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 A Member of the Real Estate Inspection Group, Inc.  
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**ORDER INFORMATION**

<b>Inspection Date:</b> May 27, 2009		<b>Inspection Time:</b> 9:00 a.m. <b>Report Number:</b> 1052709PB	
<b>Inspection Address:</b> 836 Live Oak Avenue		<b>Cross Street:</b> Evelyn Street	
<b>Inspection City:</b> Menlo Park		<b>State:</b> CA <b>Zip:</b> 94025 <b>Approx. Sq Ft:</b> 1840	
<b>Client's First Name:</b> Carol	<b>Last:</b> Johnston	<b>Listing Inspection:</b> <input checked="" type="checkbox"/> (Fee due within 90 days)	
<b>Agent's First Name:</b> Katrina	<b>Last:</b> Edward	<b>Office:</b> Triumph Property Svcs., Palo Alto	
<b>Phone:</b> (650) 813-0141	<b>Ext:</b>	<b>Fax:</b>	<b>E-mail:</b> katrina@triumphps.com
<b>Amount:</b> 485.00	<b>Add:</b> -40.00	<b>For:</b> \$40 overpayment refunded	<b>Billing Fee:</b> 0.00 <b>Total:</b> \$445.00

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836 Live Oak Avenue

**Date report sent by Mail:**                      **Fax:**                      **E-mail:** 6/1/09                      **Delivered in person:** 6/1/09

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**REAL ESTATE INSPECTION GROUP, INC.**

Residential and Commercial Property Inspections

**1-800-900-1239****www.inspectiongroup.com****PROPERTY INSPECTION****Inspection Address:** 836 Live Oak Avenue**Report Number:** 1052709PB**Inspection City:** Menlo Park**Inspection Date:** May 27, 2009**Client's First Name:** Carol**Last:** Johnston**Listing Inspection:**  (Fee due within 90 days)**Agent's First Name:** Katrina**Last:** Edward**Phone:** (650) 813-0141**Ext:****Office:** Triumph Property Svcs., Palo Alto**Fax:****Inspector:** Peter M. Buenrostro**www.TheReportOnline.com Report password:** N/A**PRELIMINARY COMMENTS**

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional condition.

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## DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

### **FUNCTIONAL CONDITION:**

As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

### **FAIR CONDITION:**

While not in excellent condition, the item performed according to reasonable expectations.

### **POOR CONDITION:**

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

### **NON-FUNCTIONING or ACTION ITEMS:**

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

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## HAZARDOUS MATERIALS

**This report does not include reporting on the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.**

**Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.**

**YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.**

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## EXTERIOR I

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**Items Inspected:** The exterior wall coverings, flashings, and trims, as well as the eaves, soffits, and fascias where accessible from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and the roof drainage system. Also, chimneys and skylights if present.

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### Component Description:

#### EXTERIOR WALL COVERINGS

- Stucco
- Wood trim

#### ROOF COVERINGS

- Clay tile
- Low-slope roof at main house not visible, type not determined
- Composition roll roof at carport

#### CHIMNEYS

- Brick with stucco coating at living room fireplace
  - Wood framed flue chases with stucco for appliance vents
- 

#### EXTERIOR WALL COVERINGS & TRIM:

The exterior wall coverings, flashings and trim were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. The overall condition appeared to be good. The paint coverage was generally good. Any conditions found to be in need of attention are noted in the Action Items.

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#### EXTERIOR DOORS & WINDOWS:

The exterior doors and locking hardware (including the carport door and automatic opener) were tested to verify their full and proper function. The garage door auto-reversed when tested. The accessible windows were tested to determine their condition, and to verify that they could be properly operated and locked. There is a mixture of older and newer windows. Any conditions found to be in need of attention are noted in the Action Items.

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#### ROOF SYSTEM:

The tile roof was not walked upon to avoid damage to the tiles. The visible portions of the tile roof were inspected with binoculars from vantage points around the perimeter of the house and from the carport roof. The low-slope roof at the house was inaccessible and was not inspected. The carport roof was inspected by walking on the surface. Where visible, the roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. Any conditions found to be in need of attention are noted in the Action Items.

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#### CHIMNEYS:

The brick chimney was examined from ground level to determine the overall condition. A pressure test (i.e., slowly applying hand pressure to the chimney from atop the roof to test for movement) was not performed. The wood framed flue chases for the gas appliance vents were inaccessible for inspection. Any conditions found to be in need of attention are noted in the Action Items.

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#### EXTERIOR I ACTION ITEMS:

1) Roofs: The tile roof appeared to be in good serviceable condition where visible, but some portions were inaccessible and not inspected to avoid walking on and damaging the tiles. The low-slope roof over the dining room was not visible or accessible for inspection. The low-slope roof over the carport was in weathered condition, and showed a loss of mineral coating and exposed Fiberglass strands (Photo 1). The gypsum board under the carport roof had water stains (Photo 2), and the plywood roof sheathing in the right rear corner of the carport storage room (above the masonry wall) had some soft and damaged wood (Photo 3). I recommend further evaluation by an appropriate licensed roofing contractor and repairs as needed.

(Continued on "Carry Over Page I" past the Photo pages)

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**Items Not Included:** This Section does not include the screening, shutters, or awnings.

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## EXTERIOR II

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**Items Inspected:** Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

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**Component Description:**

**DRIVEWAY**

- Poured concrete driveways

**WALKS AND PATIOS**

- Poured concrete walkways
- Poured concrete patio w/ wood dividers

**PORCHES AND DECKS**

- Wood framed front porch with concrete surface
  - Wood porch and steps at rear
- 

**WALKWAYS, PATIOS AND DRIVEWAYS:**

The walkways, patios and driveway were inspected for evidence of extensive cracking or excessive lifting or settlement, and appeared to be in good serviceable condition overall. The driveways had some commonly occurring small cracks but did not appear to need maintenance at this time. A section of the front walkway had been displaced by tree roots. Any conditions found to be in need of attention are noted in the Action Items.

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**DECKS AND PORCHES:**

The wood porches and steps and their respective railings and support systems were inspected for visible evidence of damage or other conditions that may need correction. Both were in serviceable condition, but some wood damage was observed and the railings predate the current safety standards. Any conditions found to be in need of attention are noted in the Action Items.

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**GROUNDS:**

The overall grading of the property was inspected. The house was on a relatively flat lot on the southwest corner of Live Oak Avenue and Evelyn Street. A stucco coated wall with a gate is between the right rear corner of the house and the carport. Tall masonry walls were located on the left side of the yard, and at the rear of the lot (perpendicular to Evelyn Street). The walls appeared to be in good serviceable condition. The carport is covered and has an automatic garage door facing Evelyn Street. A storage room with masonry walls is accessed from the carport. The carport roof extends over the carport parking area, the storage room, and a patio behind the storage room. Any observed visible conditions that may have an adverse effect on the structural components of the house are noted in the Action Items.

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**EXTERIOR II ACTION ITEMS:**

1) Walkways: A section of the front walkway was displaced by tree roots and is a possible trip hazard (see Photo 6). I recommend forming a concrete ramp to smooth the transition, or having the walkway replaced. The tree roots may continue to grow and cause damage. It would be prudent to consult an appropriate licensed and certified arborist for advisement on root pruning or other options to avoid future damage.

2) Porches: (a) Damaged wood framing was seen under the front porch from inside the basement (Photo 7). The bottom of the rail post near the bottom step at the rear porch was damaged. I recommend consulting an appropriate licensed pest control operator for further advisement and having corrective measures performed as needed. (b) The lower wood rail at the rear porch is cracked and should be replaced for safety. (c) The gaps between the vertical rails on the front porch steps and rear porch steps exceed the current four-inch (4") maximum. Use appropriate caution. The steps and railing predate the current requirements. I recommend upgrading the railings for compliance with the current standards for greater safety. (d) The rear porch slopes downward away from the kitchen door (Photo 8). If a level floor is desired consult an appropriate licensed contractor for re-framing the porch.

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**Items Not Included:** Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls, and erosion or earth stabilization control methods.

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## ELECTRICAL SYSTEM

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**Items Inspected:** The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

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### **Component Description:**

#### **MAIN PANEL**

**Location:** Rear of the house  
**Service Voltage:** 120 / 240  
**Service Amperage Rating:** 100 amps  
**Main Disconnect:** Fuse block disconnects

#### **SUB PANEL LOCATIONS**

- Lower level kitchen, near back door  
 (with plug-type fuses)

#### **ELECTRICAL SYSTEM WIRING METHODS**

- Mostly knob and tube
- Some rigid metal conduit
- Some nonmetallic sheathed cable

#### **ELECTRICAL SYSTEM WIRING TYPE**

- Copper and tinned copper
- 

#### **ELECTRICAL PANELS:**

The main electrical panel appeared to be grounded but the ground wire entered the framing and the termination point of the ground wire was not determined. The interior components, wiring, and over-current protection devices (fuses) of the electrical panels were examined. Any conditions found to be in need of attention are noted in the Action Items.

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#### **LIGHTS, FANS, OUTLETS AND SWITCHES:**

The accessible outlets, lights, and switches were tested. They responded normally unless otherwise noted in the Action Items. A mixture of the older style two-prong outlets and the newer style three-prong outlets were present in the house.

**220 VOLT SERVICE LOCATIONS:** • Main panel • Sub panel • Lower level kitchen

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#### **ELECTRICAL ACTION ITEMS:**

1) Main Panel: (a) The two fuse blocks in the 100 amp service were fitted with 60 amp fuses (Photo 9). The most common 100 amp fused services use a pair of 60 amp fuses in the left fuse block (the "Main & Lighting" fuse block) and a pair of 40-amp fuses in the right fuse block (the "Range" fuse block). I recommend installing 40-amp rated fuses in the right fuse block to ensure that the wiring is protected. (b) A ground rod was not located for the panel. A wire with white insulation and a clamp has been disconnected from a pipe in the basement about mid-way along the right foundation wall. It may have been a ground wire, as it was common practice in older houses to ground the panels to water pipes but is now considered substandard. I recommend verifying that the panel is properly grounded and having the grounding corrected if necessary.

2) Outlets in Bathroom and Kitchen: The electrical outlet in the main bathroom is an ungrounded two-prong style. In the main kitchen, the three-prong outlets to the right of the sink and by the door to the porch were ungrounded. In the downstairs kitchen the outlets above the counters were grounded but not GFCI protected. I recommend upgrading to Ground Fault Circuit Interrupter (GFCI) outlets in these locations for greater safety. Consider having the ungrounded outlets in the water service areas grounded for greater safety.

(Continued on "Carry Over Page I" past the Photo pages)

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**Items Not Included:** Remote control devices (unless this is the only control), alarm systems and components, low voltage wires, systems, and components, and ancillary wiring. Systems and components that are not part of the primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

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## HEATING & A/C SYSTEM

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**Items Inspected:** All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

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**Component Description:**

**PRIMARY HEAT SOURCE**

Brand	Energy Source and Heater Type	Location
Payne	Gas fired forced air	Basement

**OTHER INSTALLED COMPONENTS:** None observed

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**HEATING SOURCE:**

The furnace was tested with an ignition test and was operated for about five minutes. The readily accessible and visible furnace components and vent flue sections were examined. Per the ASHI Standards the inside of the heat exchanger is not within the scope of this inspection. Any conditions found to be in need of attention are noted in the Action Items.

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**AIR CONDITIONING SYSTEM:** Not applicable.

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**AIR FLOW:**

The air flow was tested at each of the readily accessible heat registers and appeared to be within the normal ranges. A precise assessment of the heat supply adequacy or distribution balance is not performed. No conditions were found to be in need of attention at this time.

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**DUCTS:**

The visible duct components, connections, and insulation conditions were examined. Any conditions found to be in need of attention are noted in the Action Items. Please Note: Material that may contain asbestos was noted around sections of the heating system ducts and on the range hood duct transition in the downstairs kitchen. Asbestos-based insulation was commonly used prior to the late 1970's. No friable material was observed. See the Hazardous Materials statement on Page 4.

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**HEATING SYSTEM ACTION ITEMS:**

1) Furnace: The furnace is at least 40 years old and should be considered to be at or near the end of its expected service life (Photo 10). The furnace had some interior corrosion. Stored items prevented access to the fan compartment. We recommend having furnaces over 10 years old serviced and checked annually as older heat exchangers are more likely to develop cracks. A cracked heat exchanger could leak carbon monoxide. Per the ASHI Standards the inside of the heat exchanger is not within the scope of this inspection. A qualified HVAC contractor can perform a full inspection of the heat exchanger. PG&E offers a safety check at no charge upon request (1-800-PGE-5000). Additionally, if a carbon monoxide (CO) monitor were to be installed in the house it could give an early warning of problems with the heat exchanger or other sources of combustion.

2) Furnace Flue: The main flue for the furnace and water heater is in contact with some of the wall framing (Photo 11). I recommend obtaining the recommended clearances to the wood framing for fire safety.

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**Items Not Included:** The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifiers, electronic air filters, solar space heating systems, and the determination of the adequacy and distribution balance of the heating or air conditioning system.

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## PLUMBING & WATER HEATING

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**Items Inspected:** Interior water supply and distribution systems and related fixtures and faucets. The drains, waste, and vent systems. Water heating equipment and vent flues or chimneys, fuel storage and fuel distribution systems, and any drain sumps, sump pumps, and related piping.

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**Component Description:**

**WATER SUPPLY PIPING**

Copper and galvanized steel

**DRAIN, WASTE, & VENT PIPING**

Cast iron and galvanized steel

**WATER HEATER**

**Brand**

Rheem

**Energy Source**

Gas

**Capacity**

40 gallon

**Location**

Basement

**MAIN GAS SHUTOFF VALVE LOCATION:** Rear of the house below the porch

**MAIN WATER SHUTOFF VALVE LOCATION:** Front of the house to the right of the patio door assembly

**Main Water Supply Line Type:** Galvanized steel where visible

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**WATER SUPPLY AND WASTE LINES:**

The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. Any conditions found to be in need of attention are noted in the Action Items.

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**WATER HEATER:**

The water heater installation, seismic restraint, hot water response time, and visible venting were inspected. As of 1/1/96 sellers are obligated to strap water heaters to current code standards (Bus & Prof Code 19211). The most common standard calls for two 16 gauge straps secured with 1/4" x 3" lag bolts. The water heater had one strap. Any conditions found to be in need of attention are noted in the Action Items.

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**PLUMBING ACTION ITEMS:**

1) Water Heater: (a) The water heater had only one strap and should be re-strapped for compliance with the current local requirements. (b) The Temperature Pressure (TP) relief valve drain on the water heater sloped upwards and was connected to smaller diameter tubing before terminating outdoors (Photo 12). This is an improper installation and a possible safety hazard. Drain pipes should slope continually downward away from a TP valve to allow complete drainage of the pipe and have a minimum 3/4" inside diameter. The basement had no visible floor drain, so ending the drain pipe above the slab is not recommended. I recommend further evaluation by an appropriate licensed plumbing contractor for corrections as needed. (In some cities installing a Watts 210 device is an acceptable correction.) (c) The water heater is 15 years old and should be considered to be at or near the end of a typical expected service life. It is functional at this time. Monitor it for leaks.

2) Clothes Dryer Connections: (a) Copper tubing supplies gas to the gas clothes dryer, as was common in older houses (Photo 13). I recommend upgrading to a new, compliant flexible gas connector for safety. (b) The clothes dryer vent discharges into a water-filled lint trap inside the basement. I recommend installing an approved dryer duct vent with a hood and damper at a convenient location on an outside wall to divert heat and moisture outside.

(Continued on "Carry Over Page I" past the Photo pages)

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**Items Not Included:** Clothes washing machine connections. Interiors of flues not readily accessible. Wells, well pumps, or water storage related equipment. Water conditioning systems or solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, the adequacy or quality of the water supply, or the operation of safety or shutoff valves.

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## KITCHEN

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**Items Inspected:** The primary installed cooking facilities. Garbage disposals, installed dishwashers, and ventilation systems (if any), the countertops, and a representative number of installed cabinets.

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**Component Description:**

**The installed cooking appliances were tested for proper response and function. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.**

**Stove/Cooktop/Oven:**

Brand	Energy Source and Appliance Type
Maytag	Electric cooktop with glass top at downstairs kitchen
Maytag	Separate electric oven at downstairs kitchen
N/A	No cooking appliances were installed in the main kitchen upstairs

**Garbage Disposal(s):** None installed

**Dishwasher(s):** Bosch with no air gap valve at downstairs kitchen. No dishwasher installed at main kitchen.

**Exhaust System Type:** Ducted fan w/hood above the cooktop downstairs. Ducted ceiling fan in the main kitchen.

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**SINKS AND PLUMBING:** The sinks were filled and tested, and the faucets and drain lines were inspected. The shutoff valves under the downstairs kitchen sink were inspected for leaking but they were not operated. There were no shutoff valves under the sink in the main kitchen upstairs, and servicing the faucets at that sink will require using the water shutoff valves at the front of the house or at the water meter. Any conditions found to be in need of attention are noted in the Action Items.

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**SURFACES AND CABINETS:** The floors, cabinets, countertops, walls, and ceilings were inspected. All were older installations. The upstairs kitchen surfaces and cabinets appeared to be vintage or original and in very good condition for their age. The surfaces and cabinets in the downstairs kitchen were newer installations by comparison, but appeared to be a few decades old, with some surface wear. The glass cooktop had some surface scratches and the Formica to the right of the cooktop had a burn mark but the functionality should not be affected. Any conditions found to be in need of attention are noted in the Action Items.

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**ELECTRICAL SYSTEMS:** The accessible outlets were tested, and the visible wiring was inspected. Any conditions found to be in need of attention are noted in the "Electrical Action Items".

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**KITCHEN ACTION ITEMS:**

1) Main Kitchen: (a) The main kitchen had no installed cooking appliances, dishwasher or disposal, and no 220-volt outlets. Prospective buyers should verify the suitability of the kitchen for future installations. (b) The ceiling exhaust fan in the main kitchen was old and very loud. I recommend replacing it.

2) Downstairs Kitchen: (a) I recommend installing an air gap valve between the dishwasher and the drain tailpiece (or disposal, if one is installed in the future) to ensure that cross-contamination of the potable water will be prevented. (b) The cabinet door above the sink and near the window could not be opened fully due to the window blinds. Consider a different type of blind for clearance. (c) The linoleum floor was torn in two places. I recommend repairing it for water resistance.

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**Items Not Included:** Trash compactors, water purification systems and filters, and non-built in microwave ovens.

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## BATHROOMS

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**Items Inspected:** The sinks, toilets, faucets, visible drain lines, counter tops, cabinets, shower and bath enclosures, flooring, ventilation, and the walls and ceilings.

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### SINKS AND FIXTURES:

The sinks were filled and the faucets and drain lines were tested; see "Plumbing Action Item 4". The shutoff valves under the sinks were examined for leaking but they were not operated. No other conditions were found to be in need of attention at this time.

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### TOILETS:

The toilets were inspected and the flush mechanisms were tested. The toilets were securely mounted to the floors and operated normally when tested. No conditions were found to be in need of attention at this time.

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### SHOWER AND BATHTUB:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. A safety glass marking was not visible on the shower door. Any conditions found to be in need of attention are noted in the Action Items.

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### ELECTRICAL SYSTEMS:

The accessible electric outlets and switches were tested. A two-prong ungrounded outlet was present in the hall bathroom. There were no electrical outlets in the half bathroom (as is not uncommon in older houses). Upgrading to GFCI protected outlets is recommended for safety; see "Electrical Action Item 2" on page 7. No other conditions were found to be in need of attention at this time.

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### GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line, and at any sills or ledges below the level of a shower head) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in the tile grout should also be properly corrected to help avoid water penetration and possible damage.

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### BATHROOMS ACTION ITEMS:

1) Main Bathroom: (a) The shower door lacked a safety glass mark and appears to predate the requirements for safety glass. The shower door did not latch. I recommend upgrading to a new safety glass door and frame. (b) The tile floor in the shower enclosure has been caulked around the perimeter. There was no access above the drywall ceiling in the family room to look at the plumbing, sub floor or framing under the shower or tub. The ceiling has been previously patched (Photo 15). I recommend advising prospective buyers of any prior leaks or repairs, and monitoring the ceiling for moisture. Refer to the pest control operator's report for additional comments. (c) The sink drain was missing a stopper. I recommend installing a stopper. (d) Note: A hairline-width crack ran through several of the ceramic floor tiles. The tiles were in generally good condition and the hairline cracks did not appear to affect their serviceability.

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**Items Not Included:** Spas, saunas, or steam rooms, and their water heating and filtering systems.

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## INTERIOR

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**Items Inspected:** The walls, ceilings, and floors. The steps, stairways, and railings (if any). The countertops and a representative number of installed cabinets, a representative number of the interior doors, and the garage doors and any installed openers.

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**Component Description:**

**FLOOR COVERINGS**

- Hardwood • Wood parquet
- Linoleum
- Ceramic tile
- Wall to wall carpeting

**WALLS**

- Lath and plaster
- Wood paneling
- Wall paper on some surfaces

**CEILINGS**

- Lath and plaster
  - Wood paneling
  - Drywall ("sheetrock")
- 

**FLOOR COVERINGS, STAIRS AND RAILINGS:**

The visible floor coverings, stairs and railings were inspected for evidence of damage or other problems. The hardwood floors had been refinished and appeared to be in excellent condition overall. Flooring covered by the wall to wall carpeting, stored items or furnishings (in the left rear bedroom and lower level) were not inspected. The railings felt secure. Any conditions found to be in need of attention are noted in the Action Items. Note: Older linoleum, and/or its adhesives, may contain asbestos fibers. See the Hazardous Materials statement on Page 4.

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**WALLS, CEILINGS, AND INTERIOR DOORS:**

The ceiling and wall surfaces were inspected for evidence of damage or other problems and appeared to be in very good condition overall. The interior doors were tested to verify that they operated properly. Any conditions found to be in need of attention are noted in the Action Items.

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**FIREPLACE:**

TYPE: Brick      ENERGY SOURCE: Wood burning      LOCATION: Living room

The visible components of the fireplace interior were inspected and operated. (Ignition tests are not performed.) The fireplace damper operated normally. The fireplace interior had recently been refinished and appeared to be in excellent condition. Some efflorescence was observed on the lower ceramic flue liner section that is not uncommon among older chimneys. A spark arrester and rain cap had been installed and will help to keep excessive moisture out. No conditions were found to be in need of attention at this time.

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**SMOKE DETECTORS:**

At least one detector is required at the entrance to any bedroom or sleeping area, more if the house has been remodeled or built since August 1992. A smoke detector was located in the bedroom hallway. It was not tested, and should be checked frequently to verify that it is safely functional. Any conditions found to be in need of attention are noted in the Action Items.

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**INTERIOR ACTION ITEMS:**

- 1) Smoke Detectors: I recommend installing a smoke detector in a central location on every level, and in each of the bedrooms, for greater safety.
  
  - 2) Interior Doors: (a) The glass in the door between the main (upstairs) kitchen and the porch, and the glass in door between the family room and the downstairs kitchen, had no safety glass markings and may predate the requirements for safety glass. Use appropriate caution. I recommend upgrading to safety glass, or installing a safety film over the existing glass to hold it in place in the event of breakage. (This item continued on "Carry Over Page II" past the Photo pages)
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**Items Not Included:** Window treatments, central vacuum systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals or gaskets, combustion devices and their draft characteristics, or the movement of any fireplace insert.

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## FOUNDATION & FRAMING

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**Items Inspected:** Foundation, floor structure, sub area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

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**Component Description:**

**FOUNDATION TYPE**

Poured concrete perimeter stemwall.  
Poured concrete slab downstairs and at the basement.

**FOUNDATION TO FRAMING ANCHORS**

Anchors were not visible or determined

**STRUCTURAL / FRAMING COMPONENTS**

**FLOOR STRUCTURE**

- Concrete slab on grade downstairs, at basement, and at carport
- 2x10 wood floor joists and wood board sub floor
- Floor framing not visible or determined below upper level rooms

**WALLS**

- 2x4 wood framing members visible in attic

**CEILINGS**

- 2x4 wood joists visible in attic
- Not visible at lower level)

**ROOF**

- 2x6 wood rafters
  - 1x8 wood sheathing, closely spaced
- 

**FOUNDATION AND FRAMING:** The concrete slab foundations at the lower level rooms and at the carport driveway and storage area were inspected where visible around the exterior perimeters. The carport driveway had some narrow cracks but appeared to be in good condition overall. The slab inside the carport storage area was largely covered by items in storage but appeared to be in good serviceable condition where it was visible. The slab in the basement was largely covered by carpeting, and the interior perimeters had cabinets and stored items that limited the inspection of the perimeter concrete foundation walls. Carpeting and linoleum covered the slab in the rooms downstairs and it was not visible for inspection. The interior perimeter of the family room, including what appeared to be a prism shaped concrete along the left interior wall, was covered by wood paneling and was not visible for inspection. The foundation was inspected from inside the basement for evidence of damage or other adverse conditions, and the sub area drainage and moisture conditions were evaluated. The foundation walls had some vertical cracks greater than 1/4" wide, but no visible evidence of foundation failure or unusual settlement. There was some visual evidence of seasonal moisture, such as minor efflorescence on the perimeter foundation walls, but at the time of the inspection there was no standing water and the basement was dry. The visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. The framing was tight where visible, with no visible evidence of current water stains or damage. The soil in the basement is covered by a concrete slab. The ventilation was minimal but would improve if the basement windows were made operable and utilized. Any conditions found to be in need of attention are noted in the Action Items.

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**ATTIC:** The attic was entered for inspection from the access located in the hall closet near the front bedroom. The visible framing components of the attic were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. The framing was tight where visible, with no visible evidence of damage. Dry water stains of undetermined age were visible on some of the 1x8 sheathing planks. The attic spaces over the dining room and over the front porch were inaccessible due to low framing clearances. Any conditions found to be in need of attention are noted in the Action Items.

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**INSULATION:** Fiberglass batt insulation was present over the dining room ceiling but there was insufficient access to determine the thickness. Insulation was not present above the other ceilings, between the floor joists, or on the conditioned walls. There was no access to determine if the exterior walls had insulation. Insulation was not in common use in this area until the mid-to-late 1950's. Adding insulation may improve energy efficiency. Avoid using loose-fill insulation of any type where knob and tube wiring is present.

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**FOUNDATION AND FRAMING ACTION ITEMS:**

(Please see "Carry Over Page II" past the Photo pages)

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**Items Not Included:** This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

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## NON-FUNCTIONING OR ACTION ITEMS I

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### EXTERIOR I ACTION ITEMS:

1) Roofs: The tile roof appeared to be in good serviceable condition where visible, but some portions were inaccessible and not inspected to avoid walking on and damaging the tiles. The low-slope roof over the dining room was not visible or accessible for inspection. The low-slope roof over the carport was in weathered condition, and showed a loss of mineral coating and exposed Fiberglass strands (Photo 1). The gypsum board under the carport roof had water stains (Photo 2), and the plywood roof sheathing in the right rear corner of the carport storage room (above the masonry wall) had some soft and damaged wood (Photo 3). I recommend further evaluation by an appropriate licensed roofing contractor and repairs as needed.

(Continued on "Carry Over Page I" past the Photo pages)

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### EXTERIOR II ACTION ITEMS:

1) Walkways: A section of the front walkway was displaced by tree roots and is a possible trip hazard (see Photo 6). I recommend forming a concrete ramp to smooth the transition, or having the walkway replaced. The tree roots may continue to grow and cause damage. It would be prudent to consult an appropriate licensed and certified arborist for advisement on root pruning or other options to avoid future damage.

2) Porches: (a) Damaged wood framing was seen under the front porch from inside the basement (Photo 7). The bottom of the rail post near the bottom step at the rear porch was damaged. I recommend consulting an appropriate licensed pest control operator for further advisement and having corrective measures performed as needed. (b) The lower wood rail at the rear porch is cracked and should be replaced for safety. (c) The gaps between the vertical rails on the front porch steps and rear porch steps exceed the current four-inch (4") maximum. Use appropriate caution. The steps and railing predate the current requirements. I recommend upgrading the railings for compliance with the current standards for greater safety. (d) The rear porch slopes downward away from the kitchen door (Photo 8). If a level floor is desired consult an appropriate licensed contractor for re-framing the porch.

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### ELECTRICAL ACTION ITEMS:

1) Main Panel: (a) The two fuse blocks in the 100 amp service were fitted with 60 amp fuses (Photo 9). The most common 100 amp fused services use a pair of 60 amp fuses in the left fuse block (the "Main & Lighting" fuse block) and a pair of 40-amp fuses in the right fuse block (the "Range" fuse block). I recommend installing 40-amp rated fuses in the right fuse block to ensure that the wiring is protected. (b) A ground rod was not located for the panel. A wire with white insulation and a clamp has been disconnected from a pipe in the basement about mid-way along the right foundation wall. It may have been a ground wire, as it was common practice in older houses to ground the panels to water pipes but is now considered substandard. I recommend verifying that the panel is properly grounded and having the grounding corrected if necessary.

2) Outlets in Bathroom and Kitchen: The electrical outlet in the main bathroom is an ungrounded two-prong style. In the main kitchen, the three-prong outlets to the right of the sink and by the door to the porch were ungrounded. In the downstairs kitchen the outlets above the counters were grounded but not GFCI protected. I recommend upgrading to Ground Fault Circuit Interrupter (GFCI) outlets in these locations for greater safety. Consider having the ungrounded outlets in the water service areas grounded for greater safety.

(Continued on "Carry Over Page I" past the Photo pages)

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## NON-FUNCTIONING OR ACTION ITEMS II

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### HEATING SYSTEM ACTION ITEMS:

1) Furnace: The furnace is at least 40 years old and should be considered to be at or near the end of its expected service life (Photo 10). The furnace had some interior corrosion. Stored items prevented access to the fan compartment. We recommend having furnaces over 10 years old serviced and checked annually as older heat exchangers are more likely to develop cracks. A cracked heat exchanger could leak carbon monoxide. Per the ASHI Standards the inside of the heat exchanger is not within the scope of this inspection. A qualified HVAC contractor can perform a full inspection of the heat exchanger. PG&E offers a safety check at no charge upon request (1-800-PGE-5000). Additionally, if a carbon monoxide (CO) monitor were to be installed in the house it could give an early warning of problems with the heat exchanger or other sources of combustion.

2) Furnace Flue: The main flue for the furnace and water heater is in contact with some of the wall framing (Photo 11). I recommend obtaining the recommended clearances to the wood framing for fire safety.

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### PLUMBING ACTION ITEMS:

1) Water Heater: (a) The water heater had only one strap and should be re-strapped for compliance with the current local requirements. (b) The Temperature Pressure (TP) relief valve drain on the water heater sloped upwards and was connected to smaller diameter tubing before terminating outdoors (Photo 12). This is an improper installation and a possible safety hazard. Drain pipes should slope continually downward away from a TP valve to allow complete drainage of the pipe and have a minimum 3/4" inside diameter. The basement had no visible floor drain, so ending the drain pipe above the slab is not recommended. I recommend further evaluation by an appropriate licensed plumbing contractor for corrections as needed. (In some cities installing a Watts 210 device is an acceptable correction.) (c) The water heater is 15 years old and should be considered to be at or near the end of a typical expected service life. It is functional at this time. Monitor it for leaks.

2) Clothes Dryer Connections: (a) Copper tubing supplies gas to the gas clothes dryer, as was common in older houses (Photo 13). I recommend upgrading to a new, compliant flexible gas connector for safety. (b) The clothes dryer vent discharges into a water-filled lint trap inside the basement. I recommend installing an approved dryer duct vent with a hood and damper at a convenient location on an outside wall to divert heat and moisture outside.

(Continued on "Carry Over Page I" past the Photo pages)

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### KITCHEN ACTION ITEMS:

1) Main Kitchen: (a) The main kitchen had no installed cooking appliances, dishwasher or disposal, and no 220-volt outlets. Prospective buyers should verify the suitability of the kitchen for future installations. (b) The ceiling exhaust fan in the main kitchen was old and very loud. I recommend replacing it.

2) Downstairs Kitchen: (a) I recommend installing an air gap valve between the dishwasher and the drain tailpiece (or disposal, if one is installed in the future) to ensure that cross-contamination of the potable water will be prevented. (b) The cabinet door above the sink and near the window could not be opened fully due to the window blinds. Consider a different type of blind for clearance. (c) The linoleum floor was torn in two places. I recommend repairing it for water resistance.

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## NON-FUNCTIONING OR ACTION ITEMS III

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### BATHROOMS ACTION ITEMS:

1) Main Bathroom: (a) The shower door lacked a safety glass mark and appears to predate the requirements for safety glass. The shower door did not latch. I recommend upgrading to a new safety glass door and frame. (b) The tile floor in the shower enclosure has been caulked around the perimeter. There was no access above the drywall ceiling in the family room to look at the plumbing, sub floor or framing under the shower or tub. The ceiling has been previously patched (Photo 15). I recommend advising prospective buyers of any prior leaks or repairs, and monitoring the ceiling for moisture. Refer to the pest control operator's report for additional comments. (c) The sink drain was missing a stopper. I recommend installing a stopper. (d) Note: A hairline-width crack ran through several of the ceramic floor tiles. The tiles were in generally good condition and the hairline cracks did not appear to affect their serviceability.

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### INTERIOR ACTION ITEMS:

1) Smoke Detectors: I recommend installing a smoke detector in a central location on every level, and in each of the bedrooms, for greater safety.

2) Interior Doors: (a) The glass in the door between the main (upstairs) kitchen and the porch, and the glass in door between the family room and the downstairs kitchen, had no safety glass markings and may predate the requirements for safety glass. Use appropriate caution. I recommend upgrading to safety glass, or installing a safety film over the existing glass to hold it in place in the event of breakage. (This item continued on "Carry Over Page II" past the Photo pages)

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### FOUNDATION AND FRAMING ACTION ITEMS:

(Please see "Carry Over Page II" past the Photo pages)

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## GENERAL COMMENTS

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The major structural components, plumbing, heating and electrical systems were inspected for visual signs of significant nonfunctional performance, excessive or unusual wear, and the general conditions of the property were observed. There were some functional or safety items noted that are in need of correction, and some items recommended for further monitoring or evaluation and possible repairs.

Drainage control is an important element of an ongoing property maintenance program. The items recommended in the report have been shown to be of help in this problem, and we urge the recommendations be followed. A one-time inspection cannot determine the year round drainage conditions of the property. Consult with the current owners regarding conditions that may have been observed at other times of the year.

Stored personal items and furnishings obscured the view and accessibility of some areas of the floors, walls, closets, cabinet interiors, and electrical outlets in the house, basement, and carport storage area, there were areas of the exterior walls that were not visible due to the landscaping and the rear porch, and some areas of the house were not visible due to the type of construction or lack of access (for example, the low-slope roof above the dining room was inaccessible).

A permit search may help verify that any remodeling work that may have been done on the property was performed in accordance with local building codes, and received a final approval signature. The family room appeared to be a garage conversion. Consult with the current owners for possible remodeling or permit information.

Overall, this house appeared to be in very good condition for its age given the comments noted above and in the report.

This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors, a copy of which is included for the Client, and intended to be kept as part of the report.

This inspection was performed for the seller. The seller has signed, dated and given a copy of the Scope of Inspection Agreement on page 3 to the inspector of the property. If the subsequent buyer of the property from the seller that contracted this inspection and report is relying on this inspection report for the purchase of this property, he/she must read, date, sign and return a copy of the Scope of Inspection Agreement on page 3 to the inspector or the report will serve as "Information Only" to the buyer, with no Errors or Omissions warranties applicable to the inspection or report. Please, fax a signed and dated copy of page 3 within 30 days of the close of escrow to Peter M. Buenrostro (the inspector of the property) at (650) 941-3689, or mail the copy to the inspector c/o REIG, Inc., 180 Second Street, Suite A, Los Altos, CA 94022.

This report is not intended for use as a bidding document, and any contractors using it as such will be doing so at their own risk. Any item or condition indicated in this report as being in need of further examination, correction, repair, or replacement should be evaluated on site by contractors or other specialists who are licensed and experienced in the appropriate fields.

Please read the entire report, especially Page 3, and call our office at (650) 949-0770 if you have any questions for me regarding this report. Thank you for the opportunity to be of service to you.

Sincerely,

Peter M. Buenrostro

**California General Contractor's License #801578**

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**PHOTO PAGE I**

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**Photo 1**

The low-slope roof over the carport was in weathered condition. See "Exterior I Action Item 1" on page 5.

**Photo 2**

Water stains on the gypsum board under the carport roof. See "Exterior I Action Item 1" on page 5.

**Photo 3**

Damaged plywood roof sheathing in the right rear corner of the carport storage room. See "Exterior I Action Item 1" on page 5.

**Photo 4**

Cracks in the stucco at the connection between the house and the wall to the carport were previously patched. See "Exterior I Action Item 4", page 24.

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**PHOTO PAGE II**

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**Photo 5**

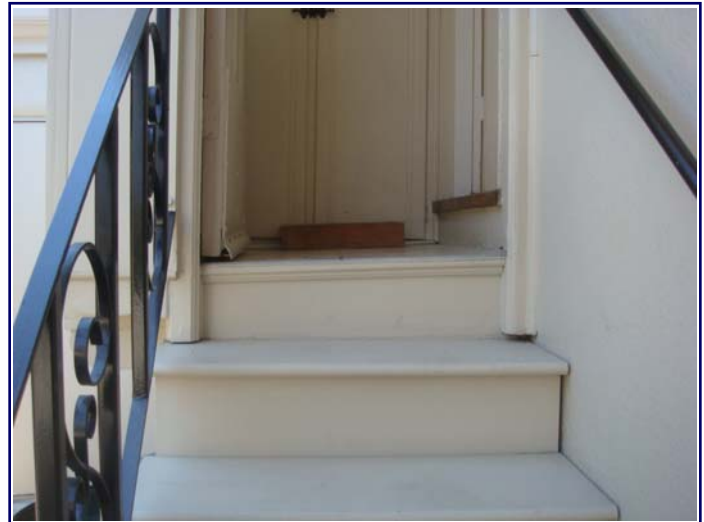
The wood framed flue chases for the gas appliances were not accessible. See "Exterior I Action Item 5" on page 24.

**Photo 6**

A trip hazard at the front walkway. See "Exterior II Action Item 1" on page 6.

**Photo 7**

Damaged wood framing under the front porch seen from the basement. See "Exterior II Action Item 2(a)" on page 6.

**Photo 8**

The rear porch slopes downward away from the kitchen door. See "Exterior II Action Item 2(d)" on page 6.

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**PHOTO PAGE III**


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**Photo 9**

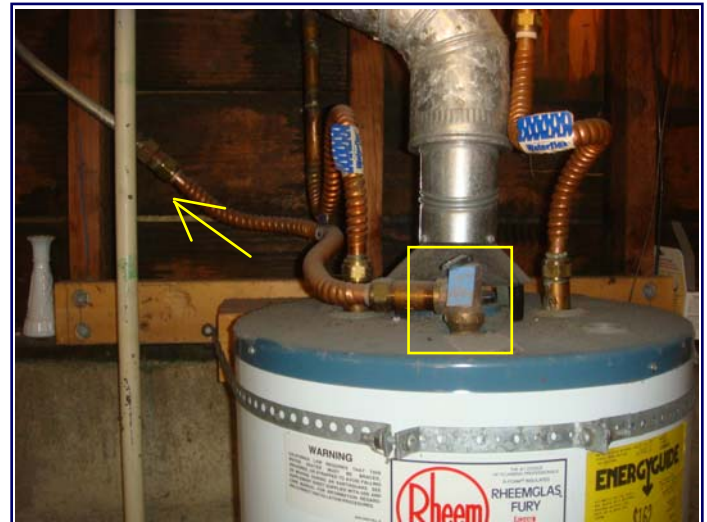
The two fuse blocks in the 100 amp service were fitted with 60 amp fuses. (The panel cover was removed for the photo.) See "Electrical Action Item 1" on page 7.

**Photo 10**

The furnace is at least 40 years old. See "Heating System Action Item 1" on page 8 for comments.

**Photo 11**

The main flue for the furnace and water heater has substandard clearances to the wall framing. See "Heating System Action Item 2" on page 8.

**Photo 12**

The Temperature Pressure (TP) relief valve drain on the water heater has an upward slope. The water heater has one seismic strap. See "Plumbing Action Item 1" on page 9.

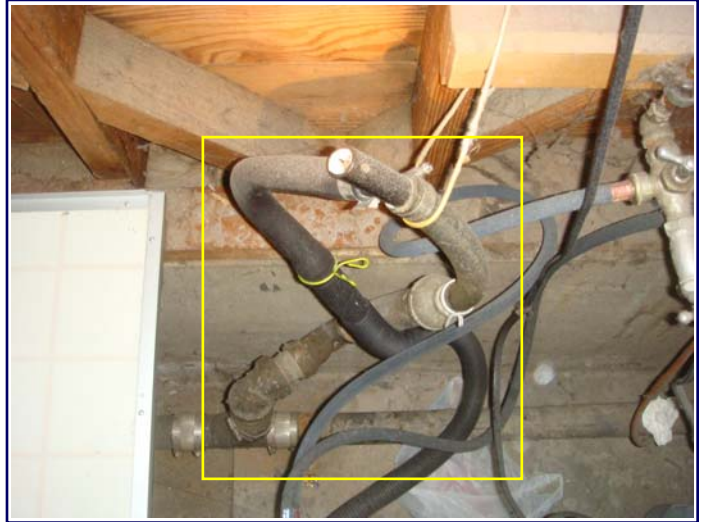
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**PHOTO PAGE IV**

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**Photo 13**

Copper tubing supplies natural gas to the clothes dryer. See "Plumbing Action Item 2" on page 9.

**Photo 14**

The washing machine discharge hose is connected to a substandard standpipe assembly. See "Plumbing Action Item 4" on page 24.

**Photo 15**

The family room ceiling below the main bathroom has been previously patched. See "Bathrooms Action Item 1(b)" on page 11.

**Photo 16**

Damaged wood paneling near the left front corner of the family room. See "Interior Action Item 4" on page 25.

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**PHOTO PAGE V**

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**Photo 17**

Tubular structures on the basement wall shared with the family room. See "Interior Action Item 4" on page 25.

**Photo 18**

The linoleum installed at the base of the wall inside the room adjacent to the powder room was loose. See "Interior Action Item 5" on page 25.

**Photo 19**

A vertical crack about 1/4" wide on the front foundation wall under the front porch. See "Foundation and Framing Action Item 1", page 25.

**Photo 20**

An angled crack on an interior foundation wall under the interior steps between the living room and the family room. See "Foundation and Framing Action Item 1" on page 25.

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**PHOTO PAGE VI**

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**Photo 21**

A vertical crack about 1/4" wide on the right foundation wall of the basement a few feet from the front foundation wall. See "Foundation and Framing Action Item 1" on page 25.

**Photo 22**

Fiberglass batt insulation can be seen in the attic near the base of the rafters next to the dining room. Most of the ceilings were not insulated. Note the knob and tube wiring. See "Foundation and Framing Action Item 4", page 25.

**Photo 23**

For information only: A partial view of the front of the house and the left side of the house.

**Photo 24**

For information only: A view of the right side and rear of the house as seen from Evelyn Street.

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## CARRY OVER PAGE I

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### EXTERIOR ACTION ITEMS (continued from page 5):

2) Exterior Doors: (a) There were no safety glass markings on the exterior doors with glass (including the patio door assembly). The glass predates the requirements for safety glass. Use appropriate caution. I recommend upgrading to safety glass, or installing a safety film over the existing glass to hold it in place in the event of breakage. (b) The automatic garage door at the carport reversed properly when it met resistance during testing, but lacks non-contact sensors such as "electric eyes". Upgrading to a new opener with contact and non-contact sensors per the current standards is recommended for greater safety. (c) The garage door would benefit from being lubricated.

3) Windows: (a) One pane of glass was cracked in a front window at the left front corner bedroom. I recommend replacing it. (b) The following windows were stuck shut (in some cases, from paint): the powder room window; the windows on the right side of the living room between the fireplace and the right front corner; the windows above the kitchen sink; the basement windows. I recommend making them operable. (c) The windows on the right wall of the rear porch could not be opened because a window blind had been installed against one of the stiles. I recommend making the window operable.

4) Exterior Wall Coverings and Trim: (a) The exterior wall coverings and trim appeared to be in very good condition overall for their age. Cracks in the stucco had been patched previously at the connection between the house and the wall to the carport (Photo 4). As the house and wall have separate foundations or footings, some differential movement is to be expected with the change of the seasons and occasional maintenance may be needed.

5) Chimneys: The upper end of the brick chimney was inaccessible and was not inspected. The wood framed flue chases for the gas appliances were seen from the carport roof but were not accessible for close inspection (Photo 5). I recommend referring to the chimney contractor's report for comments regarding the condition of the chimneys and any maintenance or repairs performed.

### ELECTRICAL SYSTEM ACTION ITEMS (continued from page 7):

3) Other Outlets: (a) The outlet on the dining room wall was loose. I recommend securing it to the outlet box in the wall. (b) The left front bedroom had two ungrounded three-prong outlets. I recommend replacing them with the older style two-prong outlets so they are readily identified as being ungrounded. (c) Note that the outlet in the upstairs kitchen refrigerator nook is located on the floor; this is not typical in newer construction.

4) Light Switch: The light switch inside the hall closet near the left front bedroom sparked when it was tested and had no visible response. I recommend replacing the switch and stating its function.

### PLUMBING ACTION ITEMS (continued from page 9):

3) Washing Machine Connections: The washing machine discharge hose is connected to a substandard stand pipe assembly with hose sections, reducer fittings, and what may be an air admittance valve (Photo 14). Washer hoses typically discharge into an open stand pipe (2" inside diameter in newer construction, and 1-1/2" inside diameter in older construction). The closed connections indicate there may have been a problem with water spilling out over the top of the stand pipe. Stand pipes are usually installed so they are higher than the highest level of the water inside the washing machine to help avoid water siphoning or back-up, and the hooked end of the drain hose is inserted into the open standpipe. I recommend having a qualified licensed plumber evaluate and correct the stand pipe assembly and test it for proper operation. Consider upgrading to a 2-inch inside diameter standpipe and drain assembly. ("Plumbing Action Items" continued on the next page)

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## CARRY OVER PAGE II

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### PLUMBING ACTION ITEMS (continued from the previous page):

4) Pipes: The water, drain, waste, and vent pipes in the basement appeared to be in good serviceable condition overall. Several of the visible hot water pipes were copper, and the cold water pipes were galvanized steel. The cold water faucet at the tub produced slightly rust-tinted water with some rust particles when it was first opened. There was a visible drop in the volume of water at the faucets as additional faucets were opened. These conditions may indicate internal corrosion of the remaining galvanized steel water pipes. The outward appearance of the pipes was good, with no excessive corrosion or active leaks observed in the accessible areas. I recommend monitoring the condition of the pipes. Replacing the galvanized steel water pipes with copper water pipes could improve the water flow and clarity.

### INTERIOR ACTION ITEMS (continued from page 12):

2) Interior Doors (continued): (b) The interior door between the family room and the downstairs kitchen tended to swing toward the closed position. I recommend adjusting the door. Alternatively, remove one of the hinge pins, bend it slightly, and replace it. The added resistance will often let a door remain in place.

3) Interior Stairs and Railings: (a) The 2x4 hand rail at the side of the basement steps is not considered grippable by current standards. The openings between the vertical rails exceed the current four-inch (4") maximum. The steps lack a top landing and the top step is several inches below the kitchen floor. Use appropriate caution. The steps and railing predate the current requirements. I recommend upgrading for compliance with the current standards for greater safety. (b) The minimum overhead clearance above the steps to the family room is about five-foot-nine-inches (5'-9"). The stair installation is assumed to predate the current requirements for minimum overhead clearances (usually 6'-8"). Use appropriate caution. Consider installing a caution sign or soft pad overhead. Given the physical constraints of the framing, improving the overhead clearance may be impractical. Consult an appropriate licensed contractor for further evaluation if changes are being considered.

4) Interior Walls and Ceilings: (a) The wood paneling was damaged near the left front corner of the family room downstairs (Photo 16). A lower cabinet interior was damaged on the right wall of the family room and the adjacent cabinet had been patched. The cabinets share a wall with the basement where tubular structures that may indicate wood destroying organisms were observed (Photo 17). I recommend consulting an appropriate licensed pest control operator for further advisement and corrective measures as needed.

5) Interior Floor coverings: (a) The linoleum installed at the base of the wall inside the room adjacent to the powder room was not adhered to the wall, especially at the curved section (Photo 18). I recommend having it reattached, or replaced with new vinyl base. See "Kitchen Action Item 2(c)" on page 10 for other comments.

### FOUNDATION & FRAMING ACTION ITEMS (continued from page 13):

1) Two vertical cracks about 1/4" wide at their widest point were seen on the front foundation wall under the front porch (for example, Photo 19), an angled crack was visible on an interior foundation wall under the interior steps between the living room and the family room (Photo 20), and one was visible on the right foundation wall a few feet from the front foundation wall (Photo 21). No adverse effects were observed. Cracks wider than 1/8" wide are considered to be significant. I recommend further evaluation by an appropriate licensed foundation specialist to determine if corrective measures are needed. (A typical repair may involve epoxy injection.)

(Continued on the next page)

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**CARRY OVER PAGE III**

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**FOUNDATION & FRAMING ACTION ITEMS (continued from page 13):**

2) No foundation to framing anchors were seen on the perimeter foundation walls of the basement. The walls of the habitable downstairs rooms, and the prism-shaped areas at the base of the left wall of the family room (Photo 16), had inaccessible framing due to the wall coverings, and anchors were not visible. The high masonry walls of the carport had roof framing atop them, and no anchors were visible. Some of the lower plates atop the masonry walls in the carport storage room had a second 2x wood plate atop them that might cover anchors, but anchoring was not verified. Foundation to framing anchors were not used consistently prior to the late 1940's. The Seismic Safety Commission considers the lack of seismic anchors a seismic weakness. I recommend further evaluation by an appropriate licensed foundation specialist for advisement on seismic anchoring upgrades. Additional information can be found in the "Homeowner's Guide to Earthquake Safety", available from your Realtor or at [www.seismic.ca.gov](http://www.seismic.ca.gov).

3) The wood framed walls atop the perimeter basement foundation walls are considered unreinforced cripple walls. The Seismic Safety Commission considers unreinforced cripple walls a seismic weakness. I recommend further evaluation by an appropriate licensed foundation specialist for advisement on shearwall upgrades. A typical shearwall upgrade involves nailing shear-rated plywood over the existing wall framing inside the basement, with provisions for ventilation. Additional information can be found in the "Homeowner's Guide to Earthquake Safety", available from your Realtor or at [www.seismic.ca.gov](http://www.seismic.ca.gov).

4) The attic had two gable end vents. Except for the ceiling over the dining room, the attic was not insulated (Photo 22). The attic may get hot in warm weather. If the attic temperature becomes excessive, consider installing a gable end fan to help promote air circulation through the attic and dispel hot air. Insulating the attic could help to improve energy efficiency. I advise against using loose-fill insulation wherever knob and tube wiring is present due to safety considerations.

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## Important Maintenance Suggestions, Notes, and Recommendations

### EXTERIOR AND GROUNDS:

1. Keep the gutters and downspouts free of debris. As an aid to the long term stability of the foundation, install downspout extensions during the rainy season to help divert the roof runoff water away from the house perimeter. Underground drainage systems (if any) should be cleared now.
2. Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult with a qualified contractor for more extensive corrective recommendations.
3. Note: Dual glazed windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor between the two panes of glass. The only remedy is to replace the dual panes. It is difficult, and sometimes virtually impossible to locate all dual glazed windows in a house that may have a broken seal (especially in wet weather or if windows have not been cleaned). Therefore, while we are looking for broken seals in houses with dual pane windows, we make no guarantees on finding or identifying all or any of them.

### ELECTRICAL SYSTEM:

1. GFCI outlets are recommended for safety at all exterior locations and in the garage, kitchen, laundry, and bathrooms.
2. GFCI outlets should be tested by pressing the test button approximately once a month. Consult with a licensed electrical contractor for correction or replacement if the outlet fails to trip or does not reset.
3. The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary.

### PLUMBING AND MECHANICAL:

1. In the event of an emergency, the gas may need to be turned off quickly. Locate a wrench (permanently sized for the shutoff valve) at the gas meter area so it is readily accessible.
2. Change the furnace filter now, and after every six months of use. Have the furnace evaluated and serviced by a licensed heating contractor every year for older furnaces and every one to two years for newer furnaces.
3. Water valves that have been unused may begin to leak at the valve stems when opened or shut. Any faulty valves should be repaired or replaced on an as-needed basis.

### INTERIOR:

1. Check under the sinks at all locations once every month or two for possible leaking.
2. Smoke detectors should be tested for proper response before occupying a home and at least monthly. Install fresh alkaline batteries now and at least every six months, or as recommended by the manufacturer. The NFPA recommends replacing smoke alarms after 10 years of service.
3. For safety and to assure proper function, fireplace interiors and flues should be examined each year (if used frequently) and cleaned when necessary.
4. There were some commonly occurring small cracks at the ceilings and walls. Consult with a qualified contractor for evaluation and correction to maintain the surfaces.

### FOUNDATION AND STRUCTURAL:

1. Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.
2. An assessment or evaluation of floor levels is not within the scope of this inspection and is not performed. In general, some settling or shifting of the floors and framing is not uncommon in the San Francisco Bay Area. Interested parties should consult an appropriate licensed civil or structural engineer if a definitive evaluation is needed.

### GENERAL:

1. Directions in this report, such as "left, right, front, rear" are given from the reference point of an observer looking at the front door of the house from the street (as shown in the cover photo) unless noted otherwise.
2. Square footages (if stated) are stated per information given to the Real Estate Inspection Group, Inc. at the time of scheduling. No measurements are taken in the course of the inspection. Interested parties should consult the appropriate records and/or other sources to their own satisfaction.

The Standards of Practice and Code of Ethics of  
THE AMERICAN SOCIETY OF HOME INSPECTORS®



[www.ashi.org](http://www.ashi.org)

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## HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by 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](http://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 *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. *under-floor crawl spaces* or attics that are not *readily accessible*.

**E. Inspectors are NOT required to inspect:**

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

**F. Inspectors are NOT required to:**

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

# ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

## **Alarm Systems**

Warning devices *installed* or free-standing 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.