



# Building Inspection Report

5720 SE 29th Street Renton, WA 98058

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**Inspection Date:**  
6-2-10

**Prepared For:**  
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**Report Number:**  
6-1015

**Inspector:**  
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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

**Improve:** *denotes improvements that should be anticipated over the short term.*

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

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

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

**Sound View Home Inspections recommends that all disclosures, issues and concerns noted in the summary as well as the report ( in it’s entirety) be investigated further to accommodate the buyers/sellers/homeowners satisfaction. It is also recommended that all issues, concerns, and problems pertaining to the property be evaluated and repaired by a licensed contractor.**

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

### SAFETY ISSUES

#### Smoke Detectors

- **Safety Issue:** The installation of smoke detectors outside sleeping areas throughout the home is recommended.

#### Outlets

- **Safety Issue:** Cracked outlet cover plates should be replaced to avoid a shock hazard inside the main bathroom.
- **Safety Issue:** Missing junction box cover should be installed inside the basement family room.

### REPAIR ITEMS

#### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

#### Distribution Wiring

- **Repair:** Wiring exposed on the outside of framing members connecting sub-panel to the main panel should be relocated or protected by a rigid conduit. Signs of an electrical fire were observed above the electrical panels. Recommend a licensed electrician evaluate for a plan of action.

### **Baseboard Heaters**

- **Replace:** Inoperative electric heaters were found in the dining & family room.

### **Interior**

- **Repair:** Preventative measures should be taken to reduce vermin and carpenter ant activity in the home. Recommend a pest specialist evaluate for treatment and control advice.

### **Windows**

- **Repair:** Window hardware is missing in the northwest room adjacent to the laundry room.

### **Doors**

- **Repair:** Damaged / non-functional doors and hardware in the basement should be improved for reliable operation.
- **Repair:** The exterior back door should be well sealed to prevent rodents entering the house.

### **Kitchen Cabinets / Counters**

- **Repair:** Kitchen range to microwave clearance should be improved to meet industry standards.

### **Pellet Stove**

- **Repair:** The pellet stove should be inspected and cleaned prior to operation by licensed pellet stove specialist.

## **IMPROVEMENT ITEMS**

### **Sloped Roofing**

- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

### **Gutters & Downspouts**

- **Improve:** The gutters at the rear slope require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

### **Garage**

- **Improve:** The overhead garage doors require a weather sweep improvement to prevent rodent entry.

### **Supply Plumbing**

- **Improve:** The main bathroom tub drain should be caulked where it penetrates the floor to prevent moisture migration.

### **Clothes Washer**

- **Improve:** The hoses connection for the clothes washer was observed in suspect condition. Recommend extending pipe stand to avoid moisture damage.

## **ITEMS TO MONITOR**

### **Supply Plumbing**

- **Monitor:** Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 64 degrees F.

### **RECENT WEATHER CONDITIONS**

Weather conditions leading up to the inspection have been relatively dry.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Floor Structure:</b>	•Wood Joist •Wood Joist •Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Trusses •Plywood Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are newer and appear to be in generally good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

#### Gutters & Downspouts

- **Improve:** The gutters at the rear slope require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



## LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Wood Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Wood
<b>Overhead Garage Door(s):</b>	•Wood
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House

## EXTERIOR OBSERVATIONS

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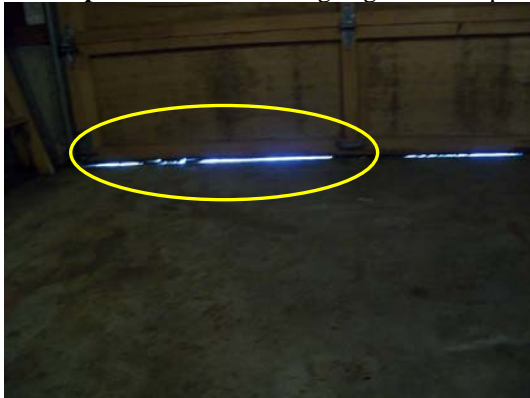
### General Comments

The exterior of the home shows normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Garage

- **Improve:** The overhead garage doors require weather sweep improvement to prevent rodent entry.



## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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



# Electrical

## DESCRIPTION OF ELECTRICAL

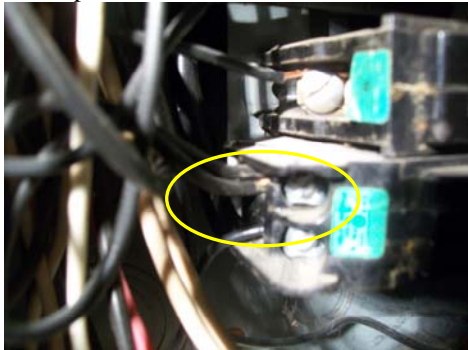
<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Breakers
<b>Service Grounding:</b>	•Copper
<b>Sub-Panel(s):</b>	•Breakers
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS

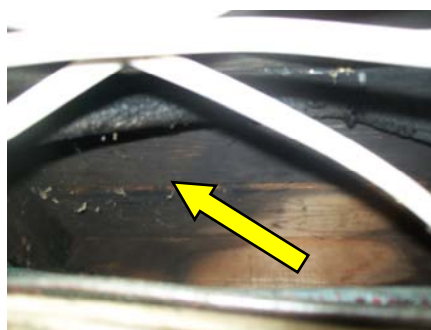
#### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



#### Distribution Wiring

- **Repair:** Wiring exposed on the outside of framing members connecting sub-panel to the main panel should be relocated or protected by a rigid conduit. Signs of an electrical fire were observed above the electrical panels. Recommend a licensed electrician evaluate for a plan of action.



### **Outlets**

- **Safety Issue:** Cracked outlet cover plates should be replaced to avoid a shock hazard inside the main bathroom.
- **Safety Issue:** Missing junction box cover should be installed inside the basement family room.

### **Smoke Detectors**

- **Safety Issue:** The installation of smoke detectors outside sleeping areas throughout the home is recommended.

### **Discretionary Improvements**

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

# Heating

## DESCRIPTION OF HEATING

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**Energy Source:** •Electricity •Wood •???  
**Heating System Type:** •Forced Air Furnace •Electric Heaters/Baseboards  
**Heat Distribution Methods:** •Unitary Electric Wall Heaters

## HEATING OBSERVATIONS

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### Positive Attributes

Adequate heating capacity is provided by the system.

### RECOMMENDATIONS / OBSERVATIONS

#### Baseboard Heaters

- **Repair:** Inoperative electric heaters were found in the dining & family room.

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Roof Ventilation:</b>	•Roof Vents
<b>Exhaust Fan/vent Locations:</b>	•Kitchen •Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Copper
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 50
<b>Manufacturer:</b>	GE

## PLUMBING OBSERVATIONS

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### Positive Attributes

The piping system within the home, for both supply and waste, is a good quality system.

### RECOMMENDATIONS / OBSERVATIONS

#### Supply Plumbing

- **Monitor:** Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

#### Supply Plumbing

- **Improve:** The main bathroom tub drain should be caulked where it penetrates the floor to prevent moisture migration.



## LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Vinyl/Resilient
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Double Glazed •Single Pane
<b>Doors:</b>	•Wood-Solid Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are average quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Interior

- **Repair:** Preventative measures should be taken to reduce vermin and carpenter ant activity in the home. Recommend a pest specialist evaluate for treatment and control advice.



### Windows

- **Repair:** Window hardware is missing in the northwest room adjacent to the laundry room.

### Doors

- **Repair:** Damaged or non-functional doors and hardware in the basement should be improved for reliable operation.
- **Repair:** The exterior back door should be well sealed to prevent rodents entering the house.



### Kitchen Cabinets / Counters

- **Repair:** Kitchen range to microwave clearance should be improved to meet industry standards.



## LIMITATIONS OF INTERIOR INSPECTION

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

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

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

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Electric Range •Built-in Electric Oven •Microwave Oven •Dishwasher

**Laundry Facility:**

•Waste Standpipe for Washer

**Other Components Tested:**

•Door Bell

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

All appliances that were tested responded satisfactorily.

### RECOMMENDATIONS / OBSERVATIONS

**Clothes Washer**

- **Improve:** The hoses connection for the clothes washer was observed in suspect condition. Recommend extending pipe stand to avoid moisture damage.



## LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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



# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Wood/Coal Stoves:**

- Pellet

**Vents, Flues, Chimneys:**

- Outside Combustion Air Provided

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Wood Stove**

- **Repair:** The pellet stove should be inspected and cleaned prior to operation by licensed pellet stove specialist.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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

# Maintenance Advice

## UPON TAKING OWNERSHIP

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

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

## REGULAR MAINTENANCE

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### EVERY MONTH

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

### SPRING AND FALL

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

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

### **ANNUALLY**

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

## **PREVENTION IS THE BEST APPROACH**

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

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

# Standards of Practice

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1. Introduction
  2. Purpose & Scope
  3. Structural System
  4. Exterior
  5. Roofing System
  6. Plumbing System
  7. Electrical System
  8. Heating System
  9. Air Conditioning System
  10. Interior
  11. Insulation & Ventilation
  12. Fireplaces & Solid Fuel Burning Appliances
  13. General Limitations & Exclusions  
Glossary
- 

Effective 1 January 2000  
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## 1. INTRODUCTION

**1.1** 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 include private, fee-paid 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 these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.

### **2.2** The *inspector* shall:

#### A. *inspect*.

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

#### B. *report*:

1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is *significantly deficient* or near the end of its service life.
3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and the reason they were not *inspected*.

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

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.

- B. 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 SYSTEM

#### 3.1 The *inspector* shall:

##### A. *inspect*:

1. the *structural components* including 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.

##### B. *describe*:

1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

#### 3.2 The *inspector* is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

### 4. EXTERIOR

#### 4.1 The *inspector* shall:

##### A. *inspect*:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

##### B. *describe* the exterior wall covering.

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

##### A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

### 5. ROOF SYSTEM

#### 5.1 The *inspector* shall:

##### A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

##### B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

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

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other installed accessories.

## 6. PLUMBING SYSTEM

### 6.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

### 6.2 The *inspector* is NOT required to:

A. *inspect*:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which 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. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

## 7. ELECTRICAL SYSTEM

### 7.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the *wiring methods*

C. *report*:

1. on the presence of solid conductor aluminum branch circuit wiring
2. on the absence of smoke detectors

### 7.2 The *inspector* is NOT required to:

A. *inspect*:

1. the remote control devices unless the device is the only control device.
  2. the *alarm systems* and *components*.
  3. the low voltage wiring, *systems* and *components*.
  4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
- B. measure amperage, voltage, or impedance.

## 8. HEATING SYSTEM

### 8.1 The *inspector* shall:

- A. *inspect*
1. the *installed* heating equipment.
  2. the vent *systems*, flues, and chimneys.
- B. *describe*
1. the energy source.
  2. the heating method by its distinguishing characteristics.

### 8.2 The *inspector* is NOT required to:

- A. *inspect*
1. the interiors of flues or chimneys which are not *readily accessible*.
  2. the heat exchanger.
  3. the humidifier or dehumidifier.
  4. the electronic air filter.
  5. the solar space heating system.
- B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING SYSTEMS

### 9.1 The *inspector* shall:

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
1. the energy source.
  2. the cooling method by its distinguishing characteristics.

### 9.2 The *inspector* is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

## 10. INTERIOR

### 10.1 The *inspector* shall:

- A. *inspect*
1. the walls, ceilings, and floors.
  2. the steps, stairways, and railings.
  3. the countertops and a *representative number* of *installed* cabinets.
  4. a *representative number* of doors and windows.
  5. garage doors and garage door operators.

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

- A. *inspect*
1. the paint, wallpaper, and other finish treatments.
  2. the carpeting.
  3. the window treatments.
  4. the central vacuum *systems*.
  5. the *household appliances*.
  6. *recreational facilities*.

## 11. INSULATION & VENTILATION

**11.1 The *inspector* shall:**A. *inspect*:

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

B. *describe*:

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

**11.2 The *inspector* is NOT required to:**

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

**12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES****12.1 The *inspector* shall:**A. *inspect* :

1. the system *components*.
2. the vent *systems*, flues, and chimneys.

B. *describe*:

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

**12.2 The *inspector* is NOT required to:**A. *inspect*:

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

## B. ignite or extinguish fires.

## C. determine draft characteristics.

## D. move fireplace inserts or stoves or firebox contents.

**13. GENERAL LIMITATIONS AND EXCLUSIONS****13.1 General limitations:**

## A. Inspections performed in accordance with these Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects

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

**13.2 General exclusions:**A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.B. *Inspectors* are NOT required to determine:

1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the 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. the market value of the property or its marketability.
  10. the advisability of the 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.
  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 methods utilized to control or remove suspected hazardous substances.
  14. the operating costs of *systems* or *components*.
  15. the acoustical properties of any system or component.
- C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
  2. or perform *engineering services*.
  3. or perform work in any trade or any professional service other than *home inspection*.
  4. warranties or guarantees of any kind.
- D. *Inspectors* are NOT required to operate:
1. any system or component which is shut down or otherwise inoperable.
  2. any system or component which does not respond to *normal operating controls*.
  3. shut-off valves.
- E. *Inspectors* are NOT required to enter:
1. any area which 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. the *under-floor crawl spaces* or attics which do not conform to recognized standards for clearance.
- F. *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. *systems* or *components* which are not *installed*.
  3. *decorative items*.
  4. *systems* or *components* located in areas which are not entered in accordance with these Standards of Practice.
  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.
- G. *Inspectors* are NOT required to:
1. perform any procedure or operation which 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. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
  3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

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## GLOSSARY OF ITALICIZED WORDS

### **Alarm Systems**

Warning devices, *installed* or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

### **Architectural Service**

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

### **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 report a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

**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 and routine home owner maintenance

**Engineering Service**

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, *evaluation*, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

**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 readily accessible *systems* and *components* 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 which will likely involve risk to persons or property

**Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is 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**

To communicate in writing

**Representative Number**

One *component* per room for multiple similar interior *components* such as windows and electric outlets; 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

**Significantly Deficient**

*Unsafe* or not functioning

**Shut Down**

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

**Solid Fuel Burning Appliances**

A hearth and fire chamber or similar prepared place in which a fire may be built and which 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* which 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 component* or *system* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

**Wiring Methods**

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