Inspection Report

LOCATED AT:
12027 Acadia Ct
Hawthorne, California 90250

PREPARED EXCLUSIVELY FOR:
Gilbert And Alice Martinez

INSPECTED ON:
Friday, April 10, 2026

Dennis Robb
(213) 663-4066
www.robbinspections.com

Receipt

12027 Acadia Ct
Hawthorne, California 90250

Client: Gilbert And Alice Martinez

Receipt Number: 432200769

Receipt Date: Friday, April 10, 2026

Quantity	Description	Unit Price	Amount
1	Home Inspection	$595.00	$595.00

Subtotal:	$595.00
Credit / Debit:	-$595.00

Change Due $0.00

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Thank you for your business!

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INSPECTION CONDITIONS

WEATHER
Partly Cloudy

TEMPERATURE
70's

BUILDING TYPE
Single Family Residence

STORIES
Three

UTILITY SERVICES
The utilities were on

BUILDING OCCUPIED
Yes.

CLIENT PRESENT
IMPORTANT: The client was not present during the inspection. This inspection is intended to guide the client and direct his attention to areas of concern, with the intention that they will where possible personally view and evaluate these areas, and follow up with additional specialists as needed. This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before the close of escrow.

TERMS & STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE: It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION: It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE: It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS OF PRACTICE:

A. The report conforms to the Standards and Practices of the American Society of Home Inspectors (ASHI) and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

INTRODUCTORY COMMENTS

GENERAL NOTES

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

CONDO / TOWNHOUSE NOTES

It is advised to obtain information regarding the Home Owners Association of the area that this property is part of it. This includes the CCR's (covenants, conditions and restrictions) reserve study, and minutes of the meetings.

PLUMBING SYSTEM

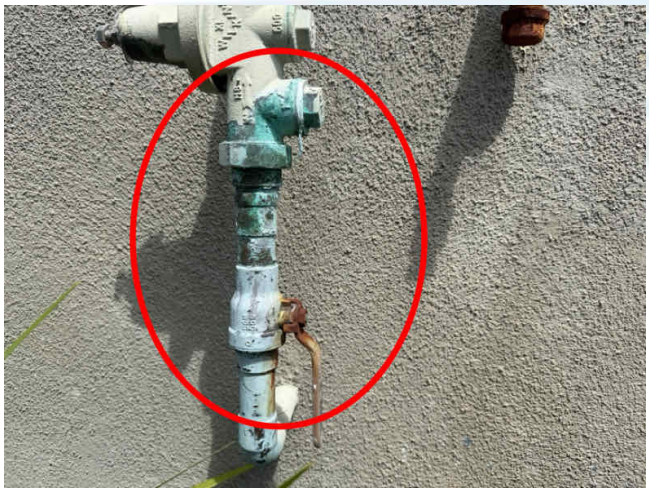
While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE

MAIN WATER LINE MATERIAL
Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT OFF LOCATION
In the front of the building

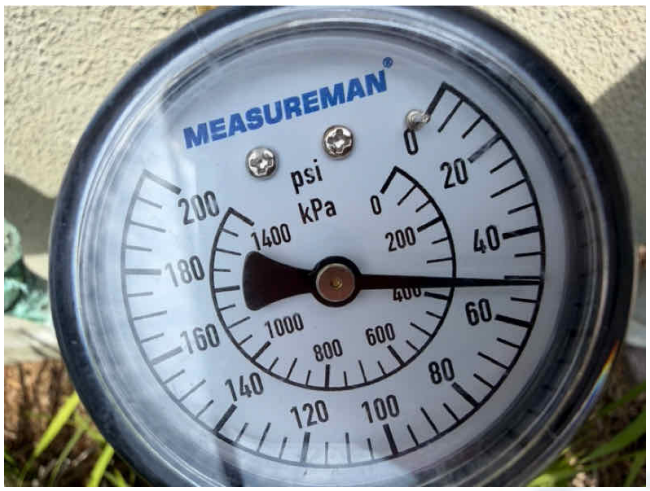
CONDITION
Needs Attention: there is some corrosion around the main water line and valve.



WATER SUPPLY PRESSURE REGULATOR

REG CONDITION
There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE
50 psi, this is serviceable and within the 40-80 recommended psi range.



The water flow appears serviceable at the fixtures when operated during this brief inspection.

PRESSURE RELIEF VALVE
Needs Attention: A pressure relief valve was not located for the main water line it is recommended one be installed to reduce the risk of pipe failure and flooding.

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL
The interior water piping that supplies fresh water throughout the building appears to be copper and PEX, CPVC or other plastic material.

CONDITION
Serviceable, where visible.

WASTE LINES

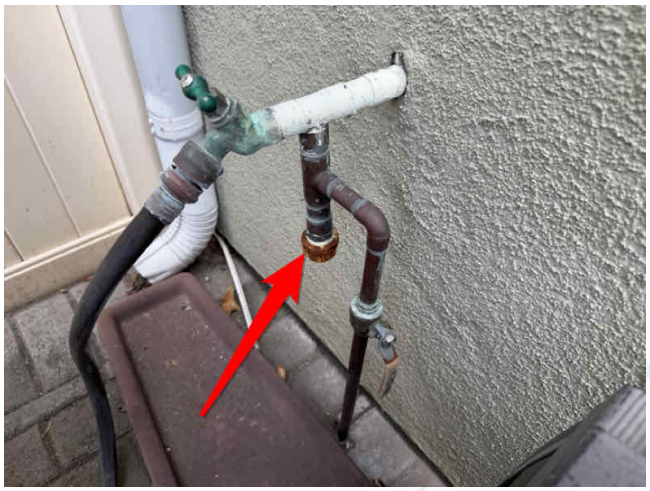
WASTE LINE MATERIAL
The piping that takes the waste water to the sewer system is a combination of different materials where visible

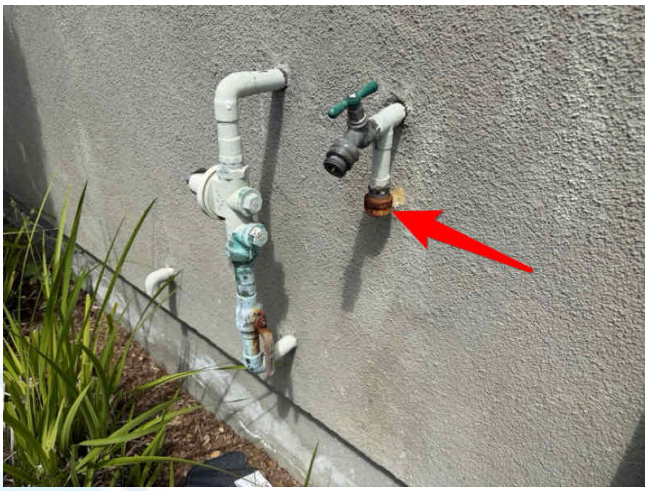
CONDITION
A representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function)

WASTE LINE COMMENTS
The majority of the waste lines are under the slab and in the walls of the building, they are not visible and were not inspected, a sewer inspection should be performed.

HOSE FAUCETS

CONDITION
Needs Attention: rusted galvanized caps are used on the copper exterior hose bibs. These should be replaced with copper to prevent rusting.





GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE
There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale

GAS METER LOCATION
The gas meter was located on the back of the building

CONDITION
Needs Attention:

There are areas of rusty and deteriorated gas piping at the back that should be painted.

There is no gas line sediment trap installed at the attic heater as required by today's standards.

COMMENTS

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures, this is usually done when a service is turned on newly but will need to be requested when transferred and not turned off / on.

WATER HEATER

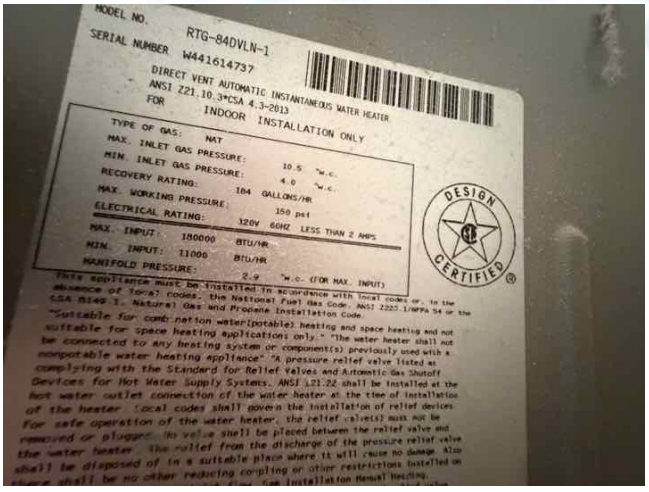
LOCATION
The water heater is located in the upper hall closet

LOCATION CONDITION
Serviceable.

FUEL
Gas

SIZE
This is a tankless on-demand type water heater. It does not store and continually heat water, but instead provides it as needed by the occupants. NOTE, these typically require the internal tank system be 'flushed' or de mineralized to remove 'lime' build-up. Typically these should be cleaned every 6 months. Check with the plumber or manufacturer for details.

AGE
2016 - 10 years old. Tankless water heaters have an expected life of 15 - 20 years.



CONDITION
Serviceable.

COMBUSTION AIR
Serviceable.

WATER HEATER STRAPPING AND SUPPORT
Straps are not required for this type tankless water heater.

TEMPERATURE/PRESSURE RELIEF VALVE
Serviceable, where visible.

VENTING
Serviceable, where visible.

COMMENTS
Note: The water heater is a tankless on-demand water heater. It operated when the hot water faucets were turned on and supplied hot water. It is not known how well it will function when multiple fixtures are operated or if it is sized properly for the amount of fixtures it has to service. It is advised to check with the current owner to determine its workability under actual use conditions.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

FILTERS & SOFTENERS

WATER FILTERS
There is a water filter in the garage, while this appears visually okay it could not be fully evaluated as it is an enclosed system. Consult with the seller on the history and maintenance schedule of this item.

PLUMBING COMMENTS

SCOPE SEWER COMMENTS

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the structure, the 'waste line' is under the structure, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the structure to the city sewer, and not under the structure. Some plumbers can also inspect the 'waste / drain' lines actually under the structure, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE
The electricity is supplied by an underground line, 120/240 Volts

MAIN PANEL LOCATION
The main panel is located at the rear.

MAIN PANEL AMPERAGE
Service Amperage - 200 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE
The main electrical panel is on circuit breakers

MAIN PANEL CONDITION
Serviceable.

MAIN PANEL CIRCUIT BREAKERS
Serviceable.

GROUNDING SYSTEM
The connection of the grounding wires to the grounding system is not visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases these connections are not observable and are covered over within the building.

SOLAR PANEL SYSTEM

SOLAR PANEL SYSTEM
There is a solar panel and electrical system installed. This system appears generally serviceable though the roof panels are not visible. Check with the seller to determine if this system is owned or leased.

Most systems will need regular cleaning to ensure they remain as efficient as possible.

INTERIOR ELECTRICAL WIRING

TYPE OF WIRING
The wiring consists of plastic insulated wires where visible.

TYPE OF WIRING CONDUIT
The conduit that carries the wiring is a combination of different types

WIRING CONDITION
Serviceable, where visible.

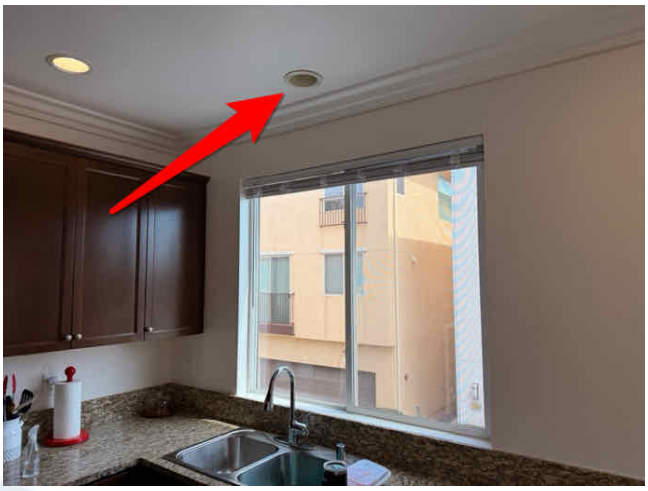
OUTLETS

CONDITION
A representative sampling of outlets were tested and those that were checked were found to be in working order.

FIXTURES

CONDITION
Needs Attention:

There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working such as at the kitchen and above the laundry.



SWITCHES

CONDITION
A representative sampling of switches were checked and those that were tested were found to be in working order.

SMOKE ALARMS

CONDITION
Smoke alarms are installed in the correct locations but they are not tested as part of this inspection.

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements

CARBON MONOXIDE DETECTOR
There was a carbon monoxide detector located. If further information is needed check with a retrofitting specialist, this is usually done as part of the transaction process.

FIRE SUPPRESSION & SAFETY SYSTEMS

FIRE SUPPRESSION SYSTEMS
There is an interior fire suppression system in the unit (fire sprinkler). This is not tested as part of a general visual property inspection.

ELECTRICAL COMMENTS

NOTES
The wiring that is enclosed within the walls and ceilings and other parts of the structure is not visible and its condition cannot be fully determined. No representation is made as to its status.

HEATING & COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING

LOCATION
The heating unit is in the attic.

LOCATION CONDITION
Serviceable.

SYSTEM TYPE
The furnace is a gas-fired forced air system.

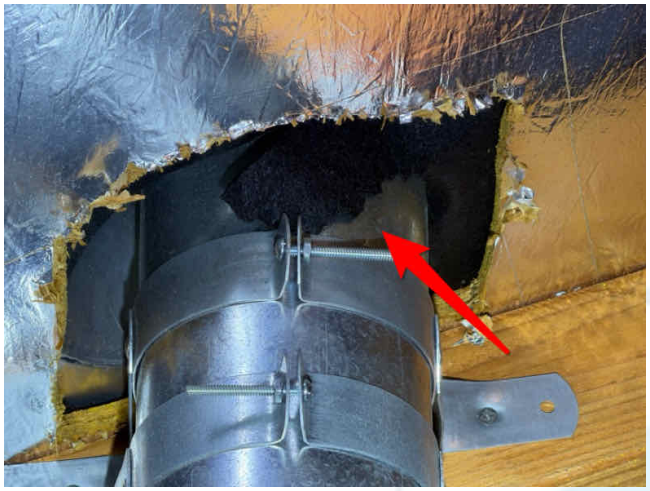
FAN AND MOTOR
Serviceable.

CONDITION
Serviceable.

THERMOSTAT
Serviceable.

COMBUSTION AIR
Serviceable.

VENTING
Needs Attention:
The furnace vent pipe is too close to combustible materials. This is a hazard and the vent line needs to be repaired to have the proper clearances.



RETURN AIR AND FILTERS
Needs Attention:
The air filters are dirty and need to be replaced, They should be changed every 3-6 months depending on use.

DUCTING AND AIR FLOW
Serviceable, where visible.

GENERAL COMMENTS
It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

COOLING

LOCATION
The condenser for the air conditioning is located in the rear yard

TYPE
The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure

AGE
2013

CONDENSER CONDITION
Serviceable.

SYSTEM CONDITION
Serviceable.

CONDENSATE LINE
Serviceable, where visible.

ELECTRICAL DISCONNECT
Serviceable.

COMMENTS
Nameplate for reference.

HEATING AND COOLING COMMENTS

COMMENTS
Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired" A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond he scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

The ducting that is hidden from view inside walls and ceilings, in hard to access portions of the attic is not visible and its condition and material is unknown. Additionally abandoned ducting is not inspected or commented on as a part of this inspection.

ATTIC & ROOF SYSTEM

ATTIC

ACCESS TO ATTIC
The attic access is in the hallway

ACCESS CONDITION
Serviceable.

AREA OF ATTIC
There appears to be an attic space over the entire floor plan of the building

TYPE OF ATTIC FRAMING
The attic has truss type framing in it

ATTIC FRAMING CONDITION
Serviceable, where visible.

ATTIC CONDITION
Serviceable, where visible.

ATTIC VENTILATION
Serviceable.

INSULATION CONDITION
Serviceable.

ROOF

ROOF STYLE
The roof is a sloped type with a pitch to it

ROOF ACCESS
The roof was not walked on due to its height off the ground and a drone was not able to be used as it is in the flight path of an airport.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION
Serviceable, as viewed from the ground.

DOWNSPOUT CONDITION
Serviceable.

ROOF COMMENTS

ROOF COMMENTS
It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed
The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls. Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

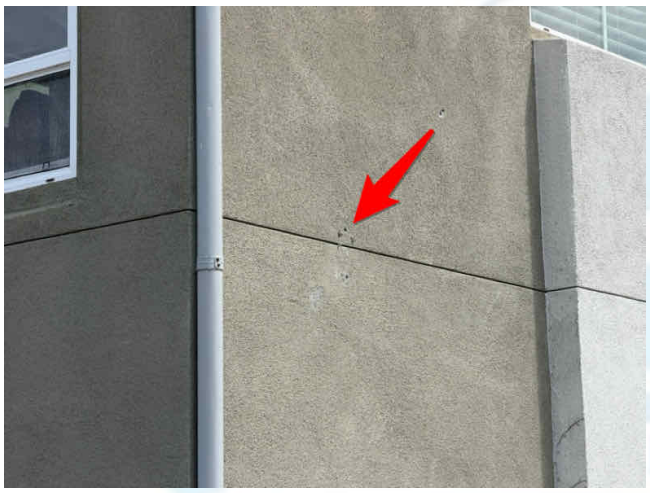
EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior surface of the building is stucco.

CONDITION
Needs Attention: minor cracking, peeling and holes seen at the exterior stucco.





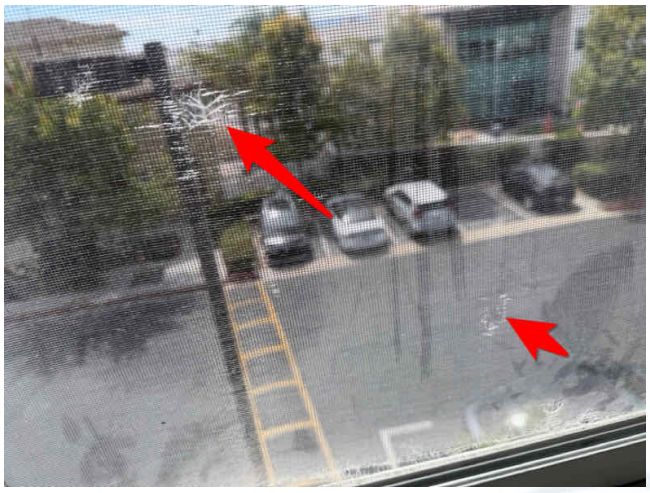

EXTERIOR WINDOW SURFACES

MATERIAL
The exterior window surfaces are vinyl

CONDITION
Serviceable.

SCREENS
Needs Attention:

There are screens that are ripped and torn at the main bedroom, 2nd bed bathroom dining room and lower stair landing.



EXTERIOR DOOR SURFACES

MATERIAL
The exterior door surfaces are various types of material.

CONDITION
Serviceable.

EXTERIOR DOOR THRESHOLDS

CONDITION
Serviceable.

EXTERIOR TRIM

MATERIAL
The exterior trim surfaces are wood

CONDITION
Serviceable.

DECKS, BALCONIES & PATIOS

TYPE
Pavers for patio

PATIO CONDITION

Serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION
Serviceable.

WALKWAYS

CONDITION
Serviceable.

LANDSCAPING

CONDITION
The grounds on the property have generally been maintained

DRAINAGE

SITE
Flat site

DRAINAGE CONDITION
There are planted areas next to the foundation, these are not recommended unless fully drained as they can allow moisture to oversaturate the soil and cause erosion and settlement over time. If severe enough this can also deteriorate the foundation walls over time.

COMMENTS
Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general. This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES

CONDITION
Serviceable.

GROUNDS COMMENTS

GENERAL COMMENTS
This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.

GROUNDS COMMENTS
The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection. Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistance, it would automatically reverse and not continue to close.

STYLE

LOCATION
The property has an attached garage.

FLOOR

CONDITION
Serviceable, where visible.

There are stored items in the garage that are limiting a full visual inspection.

GARAGE DOORS

TYPE
The garage door is the sectional door type

CONDITION
Serviceable.

HARDWARE
Serviceable.

OPENERS
Serviceable.

SIDE/REAR DOORS

CONDITION
Serviceable.

INTERIOR

CONDITION
Serviceable, where visible.

There are stored items in the garage that limit the ability to do a full visual inspection.

GARAGE COMMENTS

GARAGE COMMENTS
The pressure reverse feature of the garage door is not checked by the inspector as it may damage the garage door to stop it during its operation.

The remote garage door opener was not tested or found. Check with the seller if any remote exists.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

SLAB ON GRADE

This building is on a concrete slab over earth, with no crawl space underneath. There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the the actual slab itself was not seen and it may appear different once the finish flooring is removed. Note, Concrete typically develops cracks, so it is expected some cracking would be found if the concrete were exposed to view. By the nature of slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

SLAB ON GRADE COMMENTS

The concrete slab is not visible due to floor coverings (and/or other personal items), thus any cracks cannot be seen, however all concrete has some cracking so it is expected cracks would be found should the floor covering be removed. If you would like the extent or severity of concrete cracking viewed and included in this report the floor covering would need to be removed and the concrete surface exposed.

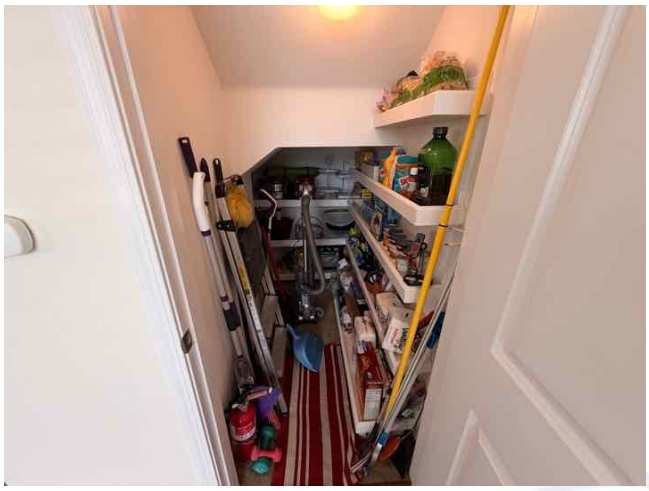
INTERIOR

INTERIOR ROOMS

LIVING AREA
Serviceable

DINING AREA
Serviceable.

UNDER STAIR CLOSET
Serviceable.



MAIN BEDROOM
Serviceable.

SECOND BEDROOM
Serviceable.

THIRD BEDROOM
Serviceable.

DOORS

MAIN ENTRY DOOR CONDITION
Serviceable.

EXTERIOR DOORS CONDITION
Serviceable.

INTERIOR DOORS CONDITION
Serviceable.

WINDOWS

WINDOW CONDITION
Needs Attention:

the window hardware will need some adjustments or repairs to work properly such as at the living room the lock on the left window doesn't latch.

FLOORS

GENERAL CONDITION
Needs Attention:
the carpeting is generally worn with some stains in areas.

STAIRS & HANDRAILS

RAILING CONDITION
Serviceable.

STAIR CONDITION
Serviceable.

INTERIOR COMMENTS

COMMENTS
There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

KITCHEN

KITCHEN AREA

WALLS AND CEILINGS
Serviceable.

FLOORING
Serviceable.

COUNTERS
Needs Attention:
There are areas with deteriorated / worn grout.

CABINETS
Needs Attention:
The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

SINK
Needs Attention:

There are rust stains under the sink.

FAUCET
Needs Attention:
The kitchen faucet leaks through the hose.

DRAIN
Serviceable.

GARBAGE DISPOSAL
Serviceable.

DISHWASHER
Serviceable.

COOKTOP TYPE
The kitchen has a gas cooktop

COOKTOP
Serviceable.

OVEN TYPE
The kitchen has a gas oven

OVEN
Working oven
Needs Attention:
The oven is not secured to prevent tipping.

VENTILATION FAN
Serviceable.

FRIDGE / FREEZER
Serviceable, though all functions are not tested, the fridge and freezer were on and cold when checked.

The ice maker / water is off / not connected.

LAUNDRY

LOCATION
The laundry facilities are in a closet on the 3rd floor.

LAUNDRY AREA
Needs Attention: Lint build up seen behind dryer which indicates the dryer vent may be disconnected. The drain pan line is also disconnected.

TYPE OF CLOTHES DRYER HOOKUPS
A gas dryer hook-up was observed in the laundry area

CONDITION OF CLOTHES DRYER HOOKUPS
There are dryer hookups present but they are not tested and the dryer was not tested.

CONDITION OF CLOTHES WASHER HOOKUPS
There are washer facilities present but they were not tested. Also the washer was not tested.

LAUNDRY COMMENTS
The laundry area drain, supply and vent line connections that are hidden inside the walls / ceilings and floors are not viewed or inspected as they are not visible. It is unknown where these terminate or their condition.

BATHROOM

Main Bedroom

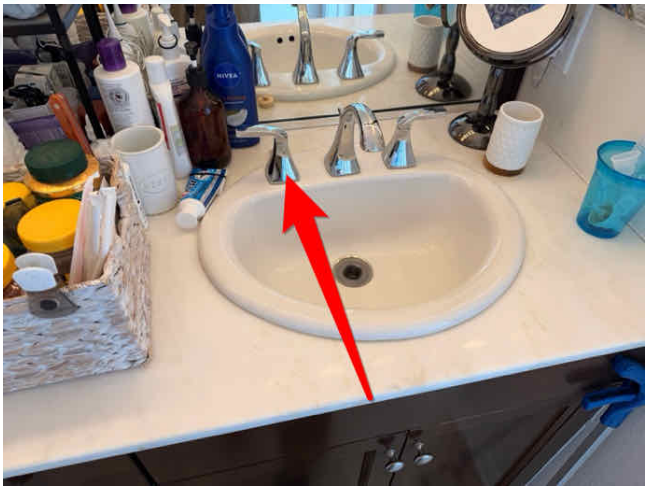
WALLS AND CEILING
Serviceable.

FLOORING
Serviceable.

CABINETS
Serviceable.

COUNTERS
Serviceable.

FAUCETS
Needs Attention:
The sink faucet on-off control operate poorly on the left handle of the right sink.



SINKS
Needs Attention:

The bathroom sink stopper(s) is missing.

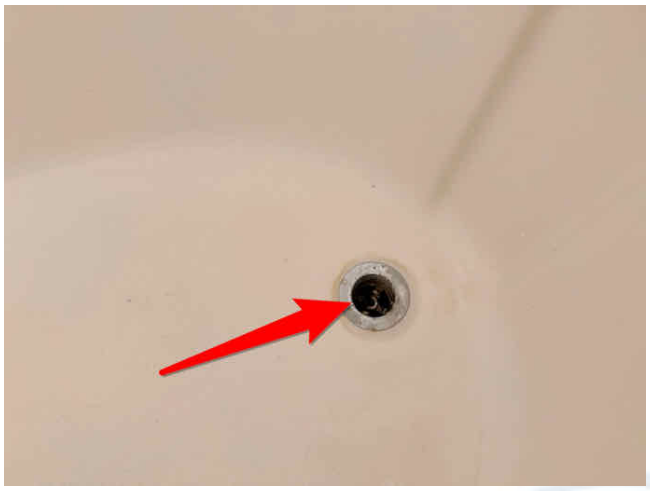
DRAIN
Serviceable.

MIRRORS
Serviceable.

TOILETS
Needs Attention:
The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

TUB FIXTURES
Needs Attention:

The tub stopper was missing



There are loose fixtures for the tub that need to be secured in place.

SHOWER WALLS
Serviceable.

SHOWER ENCLOSURE
Serviceable.

BATH VENTILATION
Serviceable.

2nd Bedroom

WALLS AND CEILING
Serviceable.

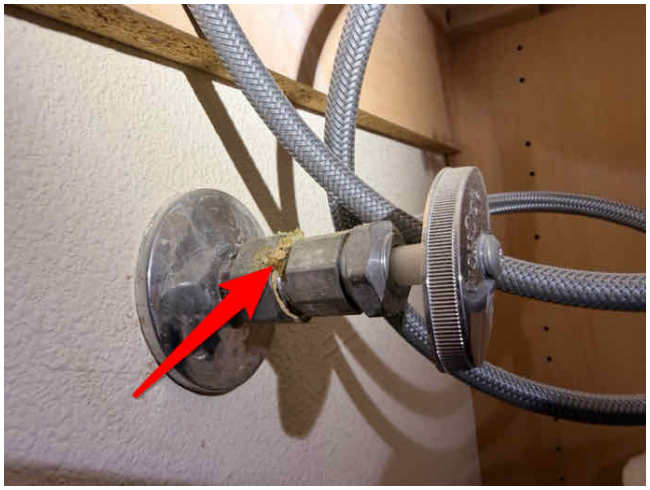
FLOORING
Serviceable.

CABINETS
Needs Attention:
The cabinet base below the sink has moisture damage.

COUNTERS
Serviceable.

FAUCETS
Needs Attention:

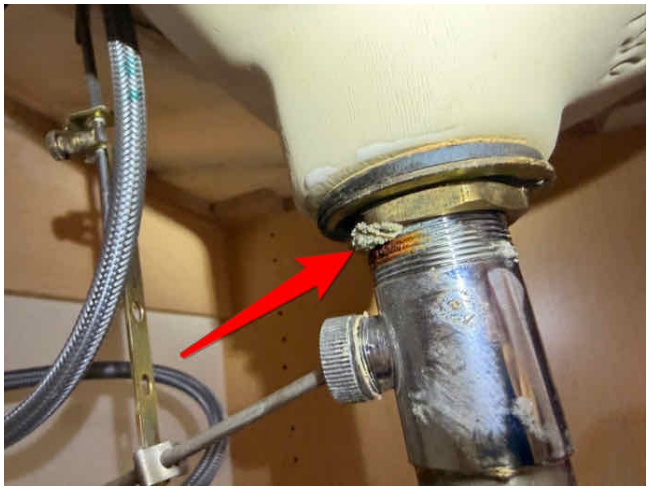
There's some corrosion to the supply lines under the sink.



SINKS
Serviceable.

DRAIN
Needs Attention: The drain nuts are loose.

The drain has some corrosion / rust in areas.



MIRRORS
Serviceable.

TOILETS
Serviceable.

TUB FIXTURES
Needs Attention:
There are loose fixtures for the tub that need to be secured in place.

SHOWER WALLS
Serviceable.

SHOWER ENCLOSURE
Serviceable.

There is no fixed enclosure installed. A curtain and rod can be used.

BATH VENTILATION
Serviceable.

Lower Floor

WALLS AND CEILING
Serviceable.

FLOORING
Serviceable.

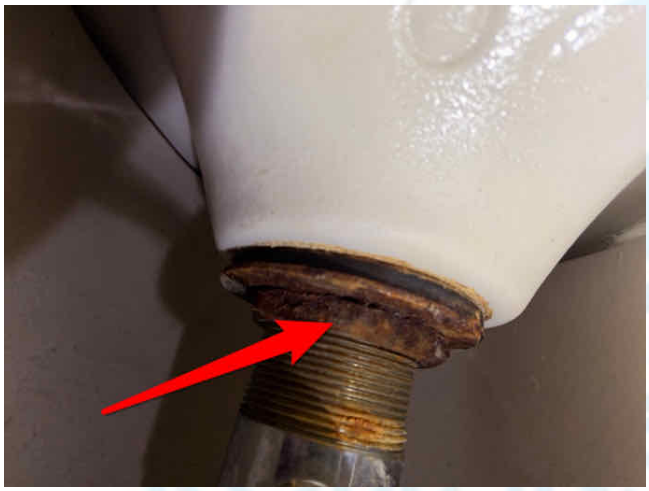
COUNTERS
Serviceable.

FAUCETS
Needs Attention:
There is lower than desirable water flow at the faucet when used.

SINKS
Needs Attention:

The bathroom sink stopper(s) is missing.

DRAIN
Needs Attention:
The drain has some corrosion / rust in areas.



MIRRORS
Serviceable.

TOILETS
Needs Attention:

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

SHOWER FIXTURES
Serviceable.

SHOWER WALLS
Serviceable.

SHOWER ENCLOSURE
Serviceable.

BATH VENTILATION
Serviceable.

INSPECTION LIMITATIONS

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.

GENERALIST VS. SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT: Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW & FUNGI: Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS: Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES: This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION

AMERICAN SOCIETY OF HOME INSPECTORS

www.ashi.org

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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 consumers 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 Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected 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.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a 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 Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections 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 Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

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 this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection.*

2.2 The *inspector* shall:

A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard.

B. provide the client with a written report, using a format and medium selected by the *inspector,* that states:

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.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is 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.B.1, that are not self-evident,
4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

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

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 or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.

B. *describe:*

1. the methods used to inspect *under-floor crawlspaces* 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 *engineering* or architectural services or analysis.

B. offer an opinion about the adequacy of *structural systems* and *components.*

C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

D. traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect:*

1. *wall coverings,* flashing, and trim.
2. exterior doors.
3. attached and 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 and entryway walkways, patios, and driveways.

B. *describe wall coverings.*

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

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

B. fences, boundary walls, and similar structures.

C. geological and 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. antennas.

B. interiors of vent *systems,* flues, and 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 fixtures and faucets.
2. interior drain, waste, and vent *systems* including fixtures.
3. water heating equipment and hot water supply *systems*.
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems*.
6. sewage ejectors, sump pumps, and related piping.

B. *describe:*

1. interior 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 vent *systems*, flues, and chimneys that are not *readily accessible*.
3. wells, well pumps, and water storage related equipment.
4. water conditioning *systems*.
5. solar, geothermal, and other renewable energy water heating *systems*.
6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
7. septic and other sewage disposal *systems*.

B. *determine:*

1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air *components.*

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

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 subpanels.
6. conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. *describe:*

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy *systems*.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

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.
3. distribution systems.

C. *describe:*

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

8.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation *systems*.

B. *determine:*

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect:*

1. central and permanently *installed* cooling equipment.
2. distribution *systems*.

C. *describe:*

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

9.2 The *inspector* is NOT required to:

A. *inspect* electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.

D. *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

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 vehicle doors and garage vehicle door operators.

F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using *normal operating controls* to activate the primary function.

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

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

E. central vacuum *systems*.

F. *recreational facilities.*

G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.

H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect:*

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *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.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect:*

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air *components* and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive.*
2. are not required to identify and to report:
   a. concealed conditions, latent defects, consequential damages, and
   b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components.*
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering,* contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection.*
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls.*
3. shut-off valves and manual stop valves.
4. *automatic safety controls.*

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect:*

1. underground items including, but not limited to, underground storage tanks and 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 and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected.*
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

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* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces 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 a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls,* and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions 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 opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

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*

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 Crawlspace 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 by the *inspector* to be a significant risk of serious 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 practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and 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.

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