Kristian Meyers

Residential and Commercial Property Inspections

A Member of the Real Estate Inspection Group, Inc.

www.inspectiongroup.com

Scheduling: (800) 900-1239

Voice Mail: (408) 398-0802

E-mail: kristian@inspectiongroup.com

ORDER INFORMATION

Inspection Date:	April 13, 2010	**Inspection Time:**	9:30 AM			**Report Number:**	041310
Inspection Address:	19 Antioch Dr.						
Inspection City:	San Mateo	**State: CA**		**Zip:**	94403	**Approx. Sq Ft:**	1190
Client's Name:	Paula Mas					**Listing Inspection:** ✓	**(Fee due within 90 days)**
Agent's Name:	Katrina Edwards			**Office:**	Triumph Property Services		
Phone:	650-813-1413			**E-mail:**	katrina@triumphps.com		
Amount:	$425.00	**Add:**	**For:**		**Billing Fee:**	**Total:**	$425.00

MAKE CHECKS PAYABLE TO:

Payee:	REIG, INC.
Amount:	$425.00
Address:	180 Second Street, Suite A
City:	Los Altos
State:	CA **Zip:** 94022

BILLING INSTRUCTIONS

(Amount subject to Billing Fee unless paid on site)

Paid on site? ✓	Paid by check #623
Escrow Company:	
Escrow Number:	
Officer:	
Address:	
City:	
State:	**Zip:**
Phone:	
Fax:	
E-mail:	

All directional references to left, right, front, or rear assume the reader is standing at the street, facing the home.

Date report sent by Mail:		**Fax:**	**E-mail:** 4/13/10	**Delivered in person:**	4/14/10
Upload to www.TheReportOnline.com on:	N/A	**Password:**	N/A	**Invoiced:**	

REAL ESTATE INSPECTION GROUP, INC.

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1-800-900-1239

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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. In most homes of similar age, there are typically some repairs needed.

Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR the opportunity to effect said repair during the period of the client's possession of the property prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Business and Professional Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint an arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER: SIGNATURE ON FILE _____ **DATE:** _____

BUYER: _____ **DATE:** _____

INSPECTOR: _____ **DATE:** April 13, 2010

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.

CODE COMPLIANCE ISSUES:
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.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to mold, radon, lead, 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 HANDBOOK "CALIFORNIA GUIDES TO ENVIRONMENTAL HAZARDS, EARTHQUAKE SAFETY, LEAD IN YOUR HOME AND ENERGY USAGE" PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: Exterior walls, flashings, trims, eaves, soffits, and fascias, where accessible from ground level. Exterior doors, windows, and operating hardware. Roof coverings, flashings, roof drainage systems and skylights if present. Chimneys and flues if accessible.

Component Description:

EXTERIOR WALLS

- Stucco

ROOF COMPONENTS

- Asphalt composition shingles
- Metal gutters and downspouts

CHIMNEYS

- None

EXTERIOR WALL COVERINGS & TRIM:
The exterior wall coverings, flashings, trim and paint were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. They appeared to be in serviceable condition unless otherwise noted in the Action Items. There was some minor cracking in the stucco, which is typical of stucco construction in this area.

EXTERIOR DOORS & WINDOWS:
The doors and hardware were tested to assure proper function. They appeared to be in serviceable condition unless otherwise noted in the Action Items. The garage door opener had an automatic safety reverse mechanism and optical sensors installed. There were dual pane single-hung, sliding and fixed windows in the house. A representative sampling of accessible windows was operated. Most of the tested windows, as well as locking hardware, operated normally. Please note that dual pane windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor between them. The only remedy is to replace the window. It is difficult, and sometimes virtually impossible to locate all dual pane windows in a building that have a broken seal. Therefore, while we are looking for broken seals, we can make no guarantee of finding or identifying any or all of them.

ROOF SYSTEM:
The roof was inspected by walking on the surface. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. They appeared to be in serviceable condition unless otherwise noted in the Action Items.

EXTERIOR 1 ACTION ITEMS:
1. There was some deteriorated or damage stucco along the front of the house. Although relatively minor, I recommend having these areas patched and painted as part of routine maintenance.
2. There was some wood damage at the garage side door, electrical panel enclosure and garage side storage access door. These areas should be repaired to prevent ongoing damage to the wood. See the pest control report for further comments and recommendations.
3. A few of the attic and garage vent screens at the front, left side and rear of the house were damaged and should be repaired to keep out pests. Additionally, the clothes dryer exhaust damper was damaged and should be replaced.
4. The garage side door was damaged and may need to be replaced. Additionally, the storage area access door at the left side of the garage was stuck closed. I recommend further evaluation by a qualified contractor and repairs as necessary.
5. The sliding glass door handle was loose and appeared to be damaged. I recommend having this repaired by a qualified contractor.

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

EXTERIOR II

Items Inspected: Walkways, patios, porches and driveways leading to dwelling entrances. Vegetation, grading, surface drainage and retaining walls when any of these may have an adverse effect on the building. Attached decks, balconies, stairways, and their associated railings if present.

Component Description:

DRIVEWAY	• Poured concrete
WALKS AND PATIOS	• Poured concrete
PORCHES AND DECKS	• Concrete front porch

DRIVEWAY, WALKWAYS & PATIO(S):
The driveway, walkways and patio were inspected for evidence of extensive cracking, excessive lifting or settlement, or other damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items. There were some cracks visible, and these appeared to be typical of flatwork in this area. Filling the cracks in the concrete work will help seal them from moisture and may prolong the lives of the installations.

PORCHES & DECKS:
The porch was inspected for visible evidence of damage or other conditions that may need further evaluation or correction. Although some minor cracking was noted, the porch appeared to be in serviceable condition at the time of the inspection.

GROUNDS:
The overall grading of the property was visually inspected. There were no observed drainage or vegetation issues that adversely affected the structure. Generally, the area drainage around the perimeter of the house appeared to be reasonably controlled, and the roof gutter and downspout system appeared to provide good control of the collected flow unless otherwise noted in the Action Items.
The area drainage should be observed during rainy periods and steps taken to direct all surface flow away from the structure and to eliminate puddle areas as practical. 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.
As with most other homes in this area, drainage control is an important element in the ongoing maintenance of the structure and the long-term successful performance of its foundation. The condition of the property's drainage is described as it existed at the time of the inspection. It should be recognized that certain drainage conditions and latent problems can only be detected during the long-term occupancy of the house. I recommend the seller be consulted regarding any unusual or seasonal conditions.

EXTERIOR II ACTION ITEMS:
The uneven concrete surfaces between the front walkway and porch, and at the left side walkway are trip hazards. I recommend further evaluation by a qualified contractor and repairs as necessary.

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

ELECTRICAL SYSTEM

Items Inspected: Service drop, entrance conductors, cables and raceways. Service equipment and main disconnects, service grounding, interior components of service and sub panels, conductors and overcurrent protection devices (including GFCI and AFCI circuit breakers if present). A representative number of lighting fixtures, switches, receptacles, and ground fault circuit interrupters (GFCI), if installed.

Component Description:

MAIN PANEL RATING & LOCATION	• 100 amps • Left exterior
SERVICE VOLTAGE & MAIN DISCONNECT	• 120/240V • Cartridge fuse disconnect
SUB PANEL LOCATION	• Garage
WIRING METHOD(S)	• NM cable • Conduit run • Knob & tube
WIRING TYPE(S)	• Copper at 120/240V circuits
240V SERVICE LOCATIONS	• Main & Sub panels • Kitchen

ELECTRICAL PANEL(S) & WIRING:
The interior components, wiring and overcurrent protection devices of the main and sub panels were inspected. They appeared to be in serviceable condition unless otherwise noted in the Action Items. There were no visible problems with the older style main fused panel; however, this type of panel is outdated by today's standards and may not be adequate for a modern household. You may wish to consult with a licensed electrician for upgrade recommendations. The main panel appeared to be correctly grounded, but the final grounding point was not visible and the electrical continuity was not verified. The individual circuits in the electrical panels should be identified and clearly labeled for safety and convenience.

LIGHTS, FANS, OUTLETS & SWITCHES:
A representative sample of the accessible outlets, lights and switches was tested. There were three-prong and two-prong outlets in the house. Most of the tested fixtures (including any GFCI protected outlets) responded normally. For safety and to assure proper function, GFCI outlets should be tested by pressing the test button once a month. For safety, GFCI outlets are recommended in the garage.

ELECTRICAL ACTION ITEMS:
1. Some of the wire insulation at the main service drop conductor splices was deteriorated (visible from the roof). This insulation should be repaired or replaced to prevent direct contact with the conductors.
2. The older type knob & tube wiring remaining in service (visible in the attic) is outdated by today's standards. You may wish to consult with a qualified electrician for upgrade recommendations. Additionally, you may wish to consult with a qualified electrician regarding potential problems associated with knob & tube wiring covered by thermal attic insulation (this could cause overheating of the wires and possible fire).
3. There was unprotected wiring under 7ft in the garage. This wiring should be protected in conduit or behind an appropriate wall covering.
4. There was an uncovered junction box in the cabinet under the cooktop. A cover should be installed to protect the wiring from damage or accidental contact.
5. There was an ungrounded three-prong outlet in the dining room. This outlet should have a ground wire installed for safety. Alternatively, a GFCI outlet can be installed at this ungrounded location.
6. The light switches adjacent to the front door were missing their cover plate, which should be replaced to help prevent accidental contact with the wiring.

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Items Not Included: Remote control devices only if they provide primary control. Alarm and low voltage systems, and lights that are controlled by timers or photo-voltaic cells. Ancillary, network and communications wiring. Systems which are not part of the primary electrical power distribution system and solar power collection systems. Measuring of amperage, voltage, or impedance.

HEATING & A/C SYSTEM

Items Inspected: All installed heating equipment, including visible duct system components, vent systems and flues where readily accessible. Air conditioning equipment if present.

Component Description:

BRAND	ENERGY SOURCE AND HEATER TYPE	LOCATION
• Western	• Upflow gas fired forced air unit	• Garage

PRIMARY HEAT SOURCE:
The furnace did not respond when tested with the thermostat.
The insides of heat exchangers are not within the scope of this inspection (see the ASHI Standards attached). We recommend furnaces over 10 years old be checked on a yearly basis, as heat exchangers are more likely to develop cracks after this age. You may wish to consult with a qualified heating contractor or the utility company for a full heat exchanger inspection. The installation of CO monitor(s) in the house can give early warning of problems with heat exchangers, water heaters or other sources of combustion.
An upgrade to a digital thermostat might reduce energy costs. The system should be serviced and cleaned annually by a qualified heating contractor.

AIR CONDITIONING SYSTEM:

None installed.

DUCTS AND AIR FLOW:
The ducts and cold air return were located in the walls and attic. Most of the visible ducts appeared to be sound and insulated. The air flow could not be checked because the furnace was not operational.

HEATING AND COOLING ACTION ITEMS:
1. The furnace was an older unit and may be nearing the end of its useful life. Additionally, it did not respond when tested with the thermostat (the pilot lights were lit), the return air filter was undersized, the blower compartment was excessively dirty and there was no flexible gas connector installed. The homeowner should anticipate the need to replace the furnace, possibly in the near future. Please note that even if an older furnace operates normally during the inspection, a detailed examination of the unit by a qualified HVAC contractor might reveal potential problems that are not readily visible (such as a cracked heat exchanger).
2. The garage air vent was blocked. This vent should be kept clear for the safe and proper operation of the two gas-fired appliances (furnace and water heater).
3. There was some discoloration on the ductwork insulation in the garage, which may indicate leaking duct joints. Additionally, there was some torn and missing insulation on the ducts in the attic. Properly sealing the joints and insulating the ducts will help improve the efficiency of the heating system.
4. The loose heat registers in the bedrooms should be re-secured.

I recommend further evaluation by a qualified HVAC contractor and repairs or corrections as necessary.

Items Not Included: Interiors of flues or chimneys not readily accessible, any heat exchanger, humidifier or dehumidifier, electronic or media air cleaners, solar space heating system, and window air conditioners. Determination of the adequacy and distribution balance of the heating and/or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems including related fixtures and faucets. Drain, waste and vent systems. Water heating equipment and flue vent systems. Fuel storage and fuel distribution system, any drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING	• Copper
MAIN WATER SUPPLY LINE	• Copper where visible
DRAIN, WASTE & VENT PIPING	• Cast iron, galvanized steel and ABS plastic
MAIN WATER SHUTOFF VALVE LOCATION:	• Front exterior
MAIN GAS SHUTOFF VALVE LOCATION:	• Right exterior

WATER HEATER BRAND	TYPE	CAPACITY	LOCATION
• A.O. Smith	• Gas	• 40 gallons	• Garage

WATER & GAS 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. Please note that the water, gas and drain piping was located in the walls and floors, and was mostly inaccessible for visual inspection. However, the water pressure was adequate, even with multiple fixtures in use in the bathrooms. The water pressure may drop when multiple fixtures are tested simultaneously in different bathrooms. Additionally, the water pressure may vary at any time due to landscape irrigation and neighborhood usage.
In the event of an emergency, the gas may need to be turned off quickly. Test the gas shutoff valve and contact the local utility company if the valve is difficult to operate. An earthquake wrench should always be stored at the gas meter so the gas valve can be turned off in an emergency.

WATER HEATER:
The water heater responded normally to the thermostat. The unit was visually inspected for any conditions that may require correction or further evaluation. It appeared to be in serviceable condition unless otherwise noted in the Action Items.

PLUMBING ACTION ITEMS:
1. The main water shutoff valve was missing and should be replaced so the water can be turned off quickly for maintenance or in an emergency.
2. The water heater vent connector was separated from the draft diverter. This should be corrected to prevent combustion gases from leaking into the garage.
3. There was corrosion and some leaking around the hot water connection at the top of the water heater. This connection should be replaced to prevent ongoing corrosion, leaking and possible damage.
4. The water heater temperature & pressure relief valve drain line was terminated in the drip pan above the raised platform, which is incorrect. The drain line should terminate 2-6" from the garage floor, or be routed to the exterior of the house.

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Items Not Included: Clothes washer connections, and the operation of safety or shutoff valves. Wells, well pumps and water storage equipment. Water conditioning and solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, and propane tanks. Adequacy or quality of the water supply.

KITCHEN

Items Inspected: Primary cooking equipment, garbage disposals, fixed dishwashers, and ventilation system if present. Countertops and a representative number of built-in cabinets.

Component Description:

BRAND	APPLIANCE TYPE
• Westinghouse	• Electric cooktop
• GE	• Electric oven
• GE	• Dishwasher
• Pryne	• Ducted ceiling fan

APPLIANCES:
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. There was 240V electric service for the clothes dryer.

SINKS & PLUMBING:
The kitchen and laundry sinks were tested, and the faucets and drain lines were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Check under the sinks once every month for possible leaking. Free up any stiff or stuck water shutoff valves and tighten the packing nuts as needed.

SURFACES & CABINETS:
The floors, cabinets, countertops, walls and ceilings were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We do not inspect for cosmetic damage; however, there was some minor laminate damage at the countertop, some warped cabinet doors and one missing or incorrectly sized drawer.

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 Action Items of the Electrical System. For safety, I recommend that the kitchen outlets be upgraded to GFCI outlets.

KITCHEN ACTION ITEMS:
1. The cooktop two front burners failed to ignite and one burner control knob was missing. I recommend further evaluation by an appliance service technician and repairs as necessary. Since this was an older appliance, replacement may be advised.
2. There was no air gap installed at the dishwasher drain line (the air gap was bypassed). The drain hose should be connected to the air gap to prevent wastewater from entering the dishwasher if the sink drain becomes clogged.
3. The laundry sink drain was clogged and the basin was cracked. I recommend further evaluation by a qualified plumber and repairs as necessary.

Items Not Included: Water purification systems and filters, and instant hot water dispensers. Freestanding microwave ovens, appliances, trash compactors, refrigerators, clothes washers and dryers.

BATHROOMS

Items Inspected: Sinks, toilets, tubs, shower and bath enclosures, faucets, visible drain lines, countertops, cabinets, flooring, and ventilation.

Component Description:

SINKS & FIXTURES:
The sink was filled, and the faucet and drain line were tested. They appeared to be functional and serviceable at the time of the inspection. Check under the sink once every month for possible leaking. Free up any stiff or stuck water shutoff valves and tighten the packing nuts as needed.

TOILETS:
The toilet was inspected and the flush mechanism was tested. The toilet appeared to be functional and serviceable at the time of the inspection. The water shutoff valve was not tested. This valve should be checked routinely by the homeowner to ensure it is operational.

SHOWERS & BATHTUBS:
The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Some deteriorated finish was noted at the tub. There were no shower enclosure standing water tests were performed.

ELECTRICAL SYSTEMS:
The accessible electric outlets and switches were tested. Any conditions found to be in need of attention are noted in the Action Items of the Electrical System.

GENERAL COMMENTS & MAINTENANCE:
Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in tile grout should also be properly corrected to help avoid water penetration and possible damage.
Our primary goal is to determine whether or not a component is in serviceable condition or is significantly deficient. Conditions related to appearance only, known as “cosmetic defects,” are not within the scope of this inspection, which includes but is not limited to the following: commonly occurring surface cracks in synthetic sinks, countertops, tubs and showers; deterioration of finishes on faucets, spouts, shower heads, drains and metal trim; failed silver backing on mirrors; chipped tiles; and natural variation in stone surfaces.

BATHROOM ACTION ITEMS:
1. The tub hot water valve handle was missing and should be replaced.
2. The tub mechanical stopper needs adjustment.
3. The base of the shower enclosure should be caulked to help prevent moisture penetration and possible water damage inside the walls.

I recommend further evaluation by a qualified plumber and repairs as necessary.

Items Not Included: Spas, saunas, steam rooms, and associated water heating and filtering systems.

INTERIOR

Items Inspected: Walls, ceilings, floors, stairways, and railings. Countertops and a representative number of cabinets and interior doors, fireplace(s), and placement of the smoke detectors.

Component Description:

FLOOR COVERINGS	• Carpeting • Vinyl
WALLS	• Drywall
CEILING	• Drywall

FLOOR COVERINGS & STAIRWAYS:
The visible floor coverings were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We do not inspect under rugs or carpeting or for cosmetic damage, and we do not move furniture. No assessment of floor level was undertaken.

WALLS, CEILINGS & INTERIOR DOORS:
The ceiling and wall surfaces were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Please note that most homes in the Bay Area shift slightly each year due to the changing moisture content of the soil resulting from the winter rains. This shifting can cause cosmetic cracks in the ceilings and walls, especially near the door and window openings.
The acoustic ceiling texturing may contain some asbestos fibers. See the Hazardous Materials section at the bottom of Page 4 for important information.
A representative sampling of interior doors was tested to assure they operated properly. They appeared to be functional and serviceable unless otherwise noted in the Action Items.
Since the house was occupied at the time of the inspection, parts of the floors and walls, including the cupboards, closets and garage could not be inspected, as visibility was obscured by furniture and storage.

SMOKE ALARMS:
One smoke alarm was installed in the bedroom hallway, but it was not tested. Smoke alarms should be tested monthly by the occupants for proper response.

INTERIOR ACTION ITEMS:
1. There were a few unsealed firewall penetrations around the conduit and electrical boxes at the right side of the garage. These areas should be properly sealed by a qualified contractor to restore the integrity of the firewall. The heat register in the garage should be removed, and the opening in the furnace plenum sealed. Additionally, the attic access in the garage was completely open. A fire-rated access door should be installed.
2. There was a pet-flap breach in the interior door to the garage. This modified door should be replaced with a fire-rated door to help maintain an effective fire barrier between the garage and the living portion of the house.
3. The bedroom hallway smoke alarm appeared to be old unit, and I recommend it be replaced. As an upgrade for safety, I also recommend installing smoke alarms in each bedroom.

Items Not Included: Window treatments, central vacuum systems and recreational facilities. Interiors of chimneys and flues, firescreens and doors, combustion devices and associated draft characteristics, and movement of any fireplace insert. Central fire alarm and fire sprinkler systems.

FOUNDATION & FRAMING

Items Inspected where visible: Foundation, floor structure, sub area drainage and moisture conditions. Wall, ceiling and roof structure. Presence of foundation to framing anchors. Any insulation present and/or visible.

Component Description:

FOUNDATION TYPE	• Poured concrete slab-on-grade
FOUNDATION ANCHORS	• Bolts were visible in the garage
FLOOR STRUCTURE	• Poured concrete slab-on-grade
WALL STRUCTURE	• 2X wood framing
ROOF STRUCTURE	• 2X wood framing
CEILING STRUCTURE	• 2X wood framing

FOUNDATION AND FRAMING:
The foundation and framing components of the structure were inspected for evidence of damage or other adverse conditions. The foundation was inspected, where visible, at its exterior perimeter and throughout its interior (where not obscured). While some typical cracks were noted in the garage, there was no visible evidence of unusual settlement or failure of the slab-on-grade foundation. Comments regarding the foundation elements are made only from visual inspection and no comments can be given regarding their structural integrity.
Foundation bolts were not visible at the house perimeter due to the type of construction (slab foundation with finished interior walls); however, since foundation bolts were visible in the garage, it is likely that they were also installed at the house perimeter. It is beyond the scope of this inspection to determine the effectiveness or adequacy of the installed bracing.

ATTIC:
The attic was entered from the access located in the front bedroom closet. A second access was located in the garage. The visible framing components of the attic were inspected for evidence of visible damage, deterioration, or other adverse conditions. The accessible attic framing was tight, with no visible stress or current water stains. The attic space ventilation appeared adequate.

INSULATION:
Fiberglass batting insulation was installed to a depth of about 4-6 inches in the attic. Insulation was not visible or determined at the exterior walls. The garage roof and exterior walls were not insulated.

FOUNDATION AND FRAMING ACTION ITEMS:
There was evidence of rodent activity in the garage. I recommend further evaluation by a qualified general pest control contractor and actions as necessary.

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.

NON-FUNCTIONING OR ACTION ITEMS I

EXTERIOR 1 ACTION ITEMS:
1. There was some deteriorated or damage stucco along the front of the house. Although relatively minor, I recommend having these areas patched and painted as part of routine maintenance.
2. There was some wood damage at the garage side door, electrical panel enclosure and garage side storage access door. These areas should be repaired to prevent ongoing damage to the wood. See the pest control report for further comments and recommendations.
3. A few of the attic and garage vent screens at the front, left side and rear of the house were damaged and should be repaired to keep out pests. Additionally, the clothes dryer exhaust damper was damaged and should be replaced.
4. The garage side door was damaged and may need to be replaced. Additionally, the storage area access door at the left side of the garage was stuck closed. I recommend further evaluation by a qualified contractor and repairs as necessary.
5. The sliding glass door handle was loose and appeared to be damaged. I recommend having this repaired by a qualified contractor.

CONTINUED ON PAGE 23.

EXTERIOR II ACTION ITEMS:
The uneven concrete surfaces between the front walkway and porch, and at the left side walkway are trip hazards. I recommend further evaluation by a qualified contractor and repairs as necessary.

ELECTRICAL ACTION ITEMS:
1. Some of the wire insulation at the main service drop conductor splices was deteriorated (visible from the roof). This insulation should be repaired or replaced to prevent direct contact with the conductors.
2. The older type knob & tube wiring remaining in service (visible in the attic) is outdated by today's standards. You may wish to consult with a qualified electrician for upgrade recommendations. Additionally, you may wish to consult with a qualified electrician regarding potential problems associated with knob & tube wiring covered by thermal attic insulation (this could cause overheating of the wires and possible fire).
3. There was unprotected wiring under 7ft in the garage. This wiring should be protected in conduit or behind an appropriate wall covering.
4. There was an uncovered junction box in the cabinet under the cooktop. A cover should be installed to protect the wiring from damage or accidental contact.
5. There was an ungrounded three-prong outlet in the dining room. This outlet should have a ground wire installed for safety. Alternatively, a GFCI outlet can be installed at this ungrounded location.
6. The light switches adjacent to the front door were missing their cover plate, which should be replaced to help prevent accidental contact with the wiring.

CONTINUED ON PAGE 23.

NON-FUNCTIONING OR ACTION ITEMS II

HEATING AND COOLING ACTION ITEMS:
1. The furnace was an older unit and may be nearing the end of its useful life. Additionally, it did not respond when tested with the thermostat (the pilot lights were lit), the return air filter was undersized, the blower compartment was excessively dirty and there was no flexible gas connector installed. The homeowner should anticipate the need to replace the furnace, possibly in the near future. Please note that even if an older furnace operates normally during the inspection, a detailed examination of the unit by a qualified HVAC contractor might reveal potential problems that are not readily visible (such as a cracked heat exchanger).
2. The garage air vent was blocked. This vent should be kept clear for the safe and proper operation of the two gas-fired appliances (furnace and water heater).
3. There was some discoloration on the ductwork insulation in the garage, which may indicate leaking duct joints. Additionally, there was some torn and missing insulation on the ducts in the attic. Properly sealing the joints and insulating the ducts will help improve the efficiency of the heating system.
4. The loose heat registers in the bedrooms should be re-secured.

I recommend further evaluation by a qualified HVAC contractor and repairs or corrections as necessary.

PLUMBING ACTION ITEMS:
1. The main water shutoff valve was missing and should be replaced so the water can be turned off quickly for maintenance or in an emergency.
2. The water heater vent connector was separated from the draft diverter. This should be corrected to prevent combustion gases from leaking into the garage.
3. There was corrosion and some leaking around the hot water connection at the top of the water heater. This connection should be replaced to prevent ongoing corrosion, leaking and possible damage.
4. The water heater temperature & pressure relief valve drain line was terminated in the drip pan above the raised platform, which is incorrect. The drain line should terminate 2-6" from the garage floor, or be routed to the exterior of the house.

CONTINUED ON PAGE 23.

KITCHEN ACTION ITEMS:
1. The cooktop two front burners failed to ignite and one burner control knob was missing. I recommend further evaluation by an appliance service technician and repairs as necessary. Since this was an older appliance, replacement may be advised.
2. There was no air gap installed at the dishwasher drain line (the air gap was bypassed). The drain hose should be connected to the air gap to prevent wastewater from entering the dishwasher if the sink drain becomes clogged.
3. The laundry sink drain was clogged and the basin was cracked. I recommend further evaluation by a qualified plumber and repairs as necessary.

NON-FUNCTIONING OR ACTION ITEMS III

BATHROOM ACTION ITEMS:
1. The tub hot water valve handle was missing and should be replaced.
2. The tub mechanical stopper needs adjustment.
3. The base of the shower enclosure should be caulked to help prevent moisture penetration and possible water damage inside the walls.

I recommend further evaluation by a qualified plumber and repairs as necessary.

INTERIOR ACTION ITEMS:
1. There were a few unsealed firewall penetrations around the conduit and electrical boxes at the right side of the garage. These areas should be properly sealed by a qualified contractor to restore the integrity of the firewall. The heat register in the garage should be removed, and the opening in the furnace plenum sealed. Additionally, the attic access in the garage was completely open. A fire-rated access door should be installed.
2. There was a pet-flap breach in the interior door to the garage. This modified door should be replaced with a fire-rated door to help maintain an effective fire barrier between the garage and the living portion of the house.
3. The bedroom hallway smoke alarm appeared to be old unit, and I recommend it be replaced. As an upgrade for safety, I also recommend installing smoke alarms in each bedroom.

FOUNDATION AND FRAMING ACTION ITEMS:
There was evidence of rodent activity in the garage. I recommend further evaluation by a qualified general pest control contractor and actions as necessary.

General Comments

This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is included in the Appendix of this report, and also available at www.ashi.org/documents/pdf/standards.pdf. Please be sure to read Page 3 of this report and the Standards of Practice of ASHI, which delineate the areas and items that we inspect, and those which are excluded.

This inspection was performed for the seller. 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 Claims Procedure and Arbitration 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 Kristian Meyers (the inspector) at (650) 494-3567, or mail the copy to the inspector at 180 Second St., Suite A, Los Altos, CA 94022.

Failures and leaks can sometimes develop between the time of the inspection and the close of escrow, which is the determining factor in why this report is not a guarantee or warranty, as the occupants of the house will continue to use the items inspected and contractors may perform work in and around the house prior to sale. The buyer is obligated to exercise some due diligence in performing his or her own inspection of the property before the close of escrow (check appliances and fixtures, floor and wall finishes, etc. during a walk through).

This report contains relevant information throughout all sections and paragraphs. It is designed to work as a unit, connecting all the information of all areas of the property. The information provided herein is considered of importance to the client's transaction. The client(s) MUST read the report in its entirety and SHOULD NOT rely only on specific individual phrases or words of the report. This report is narrative, thus, all lines and sentences contain pertinent information. The summary of action items at the end of the report is provided as an "at glance" service to help identify those areas or items that need attention, and it is not to be considered the sole source of information on the property. Failing to read the entire report and acting on the recommendations contained in it does not mean that the information on the property was not provided or disclosed by the inspector. Where comments and/or recommendations are given, the client(s) are solely responsible for acting on the information provided by deciding to have the deficiencies corrected, retrofitted, or left in the condition reported. Although I may give recommendations for repairs, I cannot enforce or require that the repairs or work be performed, as this is the responsibility of the client(s).

This report should not be considered or used as a repair bidding document, and a contractor so using it, must do so at his own risk. We recommend that all conditions be verified in the field. Any item or condition indicated in this report as being in need of further evaluation, correction, repair, or replacement should be examined on site by contractors or other specialists who are licensed and experienced in the appropriate fields.
I recommend a permit search to be performed on all houses I inspect where any remodeling has taken place to determine whether properly finalized building permits are on file for all additions or modifications.

My services do not end upon the delivery of this report; please call if you have any questions regarding the topics covered in the inspection.

Sincerely,

Kristian Meyers

PHOTOS PAGE I

Photo 1

Missing garage vent screen at the front of the house.

Photo 2

Lifted shingle at the front roof.

Photo 3

Standing water in the front gutter.

Photo 4

Stains visible at the left side of the garage.

PHOTOS PAGE II

Photo 5

Leaking gutter joint.

Photo 6

Trip hazard at the front of the house.

Photo 7

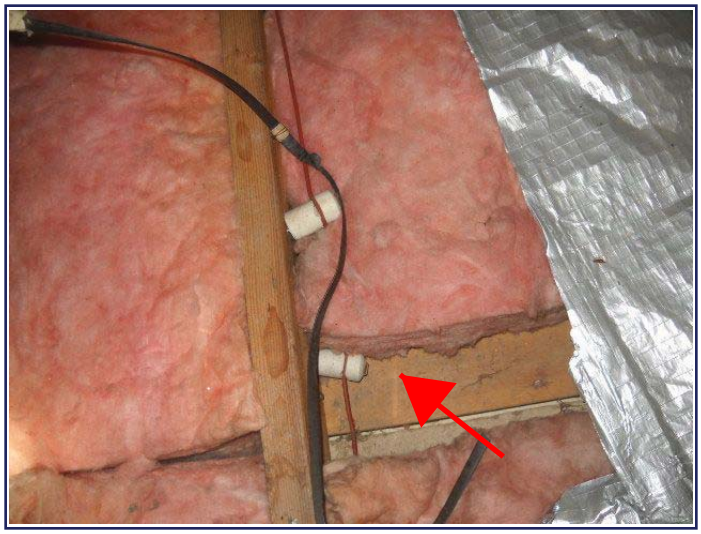
Trip hazard at the left side walkway.

Photo 8

Deteriorated insulation at the electrical service drop wires.

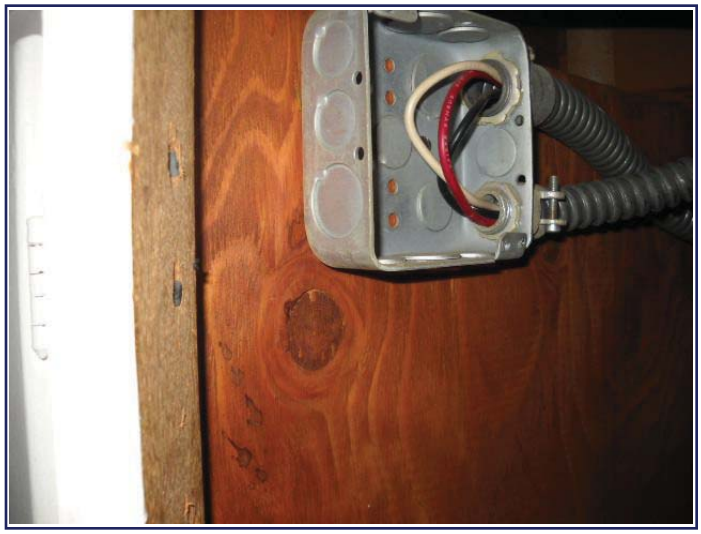
PHOTOS PAGE III

Photo 9



Knob & tube wiring covered by attic insulation.

Photo 10



Uncovered junction box under the cooktop.

Photo 11

Unprotected wiring below 7ft in the garage.

Photo 12

Missing switch cover plate in the living room.

PHOTOS PAGE IV

Photo 13

No flexible connector at the furnace gas supply line.

Photo 14

Undersized return air filter inside the furnace.

Photo 15

Torn and missing duct insulation in the attic.

Photo 16

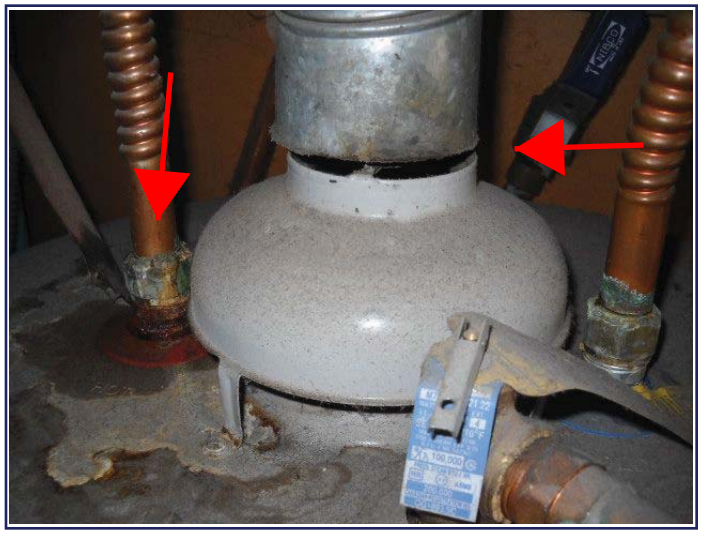
Loose heat register cover in the front bedroom.

PHOTOS PAGE V

Photo 17

Missing handle at the main water shutoff valve.

Photo 18

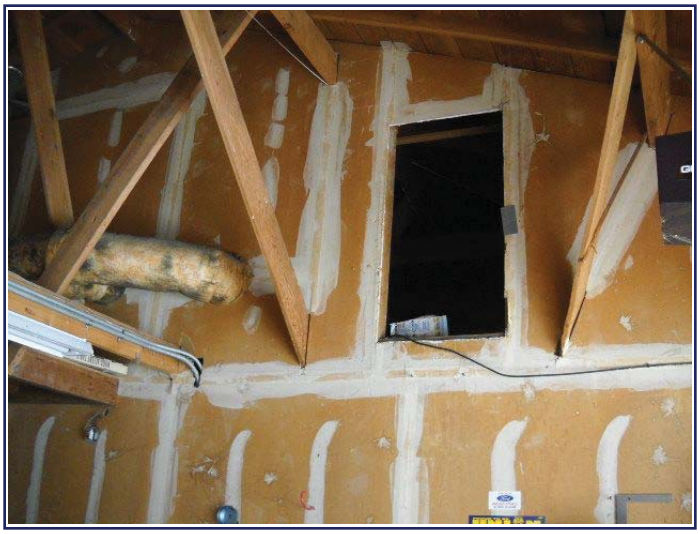


Separated water heater vent connector and leaking hot water connection.

Photo 19

Some of the unsealed firewall penetrations at the right side of the garage.

Photo 20



Open access to the attic.

CARRY OVER PAGE I

CONTINUED FROM PAGE 5:
6. The living room windows (upper fixed and lower sliding) did not have visible marking indicating that they were safety glass. Current safety standards require that windows less than 18" from the floor and less than 24" from a door must be safety glass. Although this may not have been a requirement at the time of construction, I recommend upgrading to safety glass to help minimize possible injuries in case the glass is broken.
7. The two bathroom window sashes were loose and falling shut. I recommend further evaluation by a qualified contractor and repairs as necessary.
8. The roof shingles were showing signs of age (missing granular coating), there was a lifted shingle at one of the front vent caps and there was staining at the left interior side of of the garage, indicating previous or ongoing leaking. Additionally, the front gutter was filled with standing water, the rear gutter was clogged and there were leaking joints at both gutters. I recommend further evaluation by a qualified roofing contractor and repairs as necessary.

CONTINUED FROM PAGE 7:
7. The loose outlet in the bathroom should be re-secured.
8. The exposed light bulb fixtures in the dining room closet and bedroom closets could be fire hazards. Globe type or flat fluorescent fixtures should be installed and articles should be stored at least 18" away from the fixtures.
9. The rear bedroom closet light fixture pull chain was missing and should be replaced.
10. A few of the garage lights did not respond to the wall switch. The bulbs should be replaced and the lights retested for proper response. Additionally, a few of the exterior light bulbs were missing and should be replaced with outdoor-rated bulbs.
11. The doorbell did not respond when tested and may need to be replaced.

I recommend further evaluation by a qualified electrician and repairs or corrections as necessary.

CONTINUED FROM PAGE 9:
5. Although two seismic straps were installed around the water heater, there was no blocking between the tank and the wall. Provisions to support the back of the tank are required to prevent backward or sideways shifting.
6. The first 5ft of hot and cold water piping at the water heater was not insulated, as required by the California Building Energy Efficiency Standards. This should be corrected to improve the efficiency of the water heating system.

I recommend further evaluation by a qualified plumbing contractor and repairs or corrections as necessary.

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

www.ashi.org

TABLE OF CONTENTS

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

800-743-ASHI/2744

HOME INSPECTION

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

American Society of Home Inspectors

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

Standards of Practice

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

Code of Ethics

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

ASHI Membership

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

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

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 *Inspectors* shall:

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

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

C. *report*:

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

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

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

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

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

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect:*

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

B. *describe:*

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

3.2 The *inspector* is NOT required to:

A. provide any *engineering* or architectural services or analysis.

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

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

1. *siding.*

EXTERIOR 4.2, Continued

4.2 The *inspector* is NOT required to *inspect*:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences.

C. geological and/or soil conditions.

D. *recreational facilities.*

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

5.2 The *inspector* is NOT required to *inspect*:

A. antennae.

B. interiors of flues or chimneys that are not *readily accessible.*

C. other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall:

A. *inspect*:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste, and vent *systems* including all fixtures.
3. water heating equipment and hot water supply *system.*
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems.*
6. drainage sumps, sump pumps, and related piping.

B. *describe*:

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

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. clothes washing machine connections.
2. interiors of flues or chimneys that are not *readily accessible.*
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems.*
5. solar water heating *systems.*
6. fire and lawn sprinkler *systems.*
7. private waste disposal *systems.*

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. water supply quantity or quality.

C. operate *automatic safety controls* or manual stop valves.

7. ELECTRICAL

7.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.
5. *wiring methods.*

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. remote control devices.
2. *alarm systems* and *components.*
3. low voltage wiring *systems* and *components.*
4. ancillary wiring *systems* and *components.* not a part of the primary electrical power distribution *system.*

B. measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect*:

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

C. *describe*:

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

8.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of flues or chimneys that are not *readily accessible.*
2. heat exchangers.
3. humidifiers or dehumidifiers.
4. electronic air filters.
5. solar space heating *systems.*

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect*:

1. central and through-wall equipment.
2. distribution *systems.*

C. *describe*:

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

9.2 The *inspector* is NOT required to:

A. *inspect* electronic air filters.

B. determine cooling supply adequacy or distribution balance.

C. *inspect* window air conditioning units.

10. INTERIORS

10.1 The *inspector* shall *inspect*:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a *representative number* of *installed* cabinets.

D. a *representative number* of doors and windows.

E. garage doors and garage door operators.

10.2 The *inspector* is NOT required to *inspect*:

A. paint, wallpaper, and other finish treatments.

B. carpeting.

C. window treatments.

D. central vacuum *systems.*

E. *household appliances.*

F. *recreational facilities.*

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation *systems.*

B. *describe*:

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

11.2 The *inspector* is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. *system components.*
2. chimney and vents.

B. *describe*:

1. fireplaces and *solid fuel burning appliances.*
2. chimneys.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

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

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

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

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

13.2 General exclusions:

A. *Inspectors* are NOT required to determine:

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

B. *Inspectors* are NOT required to offer:

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

C. *Inspectors* are NOT required to operate:

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

D. *Inspectors* are NOT required to enter:

1. any area that will, in the opinion of the *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.

