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Two Rivers, LLC

267-225-8752

EST. 2001

Building Inspection Report

56 West Princeton Road Bala Cynwyd Pa

Inspection Date:
March 12th 2025

Prepared For:
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Report Number:
25-1045

Inspector:
Michael McKinney

Table Of Contents

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES

- **Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.

REPAIR ITEMS

- **Repair:** The roofing on the front slops shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition. Additionally the roofs should be cleaned.
- **Repair:** Tree branches at the front wall should be trimmed away from the house to avoid damage to the building.
- **Repair:** The window frames in many locations of the home require painting and caulking.
- **Repair:** The window frames at the front bay require painting and caulking.
- **Repair:** The exterior metal siding at the rear wall should be painted.
- **Repair:** The exterior stone work should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration at the lower side wall.
- **Repair:** The air filters are the washable type; observed to be dirty. Replace filters immediately and check them every 30 days. Replace when necessary, especially when system is in regular use.
- **Repair:** The heating system requires service typical service. The heating system should be serviced every year by an HVAC professional technician. Homeowner should make sure that the technician records the service call details on a tag located near the heating system, including the name of technician/company, date of service, and what was done.
- **Repair:** The air conditioning system could not be operated due to the exterior temperature. Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.
- **Repair:** The sink in the second floor bathroom is cracked.
- **Repair:** The toilet seat in the master bathroom is cracked. Replacement is recommended.
- **Repair:** The sink in the master bathroom is cracked.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair:** Loose or damaged cabinet door hinges in the kitchen should be repaired.
- **Repair:** Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved.
- **Repair:** Doors in various locations should be trimmed or adjusted as necessary to work properly.
- **Repair:** The hearth outside the fireplace should be sealed at the wood floor.
- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

IMPROVEMENT ITEMS

- **Improve:** Duct cleaning is recommended.
- **Improve:** Recommend having the cooling system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced in the second floor bathroom.
- **Improve:** The sink faucet in the kitchen is loose and should be secured.
- **Improve:** The tub faucet handle in the second floor bathroom is loose and should be replaced.

ITEMS TO MONITOR

- **Monitor:** The steps at the rear wall have settled relative to the house proper. This is a common condition that should be monitored. If the supports have not already been repaired, replacement may be needed.
- **Monitor:** The porch at the front wall has settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Monitor:** A floor joists is cracked in the utility room next to the steps. Cracked joists are repaired by replacement, "sister" joists along side, or additional support. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.
- **Monitor:** There is a gas shut-off valve near the heating system. Homeowner should note its location in the event of an emergency.
- **Monitor:** The furnace electrical shut-off switch functioned properly. Recommend operating this switch when changing the air filter.
- **Monitor:** No evidence of regular moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
- **Monitor:** The window(s) are cracked in the front bedroom. Improvement is not a high priority.
- **Monitor:** The windows are older units that are in need of typical improvements. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration. Replacement windows may be the best long term solution.
- **Monitor:** The window(s) are cracked in the master bedroom. Improvement is not a high priority.
- **Monitor:** Typical drywall flaws were observed. Improvements should be completed prior to any planned painting.

DEFERRED COST ITEMS

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Inter NACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Commonwealth of Pennsylvania mandated language: A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and it's components on the date of inspection."

"The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied."

"If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report."

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose. Any cost estimates that are contained within this report are the product of the inspector's general knowledge of construction and repairs. It is recommended that multiple estimates be solicited from contractors who perform the specific type of work required prior to settlement.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 46 degrees F.

RECENT WEATHER CONDITIONS

Dry weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist •Steel Beam
Wall Structure:	•Wood Framed•Masonry
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

The construction of the home is good quality. The materials and workmanship, where visible, are good quality. The exterior wall construction is solid masonry. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Monitor:** A floor joists is cracked in the utility room next to the steps. Cracked joists are repaired by replacement, "sister" joists along side, or additional support. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.

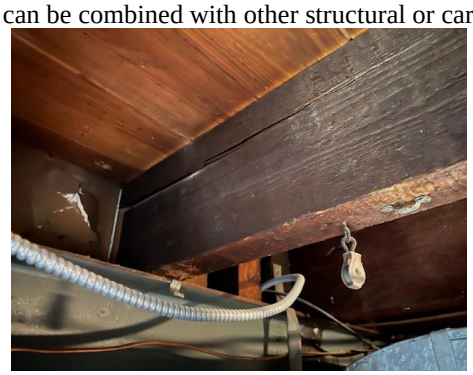


Figure 1 Cracked

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- This inspection is not a guarantee or warranty of the structure. I do not accept responsibility for any problems that may occur in the future. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Shingle
Roof Flashings: •Metal
Roof Drainage System: •Aluminum •Downspouts discharge above grade
Method of Inspection: •Viewed from ground

ROOFING OBSERVATIONS

The asphalt shingle is considered to be in good condition. With proper maintenance this roof covering should last up to 10 years. Better than average quality materials have been employed as roof coverings. In all, the roof covering shows evidence of normal wear and tear for a roof of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roofing on the front slops shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition. Additionally the roofs should be cleaned.

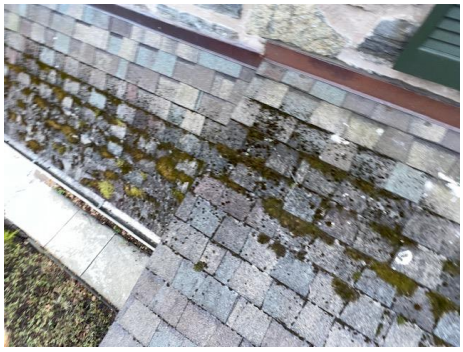


Figure 3 Moss

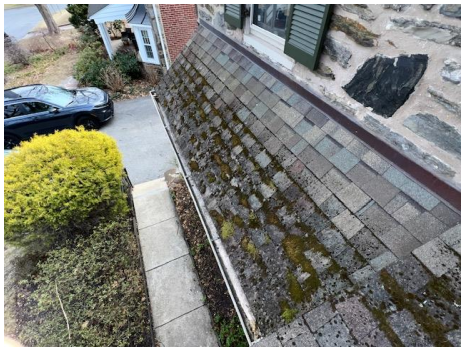


Figure 2 Moss

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- This inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. Inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stone •Metal Siding •Brick
Eaves, Soffits, And Fascias:	•Aluminum •Vinyl
Exterior Doors:	•Metal •Wood Doors
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Walkways And Patios:	•Concrete
Entry Driveways:	•Asphalt
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel

EXTERIOR OBSERVATIONS

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior stone work should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration at the lower side wall.

Figure 5 Pointing

Figure 4 Paint

- **Repair:** The exterior metal siding at the rear wall should be painted.

Windows

- **Repair:** The window frames at the front bay require painting and caulking.

Figure 7 Paint

Figure 6 Paint

- **Repair:** The window frames in many locations of the home require painting and caulking.


Figure 9 Paint


Figure 8 Paint

Porch

- **Monitor:** The porch at the front wall has settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.

Steps

- **Monitor:** The steps at the rear wall have settled relative to the house proper. This is a common condition that should be monitored. If the supports have not already been repaired, replacement may be needed.


Figure 11 Steps


Figure 10 Garage door

Garage

- **Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.

Landscaping

- **Repair:** Tree branches at the front wall should be trimmed away from the house to avoid damage to the building.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- This inspection is not a guarantee or warranty of the exterior siding systems and their components. I do not accept responsibility for any problems that may occur with this system in the future. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex" •Fabric-Covered •Armored Cable "BX"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. All visible wiring within the home is copper. This is a good quality electrical conductor. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard*. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Safety Issue:** A GFCI outlet is damaged in the kitchen. It should be replaced.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- This inspection is not a guarantee or warranty of the electrical system. I do not accept responsibility for any problems that may occur with this system in the future. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Btu: 89,000 •Manufacturer: Allied •Age: 8 Years old
Vents, Flues, Chimneys:	•Metal
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be years old. The typical life cycle for units such as this is 20-25 years. With proper maintenance this unit should have many years of life remaining. Adequate heating capacity should be provided by the systems. Regular maintenance will be required.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system requires service typical service. The heating system should be serviced every year by an HVAC professional technician. Homeowner should make sure that the technician records the service call details on a tag located near the heating system, including the name of technician/company, date of service, and what was done.
- **Monitor:** There is a gas shut-off valve near the heating system. Homeowner should note its location in the event of an emergency.
- **Monitor:** The furnace electrical shut-off switch functioned properly. Recommend operating this switch when changing the air filter.
- **Repair:** The air filters are the washable type; observed to be dirty. Replace filters immediately and check them every 30 days. Replace when necessary, especially when system is in regular use.

Figure 13 Filter

Figure 12 Filter

Supply Air Ductwork

- **Improve:** Duct cleaning is recommended.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- This inspection is not a guarantee or warranty of the heating system. I do not accept responsibility for any problems that may occur with this systems in the future. Please consult the seller's disclosure for information on any past problems.

Only the present owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central •Manufacturer: Trane •Age: 7 Years old •BTU: 30,000
Other Components: •Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

This is a relatively newer system that should have years of useful life remaining. The compressor is estimated to be 7 years old. The typical life cycle for units such as this is 10-15 years. Regular maintenance will, of course, be necessary. The capacity and configuration of the system should be sufficient for the home.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The air conditioning system could not be operated due to the exterior temperature. Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.
- **Improve:** Recommend having the cooling system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The inspection of the cooling system is not a guarantee or warranty of the system. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass 8 inches
Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should we carefully weighed against the cost of improvements.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Rheem •Age: 10 Years old

PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Figure 15 TPR

Figure 14 Loose

Fixtures

- **Improve:** The sink faucet in the kitchen is loose and should be secured.
- **Improve:** The tub faucet handle in the second floor bathroom is loose and should be replaced.

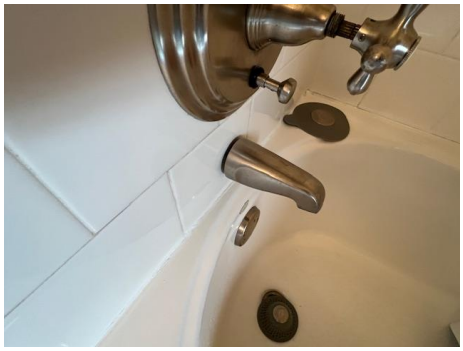


Figure 17 Loose

Figure 16 Caulk

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced in the second floor bathroom.
- **Repair:** The sink in the master bathroom is cracked.

Figure 19 Cracked

Figure 18 Cracking

- **Repair:** The sink in the second floor bathroom is cracked.
- **Repair:** The toilet seat in the master bathroom is cracked. Replacement is recommended.

Figure 20 Cracked

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- The inspection of the plumbing system or its components is not a guarantee or warranty of the system. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the system, including its past performance and age.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Double Glazed •Fixed
Doors:	•Wood-Hollow Core

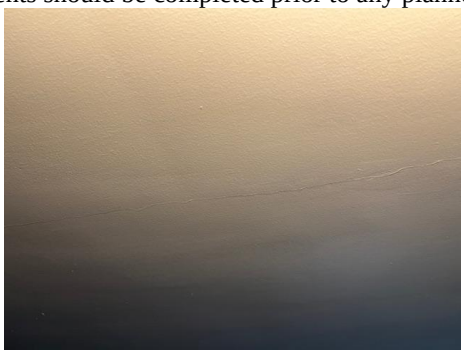
INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the windows are modest quality units. While there is no rush to substantially improve these windows, replacement window would be a logical long term improvement. The windows have, for the most part, been well-maintained. The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed. Improvements should be completed prior to any planned painting.



Windows

- **Monitor:** The window(s) are cracked in the master bedroom. Improvement is not a high priority.

- **Monitor:** The window(s) are cracked in the front bedroom. Improvement is not a high priority.
- **Monitor:** The windows are older units that are in need of typical improvements. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration. Replacement windows may be the best long term solution.

Doors

- **Repair:** Doors in various locations should be trimmed or adjusted as necessary to work properly.

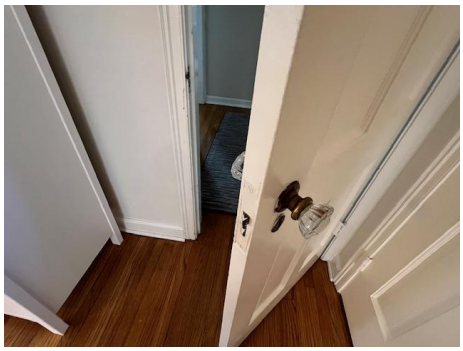


Figure 22 Adjust door

Figure 21 Adjust Doors

Kitchen Counters

- **Repair:** Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved.

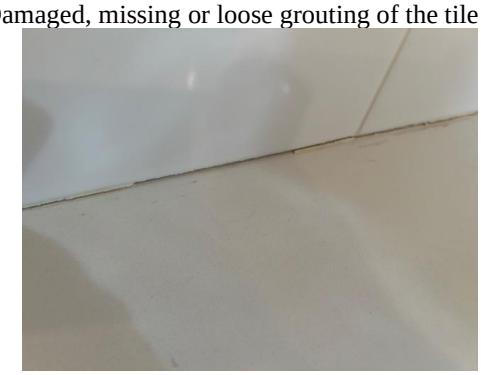


Figure 24 Caulk

Figure 23 Caulk

Kitchen Cabinets

- **Repair:** Loose or damaged cabinet door hinges in the kitchen should be repaired.

Figure 26 Trim

Figure 25 Trim

Basement Leakage

- **Monitor:** No evidence of regular moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Gas Range •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
Laundry Facility:	•Electric for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer
Other Components Tested:	•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The inspection of the appliances or its components is not a guarantee or warranty of the appliances. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the appliances, including its past performance and age.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

Figure 28 Clean

Figure 27 Seal

- **Repair:** The hearth outside the fireplace should be sealed at the wood floor.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

National Association of Certified Home Inspectors

Standards of Practice

Last revised 12/07/04

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. The roof covering.
B. The gutters.

C. The downspouts.
D. The vents, flashings, skylights, chimney and other roof penetrations.
E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.
B. Predict the service life expectancy.
C. Inspect underground downspout diverter drainage pipes.
D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.

II. The inspector is not required to:

A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.

F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

A. The heating system and describe the energy source and heating method using normal operating controls.
B. And report as in need of repair electric furnaces which do not operate.
C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.
E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.
H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

A. Verify the presence of and identify the location of the main water shutoff valve.
B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.
E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.
I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.
P. Inspect water storage tanks, pressure pumps or bladder tanks.
Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. Evaluate or determine the adequacy of combustion air.
S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7. Electrical

I. The inspector shall inspect:

A. The service line.
B. The meter box.

C. The main disconnect.
D. And determine the rating of the service amperage.
E. Panels, breakers and fuses.
F. The service grounding and bonding.
H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
J. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
K. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
L. The service entrance conductors and the condition of their sheathing.
M. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
N. And describe the amperage rating of the service.
O. And report the absence of smoke detectors.
P. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panel covers or dead front covers if not readily accessible.
D. Operate over current protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
G. Inspect the alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the continuity of the connected service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.

D. Operate gas fireplace inserts.
E. Light pilot flames.
F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.
I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.

F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances..
I. Inspect or operate equipment housed in the garage except as otherwise noted.
J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.
T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
VIII. An inspection does not include items not permanently installed.
IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.

I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.
Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
    1. Phone lines.
    2. Cable lines.
    3. Antennae.
    4. Lights.
    5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:
    1. Throw rugs.
    2. Furniture.
    3. Floor or wall coverings.
    4. Ceiling tiles
    5. Window coverings.
    6. Equipment.
    7. Plants.
    8. Ice.
    9. Debris.
    10. Snow.
    11. Water.
    12. Dirt.
    13. Foliage.
    14. Pets
B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 environmental audits.
Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. **Accessible**: Can be approached or entered by the inspector safely, without difficulty, fear or danger.

4.2. **Activate**: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

4.3. **Adversely Affect**: Constitute, or potentially constitute, a negative or destructive impact.

4.4. **Alarm System**: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

4.5. **Appliance**: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

4.6. **Architectural Service**: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

4.7. **Component**: A permanently installed or attached fixture, element or part of a system.

4.8. **Condition**: The visible and conspicuous state of being of an object.

4.9. **Crawlspace**: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

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

4.11. **Describe**: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

4.12. **Determine**: To arrive at an opinion or conclusion pursuant to examination.

4.13. **Dismantle**: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

4.14. **Engineering Service**: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with

the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

4.15. **Enter**: To go into an area to observe visible components.

4.16. **Evaluate**: To assess the systems, structures or components of a dwelling.

4.17. **Examine**: To visually look. See Inspect.

4.18. **Foundation**: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.

4.19. **Function**: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

4.20. **Functional**: Performing, or able to perform, a function.

4.21. **Home Inspection**: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

4.22. **Household Appliances**: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. **Inspect**: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. **Inspected Property**: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. **Inspector**: One who performs a real estate inspection.

4.26. **Installed**: Attached or connected such that the installed item requires tool for removal.

4.27. **Material Defect**: Refer to section 1.2.

4.28. **Normal Operating Controls**: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. **Observe**: To see through visually directed attention.

4.30. **Operate**: To cause systems to function or turn on with normal operating controls.

4.31. **Readily Accessible**: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.32. **Recreational Facilities**: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.

4.33. **Report**: A written communication (possibly including digital images) of any material defects seen during the inspection.

4.34. **Representative Number**: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

4.35. **Safety Glazing**: Tempered glass, laminated glass, or rigid plastic.

4.36. **Shut Down**: Turned off, unplugged, inactive, not in service, not operational, etc.

4.37. **Structural Component**: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

4.38. **System**: An assembly of various components to function as a whole.

4.39. **Technically Exhaustive**: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.40. **Unsafe**: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal 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.

4.41. **Verify**: To confirm or substantiate.