



**PROFESSIONAL HOME INSPECTION SERVICES**  
 P.O. Box 187, Albion, NY 14411 • 585-589-5650  
 A Division of Jim Salmon Enterprises, Incorporated  
 Licensed NYS Home Inspector  
 ID# 16000006861 • Control# 589525



**BUILDING ANALYSIS REPORT**

\_\_\_ Single  Detached \_\_\_ Family \_\_\_ Double \_\_\_ Condominium \_\_\_ Townhouse

Client Name TOWN OF WEST BLOOMFIELD  
 Address 9053 RTE 5 AND 20  
 City, State W. BLOOMFIELD, NY  
 Telephone 657-6568

Property Location	
<u>9053 RTE 5 AND 20</u>	
Reported Age <u>BUILT 1840</u>	
Start <u>9:30 AM</u>	End <u>1:30 PM</u>

This inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), and are a part of this report. This report should not be relied upon by the customer to determine whether or not the property should be purchased. Rather, it is simply "Intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection."

Inspections done in accordance with these Standards are visual and are not technically exhaustive. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. The inspection is not a compliance inspection or certificate for the past or present governmental or local codes or regulations, or the suitability of the property for any specialized use.

Determining the presence or absence of radon, safety glass, lead paint or any suspected hazardous substance, including but not limited to toxins, carcinogens, noise, contaminants in soil, water and air are beyond the scope and purpose of this inspection. Additional clarification of the purpose and scope of this inspection, as well as general limitations and exclusions are included with this report beginning on page 17, **Standards of Practice**.

The inspection and report are furnished on an opinion only basis. **THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED. Some inspection components may or may not be covered by your Real Estate Contract. Consult your real estate agent or attorney regarding your contractual conditions.**

The client is **STRONGLY ADVISED** to perform a diligent walk through inspection prior to closing. Problems may develop between the time of our inspection and the time of possession. Page 21, a "Walk Through Checklist" is provided as a convenience for this purpose.

This report is prepared for the sole use and benefit of the client and shall not be relied upon by anyone else. Under no circumstances shall this inspection be considered for the benefit of any third party.

Estimates for repair costs are to be used as a guide only, and are based on current rates of professional licensed contractors. **ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THE REPORT.**

<b>CONTENTS</b>	INTRODUCTION	1	INTERIOR, KITCHEN & APPLIANCES	9-10
	SCHEMATIC DIAGRAM OF A HOME	2	LAWN SPRINKLERS, POOL SPA (if applicable)	11-12
	SUMMARY	3	SUGGESTED IMPROVEMENTS	15
	TYPICAL ROOF SYSTEMS	4	EXTERIOR SURFACES/SIDING	16
	ROOF, ATTIC, STRUCTURAL	5-6	STANDARDS OF PRACTICE	17-20
	MECHANICAL SYSTEMS	7-8	WALK THROUGH CHECKLIST	21

Note: Not all pages or phases apply to all inspections, especially partial or condominium inspections.

\_\_\_ If client did not accompany inspector call office. [Signature] 3-4-08  
 Building Analyst(s) \_\_\_\_\_ Date \_\_\_\_\_  
 Recent Weather: Rain Very Wet \_\_\_\_\_; Occasional rain \_\_\_\_\_; Dry \_\_\_\_\_  
 Snowing \_\_\_\_\_ Snow covered roof  Snow covered ground SOME Temp 32°

**PAYMENT RECORD**

Inspection Fee \$ 600<sup>00</sup> Radon Test Fee \$ \_\_\_\_\_ Other \$ \_\_\_\_\_ Total \$ 600<sup>00</sup>

Paid by:  Check \_\_\_\_\_ Cash \_\_\_\_\_

Present at Inspection:  Client, \_\_\_ Seller, \_\_\_ Listing Agent, \_\_\_ Selling Agent, \_\_\_ Inspector Only

Client Received Report  At Inspection  By Mail  By Third Party

# INSPECTION REPORT SUMMARY

## TERMINOLOGY/DEFINITIONS

- A Acceptable;** item or component appears to be in working condition, functioning as intended, normal wear and tear.
- B Working condition;** appears to be functioning as intended however, component is marginal and future working condition is undeterminable. Budget for early upgrade.
- C Cosmetic defects(s);** aesthetic imperfections noted however, component is in working condition.
- D Repair or replacement required;** not in working condition and/or not functioning as intended.
- M Monitor;** defect(s) noted, may require further evaluation over time.
- NA Not applicable and/or not accessible**
- NV Not visible** or not readable, age and/or condition may be underminable.
- ✓ Check mark** used to note a specific item was observed and/or identify the type of item or component.

## EXPLANATION OF SYMBOLS USED ON REPORT FORMS

NOTE: Ages shown for components are estimated.

THE OVERALL CONDITION, IS LISTED BELOW, AS COMPARED TO BUILDINGS OF SIMILAR AGE AND TYPE; DESIRABLE FEATURES OR MOST ITEMS OF CONCERN ARE NOTED IN THIS SECTION.

## GENERAL CONSTRUCTION

Professional/Workmanlike       Quality Built  
 Average Construction      **SOME** Unprofessional Workmanship

## OVERALL MAINTENANCE

Building Reflects Pride of Ownership       Average       Fair       Poor Maintenance  
 Signs of Deferred Maintenance

## DESIRABLE FEATURES

Newer Roof       Furnace/Air Conditioning       Electrical       Plumbing  
 Numerous Upgrades       Newer Appliances       Landscaping       Patio/Porch/Deck

## ITEMS OF CONCERN

Older Roof       Older Furnace/Air Conditioning       Older Appliances  
 Marginal Electrical Service       Alum. Wiring In General Purpose Branch Circuits  
 Older Water Heater       Signs of Above Average Settlement

## COMMENTS

**THIS HOME REQUIRES AN ONGOING MAINTENANCE PROGRAM-**

The presence or absence of termites, wood borers, carpenter ants, fire ants, bees, rodents, insects, or pests is not a part of this inspection.

ITEMS LISTED BELOW ARE NOT IN PROPER WORKING CONDITION AND ARE IN NEED OF REPAIR OR REPLACEMENT. REVIEW YOUR SALES CONTRACT WITH YOUR ATTORNEY OR REAL ESTATE AGENT TO DETERMINE IF THE LISTED ITEMS ARE APPLICABLE TO YOUR CONTRACT. THIS LIST IS NOT INTENDED TO BE COMPLETE OR EXHAUSTIVE BUT IS LIMITED TO THOSE ITEMS OBSERVED.

**REPAIRS CONTINUED ON PAGE 13 ADDENDUM ↓ ↓**

## MAJOR REPAIRS

RECOMMENDED REVIEW AND REPAIR AS REQUIRED BY A QUALIFIED LICENSED CONTRACTOR PRIOR TO CLOSING. COST OF \$1000.00 OR MORE EACH.

Page		Estimate
5	ROT DAMAGED TRIM AND SIDING REPAIRS	\$ 8700-?
5	PREP, SCRAPE AND PAINTING OF BUILDING	13,500-?
5	EXTERIOR FOUNDATION POINTING, REPAIRS	7,500-?

## MODERATE REPAIRS

RECOMMENDED REVIEW AND REPAIR AS REQUIRED BY A QUALIFIED LICENSED CONTRACTOR PRIOR TO CLOSING. MOST BUILDINGS USUALLY FOUND TO HAVE ONE OR MORE MODERATE DEFECTS COSTING \$500.00 OR SO EACH.

Page		Estimate
5	GUTTER MAINTENANCE, INSTALLATION OF MISSING	\$ 425-500
7	PLUMBING REPAIRS	1500-?
9	WINDOW REPAIRS	500-?

## MINOR REPAIRS

RECOMMENDED REVIEW AND REPAIR AS REQUIRED BY A QUALIFIED LICENSED CONTRACTOR PRIOR TO CLOSING. MOST BUILDINGS HAVE SEVERAL MINOR DEFECTS COSTING \$300.00 OR SO EACH.

Page		Estimate
5	RAMP PLYWOOD REPAIRS	\$ 300-?
13A	RE-HANG BASEMENT DOOR	200-250
7	A/C CLEANING, MAINTENANCE, INSPECTIONS	150-300
7	FURNACE CLEANING, MAINTENANCE, INSPECTIONS	150-175



# ROOF, ATTIC, STRUCTURAL FEATURES

1. Type GABLE (M) Slope. 2. Type HIP (M) Slope. 3. Type \_\_\_\_\_ Slope.  
 Non-Permanent Roofs are NOT INSPECTED (Most leak periodically).  
 OBJECTIVE: Inspection for Visible Evidence of Whether or Not the Roof Covering is in a Watertight (Leak Free) Condition.

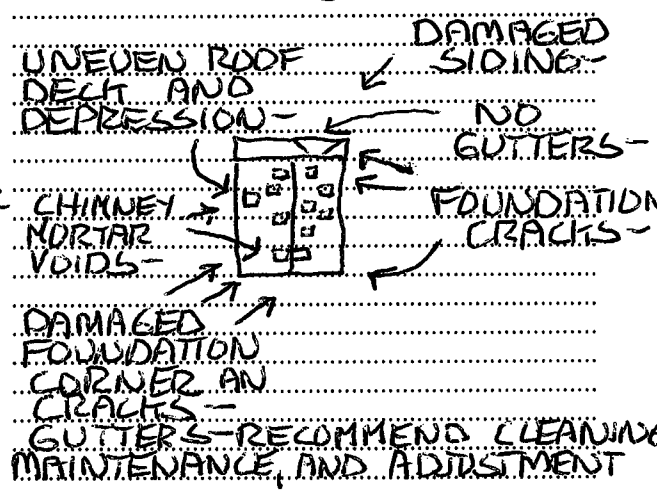
## ROOF COVERING

Inspected from Rooftop or  
 Other Means FROM GROUND-

Material	Age	Material	Age
Concrete/Clay Tile		Built Up	
Spanish S		Asphalt Roll	
Barrel		Membrane (Sgl. or 1 Ply)	
<u>D</u> Wood Shgl.	<u>100+</u>	Metal	
Wood Shake		Slate	
<u>D</u> Asphalt Shgl.	<u>20+</u>	Other	

COMPLETE TEAR-OFF REQUIRED - SNOW AND FROST COVERED ROOF = NV - MULTI LAYER ROOF - VERY UNEVEN ROOF DECK - HOLES AT EAVES = D

Building Faces (N) E S W



Evidence of roof leaking	None Found	Roof Penetrations
<u>D</u> Flashings	<u>NV</u> Valleys	<u>D</u> Gutters
<u>L</u> Steel/Aluminum	Steel	Steel
Copper	Copper	<u>L</u> Alum.
Asphalt	Asphalt	Plastic
Skylights	<u>D</u> Chimneys	Copper

Date 3-4-08 Building Analyst JIM SALMON Street \_\_\_\_\_ Not to Scale

## ATTIC

Inspected	Portions Not Inspected Due to Low Clearance and/or Ductwork
<input checked="" type="checkbox"/> Abnormal Moisture Marks/Condensation	<u>MANY PREVIOUS LEAKS</u>

M Framing	D Ventilation	Insulation	Avg. Inches	Type	"R" Rating	Access
<u>L</u> Trusses	Soffitt/Ridge	<u>L</u> Batt	<u>8-10"</u>	<u>CELLULOSE</u>	<u>25-30%</u>	<input checked="" type="checkbox"/> Scuttle
<u>L</u> Rafters	Louvers	<u>L</u> Loosefill				<input type="checkbox"/> Pulldown
Joists	Turbines	Recommended add'l insulation to achieve R-38				<input type="checkbox"/> No Access
<u>36"</u> On Center	Fan(s)	Recommended add'l ventilation		<u>SOFFIT, RIDGE, FAN</u>		<input checked="" type="checkbox"/> Stairs <u>NO RAINING</u>
<u>L</u> Plywood (Boards) Waterboard		Evidence of Roof Leaking in Attic				None Found

ACTIVE LEAKING AROUND CHIMNEYS, AT SOFFITS = D SOME CRACKED JOISTS = D

## EXTERIOR STRUCTURE SURFACES/SIDING

Material	Condition	Material	Condition
<u>D</u> Wood Shingle/Clapboard		<u>D</u> Soffitt	<u>ROT DAMAGE</u>
Mineral Stucco		<u>D</u> Facia	<u>ROT DAMAGE</u>
Simulated Stone/Brick Veneer		<u>D</u> Trim/Flashings	<u>ROT DAMAGE</u>
<u>D</u> Plywood/Hardboard/Alum./Vinyl		<u>D</u> Foundation (Concrete/Block/Brick/Wood/Stone)	

EXCESSIVE PEELING PAINT ON SIDING AND TRIM = D RECOMMEND PREP, SCRAPE AND PAINTING OF BUILDING = D - MORTAR VOIDS ON STONE FOUNDATION = D RECOMMEND COMPLETE POINTING OF FOUNDATION = D - CHIMNEYS REQUIRE POINTING, CROWN WORK = D

## DOORS EXTERIOR

Material	Condition	Material	Condition
<u>B-B</u> Front Entrance	<u>WORN</u>	<u>L</u> Wood	<u>VERY POOR SEAL - NO GASKET</u>
Gar. Pedestrian			
Gar. Vehicle			
" " Automatic Opener			
Sliding Glass			
<u>B</u> Other	<u>REAR - RUST</u>	<u>L</u> Metal	
<u>A</u>	<u>SIDE - REAR</u>	<u>L</u> Hardboard	
<u>A</u>	<u>SIDE - FRONT</u>		

## BASEMENT/CRAWL SPACE

Access	Insulation	Framing
<input checked="" type="checkbox"/> Stairs	<u>L</u> Batt	<u>L</u> Wood
<input type="checkbox"/> Trap Door	Moisture Barr.	Steel
<input checked="" type="checkbox"/> Signs of Damp/Moist'	Sump Pump/Opr.	Sills
	Ventilation	Beams/Columns

MANY SIGNS OF MOISTURE PENETRATION OF WALLS AND FLOOR = D MANY MORTAR VOIDS = D (HOLES TO OUTSIDE) - IMPROPERLY INSTALLED JACK POSTS UNDER REAR CRAWLSPACE = D (MISSING BASE PLATES) = D - MOLD VISIBLE ON DRYWALL UNDER REAR CRAWLSPACE = D MOLD TESTING RECOMMENDED = D

## GRADING

General Grading, Slope and Drainage Adequate  
 Grading and Slope Within 5 Feet of Foundation Wall NEGATIVE GRADE IN SPOTS  
 Vegetation NO PLANTS OR TREES SHOULD TOUCH OR HANG OVER HOME - ALWAYS MAINTAIN A POSITIVE SLOPE AWAY FROM THE FOUNDATION -

## SITE IMPROVEMENTS

1Balusters on railings 30" or more above ground level should be not more than 3" to 4" apart (required on new installation).

Material	Condition
<u>B</u> Driveway	<u>L</u> Asphalt
<u>B</u> Sidewalk/Walkway/Steps	<u>L</u> Concrete
<u>D</u> Patio/Deck/Railings	<u>RAMP - PLYWOOD DELAMINATION - REQUIRES FINISH -</u>
Porch(es)/Balconies	
Retaining Walls	

PATCHES, POT HOLES IN SPOTS - WORN - CRACKS, SETTLEMENT

# INSPECTION REPORT ADDENDUM

CRAWLSPACE CONTINUED PAGE # 5

- ① AMATEUR INSTALLATION, IMPROPER FOOTERS ON METAL SUPPORT POSTS IN CRAWL SPACE = D
- ② SOME RUST DAMAGED SUPPORT POSTS = D
- ③ CRAWLSPACE STONE FOUNDATION WALLS REQUIRE POINTING AND REPAIRS IN SPOTS = D-
- ④ SOME DELAY, CRACKED FLOOR JOISTS = D  
16" - 36" ON-CENTER JOISTS = D  
SPONGY FLOOR = D
- ⑤ WATER POOLS IN CENTER = D  
STANDING WATER IN SPOTS = D
- ⑥ AMATEUR SUMP CROCK AND SUMP PUMP INSTALLATION = D
- ⑦ FOUNDATION NEXT TO DOOR TO BASEMENT RAMP HAS TIPPED OUTWARD, GAP AT LOCH SIDE OF DOOR = D-

A- RECOMMEND RUNNING FURNACE CONDENSATE LINES INTO SUMP CROCK-

B- RECOMMEND REFRAMING FRONT CRAWLSPACE JOIST SYSTEM-

C- RECOMMEND CONCRETE FLOOR FOR CRAWLSPACE-  
RECOMMEND PROFESSIONAL SUMP INSTALLATION AND DRAINAGE TILE IN CRAWLSPACE-

# MECHANICAL SYSTEMS AND EQUIPMENT

OBJECTIVE: Visual Inspection of the Functioning Components for Functionability (Working Order)

## ELECTRICAL SYSTEM

<sup>1</sup> Electric wiring and fixtures and low voltage systems not attached to the building are beyond the scope of this inspection.

<sup>2</sup> Grounded recommended in garage, laundry, and kitchen as a minimum.

<sup>3</sup> Smoke detectors recommended within 6 feet of any bedroom door; test monthly.

<sup>4</sup> Randomly tested.

Note: Timers are not tested.

Note: The purpose of every switch may not be determined during the inspection.

Service<sup>1</sup> D  Underground  Overhead SOME Fuses  Breakers  
 Grounded to D  Rod  Waterpipe B Outlets/Grounded<sup>2</sup> SOME  
200 Amps. Capacity  AWG Ent. Cable  Copper  Aluminum  
 120/240 Volts 300 AMP  Main Svc. Disconnect(s) at  Meter  Panel  
 Main Panel(s) 200 Max. Amps Capy. at  Garage  Basement CRAWL-  
 Sub Panel(s) 50/30 Max. Amps Capy. at  Garage  Basement  
 Sub 1 D-3-30 2-40  
 Sub 1 15 Amps D-3-30 20 Amps 240 Volt Ckts.  
 Main 7 16 1-20, 1-30, 1-50  
 Branch Wiring B  Copper  Aluminum  Cable BX Conduit  Polarity  
 GFCI(s)  Smoke Detector(s)<sup>3</sup> B Switches<sup>4</sup> B Fixtures<sup>4</sup> B Outlets<sup>4</sup>

LOOSE BATHROOM SWITCH BOX = D- WATER ENTRY INTO PANEL BOXED HEAVY CORROSION AT MAIN BREAKER = D- VERY UNSAFE = D- RUSTY PANEL BOX = D- ALL 30 AMP FUSES SHOULD BE CHANGED TO 15 AMP = D-

## AIR CONDITIONING SYSTEM

<sup>1</sup> T.D. (Temperature differential) is the difference between input and output - ideally 14-22 degrees.

<sup>2</sup> Fan refers to Condensing Unit

T.D.<sup>1</sup> Make

Central Air 1+2 Zones(s),  Split Sys.,  Pkg. Sys.,  Unable to Test Temp. Below 65°  
 Electric Gas Compressor  Condenser,  Heat Pump,  Circ. Water Sys.  
 Uncooled Finished Space  Thermostat/Controls  
 Dist. -Heating Ductwork  Airflow,  Room Units  
 1. MITSUBISHI  Age, MULTI Model #,  Comp. Amps.,  Fan<sup>2</sup>  Ton. Capy.  
 2. CARRIER  Age, 38TH3034300 Model #,  Comp. Amps.,  Fan<sup>2</sup> 2.0 Ton. Capy.  
 3.  Age,  Model #,  Comp. Amps.,  Fan<sup>2</sup>  Ton. Capy.

RECOMMEND CLEANING, MAINTENANCE, AND INSPECTION BY AN HVAC PROFESSIONAL

## HEATING SYSTEM

\* RECOMMENDED FURNACE BE CHECKED BY LOCAL GAS/OIL SUPPLIER PRIOR TO CLOSING

Furnace\*,  Boiler  Heat Pump,  Gas/Oil/Electric\*,  Solid Fuel  
1+2 Zone(s), B Filter(s),  Washable/Disposable, NV Humidifier  
 Distribution,  Forced Air,  Ductwork,  Radiators,  Radiant  
 Unheated Fin. Space A Thermostat/Controls  Auto/Safety Controls  
 Temp° Make Pipes,  Circ. Pump,  Oil Tank,  Size, A Flue Pipe/Chimney  
 1. 132 AMERICAN D 3 Age, CSA-073 Model #,  Capy. 72,000 BTU  
 2. 144 CARRIER A 14 Age, 58MKA04008 Model #,  Capy. 40,000 BTU  
 3.  Age,  Model #,  Capy.

RECOMMEND CLEANING, MAINTENANCE, AND INSPECTION BY A HEATING PROFESSIONAL - PREVIOUS CONDENSATE LEAKS INTO #1 CABINET, CONDENSATE DRIPS ONTO FLOOR = D- POOR HEAT DISTRIBUTION IN COURTROOM = M-

## PLUMBING SYSTEM

<sup>1</sup> Well-Advise a Full Laboratory Water Analysis.

<sup>2</sup> Private Waste Disposal System - Advise Getting History Records From Owner.

<sup>3</sup> System Pushed - Toilets Flushed 3 or More Times and Faucets Run for 30 Minutes or So.

<sup>†</sup> Water Conditioning Equipment not inspected or tested, (usually rentals).

\* Advise a setting of 120°

Water Svc. Supply  Public,  Private<sup>1</sup>  Water System Equipment<sup>†</sup>  
 Supply Pipes  Copper  Plastic  Galv.  Unknown  Supports/Instl. CLAMP  
 Main Shut Off STIFF  Pressure  Cross Connections  
 Waste Disposal<sup>2</sup>  Pushed<sup>3</sup> B Functional Drainage  Leaks (See below)  
 Waste Pipes SOME Plastic  Copper  Cast Iron  Unknown  
 Main Cleanout NV  Vent Stacks Thru Roof  
 Interior Supply Pipes  Copper  Galv.  Plastic  Functional Flow  Leaks  
 Bathroom(s) 2  Bath(s) NV  Shower/Recessed Pan(s)  Leak Tested  
 Toilet(s) 2  Fill Valve(s) Leaking  Faucets  Hose Faucets  
 Ceramic Tile  In Mastic  In Mortar Bed  
 Ventilation  Fan(s) NV Window(s)  
 Water Heater(s) 1. 3 Age 6 Gals. 2.  Age  Gals.  Flue Pipe/Chimney  
 Make 1. VANGUARD  Thermostats Set\*  Operating/Safety Controls  Temp. Pres. Relief Valve  
 Electric  Gas/Oil  Power Vent D T & P Discharge Tube MISSING

MENS ROOM TOILET IS LOOSE ON FLOOR = D- MENS ROOM SINK DRAINS SLOWLY = D- WOMENS ROOM SINK STOPPER IS DISCONNECTED = D- PREVIOUS LEAKS, PIN HOLES IN CAST IRON DRAIN LINES = D-

# INTERIOR, KITCHEN AND APPLIANCES

OBJECTIVE: Visual Inspection of the Functional Components for Functionability (Working Order)

**FLOOR STAIRS**

Concrete  with Carpet/Ceramic Tile/Marble/Laminate  Sheet Vinyl

Hardwood Softwood  Floor Structure/Framing

Plywood/Waferboard

Stairs  CROOKED  Handrails/Balustrades  MISSING

SEVERAL CRACKED STEPS IN SPOTS FROM SETTLEMENT = M-

UNEVEN, SLOPING FLOORS

**WALLS**

Drywall  Separation Walls/Doors Between Dwelling and Att. Garage etc.

Plaster on Gypsum/Wood Lath

Wood  PANELING

TYPICAL CRACKS AND HOLES - UNFINISHED DOORS AND TRIM = D - BOWED REAR WALL = M-

**CEILINGS**

Drywall  Separation Walls/Doors Between Dwelling and Att. Garage etc.

Plaster on Gypsum/Wood Lath

Wood  Fiber Tile

TYPICAL CRACKS AND HOLES -

**CLOSETS**

Shelves  Vinyl Coated Steel  Wood

Doors  Louvered  Bi-Fold  Panel  Bypass

Need Trimming/Adjusting  Undercutting  Missing Floor Guides

**DOORS (inside)**

Flush  Pocket  Panel  Hardboard

Knobs  Locks

Need Trimming/Adjusting  Undercutting  Doors Stick/Rub

Note: The inspection does not determine the presence or absence of safety glass in any location.

**WINDOWS**

Wood  Vinyl  Aluminum  Awning  Single Hung  Sliding

Double Hung  Single Glass  SOME Insulated Glass  Casement  Picture

Missing/Damaged Screen(s)  III Cracked  Fogged Panes

ALL REQUIRE MAINTENANCE = D SOME PAINTED SHUT = D -

SOME BROKEN ROPE BALANCES = D

Note: The inspection does not determine the presence or absence of safety glass in any location.

**FIREPLACE(S)**

Metal Pre-Fab  Masonry  Damper Operated

Chimney  Metal  Masonry  Gas Log/Fireplace  Vent Free

NONE -

**KITCHEN and APPLIANCES**

Floor  Ceramic Tile  Sheet Goods  Resilient Tile  Laminate  Wood

Cabinets  Wood  Plastic Laminate  Metal

Countertop  Sink  Single/Double  Stainless  Porcelain  Composite

NONE

Dishwasher  Age<sup>2</sup>  Air Gap  Operated

Disposer  Age<sup>2</sup>  Operated

Range/Oven(s)  Age<sup>2</sup>  Electric  Gas

Refrigerator  Age<sup>2</sup>  Frost Free  Ice Maker

Water/Ice Dispenser  Gasket

Exhaust Fan  Ductless  Vented to Outside

Microwave Oven  Trash Compactor

\* Self Cleaning function of oven not tested. <sup>2</sup>Ages shown are estimated.

**OTHER APPLIANCES**

Central Vacuum  Bar Sink(s) Refrigerator

Built in Grill(s)  Instant Hot Water Dispenser

Clothes Washer  Age<sup>2</sup>  Operated

Clothes Dryer  Age<sup>2</sup>  Operated  Vented  Electric  Gas

NONE

Note: Timers are not tested nor do we inspect intercom or burglar alarm systems. We suggest having the seller demonstrate satisfactory operation of such systems. <sup>2</sup>Ages shown are estimated.

**COMMENTS AND ADVICE**

\_\_\_\_\_

\_\_\_\_\_



# SUGGESTED IMPROVEMENTS

Listed below are some suggestions that we think will improve the safety and/or convenience of your new home. These improvements are considered upgrade improvements and may not be the responsibility of the seller to improve. Some improvements may reduce energy cost. The costs shown are estimated average prices and should be used as a guide only. On larger projects we recommend that you obtain three estimates. (See page 16 for additional tips on hiring contractors.)



ITEM	AVERAGE COST
<b>SAFETY</b>	
_____ Recommend Back-Flow Preventers (vacuum breakers) at Hose Bibbs .....	\$4-6 Ea.
<input checked="" type="checkbox"/> Smoke Detectors ( <u>check monthly</u> ) (test/repair/replace/install) .....	Battery - \$5-15
<input checked="" type="checkbox"/> Install Carbon Monoxide detectors on each floor.....	\$20-50
<input checked="" type="checkbox"/> Install a Fire Extinguisher 5-10 lb. ....	\$20-40
_____ Reduce Closet Bulbs to 15 W .....	\$1 Ea.
_____ Change Closet Bulbs to Fluorescent .....	\$10-20
_____ Re-Key Entrance Door Locks (Day of Closing) .....	\$30-40 Ea.
<input checked="" type="checkbox"/> Install Deadbolts on Entrance Doors .....	\$60-80 Ea.
_____ Install Patio Door Locks / Security Locks .....	\$6-8 Ea.
<input checked="" type="checkbox"/> Install Auxiliary Window Locks .....	\$1-2 Ea.
<input checked="" type="checkbox"/> Add Stairway Handrail to <u>ALL</u> .....	\$60-90 <b>EA</b>
_____ Install New Railing with balusters not fore than 3" to 4" inches apart .....	_____
_____ Replace or Install a Garage Door Opener with Automatic Safety Reverse .....	\$200-300
_____ Fence Pool Area (Consult Qualified Contractor) .....	\$ _____
_____ Install Safety Glass in or Near Doors (Consult Licensed Glass Contractor) .....	_____
_____ Obtain Garage Door Remote Control(s) from Seller	



ENERGY SAVINGS	
_____ Install Reflective Solar Film to Windows .....	_____
<input checked="" type="checkbox"/> Install Add'l <u>8</u> " Attic Insulation .....	@ \$.60 PSF _____
<input checked="" type="checkbox"/> Attic Exhaust Fan (with Thermostat at 90°)(Humidistat to 50%) .....	\$200-300
<input checked="" type="checkbox"/> Roof Turbines or Gable Louvers for Additional Attic Ventilation .....	\$150-250 Ea.
_____ Clear Soffitt Vents of Insulation.....	\$60-120
<input checked="" type="checkbox"/> Install Insulation Blanket to Water Heater.....	\$20-30
_____ Install Ceiling Paddle fans (Consult Qualified Electrician) .....	\$90-150 Ea.
<input checked="" type="checkbox"/> Install Time Clock Control for Electric Water Heater.....	\$80-120
<input checked="" type="checkbox"/> Install Pipe Insulation On All Hot Water Lines .....	\$90-120
<input checked="" type="checkbox"/> Install Set Back Thermostat for Heating system and use! .....	\$90-150
<input checked="" type="checkbox"/> Contact your local Power Company for Energy Audit .....	Free
	Phone <u>BPI</u>



ELECTRICAL	
<input checked="" type="checkbox"/> Install GFCI Outlets on Exterior, and Outlets Near all Wet Areas, Baths, Garage, Kitchen, Wet Bars, Laundry .....	\$45-60 Ea. Consult Licensed Electrician
_____ Ground Washer Dryer, Kitchen Outlets .....	\$20-40 Ea. Consult Licensed Electrician
<input checked="" type="checkbox"/> Install Light Sensitive Solenoids for Yard Lights/Spotlights.....	\$60-80 Ea.
_____ Upgrade Electrical Service	
_____ 100 Amp. ....	\$600-900
_____ 150 Amp. ....	\$800-1200
_____ 200 Amp. ....	\$900-1300

MISCELLANEOUS	
_____ <b>OBTAIN SELLERS PROPERTY DISCLOSURE STATEMENT</b>	
_____ Install _____ Gallon Water Heater .....	\$300-450
<input checked="" type="checkbox"/> Grade Soil at Foundation to Provide Proper Runoff.....	<b>\$3000-7</b>
_____ Install Clothes Dryer Vent / Clean.....	\$90-150
_____ Vent Bath Fans to Outside .....	\$60-120

# ASHI - STANDARDS OF PRACTICE

The American Society of Home Inspectors Standards of Practice and Code of Ethics

## TABLE OF CONTENTS

<u>Section</u>	<u>Description</u>
1.	Introduction
2.	Purpose and Scope
3.	Structural System
4.	Exterior
5.	Roof System
6.	Plumbing System
7.	Electrical System
8.	Heating System
9.	Air Conditioning Systems
10.	Interior
11.	Insulation and Ventilation
12.	Fireplaces and Solid Fuel Burning Appliances
13.	General Limitations and Exclusions

Glossary

Code of Ethics

NOTE: *Italicized words are defined in the Glossary*

ASHI Standards of Practice, Effective January 1, 2000.

©Copyright 1999 American Society of Home Inspectors.

## 1. INTRODUCTION

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

## 2. PURPOSE AND SCOPE

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

2.2 The *inspector* shall:

A. *inspect*:

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

B. *report*:

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

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

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

## 3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

3.2 The *inspector* is NOT required to:

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

## 4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:

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

## 5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

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

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

5.2 The *inspector* is NOT required to:

A. *inspect*:

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

# ASHI - STANDARDS OF PRACTICE

The American Society of Home Inspectors Standards of Practice and Code of Ethics

## 6. PLUMBING SYSTEM

### 6.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

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

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

#### A. *inspect*:

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

#### B. *determine*:

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

#### C. operate safety valves or shut-off valves.

## 7. ELECTRICAL SYSTEM

### 7.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

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

#### C. *report*:

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

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

#### A. *inspect*:

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

#### B. measure amperage, voltage, or impedance.

## 8. HEATING SYSTEM

### 8.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

1. the energy source.
2. the heating method by its distinguishing characteristics.

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

#### A. *inspect*:

1. the interiors of flues or chimneys which are not *readily accessible*.
2. the heat exchanger.
3. the humidifier or dehumidifier
4. the electronic air filter
5. the solar space heating *system*.

#### B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING SYSTEMS

### 9.1 The *inspector* shall:

#### A. *inspect* the *installed* central and through-wall cooling equipment.

#### B. *describe*:

1. the energy source
2. the cooling method by its distinguishing characteristics.

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

#### A. *inspect* electronic air filters.

#### B. determine cooling supply adequacy or distribution balance.

## 10. INTERIOR

### 10.1 The *inspector* shall:

#### A. *inspect*:

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

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

#### A. *inspect*:

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

## 11. INSULATION AND VENTILATION

### 11.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

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

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

#### A. disturb insulation or vapor retarders.

#### B. determine indoor air quality.

## 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

### 12.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

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

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

#### A. *inspect*:

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

# ASHI - STANDARDS OF PRACTICE

The American Society of Home Inspectors Standards of Practice and Code of Ethics

- B. ignite or extinguish fires.
  - C. determine draft characteristics.
  - D. move fireplace inserts or stoves or firebox contents.
13. GENERAL LIMITATIONS AND EXCLUSIONS
- 13.1 General limitations:
- A. Inspections performed in accordance with these Standards of Practice
    - 1. are not technically *exhaustive*.
    - 2. will not identify concealed conditions or latent defects.
  - B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.
- 13.2 General exclusions:
- A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
  - B. *Inspectors* are NOT required to determine:
    - 1. the condition of *systems* or *components* which are not readily accessible.
    - 2. the remaining life of any *system* or *component*.
    - 3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
    - 4. the causes of any condition or deficiency.
    - 5. the methods, materials, or costs of corrections.
    - 6. future conditions including, but not limited to, failure of *systems* and *components*.
    - 7. the suitability of the property for any specialized use.
    - 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.)
    - 9. the market value of the property or its marketability.
    - 10. the advisability of the purchase of the property.
    - 11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
    - 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
    - 13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
    - 14. the operating costs of *systems* or *components*.
    - 15. the acoustical properties of any *system* or *component*.
  - C. *Inspectors* are NOT required to offer:
    - 1. or perform any act or service contrary to law.
    - 2. or perform *engineering services*.
    - 3. or perform work in any trade or any professional service other than *home inspection*.
    - 4. warranties or guarantees of any kind.
  - D. *Inspectors* are NOT required to operate:
    - 1. any *system* or *component* which is *shut down* or otherwise inoperable.
    - 2. any *system* or *component* which does not respond to *normal operating controls*.
    - 3. shut-off valves.
  - E. *Inspectors* are NOT required to enter:
    - 1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
    - 2. the *under-floor crawl spaces* or attics which 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 its *systems* or *components*.
  - 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
  - 3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

## GLOSSARY

### *Alarm Systems*

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

### *Architectural Service*

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

### *Automatic Safety Controls*

Devices designed and installed to protect systems and components from unsafe conditions

### *Component*

A part of a system

### *Decorative*

Ornament; not required for the operation of the essential systems and components of a home

### *Describe*

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

### *Engineering Service*

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

### *Further Evaluation*

examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection

### *Home Inspection*

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

# ASHI - STANDARDS OF PRACTICE

The American Society of Home Inspectors Standards of Practice and Code of Ethics

## *Household Appliances*

Kitchen, laundry, and similar appliances, whether installed or free-standing

### *Inspect*

To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

### *Inspector*

A person hired to examine any system or component of a building in accordance with these Standards of Practice

### *Installed*

Attached such that removal requires tools

### *Normal Operating Controls*

Devices such as thermostats, switches or valves intended to be operated by the homeowner

### *Readily Accessible*

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property

### *Readily Openable Access Panel*

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

### *Recreational Facilities*

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

### *Report*

To communicate in writing

### *Representative Number*

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components

### *Roof Drainage Systems*

components used to carry water off a roof and away from a building

### *Significantly Deficient*

Unsafe or not functioning

### *Shut Down*

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

### *Solid Fuel Burning Appliances*

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

### *Structural Component*

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

### *System*

A combination of interacting or interdependent components, assembled to carry out one or more functions

### *Technically Exhaustive*

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

### *Under-floor Crawl Space*

The area within the confines of the foundation and between the ground and the underside of the floor

### *Unsafe*

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

### *Wiring Methods*

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

## CODE OF ETHICS

of the American Society of Home Inspectors, Inc.®

Honesty, justice and courtesy from a moral philosophy which, associated with mutual interest among people, constitutes the foundation of ethics. The members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The Member will express an opinion only when it is based on practical experience and honest conviction.
2. The Member will always act in good faith toward each client.
3. The Member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The Member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The Member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The Member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality or the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.

## FIND OUT BEFORE YOU LOSE OUT!

**Don't Lose Out With Poor Construction Work.** There are some unscrupulous and unqualified workers offering construction work. Beware of the "good deal" that may turn out to be a sour deal. Ask all tradespeople for a copy of their licenses including occupational licenses if applicable. Check out their licenses with the local or regional building department before giving the contractor any money. Ask for a certificate of insurance that covers Workman's Compensation and contractors' liability. If an uninsured workman is injured on your property, you could be liable. Call your local building department to find out if a permit is required for your project. Don't take the contractor's word that a permit is not required because the job is considered a repair. You as a property owner could be liable for a fine if a required permit has not been issued. If a permit is required, regular inspections will be made to insure that your project is safe, stable and durable. Unlicensed persons cannot obtain building permits to perform construction projects. Most remodeling projects are required to have a permit issued prior to the start of work. Even some small electrical or plumbing jobs must have permits. Incompetent work could affect the health or safety of the building occupants.

## CONSUMER TIPS

1. Ask to see the occupational or contractors license before paying any money to any tradespeople.
2. Call your local building department to check out the contractor and find out if a permit is required for the work.
3. Ask the contractor for references and check out these references.
4. Obtain certificates of insurance from the contractor prior to the start of work. At a minimum, the reputable contractor will have insurance to cover any workers that might be injured on the job.
5. Remember, the best price might not be the best deal. Get at least three bids on larger projects.

# FOR WALK THROUGH INSPECTION PRIOR TO CLOSING



1. DETERMINE IF REPAIRS HAVE BEEN COMPLETED THAT WERE NOTED IN THE REPORT AND COVERED BY THE WORKING ORDER CLAUSE OF THE REAL ESTATE CONTRACT. GET WARRANTIES IF APPLICABLE.



2. Look for any signs of roof leaks or water penetration. Weather damages may occur between the time of the inspection and the time of closing.



3. Check all appliances to determine if they are in working order. Look for signs of leaks. Check the garbage disposal, run dishwasher through a normal cycle. Check ice maker or ice and water dispensers, if applicable.



4. Run water in drains, check for hot water, flush toilets and check for leaks. Check under vanities, as well.



5. Check the heating/air conditioning equipment. Listen for abnormal sounds from the outside and inside units if applicable. Run system on the heat and cool cycles. Check air flow and temperature in all rooms. Never run an air conditioning unit that has had no electrical power for at least 24 hours or if the outside temperature is below 65°.



6. Check electrical light switches and outlets. Trip G.F.C.I. test buttons.



7. OBSERVE the areas or items that were inaccessible during the professional inspection - (obscured by furniture or stored items) - or not tested because they were shut down.



8. Check Intercoms, burglar alarms, doorbells, lawn sprinkler timers, water heaters, etc.



9. Look for damage caused by inclement weather; tree limbs, hail, etc., or from a disgruntled owner or tenant.



10. Look for signs of settlement or structural problems in walls, driveways, garage floors or patios.



11. Check water level in pools and listen for any unusual noises from motor or equipment.



12. Check windows, doors, screens and screened enclosures.

**NOTE: BE CAREFUL** Never tamper with things you don't understand - especially electrical and mechanical items.

A presettlement walk through inspection is very important even though you have had a professional inspection. Things can change between the time you sign the contract and the time of possession.

**KITCHEN**

- Plumbing for Leaks
- Cabinets
- Counter Top/Sink
- Floor

**APPLIANCES**

- Range/Oven
- Dishwasher
- Refrigerator/Freezer
- Ice/Water Dispensers
- Disposal/Compactor
- Clothes Washer and Dryer

**BATHROOM(S)**

- Plumbing for Leaks
- Toilet Operation
- Floor Around Tub/Shower
- Tub/Faucets/Tile
- Sink/Cabinet/Faucets
- Floor Around Toilet
- Showers/Faucets/Tile

**AIR CONDITIONER**

- Operation of Main System
- Thermostats(s)
- Room by Room Cooling

**HEATING SYSTEM**

- Operation of Main System
- Thermostat(s)
- Room by Room Heating

**INTERIOR**

- Water Stains
- Wall/Ceiling Damage
- Settlement
- Decay or Rot
- Termite Evidence
- Baseboards

**ELECTRICAL**

- Light Switches
- Doorbells
- Exterior Lighting
- Electrical Outlets

**EXTERIOR**

- Roof/Facia/Soffitt
- Siding/Shutters
- Windows/Doors
- Stairs/Steps/Railing
- Decks/Porches/Patios
- Pool and Equipment
- Wood Decay/Termite Damage
- Sprinkler System/Timer

**WINDOWS AND DOORS**

- Screens
- Handles or Cranks
- Window Sills
- Operation of Each

**GARAGE DOORS**

- Doors (Operation)
- Floor
- Walls
- Electric Opener
- Safety Reverse

**NOTES:**

---



---



---



---



INVOICE # 4525

# PROFESSIONAL HOME INSPECTION SERVICES

P.O. Box 187, Albion, NY 14411 • 585-589-5650

(The Company)

A Division of Jim Salmon Enterprises, Incorporated

Licensed NYS Home Inspector ID# 1600006861 • Control# 589525



## INSPECTION AGREEMENT

Customer: TOWN OF W. BLOOMFIELD Inspection Date: 3-4-08

Property Address: 9053 RTE 5 S 20

The Inspector agrees to inspect the property for the purpose of informing the customer as to major deficiencies or defects, visually observed, which could significantly affect the value of the property. It will include a report on (if applicable):

- STRUCTURE AND FOUNDATION
- ELECTRICAL, PLUMBING, WATER HEATER, HEATING AND AIR CONDITIONING (WEATHER PERMITTING)
- QUALITY, CONDITION AND LIFE EXPECTANCY OF ALL SYSTEMS
- BASEMENT • ATTIC
- SWIMMING POOL/SPA
- GENERAL INTERIOR, INCLUDING CEILINGS, WALLS, FLOORS, WINDOWS
- INSULATION AND VENTILATION
- GENERAL EXTERIOR, INCLUDING ROOF, GUTTERS, CHIMNEY, DRAINAGE, AND GRADING
- KITCHEN AND BUILT-IN APPLIANCES
- CLOTHES WASHER AND DRYER
- ESTIMATES ON REPAIRS (TO BE USED AS A GUIDE ONLY)
- CONDO AND TOWNHOUSE (INSPECTIONS INCLUDE INTERIOR ITEMS ONLY)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

This inspection is performed in accordance with the **STANDARDS OF PRACTICE** of the American Society of Home Inspectors (ASHI), and are a part of this report. These guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

It is understood and agreed that this inspection will be of readily accessible areas of the structure and is limited to visual observations of apparent conditions existing at the time of the inspection. Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. Cosmetic items are not included in this report. Additional clarification of the purpose and scope of the inspection as well as general limitations and exclusions are included with this report beginning on page 17, **STANDARDS OF PRACTICE**.

The Inspector is not required to move furniture, personal goods or equipment which may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, timers, and water conditioning equipment are not inspected or evaluated. No destructive or disruptive testing procedures are performed by the Inspector. Design problems and adequacies are not within the scope of the inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of the items inspected.

The inspection is furnished on an opinion only basis and is made solely for the information of the customer. **THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, NOR IS THIS REPORT ANY INSURANCE** that items found acceptable will remain so for any period of time, nor that additional defects do not exist. The inspection is not a compliance inspection or certificate for past or present governmental or local codes or regulations. It does not include air or water quality or the presence or absence of asbestos or the type of insulation. Determining the presence or absence of safety glass, lead paint or any toxic or hazardous materials or substances, environmental hazards including but not limited to radon gas, rodents, wood destroying organisms, insects, mold or pests is beyond the scope and purpose of this inspection. Detached buildings are not inspected unless specifically included. Partially buried or buried fuel storage tanks are not inspected. **WE ARE NOT MOLD INSPECTORS AND DO NOT DO MOLD TESTING.**

Estimates for repair costs are to be used as a guide only, and are based on current rates of professional licensed contractors. **ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THE REPORT.**

**Standard Arbitration Clause.** Any controversy or claim arising out of, relating to, or in connection with this contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Reasonable attorney's fees and costs shall be awarded to the prevailing party in any dispute arising under the terms and conditions of this contract and the parties agree that the arbitrator shall be entitled to grant such award.

The customer agrees to notify the company by telephone and in writing immediately upon discovery of any item in question and to allow the inspector access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with **The Company** relieves **The Company** of any and all liability.

### VISUAL INSPECTION

The customer requests the visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of the inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the greater of the amount of the fee paid for the inspection or \$500.00. (If this is a joint purchase, signee represents actual authority to sign for all parties.)

\$ 600 Fee

Date: 3-4-08 Customer \_\_\_\_\_

Date: 3-4-08 by [Signature] I have read and accept the terms of this Agreement.

### TECHNICALLY EXHAUSTIVE INSPECTION

The customer requests the technically exhaustive inspection without the liability limit of the visual inspection. **The Company** agrees to retain other specialists as necessary and to prepare a technically exhaustive report within twenty days of the date of the receipt of this contract. This optional indepth, intensive and technically exhaustive inspection and report fee is:

\$ \_\_\_\_\_ \* Date: \_\_\_\_\_ Customer \_\_\_\_\_

I have read and accept the terms of this Agreement.

Initials \_\_\_\_\_ Customer declines technically exhaustive inspection. \_\_\_\_\_

Date: \_\_\_\_\_ by \_\_\_\_\_

\* A 50% deposit is required to commence this inspection.

## **When Things Go Wrong**

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

### **Intermittent Or Concealed Problems**

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

### **No Clues**

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

### **We Always Miss Some Minor Things**

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2000 problems. These are the things that affect people's decisions to purchase.

### **Contractors' Advice**

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

### **Last Man In Theory**

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

### **Most Recent Advice Is Best**

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

### **Why Didn't We See It**

**Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:**

#### **1. Conditions During Inspection**

**It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement, or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.**

#### **2. The Wisdom Of Hindsight**

**When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.**

#### **3. A Long Look**

**If we spent ½ an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.**

#### **4. We're Generalists**

**We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise, plumbing expertise, roofing expertise, electrical expertise, et cetera.**

#### **5. An Invasive Look**

**Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.**

### **Not Insurance**

**In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.**

**We hope this is food for thought.**

*Jim Salmon*