Confidential Inspection Report

Inspection performed for Ben Sellick
Report #082888

12345 SW Knight Dr.
Forest Grove, OR 97498

Inspection performed by Lee Sellick

Home Inspections Northwest, Inc.
12911 SW 113th Place
Tigard, OR 97223

OCHI #43 CCB #113136 ASHI #204864

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April 9, 2008

Mr. Ben Sellick
112244 SW Kelley Terrace
Boring, OR 97449

RE: 12345 SW Knight Dr.
Forest Grove, OR 97498

Dear Mr. Sellick:

At your request, a visual inspection of the above referenced property was conducted on 04/08/2008. 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 $1,000. 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must 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.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

Repair Items:

ROOF

Roof Drainage Systems
2.11 Gutter/Scupper Condition
Repair: The gutters exhibit signs of leaks. We recommend that the gutters be repaired.
Repair: The building's gutters were made of metal. The gutters drain at or near the building, this condition allows surface water to build up against the foundation and possible enter causing moisture related issues.

PARKING STRUCTURE

Overhead Garage Doors
4.4 Opener Condition
Repair: The sensitivity of the reversing feature on the overhead garage door opener was in need of adjustment. It is a safety protection device and its proper adjustment should not be neglected.

Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.This is a safety aspect and should be addressed immediately.

ELECTRICAL SYSTEM

Receptacles

5.5 Receptacle Conditions

Repair: The kitchen receptacle is wired backwards. This could possibly ruin some electronic equipment and motors. We recommend that the receptacle be wired properly.

Repair: An ungrounded three-prong receptacle was observed at the kitchen. We recommend that any ungrounded three-prong receptacle be grounded.

Further Review: The receptacles at the dining nook did not function. The circuit breakers were checked and none were tripped. We recommend further review for a better understanding of repair costs and present condition of the circuit.

Lights

5.7 Lights Condition

Repair: The light fixtures at the basement and hall up stairs were not functioning using the normal operating controls. The bulb(s) in these fixtures may be burned out. If the bulbs are not burned out, the condition of the fixtures and wiring should be verified. We recommend repair as necessary to restore the function of these fixtures.

WATER HEATER

Water Heater General Comments

6.6 Concerns

Repair: There were no seizemic straps securing the tank to the wall to prevent tip over. We recommend adding safety straps.

PLUMBING SYSTEM

Distribution Piping

7.6 Distribution Piping Condition

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

Repair: A semi ridgid plastic water line is bent; this places the pipe under stress and may lead to pipe failure. We recommend correction of the condition to remove stress to the pipe.

LAUNDRY AREA

Laundry Provisions

9.3 Dryer Vent Conditions

Repair: The dryer vent terminates in the crawl space. The ductiing is disconnected in the crawl space. Attention to the vent termination is required to release the moisture in an outside space. We recommend that the dryer vent be routed to the exterior of the building.

Sink

9.5 Sink Conditions

Repair: The laundry sink faucet leaks. Attention to the faucet is required to stop the leak. We recommend that the faucet be repaired or replaced.

BATHROOM(S)

Main Level Bathroom

10.3 Drain

Repair: In the main level bathroom, the wash basin drain leaks. Attention to the leak is required in order

to keep the waste system functional and to keep from damaging the cabinet. We recommend that the leak be repaired as soon as possible.

Master Bathroom
10.22 Drain
Repair: In the master bathroom, the drain stops were inoperable in the wash basins. We recommend that all inoperable drain stops should be repaired or replaced to restore function.

INTERIOR

Doors Interior/Exterior
11.1 Door Conditions
Repair: The living room west glass door did not latch properly. We recommend repair to return the door to proper operation.

Windows
11.5 Window Condition
Repair: Several of the building's thermopane windows presented symptoms of a breach seal or failure between two pieces of glass. (at least 4) This often takes the form of condensation between the panes of an insulated glass unit. Location: transom above laundry door; above master sink; bedroom upstairs & the upstairs hall by bonus room. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

Vacuum
11.14 Vacuum
Repair: The built in-vacuum was not in working condition. We recommend that the vacuum be repaired or replaced.

STRUCTURE

Crawlspace
14.12 Ventilation Conditions
Repair: Crawlspace ventilation was observed to be below soil level. The bottom of the vent should be 4" above the soil level. We recommend clearing the vents for proper air flow of the crawl space and adding vent wells as needed to keep soil away.

Structure - Walls
14.21 Siding Condition
Repair: The drip edge of lap siding is separating and further siding damage is likely We recommend that all deteriorated wood be repaired or replaced.

Flashing
14.24 Flashing Conditions
Repair: Wall flashings are missing. Wall flashings are required to guard against water intrusion and damage. We recommend that any exterior missing flashing be installed where noted above.

Safety Concerns:
SITE AND GROUNDS

Walkway
3.10 Railing Condition
Safety Concern: No railings were provided at several entry steps to the house. Railings should be installed to reduce the potential for personal injury when there are three or more steps. We recommend that the railing be installed. This is a safety concern.

Decks

3.15 Conditions

Safety Concern: The baluster spacing on the railing were nonconforming. The balusters were spaced too far apart, climbable or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

Safety Concern: No railings were provided for the stairs. Railings should be installed within normal industry trade practices to reduce the potential for personal injury. We recommend that a railing be installed. This is a safety concern.

PARKING STRUCTURE

Fire Separation

4.5 Fire Separation Conditions

Safety Concern: A window was installed into a firewall door between the garage and the interior of the building. This is a safety aspect and should be addressed. We recommend that the window be replace by a fire rated window or the firewall be restored.

HEATING & COOLING SYSTEM

Fireplace

8.19 Damper

Safety Concern: The fireplace has a gas connection. A clamp or other such device is needed to keep the damper from closing completely. We recommend the addition of a clamp on the damper for each of the gas log sets.

INTERIOR

Stairs

11.11 Interior Stair Conditions

Safety Concern: The head room for the interior stairway to the basement was insufficient for the safe use of the stairs. Ideally, the stairs or ceiling height should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

Smoke Detectors

11.13 Smoke Detectors

Safety Concern: One or more of the smoke detectors were missing. Replacement of the missing detector(s) is recommended. The smoke detectors were not operated with their "test" buttons. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

Further Review:

ROOF

Rooftop Material & Condition

2.3 Tile Roofing

We recommend further review of the roof system for a better understanding of present condition and repair/replacement costs.

Further Review: At least two cracked or damaged tiles were observed at the rooftop. Additional tiles or adverse conditions may be found by a roofing professional.

Maintenance:
HEATING & COOLING SYSTEM

Heating System
8.6 Heating System(s) Condition
Maintenance: Dust and/or debris have built up on the blower and in the blower compartment. We recommend the blower and compartment be cleaned an the blower's bearing be lubricated.

Filters
8.14 Air Filter Condition
Maintenance: The air filter had accumulated debris which decreased it's effectiveness by blocked air flow. This can dramatically decrease efficiency of the system. We recommend that the filter be cleaned as required.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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,

Lee Sellick
Home Inspections Northwest, Inc.

INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on 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.

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 the 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 the tradespeople 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.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. For a "code inspection" the local building department must be contacted because they alone have the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by *appropriate persons.* An appropriate person is a person who is a licensed qualified professional, engineer, tradesman, or service technician.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which, in most cases, means an ***appropriate person*** is needed.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommended Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an ***appropriate person*** prior to closing escrow if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by ***appropriate persons*** for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an ***appropriate person*** is needed.

"**Adverse conditions**": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by ***appropriate persons***.

"Satisfactory", "Generally acceptable condition," and "Operational": When the report indicates that a component is satisfactory, operational, or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Oregon Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems ***not*** specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Oregon ASHI Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Oregon ASHI Standards of Practice in this report is to be considered incomplete or without certainty, and further review by an ***appropriate person*** is recommended.

Parties Present

1.1 Client/Agent The inspection of the building detailed in this report was at the request of Ben Sellick, our client. Representing our client at the time of inspection was Heidi Sellick of Sellick Realty.

1.2 Present Our client and the client's agent were present at the time of the inspection.

1.3 Inspector The inspector of record was Lee Sellick, owner of Home Inspections Northwest, Inc., State of Oregon certification #43. The contract was signed before the inspection report was presented to the client/agent by, Mr. Ben Sellick, our client.

Time & Weather Conditions

1.4 Time The inspection began at approximately 09:00 AM and ended at approximately 12:00 noon on April 8, 2008.

1.5 Weather It was raining at the beginning of our inspection and the outside air temperature was in range of 30-40 degrees F.

General Building Information

1.6 Building Type The type and/or style of the building being inspected is a daylight basement consisting of approximately 5,089 square feet.

1.7 Building Age It is our understanding that the building was constructed in 1990. This is an approximate age that was determined by the observed details of the building.

1.8 Occupancy The building is occupied and has personal possessions blocking full view/access to the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or by lack of access.

1.9 Utilities All the provided major utilities, i.e., (gas, water, electric) for the building were on at the time of the inspection.

Orientation

1.10 Orientation For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

Remarks And/Or Notes

1.11 Sellers Property Disclosure The sellers property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person.

ROOF

Roof Type

2.1 Roof Type The building's roof structure types were a combination of gable, hip and a shed roof structure. The inspection of the tile roof was conducted from the ground and or the edge of the roof surface. Actually walking on the roof was judged to be potentially hazardous for the inspector and the tile roofing material. The following comments were based upon a limited inspection.

Rooftop Material & Condition

2.2 Surface Material The roof covering for this structure was a concrete tile material. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface except for the following:

2.3 Tile Roofing

We recommend further review of the roof system for a better understanding of present condition and repair/replacement costs.

Further Review: At least two cracked or damaged tiles were observed at the rooftop. Additional tiles or adverse conditions may be found by a roofing professional.

Rooftop Ventilation

2.4 Rooftop Attic Ventilation

The attic space for the building was ventilated whole or in part, with covered roof vents. The sheathing is cut and the tiles are the able to breath. The attic roof vents appeared to be in satisfactory condition.

Rooftop Flashings

2.5 Flashings

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

Skylights

2.6 Skylights

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

Chimney

2.7 Material

The chimney was constructed with brick masonry.

2.8 Top/Cap

The top of the chimney(s) was covered by a cement mortar cap.

2.9 General Condition

The chimney and it's exterior components were inspected from the ground with the aid of binoculars due to limiting factors such as damage or personal injury risks. All of the chimney's components were not visible and the inspection is limited. The chimney and visible components appear to be in generally acceptable condition with any minor cracking cosmetic in nature only.

Roof Drainage Systems

2.10 Drainage Systems

The building has gutters located on all sides of the rooftop perimeter that discharge runoff. The building's gutters were made of metal. Gutters and drains are often ignored and leakage from them can cause significant damage to the house and foundation. Unless it is raining during the inspection we may not be able to see signs of such leakage. Gutters and drains need regular maintenance and cleaning to make sure that water flows through the system and then well away from the house. For some houses the gutters need cleaning several times per year (depending on landscaping). The roof drainage systems appear to be in generally acceptable condition except for the

following: The gutters drain at or near the foundation, this condition allows surface water to build up against the foundation and possible enter causing moisture related problems.

2.11 Gutter/ Scupper Condition

Repair: The gutters exhibit signs of leaks. We recommend that the gutters be repaired.
Repair: The building's gutters were made of metal. The gutters drain at or near the building, this condition allows surface water to build up against the foundation and possible enter causing moisture related issues.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

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

Landscaping

3.1 Trees/Bushes/ Vines

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

3.2 Vegetation Conditions

Maintenance: The vegetation, shrubbery and trees are to be kept trimmed a minimum of 12" off of the building to minimize wear, damage and moisture issues with the structure.

Site Grading - Drainage

3.3 Grading

The general grade, slope and drainage was moderate to the west (front).

3.4 Negative Grading

Repair: The grading was sloped toward the building's foundation on the rear side. This condition promotes water accumulation near the building, which could result in deterioration of the foundation and water penetration under the structure. We recommend regrading of areas near the building as needed to ensure the unobstructed flow of the surface water away from the foundation.

3.5 Drainage Poor

Repair: Several sides of the building site shows signs of poor drainage. We recommend that these areas be corrrected for better drainage performance as necessary.

3.6 Siding Below Grade

Monitor: The siding to ground clearance should be increased. In general there should be 4 - 6 inches of clearance between the exterior wall cladding and the ground. This 6 inch clearance is not always possible but it is important to maintain some clearance so that you can keep an eye out for signs of wood destroying organisms or insects. We recommend that the area be monitored with correction as necessary.

Driveway

3.7 Driveway Surfaces

The driveway for the building was surfaced with a combination of concrete and asphalt. The driveway surfaces were in generally acceptable condition.

Walkway

3.8 Walkway Surfaces

The walkways for the building were surfaced with concrete. The walkway surfaces were in generally acceptable condition.

3.9 Stair/Stoop OK

The exterior entry landing for the building was wooden. The landing was in generally acceptable condition.

3.10 Railing Condition

No railings shown; also at master bedroom

Safety Concern: No railings were provided at several entry steps to the house. Railings should be installed to reduce the potential for personal injury when there are three or more steps. We recommend that the railing be installed. This is a safety concern.

Patios

3.11 Patio Surfaces

The patio areas were surfaced with concrete. The patio area was surfaced with brick pavers. The patio surfaces were in generally acceptable condition.

Decks

3.12 Deck Surface The deck surface was constructed of composition plastic decking. The deck was raised with at least some framing visible.

3.13 Deck Condition

Moisture entry potential areas

Repair: The "L" flashing present may allow water to to get behind the ledger causing moisture damage as water can still get under the flashing. We recommend further corrective measures to keep water out.
Repair: Flashing areas around the deck need to be sealed. Allowing water to penetrate into the wall is destructive to the structure. Attention is required and we recommend that the deck flashings be corrected to prevent water intrusion and damage.

3.14 Railings/ Steps The deck steps and railings were in generally acceptable condition.

3.15 Conditions **Safety Concern:** The baluster spacing on the railing were nonconforming. The balusters were spaced too far apart, climbable or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.
Safety Concern: No railings were provided for the stairs. Railings should be installed within normal industry trade practices to reduce the potential for personal injury. We recommend that a railing be installed. This is a safety concern.

Retaining Walls

3.16 Material Retaining walls on this building site were made of natural stone rip rap. Rip rap is a term used to describe stones placed on a steep slope to keep the slope from adverse erosion. The retaining walls were found to be in satisfactory condition with little or no displacement.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

General Garage

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

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

Overhead Garage Doors

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

4.4 Opener Condition **Repair:** The sensitivity of the reversing feature on the overhead garage door opener was in need of adjustment. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.This is a safety aspect and should be addressed immediately.

Fire Separation

4.5 Fire Separation Conditions **Safety Concern:** A window was installed into a firewall door between the garage and the interior of the building. This is a safety aspect and should be addressed. We recommend that the window be replace by a fire rated window or the firewall be restored.

Garage GFCI Location

4.6 GFCI Location The GFCI reset for the garage receptacles was located in the garage. The protected receptacles were operated and functioned as designed.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightening or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

Service Entrance

5.1 Service Entrance

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

Meter - Main Panel

5.2 Voltage - Protection - Amps

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

5.3 Grounding

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

Receptacles

5.4 Receptacles OK

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection except for the following:

5.5 Receptacle Conditions

Repair: The kitchen receptacle is wired backwards. This could possibly ruin some electronic equipment and motors. We recommend that the receptacle be wired properly.
Repair: An ungrounded three-prong receptacle was observed at the kitchen. We recommend that any ungrounded three-prong receptacle be grounded.
Further Review: The receptacles at the dining nook did not function. The circuit breakers were checked and none were tripped. We recommend further review for a better understanding of repair costs and present condition of the circuit.

Switches

5.6 Switches

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

Lights

5.7 Lights Condition

Repair: The light fixtures at the basement and hall up stairs were not functioning using the normal operating controls. The bulb(s) in these fixtures may be burned out. If the bulbs are not burned out, the condition of the fixtures and wiring should be verified. We recommend repair as necessary to restore the function of these fixtures.

Ground Fault Circuit Interrupters

5.8 GFCI's/Arc Fault's

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

WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Singular Water Heater Descriptions

6.1 Singular Location The energy source for the water heater was natural gas and the storage capacity of the tank was 50 gallons, The location of the water heater was in the crawl space.

6.2 Manufacturer/ Age The name of the manufacturer or the brand name of this unit was General Electric. The age of the hot water heater can usually be found in the serial number of the unit. This units serial number indicates that the date of manufacture was 2002.

Water Connections

6.3 Water Heater Connections The connections at the water heater were in good condition.

Temperature And Pressure Relief Valve

6.4 T-P Relief Valve The temperature and pressure relief valve and extension appear to be in good condition.

Water Heater Gas Connections

6.5 Gas Connections The shutoff was located at the water heater.

Water Heater General Comments

6.6 Concerns **Repair:** There were no seizemic straps securing the tank to the wall to prevent tip over. We recommend adding safety straps.

Remarks On The Water Heater

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

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

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

Main Piping

7.1 Water Source/ Waste Line

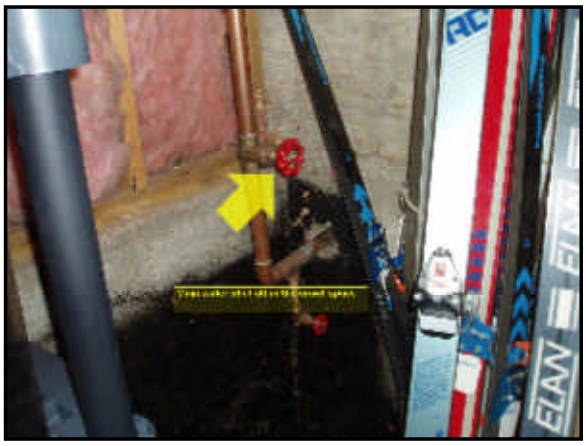
Water and waste water service was provided by a municipal or community system.

7.2 Water Meter

The water meter for the building could not be located on the property. The water meter may be located by calling the utility directly.

7.3 Main Supply Material

The main water supply line/pipe material, which carries the water to the building was 1 1/4" copper.



7.4 Building's Main Shut-Off

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

Distribution Piping

7.5 Material

The visible water supply piping material on the interior of the building, used to deliver water to the plumbing fixtures, was a combination of copper and CPVC piping.

7.6 Distribution Piping Condition

Pipe stress and non insulated pipes

Repair: One or more water lines are not insulated in areas which are vulnerable to

freezing. We recommend all vunerable water lines be insulated to protect against freezing.
Repair: A semi ridgid plastic water line is bent; this places the pipe under stress and may lead to pipe failure. We recommend correction of the condition to remove stress to the pipe.

7.7 Hose Bibbs
OK
The exterior hose bibbs were properly installed and in generally acceptable condition.

Drain Waste Vent Piping

7.8 Waste Piping Material
The visible drain, waste, and vent piping material within the building was plastic.

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

Main Sewer Cleanout

7.9 Main Sewer Cleanout Location
Consult Seller: The Inspector could not determine the location of the main sewer cleanout. We recommend asking the current owner if they have information as to it's location.

Gas System Piping

7.10 Location
The gas meter was located at the left side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. A bonding wire was not visible at the building side of the gas meter pipe, however, this bond may exist at the interior of the wall. Testing for a bonded gas line is not within the scope of a home inspection.

Remarks On The Plumbing System

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

HEATING & COOLING SYSTEM

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

Heating System

8.1 Heating System Type

Supplementary heat for this building was provided by one or more forced air electric wall heaters. upstair hall bonus room unit does not operate. we recommend the breaker be turned on and the unit be tested. The type of gas supplied to the heating unit was natural gas. The heating system for this building was a gas forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern, if visible, was checked for appearance.

8.2 Location

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

8.3 Manufacturer/ Age

The name of the manufacturer or brand name for the heating unit(s) was American Standard. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2003.

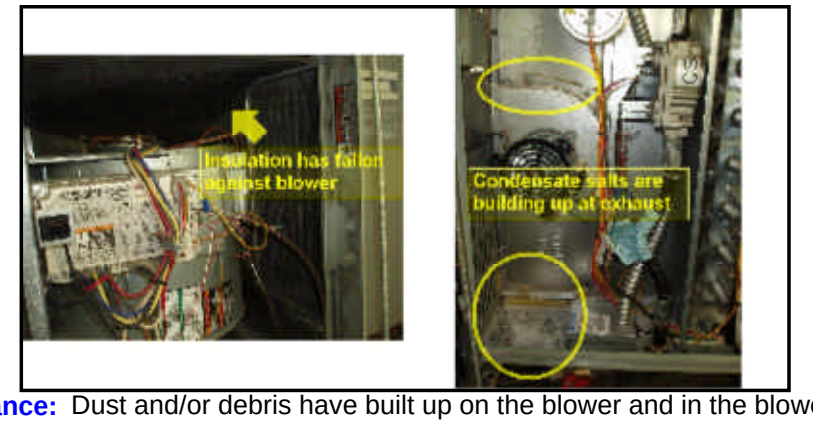
8.4 BTU's of System

The size of the heating unit for this building as measured in British Thermal Units (BTU's) was 140,000.

8.5 General Condition

The heating system operated but the interior components are covered with lint, dust and/or grime.

8.6 Heating System(s) Condition



Maintenance: Dust and/or debris have built up on the blower and in the blower compartment. We recommend the blower and compartment be cleaned an the blower's bearing be lubricated.

Cooling System

8.7 Type

This building is cooled by a split type, or remote type, central air conditioning system. This means the compressor, is physically separated from the air handling unit with the cooling coil mounted within or adjacent to the furnace. The compressor for the cooling

system was located at the exterior rear side of the building.

8.8 Manufacturer/ Age The name of the manufacturer or brand name for the cooling unit(s) was Carrier. The age of the cooling equipment can usually be found in the serial number of the unit. This units serial number or data tag indicates that the date of manufacture was 2005.

8.9 Tons The measure of cooling capacity for the cooling system as measured in tons was 5 tons.

8.10 Cooling System Conditions **Further Review:** The cooling system for this building was not tested because of limiting factors. The air tempeture must be above 65 degrees at the time of inspection with the power on and a heat strip at the compressor, or the tempeture must be above 65 degrees for the prior 24hrs if the power was either off or if a heater band is not installed at the compressor to keep the freon and the oil seperated. We recommend further review for a better understanding of replacement/repair costs if any, and present condition.

Distribution System

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

8.12 Distribution Registers/Ducts The distribution system was flexible ductwork.

Filters

8.13 Air Filter The air filter for the heating and ventilation system was located at the return air duct near the heating/cooling unit. The air filter servicing the HVAC equipment was an electronic type air filter. Electronic air filters should be cleaned every two months at a minimum when pets are present.

8.14 Air Filter Condition **Maintenance:** The air filter had accumulated debris which decreased it's effectiveness by blocked air flow. This can dramatically decrease efficiency of the system. We recommend that the filter be cleaned as required.

Controls/Thermostats

8.15 Thermostats The type of thermostat(s) for the heating system consisted of one or more wall mounted programable control. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition.

Fireplace

8.16 Fireplace type The fireplace types: a free standing wood stove and three gas log sets.

8.17 Fireplace OK **Consult Seller:** The wood stove was not operated. However, the parts visible on the wood stove appeared to be in generally acceptable condition. We would recommend that the wood stove operation be demonstrated by the seller.

8.18 Fireplace Conditions

Further Evaluation: The fireplace system should be fully inspected and serviced prior to purchase for a better understanding of the present condition and repair costs. We recommend a level II inspection and service.

8.19 Damper

Safety Concern: The fireplace has a gas connection. A clamp or other such device is needed to keep the damper from closing completely. We recommend the addition of a clamp on the damper for each of the gas log sets.

Soot indicates incomplete combustion

Remarks On Heating & Cooling

8.20 Remarks On Heating & Cooling

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

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

9.1 Location - Connections

Laundry provisions were located at an interior laundry area.

9.2 Laundry Conditions

Consult Seller: Appliances and supply valves were not moved or tested. Consult with the seller for further information regarding the condition of the appliances and supply valves.

9.3 Dryer Vent Conditions

Repair: The dryer vent terminates in the crawl space. The ductiing is disconnected in the crawl space. Attention to the vent termination is required to release the moisture in an outside space. We recommend that the dryer vent be routed to the exterior of the building.

Sink

9.4 Sink OK The utility tub was located in the laundry room off of the kitchen. The laundry sink and all of its related components i.e.(drain line, faucets and water supplies) appear to be in generally acceptable condition except for the following:

9.5 Sink Conditions **Repair:** The laundry sink faucet leaks. Attention to the faucet is required to stop the leak. We recommend that the faucet be repaired or replaced.

Laundry Room Ventilation

9.6 Laundry Room Ventilation Laundry room ventilation was provided for by a powered fan which was found to be operational.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

Main Level Bathroom

10.1 Bath Cabinets/ Countertops The pedestal appears to be in good functional order.

10.2 Sink The sink appears to be in good functional condition.

10.3 Drain **Repair:** In the main level bathroom, the wash basin drain leaks. Attention to the leak is required in order to keep the waste system functional and to keep from damaging the cabinet. We recommend that the leak be repaired as soon as possible.

10.4 Toilet The toilet and associated controls were functioning properly at the time of the inspection.

10.5 Flooring Type The flooring was wood. The floor covering was in generally acceptable condition.

10.6 Floor Condition There were no signs of loose, discolored, swelling or wet flooring.

10.7 Ventilation The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of our inspection.

10.8 GFCI's The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended. The GFCI location for the bathrooms of the building was in the upstairs hall bathroom.

Upstairs Hall Bathroom

10.9 Bath Cabinets/ Countertops The cabinet appears to be in good functional order.

10.10 Sink The sink appears to be in good functional condition.

10.11 Drain The drain did not appear to have any notable conditions.

10.12 Shower Wall Type/ Condition
The shower wall material was fiberglass.

10.13 Bathtub Type/Condition
The bathtub and associated controls were functioning properly.

10.14 Shower Heads
Repair: In the upstairs hall bathroom, the bath shower head was observed to be leaking at the connection to the shower arm. We recommend repair or replacement of the shower head to restore proper operation and use of the shower.

10.15 Toilet
The toilet and associated controls were functioning properly at the time of the inspection.

10.16 Flooring Type
The flooring was ceramic tile. The floor covering was in generally acceptable condition.

10.17 Floor Condition
There were no signs of loose, discolored, swelling or wet flooring.

10.18 Ventilation
The bathroom ventilation was provided by exhaust fan, which operated at the time of our inspection. The ventilation for the bathroom was provided by both a window and exhaust fan. The ventilation was operational at the time of our inspection.

10.19 GFCI's
The GFCI location for the bathrooms of the building are in this bathroom. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

Master Bathroom

10.20 Bath Cabinets/ Countertops
The cabinet appears to be in good functional order.

10.21 Sink
The sink appears to be in good functional condition.

10.22 Drain
Repair: In the master bathroom, the drain stops were inoperable in the wash basins. We recommend that all inoperable drain stops should be repaired or replaced to restore function.

10.23 Shower Wall Type/ Condition
The shower wall material was ceramic tile.
Repair: In the master bathroom, missing or deteriorated grout was noted at the shower/tub wall area. The possibility of a moisture issue behind the wall is present. We recommend re-grouting and sealing to reduce water penetration and possible damage to the surrounding areas.

10.24 Bathtub Type/Condition
There was a stall shower in this bathroom.

10.25 Shower Heads	**Repair:** In the master bathroom, the bath shower head was observed to be leaking at the connection to the shower arm. We recommend repair or replacement of the shower head to restore proper operation and use of the shower.
10.26 Shower Doors OK	The shower doors, glass enclosures and associated hardware for the bathrooms was found to be in generally acceptable condition.
10.27 Toilet	The toilet and associated controls were functioning properly at the time of the inspection.
10.28 Flooring Type	The flooring was ceramic tile. The floor covering was in generally acceptable condition.
10.29 Floor Condition	There were no signs of loose, discolored, swelling or wet flooring.
10.30 Ventilation	The ventilation for the bathroom was provided by both a window and exhaust fan. The ventilation was operational at the time of our inspection.
10.31 GFCI's	The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

Basement/Down Stairs Bathroom

10.32 Bath Cabinets/ Countertops	The cabinet appears to be in good functional order.
10.33 Sink	The sink appears to be in good functional condition.
10.34 Drain	The drain did not appear to have any notable conditions.
10.35 Shower Wall Type/ Condition	The shower wall material was fiberglass.
10.36 Bathtub Type/Condition	The shower and associated controls were functioning properly.
10.37 Shower Doors OK	The shower doors, glass enclosures and associated hardware for the bathroom was found to be in generally acceptable condition.
10.38 Toilet	The toilet and associated controls were functioning properly at the time of the inspection.
10.39 Flooring Type	The flooring was sheet goods. The floor covering was in generally acceptable condition.
10.40 Floor Condition	There were no signs of loose, discolored, swelling or wet flooring.
10.41 Ventilation	The ventilation for the bathroom was provided for by either a window, exhaust fan or both. The ventilation was operational at the time of our inspection.
10.42 GFCI's	This bathroom has its own GFCI receptacle and it is operating properly. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

General Condition

10.43 Bathroom Comments

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

INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

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

Doors Interior/Exterior

11.1 Door Conditions

Repair: The living room west glass door did not latch properly. We recommend repair to return the door to proper operation.

Windows

11.2 Window Frames

The material used in the construction of the window frames of this building was plastic/ vinyl.

11.3 Operational Type

The operational types of windows for this building were horizontal sliding, casement and single hung windows. The window glazing (Number of Panes) in these windows is two, ("double glazed").

11.4 Windows OK

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air.

Some windows of the building may not have been accessible due to furniture or personal items. We operated a representative sample of the windows and their associated hardware. The windows that were operated were found to be in generally acceptable condition.

11.5 Window Condition

Repair: Several of the building's thermopane windows presented symptoms of a breach seal or failure between two pieces of glass. (at least 4) This often takes the form of condensation between the panes of an insulated glass unit. Location: transom above laundry door; above master sink; bedroom upstairs & the upstairs hall by bonus room. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

Floor Coverings

11.6 Floors

The floor coverings used in the interior of this building were carpet, hard wood and ceramic tile. All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection.

Ceilings - Walls

11.7 Materials

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

11.8 Ceiling & Wall Conditions

Consult Seller: Water stains were observed on the ceiling in the bonus room indicating a past or present leak. Consulting the seller as to any repairs made may be one way to identify an old stain from an active leak. Monitoring the stained area(s) is recommended if repairs have been made. If no information is available from the seller we recommend further review for a better understanding of repair costs and present condition.

Fans

11.9 Ceiling Fans

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

Stairs

11.10 Interior Stairs

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

11.11 Interior Stair Conditions

Safety Concern: The head room for the interior stairway to the basement was insufficient for the safe use of the stairs. Ideally, the stairs or ceiling height should be modified to comply with present building standards and safety regulations. We recommend correction as necessary.

Railings

11.12 Interior Rail Conditions

Recommended Upgrade: The baluster spacing on the stairs or landings were non-conforming, the balusters were spaced too far apart (greater than 4") or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

Smoke Detectors

11.13 Smoke Detectors

Safety Concern: One or more of the smoke detectors were missing. Replacement of the missing detector(s) is recommended. The smoke detectors were not operated with their "test" buttons. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

Vacuum

11.14 Vacuum **Repair:** The built in-vacuum was not in working condition. We recommend that the vacuum be repaired or replaced.

Remarks On The Interior

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

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Cabinets/Countertops

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

Sink

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

Kitchen GFCI Location

12.3 GFCI Location The GFCI resets for the kitchen receptacles were located in the kitchen. The GFCI protected receptacles of the kitchen were observed to be operational and appeared to be functioning as designed.

Appliances

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

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

12.6 Ventilation OK Kitchen ventilation was provided by a downdraft fan at the cooking surface exhausting to the exterior. The kitchen exhaust fan was found to be operational.

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

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

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

12.10 Trash Compactor The trash compactor was operated with the normal controls and appeared to be in working order.

General Condition

12.11 General Condition The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarders in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior. A common practice is to examine from the hatch.

Attic Location And Access

13.1 Location/ Type: The attic access panels were located at the hall closet, ceiling of a bedroom & closet ceiling of a bedroom.

13.2 Entry - Access Door/ Hatch/Ladder The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only. The hall room was walked and the overhead openings were viewed from accesses.

Ceiling Structure

13.3 Ceiling Structure The ceiling structure for the building consisted of joists, structural members which supported the finished ceiling. The viewable ceiling structures of the building were in generally acceptable condition.

Roof Structure

13.4 Roof Structure

The roof structure for this building was a conventional, wooden rafter and ceiling joist system. The roof sheathing used over the structure in this building was plywood. The visible roof structure appears to be in generally acceptable condition.

Insulation

13.5 Insulation

The thermal insulation visible in the attic space was blown-in and batts of fiberglass. The thickness of the insulation in the attic space should yield an approximate thermal "R" value of 36-38.

Ventilation

13.6 Attic Ventilation

The attic space was ventilated by roof and soffit vents. The attic ventilation was observed to be in generally acceptable condition.

STRUCTURE

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The floor structure and wall structure. The exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms, hidden problems may go undetected.

Foundation

14.1 Foundation Type

The exposed stem wall and footing of the building were observed to be poured concrete.

14.2 Foundation Condition

The visible perimeter of the concrete stemwall was observed to be in generally acceptable condition with any small cracks appearing to be cosmetic in nature only.

Structure - Crawl

14.3 Footing Type

The material used for the footings of the structure was poured in place concrete. The footings for the structure appear to be in generally acceptable condition.

14.4 Support Post Type

The support sturctures in the crawlspace were wood posts The visible and accessible support structures of the crawlspace were in generally acceptable condition.

Structure - Floor

14.5 Floor Structure

The basement floor structure consisted of a poured in place concrete slab on grade. , The main floor structure was constructed of post and beam. The floor structure exhibited characteristics that indicate a generally acceptable condition. The subfloor was constructed of plywood.

Crawlspace

14.6 Access The access was in the basement wall. The crawlspace was accessible and entered.

14.7 Ground Type The ground floor of the undercrawl was the natural site soil.

14.8 Ground Condition

Monitor: The crawlspace had minor signs of past water intrusion. Water build up can lead to rot, insect infestation and health related issues. We recommend monitoring for water pooling during winter; if build-up occurs then further remediation may be needed.

14.9 Vapor Barrier A vapor barrier was present in the crawlspace and appears to be in generally acceptable condition.

14.10 Insulation Crawlspace insulation was present between the floor beams. The insulation of the crawlspace was observed to be in generally acceptable condition.

14.11 Ventilation Crawlspace ventilation was observed to be adequate and in generally acceptable condition except for the following:

14.12 Ventilation Conditions

Soil up to and over vents

Repair: Crawlspace ventilation was observed to be below soil level. The bottom of the vent should be 4" above the soil level. We recommend clearing the vents for proper air flow of the crawl space and adding vent wells as needed to keep soil away.

Basement

14.13 Access/ Support The structure contained a partial basement. The support structure was not visible due to finished walls.

14.14 Walls The basement walls were concealed.

14.15 Ceiling The basement ceilings were concealed.

14.16 Moisture The basement had no visible signs of moisture entry.

14.17 Drainage The floor drain was not located.

Structure - Walls

14.18 Wall Structure Materials The exterior walls of the structure were constructed with wood frame construction.

14.19 Wall Structure Condition

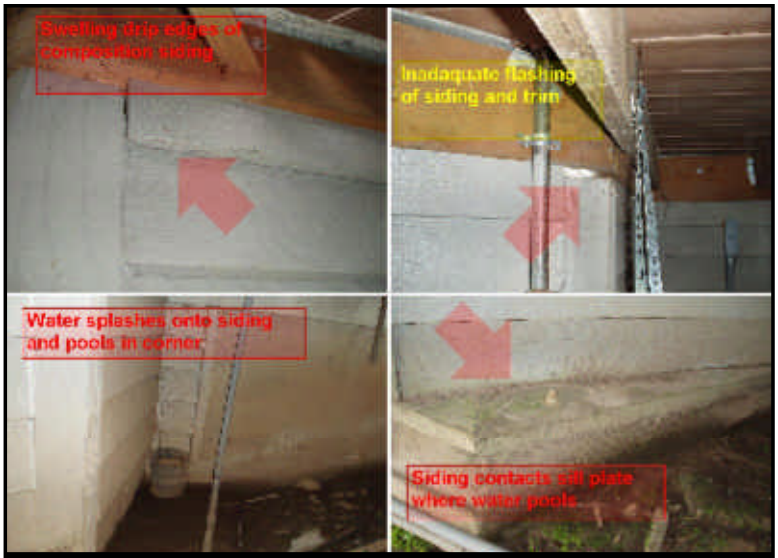
The wall structure did not show evidence of any failure.

14.20 Siding Combo

The exterior wall cladding of this building consisted of wood siding and manufactured wood fiber composition siding. You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.

The exterior wall surfaces were in a generally acceptable condition except for the following:

14.21 Siding Condition



Area under deck

Repair: The drip edge of lap siding is separating and further siding damage is likely We recommend that all deteriorated wood be repaired or replaced.

Trim

14.22 Trim Material

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

Flashing

14.23 Flashing Type

The flashings of this building are metal.

14.24 Flashing Conditions

Repair: Wall flashings are missing. Wall flashings are required to guard against water intrusion and damage. We recommend that any exterior missing flashing be installed where noted above.

Fascia - Eaves - Soffits

14.25 Fascia/Eave/ Soffit

The building had soffits. The fascia and soffits of the bulding appear to be in generally acceptable condition.

Soffit/Gable Ventilation

14.26 Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens. The building's ventilation components were observed to be in generally acceptable condition.

Exterior GFCI Location

14.27 GFCI Definition

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

14.28 GFCI Location

The GFCI reset for the exterior receptacles was located at an exterior rear side receptacle.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

What About Unaccessible Areas During Inspection? It is the responsibility of the seller to provide access to all inspection areas including the crawl space, attic and electrical panel. Any areas that are blocked will not be inspected and we recommend that licensed contractors inspect these areas once access is provided. If the client requests that we return to inspect any area originally blocked, there will be a minimum return charge of $75 for this service and an addendum.

Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Home Inspections Northwest, Inc. offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of $125 for this service. This fee only covers a re-inspection of any documented issues in the original summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs is to be done by others, we recommended licensed contractors.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read

the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

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

Common Enviromental Concerns

15.1

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

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

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

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

The Standards of Practice and Code of Ethics of

THE AMERICAN SOCIETY OF HOME INSPECTORS®

www.ashi.org

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The American Society of Home Inspectors, Inc.®
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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.

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.

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
i nspector, likely be dangerous to the
i nspector 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 imited 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.

