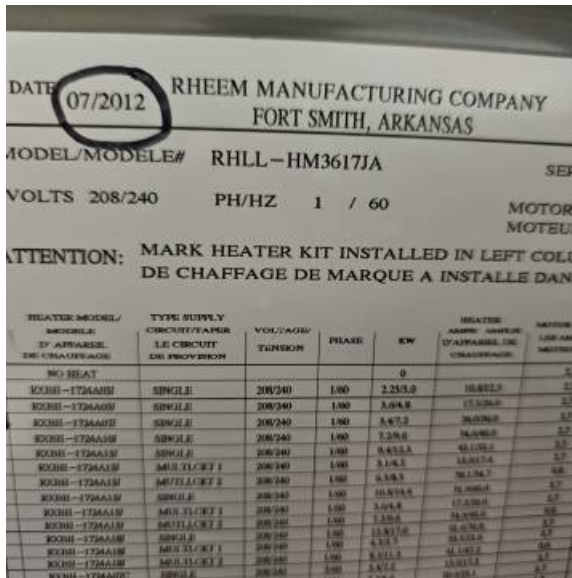


FUEL TYPE AND NOTES:

Electric, 40 Amps.

CAPACITY OF UNIT:

3 ton.



CONDENSATE LINE:

The condensation lines should be cleaned out periodically to allow proper drainage. Check with your local hardware for products to clean line.



APPROXIMATE AGE IN YEARS:

Unit was manufactured in 2012. AIR CONDITIONER AGE: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.

PRIMARY HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The heating unit was not operated since the outside air temperature was not adequate enough to operate unit without causing possible harm to the internal components. It is recommended that the heating cycle not be operated unless the outside temperature is at least 65 degrees or lower.

AIR FILTERS:

Good condition. Change filter frequently to improve the performance of the air handler. **The filter(s) for the A/C system should be changed periodically, once a month, to maintain the unit and keep the unit running at optimal performance. It is also recommended that the lines be cleaned out periodically to prevent the condensation from building up with slug build up. (Gallon of hot water and a cup of vinegar is best).**

AIR PLENUM:

Appears in good overall condition.

NORMAL CONTROLS:

Appears in good overall condition.

GENERAL SUGGESTIONS:

Report: 1656brittain Address:

The coils for the air handler unit are clogged with excessive debris and is blocking air flow. This will cause the system to function harder and less efficient. Suggest cleaning/servicing the coils to improve air flow. One of the ways in which a dirty condenser coil will affect an air conditioner is to reduce the overall efficiency of the unit. With a condenser coil that is dirty or blocked, the unit will have to work harder to achieve the same results. When the efficiency of the air conditioner is reduced, the unit will also cost the owner more money to operate.

A service call is recommended by an A/C mechanic to clean the coils. This will help improve the performance of the unit.

**DUCTWORK:****TYPE:**

Fiberglass Ductboard.



DUCTS/AIR SUPPLY:

Good overall condition. The accessible duct connections in the attic were checked for leaks and none were detected at time of inspection. Monitor for leaks and seal as necessary.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE:

Plastic like material, Faucet is in good condition. Good overall condition.



CONDITION:

The kitchen sink is in fair overall condition. No leaks were noted to the drain or the sink area at time of inspection.



RANGE/COOK TOP AND OVEN:

TYPE:

Electric, Combination.



CONDITION:

Older appliance, unit is at the end of it's expected life. Expect to replace the unit in the not too distant future.



KITCHEN VENTILATION:

TYPE AND CONDITION:

Internal ventilation. Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Older model appliance and is at/near the end of it's expected life.



DISHWASHER:

TYPE:

Good working condition. Air gap device or high-loop is present on drain line- Proper. This prevents waste water from backing up into the dishwasher.



GARBAGE DISPOSAL:

CONDITION:

None installed.

OTHER BUILT-INS:

MICROWAVE:

None.

ICE MAKER:

Good condition. Unit functioned properly at time of inspection.

Ice maker dispenser is not operable, unit failed to distribute ice. Further evaluation is needed to determine cause and needed repairs.

KITCHEN INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

TYPE

Counters are Formica (plastic laminate), Cabinets appear in fair overall condition.

COUNTERS AND CABINETS:

CONDITION

Fair condition, with moderate to heavy wear.

WALLS/CEILINGS/FLOORS:

TYPE

Walls and ceilings appear serviceable/good overall condition.

WALLS/CEILINGS/FLOORS:

CONDITION

Good overall condition.

SWITCHES/FIXTURES/OUTLETS:

CONDITION

Outlets within 6 feet of the kitchen sink are not GFCI protected. This was not a requirement at time of construction, but is a recommendation to replace the current standard outlets with GFCI protection to prevent electrical injury.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

Electrical outlet is grounded, Plumbing appears serviceable, 220 Service-operational.

DEFECTS

Dryer vent should be cleaned out periodically to allow proper ventilation.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection, unit does not convey with property.

CLOTHES DRYER:

Electric, Dryer was not operated at time of inspection, unit does not convey with property.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Good overall condition.



OTHER EXTERIOR DOORS:

French, Standard side/rear door, Good overall condition.

INTERIOR DOORS:

Good condition. Hardware operational.

WINDOWS:

TYPE

Combination of Aluminum, Clad-Metal/Vinyl, Insulated glass, Single hung, Stored items and/or furnishings prevented access to some windows. These windows were not accessible to operate and inspector was unable to fully determine the condition of the window units. It is recommended that the windows be checked for proper operation once stored items are

removed.

STATUS:

A representative sampling was check for proper operation and locking. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL:

Drywall, Stored items or furnishings prevent full inspection. It is suggested to having the walls checked once stored items and furnishings are removed to determine full condition. Inspector was unable to fully determine condition of the walls and areas blocked.

The potential for unseen defects may exist behind stored furnishings, and should be checked once items are cleared.

CONDITION:

General condition appears serviceable. No or minor damage noted at time of inspection.

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the sellers possession and notify the buyer of any known lead-based paint hazards.

CEILINGS:

TYPE:

Drywall.

CONDITION:

General condition appears serviceable. No or minor damage or ceiling stains were noted at time of inspection. Typical cracks noted.

FLOORS:

TYPE:

Combination of Carpet, Vinyl, Stored items or furnishings prevent full inspection. It is recommended that the flooring material be checked once furnishing and stored items are removed.

CONDITION:

Report: 1656brittain **Address:**

The flooring material is in fair overall condition at time of inspection; minor wear is noted.

SMOKE / FIRE DETECTOR:

COMMENTS:

Change batteries to ensure proper operation.

DEFECTS:

The smoke alarm units appear to be older and at the end of their expected life (manufactures suggest replacing the devices every 10 years) and should be replaced to ensure proper operation. We suggest additional smoke detectors be installed in appropriate locations.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation or to the exterior of the structure. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

The main line was not visible and plumbing material was not determined.

MAIN WATER DISCONNECT

LOCATION:

The main disconnect is located at the street. A special tool is necessary in order to operate the disconnect valve. This is available at your local hardware store.

PLUMBING:

Valve not tested.

CONDITION:

Water pressure appears adequate.

SUPPLY LINES:

MATERIAL:

Copper supply lines. This is original to date of construction.

CONDITION:

The plumbing is original to date of construction and are copper supply lines. Although no leaks were noted to the supply lines, aging material has a greater chance of failure.

Monitor copper piping for pin hole leaks. Prompt repairs will be needed by a licensed plumber, as leakage could recur at any time. No other areas of pinhole leakage or significant corrosion were noted, but they may exist, as insulation restricts viewing of all water supply lines in the attic area. Some water supply lines are also contained in walls, where viewing is not possible. Eventually replacement of all water supply lines may be warranted.

Shut off valves/handles are missing in the following locations:

> master bathroom toilet

These should be added to shut the water supply lines off when/if needed.



WASTE LINES:

MATERIAL:

Plastic, PVC.

WASTE LINES:

Lines not fully visible, some of the plumbing is underground and is not visible for inspection. Condition is not fully determined.

CONDITION:

Unable to fully view pipes. Inspector is unable to determine condition of under grade plumbing. Buyer may want to perform a pipe scope inspection to determine if any damage to the lines exist. The potential for drain line damage under the grade may exists, and is not visible for inspection. A pipe scope will reveal any defects and is repairs are necessary.

HOSE FAUCETS:

OPERATION:

Heavy levels of corrosion is noted to the hose bib in the front of the structure. This may warrant replacement.



WATER HEATER:

TYPE:

Electric, Rheem.



MANUFACTURED DATE:

Unit was manufactured in: 2016.

Report: 1656brittain Address:



Serial No.	Q241611818	
Model No.	PROE40 T2 RH95	
Manufacture Date.	10JUN2016	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

Heater Sales Company, Inc.
Water Heating Division
Manufacturing Address: 20117 USA

ELECTRIC WATER HEATER

SIZE:

40 Gallons.

LOCATION:

Utility room.

CONDITION:

Appears serviceable, Pressure relief valve noted, not tested since inspector did not want to damage the seals. A water shutoff valve is installed, The hot water heater is located in an area that is subject to damage if the unit leaked. As per the manufacture requirements, a pan is installed under the unit. This should be checked periodically for water and repair if needed.



SEPTIC SYSTEM:

SEPTIC TANK LOCATION:

Rear of house.

DRAIN FIELD LOCATION:

Rear yard.

SYSTEM CONDITION:

Septic tank was not inspected as it does not lend itself to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry to the seller as to any past problems or need for pumping is informative.

BATHROOMS

BATHROOM AREA: Hallway

BATH LOCATION:

Hallway. (Half bathroom)

VANITY /SINK DESCRIPTION:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

SINK:

Good overall condition. No cracks or damage was noted at time of inspection. Counters/cabinets appear in fair overall condition. Normal wear is noted. Drain appear in good overall condition. The drain was checked for leaks and none were noted at time of inspection. The drain should be checked periodically for leaks and repaired as/if needed.



TOILET:

Good overall condition. The unit flushed properly and drainage was good. No leaks were noted to the toilet tank and/or the toilet bowl at time of inspection.

VENTILATION:

Limited venting is noted in the bathroom where there is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan, however without opening the window limited venting would be provided. Adding a fan is recommended.

BATHROOM AREA: Master Bathroom

BATH LOCATION:

Master bedroom.

VANITY /SINK DESCRIPTION:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

SINK:

Good overall condition. No cracks or damage was noted at time of inspection. Counters/cabinets appear in fair overall condition. Normal wear is noted. Drain appear in good overall condition. The drain was checked for leaks and none were noted at time of inspection. The drain should be checked periodically for leaks and repaired as/if needed.



TOILET:

Good overall condition. The unit flushed properly and drainage was good. No leaks were noted to the toilet tank and/or the toilet bowl at time of inspection.

TUB/SHOWER AREA DEFECT:

The shower pan was filled with water to check the condition of the unit and allowed to sit. After a short time of sitting in the pan, water seepage was noted along the base of the pan. The pan should be replaced as needed. A qualified plumber should be contacted and make corrective action needed. Hidden damage may be possible behind the walls and further evaluation is needed to determine extend of damage and needed repairs.

TUB/SHOWER PLUMBING FIXTURES:

Shower head appears in good overall condition. Drain appears in good condition. The drain was filled with water and allowed to drain. No leaks were noted at time of inspection.

TUB/SHOWER AND WALLS DEFECT(S)

Some of the tiles within the shower enclosure are loose and/or pulling

away from their attachment. These tiles should be corrected as needed to prevent water damage. A licensed plumber/tile tradesperson should be contacted for further evaluation.

BATH VENTILATION:

Window is provided.

VENTILATION:

Limited venting is noted in the bathroom where there is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan, however without opening the window limited venting would be provided. Adding a fan is recommended.

CARPOR

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

CARPOR:

LOCATION:

Attached, carport. One car.

ROOF:

CONDITION:

The roof decking is in poor overall condition, where wood rot decay is noted to the wood material. The damaged sections should be replaced as needed.



MISCELLANEOUS:

The carport posts are in poor overall condition. Wood rot decay is noted to the base and support integrity from the patching is noted. It is recommend that the columns be replaced with solid material.

Report: 1656brittain Address:



OUT BUILDINGS

This inspection does not include the out buildings located on the rear left side of the property.



LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:

Well.



PUMP & MOTOR:

PUMP TYPE:

Submersible.

PUMP/MOTOR CONDITION:

Appears serviceable.

Report: 1656brittain Address:



The Standards of Practice and Code of Ethics of
THE 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 homebuyers 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 Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile 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.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly 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 Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice 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 Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARDS OF PRACTICE

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

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

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

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

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

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

C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:

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

B. describe:

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

3.2 The inspector is NOT required to:

A. provide any engineering or architectural services or analysis.

B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

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

B. describe:

1. siding.

EXTERIOR 4.2, Continued

- 4.2 The inspector is NOT required to inspect:**
- A. screening, shutters, awnings, and similar seasonal accessories.
 - B. fences.
 - C. geological and/or soil conditions.
 - D. recreational facilities.
 - E. outbuildings other than garages and carports.
 - F. seawalls, break-walls, and docks.
 - G. erosion control and earth stabilization measures.

5. ROOFING

- 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. antennae.
 - B. interiors of flues or 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 all fixtures and faucets.
 - 2. drain, waste, and vent systems including all fixtures.
 - 3. water heating equipment and hot water supply system.
 - 4. vent systems, flues, and chimneys.
 - 5. fuel storage and fuel distribution systems.
 - 6. drainage sumps, sump pumps, and related piping.
 - B. describe:
 - 1. 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 flues or chimneys that are not readily accessible.
 - 3. wells, well pumps, or water storage related equipment.
 - 4. water conditioning systems.
 - 5. solar water heating systems.
 - 6. fire and lawn sprinkler systems.
 - 7. private waste disposal systems.
 - B. determine:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. water supply quantity or quality.
 - C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL

- 7.1 The inspector shall:**
- A. inspect:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service grounding.
 - 5. interior components of service panels and sub panels.
 - 6. conductors.
 - 7. overcurrent protection devices.
 - 8. a representative number of installed lighting fixtures, switches, and receptacles.
 - 9. ground fault circuit interrupters.
 - B. describe:
 - 1. amperage and voltage rating of the service.
 - 2. location of main disconnect(s) and sub panels.
 - 3. presence of solid conductor aluminum branch circuit wiring.
 - 4. presence or absence of smoke detectors.
 - 5. wiring methods.

- 7.2 The inspector is NOT required to:**
- A. inspect:
 - 1. remote control devices.
 - 2. alarm systems and components.
 - 3. low voltage wiring systems and components.
 - 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.
 - B. measure amperage, voltage, or impedance.

Continued

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.
- C. describe:
 - 1. energy source(s).
 - 2. heating systems.

8.2 The inspector is NOT required to:

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

9. AIR CONDITIONING

9.1 The inspector shall:

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

9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

10. 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 doors and garage door operators.

10.2 The inspector is NOT required to inspect:

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

11. INSULATION & VENTILATION

11.1 The inspector shall:

- A. inspect:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation 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.

See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

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

12.2 The inspector is NOT required to:

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



Report: 1656brittain Address:

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

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

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

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

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

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

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 or component by its type or other distinguishing characteristics

Dismantle

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

Home Inspection

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

Household Appliances

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

Inspect

To examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector

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

Installed

Attached such that removal requires tools

Normal Operating Controls

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

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action 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 removed by one person, and is not sealed in place

Recreational Facilities

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

Report

Communicate in writing

Representative Number

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

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

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

Siding

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

Solid Fuel Burning Appliances

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

Structural Component

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

System

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

Technically Exhaustive

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

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 to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

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



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.