



April 12, 2016

Client Name
123 Street
Pittsburgh, PA 15216

Copy: Buyers Agent Name

Date and time of inspection:

April 11, 2016 at 1:00 pm

Property location:

456 Street

Inspector:

Jason Greenawalt

Inspection Fees:

\$545 Total Fee

\$365 for general inspection

\$55 for wood destroying insect inspection

\$125 for radon test

Payment status:

Paid - online

Contract status:

Yes - at inspection

This report contains the following:

General Information

Conclusions and Recommendations

Description of Components

General Limitations and Exclusions as per the [ASHI Standards of Practice](#)

The inspection was performed according to the American Society of Home Inspectors' Standards of Practice. These Standards were made available to you when the inspection was scheduled (prior to the inspection). The purpose of the inspection is to provide the client with information regarding the condition of the systems and components of the home as observed at the time of the inspection.

Please do not hesitate to call us if you have any questions regarding the inspection procedures or this report. Thank you for employing us.

Sincerely,

Jason Greenawalt
Inspector, VBIInspect.com, Inc.
Certified ASHI Member # 254456



GENERAL INFORMATION

Approximate age:	86 years
Main entry faces:	southeast
Building type:	single family house
Space below grade:	full basement
Utility status:	water, heat, gas, electric – all on
Weather during inspection:	55°F. and raining
Garage:	none
House vacant:	no
Present during inspection:	buyers
Accompanied inspector during inspection:	buyers
Starting time:	1:00 pm
Completion time:	4:30 pm

CONCLUSION AND RECOMMENDATIONS

The conclusions and recommendations listed below are based on the observation and operation procedures that are outlined in the ASHI Standards of Practice. This information was included in the pre-inspection packet that was made available to you prior to the inspection. Items listed below will include recommendations for monitoring and repairs, important specific maintenance items, further evaluation by others, precautionary and informational items, and items that are considered significantly deficient or near the end of their economic service life. Please be advised that conclusions and recommendations are based on the opinion and past experience of the inspector, and it is possible that other inspectors, contractors, municipal building enforcement officials, and experts may disagree with the conclusions and recommendations listed below. In general, as per the ASHI Standards of Practice, the methods, materials, and costs of correction should be determined by the appropriate contractor or specific tradesperson. You may also decide that repairs/replacements are not cost effective - it is up to you to decide what to do with the information that we, and others, provide.

UNSAFE SYSTEMS/COMPONENTS

Unsafe is defined by the ASHI Standards of Practice as:

“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.”

Please note that almost all electrical issues are considered to be unsafe or potentially unsafe. Additionally, items that are potentially unsafe are also in this category. You may decide that you can live with the risk and it is not cost effective to perform repairs/replacements – it is up to you.

The following systems/components are considered to be unsafe or potentially unsafe:

1. There are problems and concerns with the electric system, which include the following:
 - a. The GFCI outlet to the front porch did not trip when tested. There was no GFCI outlets in the kitchen. It is recommended that ground fault protection (GFI) devices be installed for all outlets in wet, or potentially wet, areas such as kitchen, bathroom, basement, garage and exterior outlets. A GFI device provides an additional measure of safety at wet areas where there is a risk of shock. Please consult with the Technical Links portion of our website for more information regarding GFI locations.
 - b. Active knob and tube wiring was observed from several areas of the basement. As per our conversation, knob and tube wiring may be antiquated for some aspects of a modern electrical use lifestyle. It is recommended that the use of the

knob and tube wiring be minimized if possible. Energy saving or compact fluorescent light bulbs can help minimize the load on the original wiring.

The knob and tube wiring should not be extended beyond its original intent. Where heavy electrical loads (heat, motors, etc.) or grounded (three prong) outlets will be needed, modern wiring should be supplemented. Active knob and tube wiring is not uncommon for a house of this age.

- c. As is common for an older house, there were a minimal number of convenience outlets at several areas, particularly in the kitchen. Depending upon your electrical use lifestyle, you will likely find it necessary to install additional circuits to power intensive areas.

It is recommended that you consult with an electrician regarding the exact scope of appropriate repairs to the above mentioned items.

2. There appeared to be regular-strength (non-tempered) glass in the French doors from the living room to the dining room, to the glass in the cabinets in the living room. This can present a hazard if small children are present. Although common for an older home, typically in modern construction, windows near floor level would contain tempered glass as an added measure of safety. If this is a concern, installation of safety bars or replacement of the windows should be considered.

3. There are concerns with the railings and steps on the property which include the following:

- a. There is no handrail along both staircases from the sidewalk to the front entry and from the front entry to the front porch. Installation of a continuous graspable handrail is recommended.
- b. The brick railing around the front porch is approximately 29" tall. Although common for an older house, typically modern railings are at least 36" high. This can present a hazard, especially if small children are present. If this is a concern, modification of the railing is recommended.
- c. There is no handrail along the staircase leading up to the back entrance. Installation of a continuous graspable handrail is recommended.
- d. There is no handrail along the concrete staircase leading down from the back yard to the parking pad. Installation of a continuous graspable handrail is recommended.
- e. There is no handrail along the staircase leading to the upper portion of steps from the landing up to the second floor. Installation of a continuous graspable handrail is recommended.

The above mentioned items are considered to be potentially unsafe, particularly for guests, small children and the elderly. Repair/modification is recommended.

SYSTEMS/COMPONENTS THAT WERE NOT INSPECTED

The following systems/components were designated to be inspected as per the ASHI Standards of Practice, and were present at the time of the inspection but were unable to be inspected:

4. The air conditioning system was not operated because the ambient outside air temperature was below 60° Fahrenheit for a 24-hour period prior to the inspection. Operating a unit below this temperature range may damage the compressor. Evaluation of the system by an HVAC professional is recommended when the weather permits, prior to use.

5. There were numerous stored personal items in the right side cold storage room, which restricted view of this area. This condition is illustrated in the accompanying photo.



SYSTEMS/COMPONENTS THAT ARE NEARING OR AT THE END OF THEIR ECONOMIC LIFE

The following systems/components that may still be functional or semi-functional, but are statistically close to failure or have already served their typical economic life:

6. The air conditioning condenser is estimated to be approximately 17 years old and is considered to be nearing or at the end of its typical service life. Replacement should be anticipated. You may wish to consider purchasing a home warranty. Professional annual service is recommended for the HVAC equipment.

The insulation on the refrigeration tubing from the air conditioning condenser is deteriorated and lacking at some areas. Replacement of the insulation is recommended to help conserve energy and prevent condensation.

7. The hot water boiler is estimated to be at least 30-40 years old and considered to be nearing the end of its typical service life. The boiler was operated during the course of the inspection, responded to normal controls, and was drafting properly. The circulating pump activated and was functional.

A carbon monoxide test was performed in the vicinity of the boiler using a Testo Model 317-3 carbon monoxide detector and no excess levels were observed. It is recommended that the boiler be fully evaluated, cleaned and serviced on an annual basis by an HVAC contractor to ensure its proper operation. You may wish to consider purchasing a home warranty.

SYSTEMS/COMPONENTS THAT ARE NOT FUNCTIONING PROPERLY

The following items include systems/components that are not functioning properly, or are not installed as they should be and are still functional or semi-functional.



8. There is a corroded and leaking valve at the front of the basement on the water supply. It is recommended the leaking fitting be repaired by a plumber.

Corrosion was observed on the cold water fitting directly above the hot water tank. It is recommended this be repaired or replaced by a plumber. This condition is illustrated in the accompanying photo above left.

The laundry sink is not secured to the floor or wall in the laundry area. The sink should be re-secured to the floor and/or wall.

There is ABS plastic and PVC plastic pipe intermixed as seen behind the washing machine in the basement. This is not a recommended installation, as typically the solvents for these pipes are not compatible. No active leakage was observed from this area when the plumbing fixtures were operated. This area should be monitored. This condition is illustrated in the accompanying photo above right.

The tub filler in the hall bathroom on the second floor was loose and was able to be pulled from the wall. This condition is illustrated in the accompanying photo. It is recommended that this be tightened and re-secured.



OTHER ITEMS

The following items, in the opinion of the inspector, are cost effective to increase the overall factor of safety or life cycle of a system/component, are key items to remember, or need to be further evaluated to determine if they are a problem:

9. In older homes, the underground utility services may be nearing the end of their useful service life. It is recommended that insurance be obtained (from your utility companies) for coverage of sewer, gas-, and water- service pipes. Evaluation of underground pipes is beyond the scope of this inspection. Excavation costs can affect the cost of repairs to these pipes.

The house was constructed when sewers of terra cotta pipe or cast iron pipe were common. Sewer lines in particular may be subject to damage from tree roots or soil movement over time. In addition to insuring the pipe, you may wish to consult with a sewer cleaning contractor regarding a sewer camera test in order to determine the location and exact condition of the sewer.

10. A newer wood tie retaining wall had been installed along the left side and the rear of the house. This type of wood tie will tend to rot internally before it rots externally. The wall was “sounded” (tapped lightly) with a hammer at several areas along its length to observe for hollow sounds indicative of rotting. The wall was reasonably sound at the time of the inspection. The wall was reasonably straight when sighted along its length, and no visible rotting was observed. The wood tie wall should be monitored for signs of future movement or deterioration.

Some French drain piping was observed sticking out at the back of the wood tie retaining wall as seen in the back yard. It is recommended that the drain pipe be buried to drain away from the retaining wall. You may wish to consult with the current owner regarding whether the drainage pipe runs the entire length of the wall.



11. The right side brick pillar supporting the front porch roof was leaning noticeably forward away from the house. When checked with a 4' level it was measured to be leaning approximately 1" in 4' near the top of the pillar. This condition is illustrated in the accompanying photos above. It is beyond the scope of this inspection to determine when and at what rate this movement occurred or predict future movement. Given that there were no additional cracks or sheared offsets observed in the support pillar, this is not considered to be significant at this time. It is recommended to monitor the pillar for signs of additional movement.

12. The downspout at the front left corner of the house was minimally secured to the house. It is recommended that additional support straps be installed. This condition is illustrated in the accompanying photo.



13. The steel lintel above the left side entrance door was beginning to rust. It is recommended that the steel lintel be painted to ensure its longevity. Regular painting maintenance is recommended on the first floor steel lintels along the right side exterior where the lintels are still exposed. Some surface rusting was visible on the lintels on the right side exterior.

14. The steel lintels above some windows appeared to be sealed in flashing. The caulking around the flashings should periodically be resealed to prevent water entry into the steel lintels.

15. Step cracking and past patching repairs were observed above the left side first floor window. This condition is illustrated in the accompanying photo. It is recommended that the step cracks be patched and repaired by a mason. It is also recommended to monitor this area for signs of additional movement.

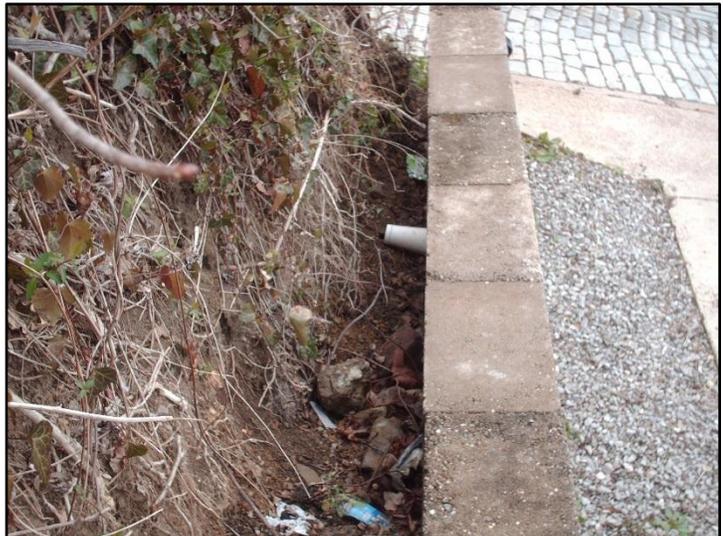
A similar condition was also observed above the rear window in the brickwork.



16. Loose and missing mortar was observed in the brick window sill to the first floor window on the left side.

17. There appeared to be muddy conditions and possible grass seed at the rear yard. It is recommended to consult with the current owner regarding this condition.

18. A concrete block retaining wall had been installed along the perimeter of the parking pad at the back of the property. It appeared that French drain pipe had been installed along the edge; however, not all of the earth and dirt had been refilled adjacent to the retaining wall, particularly on the uphill left side of the retaining wall when facing from the front of the property. You may wish to consider installation of gravel or shale behind this area to help promote proper drainage. This condition is illustrated in the accompanying photo.



19. It is beyond the scope of this inspection to inspect fences; however, the fence along the right side to the rear yard (when facing from the front) was missing several wooden slats. The fence was also noted to be leaning downhill significantly in the middle span of the fence. It is recommended that you consult with a landscaping contractor regarding repairs to the reset the fence posts and to add additional slats to repair the missing or broken slats. This condition is illustrated in the accompanying photo.

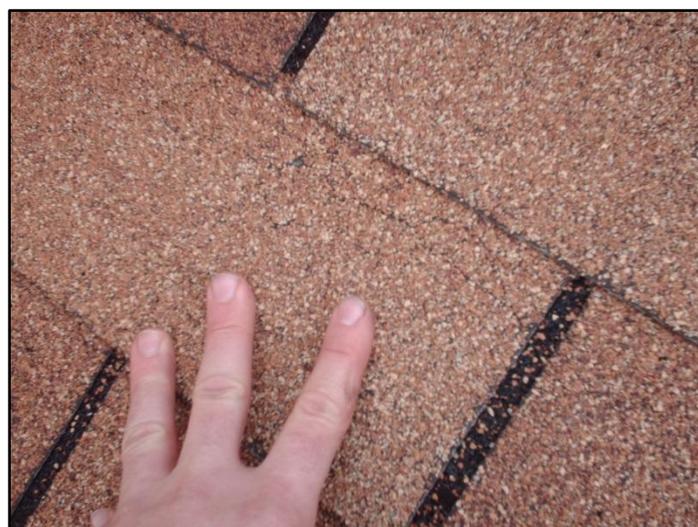
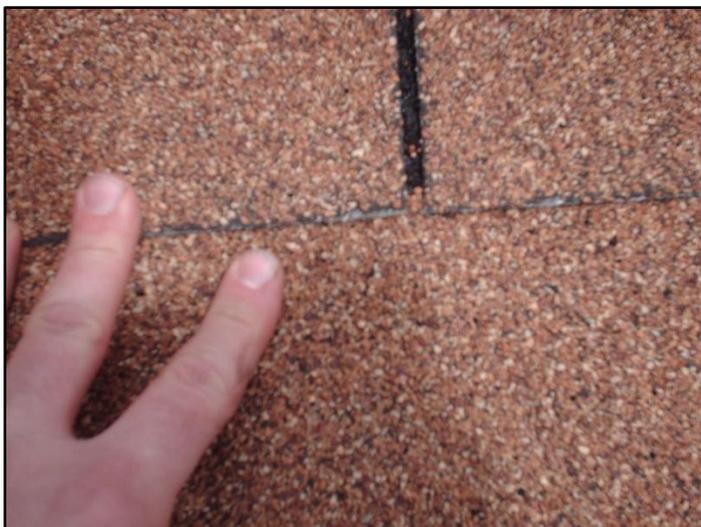


20. Given the large amount of animal waste in the back yard, it is recommended to consult with the current owner regarding cleanup of the yard prior to closing.

21. Sections of the siding had become detached from the right side third floor dormer. It is recommended that the missing sections of siding be replaced. This condition is illustrated in the accompanying photo.



22. There were areas of flat and slightly negative grade to the right side and rear of the exterior. This can trap excess water against the foundation wall leading to moisture infiltration in the basement. It is recommended to slope the grade at these areas to promote drainage away from the foundation walls.



23. Granule loss was observed from the edges of shingles at the front and rear roof. Surface cracks were observed on the front roof (southwest facing side). The shingles are estimated to be approximately 12 – 15 years old. There did not yet appear to be cracks in the eyes of the shingle (space between the tabs). As cracking, deterioration and aging continues, blow-offs may occur. The typical service life for an asphalt shingle roof is approximately 20 – 25 years. This condition is illustrated in the accompanying photos above.



There was evidence of past patching or caulking to reseal the plumbing vent flashing at the back side of the roof. This condition is illustrated in the accompanying photo right. It is recommended to monitor this area for signs of future leakage. Resealing or re-caulking this joint may be necessary.

24. Some of the flashing at the eaves of the right side of the back bump out was beginning to pull loose from the house. This condition is illustrated in the accompanying photo. It is recommended that this be re-secured.





25. Spalling, cracking, and deterioration was observed at the cement crown at the top of the front right side masonry chimney. Loose and missing mortar and spalling brick was observed from some of the brickwork near the top of the chimney. Maintaining the integrity of the cement crown is important to prevent water entry at the top of the chimney. It is recommended that you consult with a masonry contractor regarding repair / replacement of the crown. This condition is illustrated in the accompanying photos above.



Loose and missing mortar was observed at the back left side chimney. There was no cement crown at the top of the chimney. There was loose brick observed at this chimney as well. This condition is illustrated in the accompanying photos above.

26. The original box gutters are still in use at the main roof and front porch and rear addition.

Box gutters consist of a wooden trough, built into the eave of the roof. The trough is lined with terne metal (lead-tin-steel alloy), which is crimped and soldered at the joints to ensure that the gutter is watertight. Over time, thermal expansion and contraction will cause the soldered seams to separate.

The terne metal requires regular painting maintenance with a Tinner's Red Oxide roofing paint to prevent rusting. Painting maintenance allows a roofer opportunity to inspect and evaluate the gutters on a regular basis, and make repairs as needed.



Surface rusting was observed at the upper level front and rear gutters. Painting maintenance is recommended. This condition is illustrated in the accompanying photos.





The front porch and back addition had been coated in aluminized roof paint. There were areas at the back addition that the paint was beginning to bubble and peel away. It is recommended that these areas be repainted to prevent excess rusting and deterioration of the metal roofing and box gutter. This condition is illustrated in the accompanying photo above left.

There appeared to be some patching to the box gutters as seen at the front third floor dormer. Some of the paint and patching was beginning to wear and deteriorate at this area. This condition is illustrated in the accompanying photo above right.



Standing water / ponding water was observed in the gutter at the left side of the back bump out. This suggests that the gutters are no longer pitched consistently towards the downspouts. This can accelerate deterioration of the gutters. This condition is illustrated in the accompanying photo right.

Typical repairs for aging or failing box gutters include: re-lining the gutters with new metal (which may prove to be prohibitively expensive), re-lining the gutters with a modern flat roof membrane material, or rebuilding the eaves so that a conventional hanging gutter could be installed ("bridging over" or "skipping over" the box gutters).

It is recommended that you consult with a roofing contractor regarding the exact scope of repairs appropriate for the above mentioned items.

27. Dirt trails suggesting water was ponding against the foundation wall at the front porch as seen on the left side sidewalk. In addition it appeared that portions of the sidewalk was sloping towards the house, particularly at the rear of the left side sidewalk adjacent to the back bump out and the left side basement window. It is recommended

that the joint between the sidewalk and the foundation wall be resealed on a regular basis with high quality masonry caulking to help prevent water entry. As it appears the concrete sidewalk had been installed recently, you may consider re-leveling the concrete slab or installation of a skim coat to help slope the sidewalk away from the house. It is recommended to consult with a landscaping contractor regarding this update.



28. Staining, efflorescence and signs of past water penetration were observed on the foundation walls at the front right corner of the basement. When checked with an electronic moisture meter, some of these areas were wet or damp at the time of the inspection (35% - 45% moisture). This condition is illustrated in the accompanying photos above.

In general, the house pre-dates the era of modern water-proofing and damp-proofing coatings. A dehumidifier should be operated to help control moisture and humidity at the basement.

The most effective way to prevent basement water penetration is to control storm water run-off outside at its source, by keeping roof drainage systems open and free-flowing, grading patios, sidewalks and soil to slope away from the house, etc.

If you are seeking a water proofing guarantee, you will need to consult with a water proofing contractor. Please note that it is not in the scope of this inspection to determine or predict the amount or frequency of past or future water penetration into a basement. Evaluation of water penetration into a basement is based solely on existing conditions, appearance of masonry, etc. In the Pittsburgh area, most basements will have occasional water penetration and this, depending on the situation, may or may not present a serious problem.

29. There is a telescoping jacking post that had been installed at the rear left side of the basement. According to the manufacturing literature, the telescoping jacking posts are not considered to be a permanent installation. It is recommended that the jacking posts be replaced with a steel column or a 6x6 pressure treated wooden post.



30. There is evidence of past termite infestation on the stringer and treads to the basement staircase. This condition is illustrated in the accompanying photos above. Drill marks indicative of past treatment for termites were observed in the basement floor. Evidence of past repairs was observed at the affected framing. You should consult with the current owners regarding any history of past pest control activity on the property. Any records or warranties should be retained, and these areas should be monitored for new activity.

31. There appears to be a hatch door that had been sealed shut at the back of the basement likely for a crawlspace below the back bump out. It was therefore not possible to inspect or observe this area (for presence of a vapor barrier, presence/amount of insulation, for insect activity, for evidence of water penetration, etc.).

It is recommended that the hatch be opened into the under-floor space so that this area can be observed and fully evaluated. You may wish to consult with the [Technical Links](#) portion of our website for additional information on proper crawlspace design and performance.

32. Gas lines, where accessible, were tested using a TIF8800 leak detector and no leaks were observed.

33. It is recommended that insulation and weather-stripping be installed on the door leading to the cold storage room at the front of the basement to help conserve energy.

This type of room may be susceptible to condensation, and occasional water penetration. Items should be stored with caution.

34. There was no permanent heat source in the kitchen or the mud room. Given the water lines running through this area, it is recommended that a permanent heat source be installed.

35. There was a double keyed deadbolt on the mud room door. This can impede egress in the event of an emergency if a key is not available. It is recommended that a conventional, single keyed deadbolt be installed.

36. There is a vented gas log fireplace in the living room. Please note that the flue damper must be open in order to operate the fireplace. Placement of the ceramic logs is critical to proper operation. It is recommended that you obtain a copy of the manufacturer's literature regarding proper log placement, cleaning and maintenance.



The damper was opened, the burner was lit, the unit was operated, responded to normal controls, and appeared to be operating properly. A carbon monoxide test was performed

around the unit using a Bacharach Model 50 CO detector. No excess levels were observed. The unit was drafting properly at the time of the inspection.

Most of the flue pipe could not be observed and the flue should be cleaned and evaluated by a fireplace specialist to ensure that it is unobstructed.

The ceramic logs in the fireplace do not appear to be arranged correctly, which can interfere with safe operation. In addition, there was a large crack through one of the logs which can affect air flow. This condition is illustrated in the accompanying photo. It is recommended that the logs be cleaned and correctly configured. You should consult with the manufacturer's literature or a gas log specialist regarding proper log placement.

Loose brick in addition to loose and missing mortar was observed in the bottom of the fire box. There is also concern with the size of the firebox. It is recommended that the fireplace be further evaluated by a fireplace technician in the course of cleaning maintenance.

37. The caulking around the tub and shower surround in the hall bathroom was installed in a makeshift fashion. It is recommended that this be re-caulked to ensure water tightness to the shower surround.

38. It is recommended that hardware be installed on the by-fold door to the back right side bedroom closet.

39. The strike plate did not align with the latching hardware on the back right side bedroom door on the second floor. The door latch was catching on the wooden trim. It is recommended that this be adjusted by a carpenter.

40. When checking the chimneys in the attic with a moisture meter they were damp at the time of the inspection. This suggests that water is wicking through the brickwork from the roof. You may consider installation of a rain cap. This condition is illustrated in the accompanying photo.



41. As routine annual maintenance, exterior hose spigots should be winterized to help prevent freezing and bursting. The corresponding inside valve should be turned off for the winter and the outside spigot opened in order to drain any water collected in the line.

42. Modern smoke alarms are recommended for all levels, in all sleeping areas, and in any hallways adjacent to sleeping areas. Installation of carbon monoxide alarm is also recommended. Any existing smoke alarms should be tested upon settlement and on a regular basis thereafter. Batteries should be changed on a regular basis.

43. The plumbing fixtures were operated during the course of the inspection. The meter reading was 18389.44 and no water appeared to be moving in the system at the end of the inspection.

DESCRIPTION OF COMPONENTS

STRUCTURAL SYSTEM

FOUNDATION - concrete block: stored goods and cabinets restricted view in some areas of the basement

FLOOR STRUCTURE - concrete in the basement; 2"x10" joists with hardwood applied directly on top of the 1st floor; 2nd floor structure could not be observed, finish restricting view

WALL STRUCTURE - could not be observed, it is assumed that the interior walls are 2"x4" wood framing and plaster

CEILING STRUCTURE - plaster, 2"x6" 2nd floor ceiling joists as observed from the attic

ROOF STRUCTURE - 2"x6" rafters and joists, 24" on center with a board roof deck

ATTIC ACCESS – walk up staircase in the front left bedroom closet

METHOD OF ATTIC OBSERVATION - walking the length of the attic

EXTERIOR

WALL COVERINGS – brick and vinyl siding

ROOFING SYSTEM

METHOD OF OBSERVATION - from the roof

TYPE OF ROOF COVERING - asphalt shingles, approximately 12 - 15 years old

PLUMBING SYSTEM

WATER SUPPLY PIPING - service line (as it enters the basement) is ¾" copper; interior piping is ½" copper as seen in the basement.

DRAIN, WASTE AND VENT PIPING - cast iron, galvanized steel, PVC plastic, ABS plastic

HOT WATER TANK – Craftmaster, 40 gallon, gas fired, approximately 6 years old

VENTED – flue pipe into rear left masonry chimney

MAIN WATER SHUT OFF – blue valve adjacent to the meter in the basement

MAIN FUEL SHUT OFF - valve at the meter at the front of the exterior

ELECTRICAL SYSTEM

SERVICE AMPERAGE AND VOLTAGE - 150-amp, 240-volt

MAIN PANEL - located in the front of the basement

MAIN POWER SHUT OFF - 150-amp breaker at the top of the panel

SUBPANELS - none

WIRING METHODS – sixteen 120-volt circuits and four 240-volt circuits. Wiring where visible was: plastic sheathed copper (Romex), cloth sheathed copper, and knob & tube copper for the 120-volt circuits; plastic sheathed copper, and plastic sheathed braided aluminum for the 240-volt circuits.

HEATING SYSTEM

ENERGY SOURCE - Natural gas

SYSTEM TYPE - Rheem; 125,000 BTU; hot water boiler; approximately 30+ years old

VENTED – flue pipe into front masonry chimney

CENTRAL AIR CONDITIONING SYSTEM

ENERGY SOURCE - Electric

SYSTEM TYPE - Lennox, 2-ton split system electric refrigeration, approximately 17 years old

INSULATION AND VENTILATION SYSTEMS

ATTIC INSULATION - 6" of Fiberglass; 2"-4" of additional Fiberglass in some areas on top of joists

ATTIC VENTILATION - ridge and soffit vents

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

DESCRIPTION – vented gas log fireplace in the living room

GENERAL LIMITATIONS AND EXCLUSIONS

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.

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 organism 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 components.
- C. Inspectors are NOT required to offer:
 - 1. or perform any act of 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 crawlspaces or attics, which are not readily accessible.
- 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 that 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 the 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.

OFFICE USE ONLY
Transcribed by: DD

Completed by: DD

END OF REPORT