

INSPECTION ORDER FORM

Date Scheduled:	Wednesday, October 30, 2019
Time Scheduled:	
Square Feet:	1765
Client Name:	John Smith
Client Address:	54321 River St Anywhere, AR 99999
Client Phone:	
Realtor Name:	
Realtor Company:	
Realtor Phone (office):	
Realtor Phone (cell):	
Are Utilities On:	
Property Address To Be Inspected:	12345 Lake St Anywhere, AR 99999
Directions To Property:	
Total Cost:	\$ 0.00

All Seasons Inspections NWA
1590E. Joyce Blvd.
Suite 11041
Fayetteville, AR 72703
479-387-2741

info@allseasonsinspectionsNWA.com
www.allseasonsinspectionsNWA.com



12345 Lake St
Anywhere, AR 99999

John Meares, Home Inspector
HI-2004

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TO	John Smith 54321 River St Anywhere, AR 99999	October 30, 2019	
	SERVICES RENDERED INSPECTION: 12345 Lake St Anywhere, AR 99999 LOAN NUMBER: UNKNOWN FHA CASE # UNKNOWN BUILDER: UNKNOWN INSPECTION FEE: MILEAGE CHARGE:	\$	NO CHARGE NO CHARGE
	HI-2004		
	TOTAL	\$	0.00

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General Property Information

Date Scheduled:	Wednesday, October 30, 2019
Time Scheduled:	
Client Name:	John Smith
Client Mailing Address:	54321 River St Anywhere, AR 99999
Inspection Site Address:	12345 Lake St Anywhere, AR 99999
Surrounding Area:	Rural.
Main Entry Direction:	Northeast.
Estimated Year of Construction:	1982
Construction Date Determined From:	Courthouse Records.
Property Type:	Single Family.
Number of Stories:	1.
Type of Foundation:	Crawlspace.
Is House Occupied?	Yes.

Pictures below reflect limitations due to occupancy:

(Example: furniture or storage may cover microbial growth or inoperative electrical components)



Utilities

Water Source:	Public.
Sewage Disposal:	Private (Septic System).
Electricity Status:	On.
Gas Status:	On.
Water Status:	On.

Summary Letter

DATE: Wednesday, October 30, 2019

John Smith
54321 River St
Anywhere, AR 99999

RE: 12345 Lake St
Anywhere, AR 99999

Dear John Smith,

At your request a visual inspection was made of the referenced property on this date:
Wednesday, October 30, 2019

REPORT SUMMARY

This inspection, which is an examination of systems or components of the building using normal operating controls and opening readily accessible panels, reflects the visual conditions of the property at the time of the inspection only. A readily assessable panel is one that is provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed in place. *Readily accessible means that the system or component is available for inspection without moving personal property, dismantling, destructive measures or any action that will involve risk to persons or property. Normal operating controls are devices such as thermostats switches or valves intended to be operated by the homeowner.* A home inspection is the process we use to visually examine a home and describe its systems and components. Hidden or concealed defects cannot be included in this report.

Systems or components (if any) that are shut down, which means that they cannot be operated by normal operating controls, are not inspected and are identified throughout this report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. Due to varying insurance standards, it is recommended that your insurance company be contacted to verify the insurability of the house prior to closing.

Overall, the home appears to have been constructed in a workmanlike manner, consistent with the local building trades and standards of practice in effect at the time of construction and appears to have had average maintenance over the years. However, the inspection has revealed that *the following items should be addressed*. Each of these items will likely require further evaluation and repair. A further evaluation simply means the examination and analysis by a qualified professional, trades' person or service technician beyond that provided by the home inspection. This Inspector advises you to obtain competitive estimates for these items. Other minor items are also noted in the enclosed report and should receive eventual attention, but none

of them affect the habitability of the house. The majority are the result of normal wear and tear.

SUGGESTIONS FOR EVERY HOME:

1. Exterior door locks should be either re-keyed or changed, unless you are positive that you are in possession of all keys.
2. Clothes washer hoses should be replaced no less than once every five years.
3. Remember to change smoke alarm batteries twice each year.
4. Building standards of practice recommends that the door from house interior to garage have a self-closing mechanism installed.
5. The Consumer Product Safety Commission issues recall notices on a regular basis concerning specific building appliances. Should you suspect any appliance in your home may be affected, please visit their web site: www.cpsc.gov
6. Client may want to consider the purchase of a Home Warranty.

Once again we would like to thank you for choosing All Seasons Inspections NWA for your inspection.

Sincerely,

John Meares
Home Inspector

Structure

(Exterior Walls/Trim/Chimney(s)/Exterior Doors/ Foundation/ Basement/ Crawlspace/)

Within this section, you will find that the inspector has inspected structural components including the foundation and framing. A structural component is a component that supports the forces and weights of both dead and live loads. The inspector will have probed a representative number of structural components where deterioration is suspected or where clear indications of potential deterioration exists. Probing is not accomplished when such probing would damage any finished surface or where deterioration is visible or presumed to exist. The inspector has inspected the siding (exterior wall covering and cladding); chimney and vents; all exterior doors; attached decks, balconies, stoops, steps, porches and their railings; eaves, soffits and fascias where accessible from the ground level; and vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building; adjacent or entryway walkways, patios and driveways. You will find a description of the method used to inspect the under-floor crawl space and the attic; the foundation; the floor structure; the wall structure; the ceiling structure and the roof structure. You will find a description of the siding and the chimney. Areas which are hidden or concealed by finished materials or stored items cannot be inspected and are not including in this report. Typical cracks are defined as minor cracks that do not represent a structural problem. Major cracks cause the routine recommendation for further evaluation by a structural engineer. Surface drainage should allow for the drainage of water away from the building foundation. Concrete will crack as part of the drying process. All concrete slabs will experience some cracking. Installed floor coverings, carpet, tile, etc, will hide all but the most severe cracks. Inspections are visual in nature and therefore the condition of flooring can usually not be determined.

Exterior Walls

Cladding Material:	Hardboard Siding.
Condition of Material:	Appears serviceable.



Trim

Cladding Material:	Wood.
Condition of Material:	Moisture damage under eaves.

Chimney

Material:	Other.
Condition of Material:	Appears serviceable.



Exterior Door (Main)

Main Entry Door Material:	French door.
Door Material Condition:	Appears serviceable.



Basement/Crawlspace

How Inspected:	Crawlspace too low to enter. Standard requires 18 inches for entry.
Condition:	Cannot fully inspect this item. 75% of crawlspace could not be inspected due to inaccessibility.
Foundation Material Type:	Stone. Concrete blocks.
Foundation Material Condition:	Appears serviceable.

Roofing

(Roof/ Flashing/ Skylights/ Gutters/ Downspouts/ Attic/ Insulation)

Within this Section, you will find that the inspector has inspected the roofing materials, drainage systems, exposed flashings and roof penetrations. A description of the roofing materials and the method used to inspect the roofing is also provided. The inspector's opinion concerning the quality and condition of the roofing material is provided. No warranty is expressed or implied as to whether the roof leaks or is subject to future leakage. The only way to make a judgment as the roof weather tightness is to observe the roof during a prolonged rainfall which is usually not the situation at a home inspection. Due to varying insurance standards, it is recommended that your insurance company be contacted about insurability of this roof. Insulation and ventilation are also covered in this Section. The inspection will include the insulation and vapor retarders; ventilation of the attic and foundation area, including mechanical ventilation systems. The report will describe the insulation and vapor retarders and also the absence of insulation. Insulation is not disturbed during the inspection process.

Roof

Inspection Method:	Physically walked the roof.
Roof Style:	2 in 12 to 4 in 12.
Roof Covering:	Metal Roof.
Roof Covering Condition:	Appears serviceable/within useful life.

Gutters/Downspouts

Gutter Material:	Metal.
Gutters Condition:	Gutters clogged. Missing downspouts. Recommend having gutters cleaned.

Attic

Attic - How Inspected:	Attic was accessed via scuttle hole in garage/carport/house interior. No walk boards provided. Inspected from access hatch.
Roof Structure:	Roof sheathing OSB/plywood/dimensional lumber. Conventional framing.
Framing Member Dimensions:	2x6.
Attic Condition:	Ventilation is provided via turbines/ridge vent/gable vent/vented soffits.

Insulation (Attic)

Attic Insulation Material:	Fiberglass batts.
Attic Insulation Condition:	Insulation is compressed and coverage may be less than needed. Recommend additional insulation.
Depth of Insulation:	2-4 inches.

Plumbing

(Main Line/Supply Line/Drain Waste & Vent System/Drain Ejector/Sump/Pump/Water Heater/Hose Faucets/Fuel System/Septic System)

Within this Section, you will find that the inspector has inspected the interior water supply and distribution system including all fixtures and faucets; the drain, waste and vent systems, flues and chimneys; water heating equipment and the hot water supply system; fuel storage and distribution systems; and drainage sumps, sump pumps and related piping. You will find a description of the water supply, drain, waste and venting materials; the water heating equipment including the energy source; and the location of the main water and fuel shut-off valves. Water condition quality testing is not provided during a normal inspection. Components excluded from the inspection and this report are: underground piping; clothes washing machine connections; not readily accessible flue interiors or chimneys; wells, well pumps or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems.

Main Water Line

Main Line Material:	Not determined.
Main Line Service Condition:	Water meter location is: In front yard.

Supply Line

Supply Line Material:	Supply lines are a combinations of materials.
Supply Line Condition:	Appears serviceable.

Drain, Waste, and Vent System

Drain and Waste System Material:	Plastic.
Drain and Waste System Condition:	Appears serviceable.
Trap Condition:	Appears serviceable.
Vents System:	Appears serviceable.

Water Heaters

Water Heater Type (1):	Gas.
Water Heater Location:	Utility Room.
Water Heater Condition:	Cannot determine bonding of water and gas lines. Need evaluation by a licensed Plumber.

Hose Faucets

Operation:	Faucets are frost proof. Representative sample operated/appears serviceable.
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Septic System

Septic/Drain Field Location:	Front.
System Condition:	Further evaluation and repairs may be needed by licensed septic system contractor.

Heating/Air Conditioning

(Heating Systems/Fireplaces/Space Heaters/Wood Stoves/Air Conditioning)

Within this Section, you will find that the inspector has opened readily accessible access panels; has inspected installed heating equipment with its associated vent systems, flues and chimneys; central and through-the-wall air conditioning equipment and its associated distribution system. There is a description of the energy sources and the heating and air conditioning systems' distinguishing characteristics. The heat exchanger component of a gas furnace cannot be fully inspected without unit disassembly which is not a part of a home inspection. Recommend a licensed heating contractor be contacted to service unit. Some furnaces are designed in a manner that makes inspection virtually impossible. Pilot lights are not lit and safety devices are outside the scope of an inspection. Asbestos identification is also outside the scope of an inspection. Thermostat calibration and timing functions are not determined. Adequacy, capacity, efficiency or distribution throughout the house cannot be determined by a visual inspection. It is advisable for the client to schedule a thorough inspection by a licensed heat and air contractor. Normal yearly service and maintenance is recommended. The inspection and description of fireplace and solid fuel burning appliance system components is included in this Section.

Heating Systems

Heating System Location:	Closet.
Heating System Type:	Forced air.
Fuel Type:	Propane.

Fireplaces/Space Heaters/Wood Stoves

Location/Description/Condition:	Appliance is prefabricated metal.
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Air Conditioning

Air Conditioning Description:	Central.
Air Conditioning Power Source:	220.
System Condition:	Electric disconnect provided as required. Appears serviceable.
Condensate Line:	Present.

Electrical

(Service Drop & Entrance/Panels and Notes /Electrical Panels/Distribution System and Components)

ELECTRICAL REPAIRS SHOULD BE ACCOMPLISHED BY A LICENSED ELECTRICIAN AS THIS IS A LIFE SAFETY CONCERN. Within this Section, you will find that the inspector has inspected the service drop; service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of the service panel and sub-panels; conductors; a representative number of installed light fixtures, switches and receptacles; and the ground fault circuit interrupters. Representative number means one component per room for multiple similar components. A description is provided for the amperage and voltage rating of the service; the location of the main disconnect and sub-panels; the presence of solid conductor aluminum branch circuit wiring; the presence or absence of smoke detectors and the wiring methods. Wiring method is the identification of electrical conductors or wires by their general type such as copper, knob and tube, etc. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Light bulbs are not changed during the inspection. Smoke alarms should be installed in all bedrooms and in community area and tested regularly. Smoke alarms connected to an alarm system are not tested.

Service Drop and Entrance

Service Drop and Entrance Type:	Overhead. 110/220 Volt.
Service Drop and Entrance Condition:	Appears serviceable.

Electrical Panels

Panel Location:	Bedroom.
Panel Condition:	Circuit breaker and wiring appears to be adequate. Grounding system appears to be adequate. Panel has incomplete labeling.

Distribution System and Components

Entrance Cable:	Not determined.
Branch Wiring:	Copper. Appears serviceable.

Interiors

(Interior Doors /Window /Walls /Ceiling/ Floors /Stairs and Hand Rails/Smoke Detectors)

Within this Section, you will find that the inspector has inspected the walls, ceilings, and floors; steps, stairways and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and the operators. Wall structure condition cannot be inspected due to wall coverings, paneling and stored personal items. Only the visible portion of floors can be inspected. Cosmetic deficiencies are normally not included in the report as those type deficiencies are usually normal wear and tear. All fireplaces and wood burning appliances should be cleaned and inspected on a regular basis. It is recommended that this preventive maintenance function be performed.

Interior Doors

Interior Door Condition:	No door stop. Appears serviceable.
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Windows

Window Type:	Aluminum. Vinyl.
Window Condition:	Appears serviceable. Screens in need of repair/replacing. Storm windows not installed.
Wall Material:	Paneling.
Walls Condition:	Stored personal items prevent full inspection.

Ceiling

Ceiling Material:	Wood plank. Suspended ceiling.
Ceiling Condition:	Appears serviceable.

Floors

Floor Material:	Wood Laminate.
Floor Condition:	Appears serviceable.

Smoke Detectors

Smoke Detectors Comments:	Recommend installation of additional smoke detectors in appropriate places. No carbon monoxide detector noted.
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Kitchens

Sinks/Garbage/Disposal/Range/Microwave/Ventilation/Refrigerator/Ice Machine/Dish Washer/ Trash Compactor/Water Dispenser/Counter Tops/Cabinets

Kitchen appliances, installed, portable or uninstalled, are not normally a part of an inspection. Appliances are normally not operated or tested. Appliances are not moved during the inspection.

Kitchens

Kitchen Sink Type and Condition:	Stainless Steel. Faucet appears serviceable. Hand sprayer appears serviceable.
Garbage Disposal:	Appears serviceable.
Kitchen Range:	Gas. Appears serviceable.
Microwave:	Appears serviceable.
Ventilation:	Vent appears serviceable.
Refrigerator:	Appears serviceable.

Bathrooms

Sink/Vanity/Commodes/Tub/Shower/Ventilation

While shower pans are visually inspected, leaks normally do not show except during shower use. Grouting and caulking should be maintained as a matter of routine maintenance.

Bathrooms

Bathroom Location (1):	Hall.
Sink Condition:	Cannot fully inspect below sink due to stored personal items. Appears serviceable.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable.
Tub and Shower Area:	Tub and shower are same unit. Appears serviceable. Shower head appears serviceable. Tub/shower walls appear serviceable. GFCI located at: Sink Wall.
Ventilation System:	Appears serviceable.
Bathroom Location (2):	Master bedroom.
Sink Condition:	Appears serviceable.
Commode Condition:	Appears serviceable.
Tub and Shower Area:	Drain appears serviceable. Tub and shower are same unit.
Ventilation System:	Appears serviceable.
Additional Comments:	Shower stall is 36" wide.

Garage/Carport

The adequacy of the fire wall rating is beyond the scope of this inspection. Recommend that all flammable materials be removed from the attached garage area.

Garage

Type:	n/a
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Grounds

(Driveway/Sidewalk/Landscaping/Retaining Walls/Site Grading/Porch Cover /Fences/ Gates)

Inspection does not address or include any geological conditions. A geologist or soil engineer may need to be consulted. Reference to grading applies only to immediately adjacent to the house. Recommend that seller be contacted concerning any knowledge of foundation or structural problems.

Driveway

Driveway:	No driveway provided.
Sidewalks:	No sidewalk provided.
Landscaping:	Trees over hanging or touching roof: damage is possible. Recommend trimming.
Patio/Decks Type and Condition:	Patio/Deck is wood. No access provided under deck. Loose steps noted.

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 drive-ways.

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 out- side 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

CODE OF ETHICS

This report has been prepared with integrity, honesty and objectivity, so that the client will have the opportunity to be an informed investor. The inspector has no, and does expect to have any, financial interest in the inspected property. No contingency arrangements are dependent upon the report findings or on the sale of the property. No direct or indirect compensation has been paid to realty agents or other parties having a financial interest in closing or settlement of real estate transactions for this inspection or for inclusion on a list or recommended inspectors, preferred providers or similar arrangements. Inspector compensation was limited to one party. If contractors have been recommended as a result of this inspection, it is disclosed that no direct or indirect compensation is or will be received from that contractor by the inspector. Inspector will not repair, replace or upgrade, for compensation, any inspected system or component for one year after the inspection.

All services performed and expressed opinions are based on genuine conviction and only within the inspector's area of education, training or experience. This report has been prepared in an objective manner and there was no known understatement or overstatement of the significance of reported conditions. Inspection results or client information will not be disclosed without client approval. Immediate safety hazards or unsafe conditions may be disclosed to occupants or other pertinent entities when the condition exposes persons to such hazards.

The following items are not inspected, comments may be made for client informational purposes: window screens, shutters, awnings and other seasonal accessories; fences; geological and/or soil conditions; recreational facilities; outbuildings other than if primary garage or carport; seawalls, break-walls and docks; erosion control and earth stabilization measures; antennae; interiors of flues or chimneys that are not readily accessible; other installed accessories; remote control devices; alarm systems and components; low voltage wiring systems and components; ancillary wiring systems and components that are not part of the primary electrical power distribution system; measure amperage, voltage or impedance; heat exchangers; humidifiers or dehumidifiers; electronic air filters; solar space heating systems; window air conditioning units; paint, wallpaper or other finish treatments; carpeting; window treatments, central vacuum systems; household appliances including kitchen, laundry and similar appliances whether installed or free-standing; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; combustion make-up air devices; and heat distribution assists, both gravity fed and fan assisted.

Agreement for Home Inspection Services

(A copy of this agreement should be given to client at inspection if client is present)

For and in consideration of the terms of this agreement for Home Inspection Services All Seasons Inspections NWA, Inspector, and John Smith, Client, agree to the following:

1. The purpose and scope of this inspection is to provide the *Client* with a better understanding of the property's condition as observed at the time of the home inspection.
2. The *Inspector* agrees to perform a visual inspection of the subject property and to provide the *Client* with a written report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of the inspection. The written report will include the following systems only. *STRUCTURAL, EXTERIOR, ROOFING, PLUMBING, ELECTRICAL, HEATING, CENTRAL AIR CONDITIONING, GENERAL INTERIOR, INSULATION, VENTILATION, FIREPLACES AND SOLID FUEL BURNING APPLIANCES.*
3. The inspection and the report will be performed according to the standards of the American Society of Home Inspectors (ASHI®), and the terms in this agreement shall have the same meaning given them in the ASHI Standards. A copy of the ASHI® standards will be provided at the client's request. The inspection and the report are performed and prepared for the sole, confidential and exclusive use and possession for the *Client*. The *Inspector* accepts no responsibility for the use or misinterpretation by third parties.
4. Systems and items which are *excluded* from the inspection include, but are not limited to the following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, water wells, below grade septic and drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, wiring not part of the primary electrical distribution systems (including but not limited to: intercoms, telephone, cable TV, low voltage wiring, security systems, audio and computer systems) appliances including portable air conditioning units, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests including visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. The *Client* is urged to contact a reputable and licensed specialist if identification and extermination of the excluded pests is desired.
5. The *Inspector* is not required to move personal property, debris, furniture, equipment, and carpeting or like materials which may impede or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.
6. The inspection and the report do not address, and are not intended to address, the possible presence of, or danger from asbestos, microbial growth, radon gas, lead-based paint, urea formaldehyde, soil contamination, absence, presence, or condition of buried oil storage

tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The *Client* is urged to contact a competent specialist if information, identification or testing of the above is desired.

7. Neither the inspection nor the inspection report is a warranty, expressed or implied, regarding the adequacy performance, or condition of any inspected property, system, or item. Client acknowledges that the condition of inspected property, system or item, is subject to change after the report is issued. The inspection and report are not intended to reflect the value of the premises or to make any representation as to a recommendation or non-recommendation of purchase or suitability of use. The inspection and report are only intended to express the opinion of the inspector based on a visible inspection of accessible portions of property, systems and items of existing conditions, at the time of inspection.
8. The parties agree that the maximum liability for the *Inspector* arising from the failure to perform any of the obligations stated in this agreement *SHALL NOT EXCEED THE FEE PAID FOR THE INSPECTION*.
9. Payment is due upon completion of the on-site inspection, unless other arrangements are made.
10. This agreement represents the entire agreement between the *Inspector* and the *Client*. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This agreement shall be binding and enforceable by the parties, and their heirs, executors, administrators, successors, and assigns.
11. Any matter concerning the interpretation of this Agreement, the Inspection Report or any claim based upon either of them shall be subject to mediation between the *Inspector* and the *Client* or failing such mediation shall be resolved by arbitration accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® or Arkansas Association of Real Estate Inspectors (AAREI) with at least five (5) years of Home Inspection experience.

Client has read this entire Agreement and accepts and understands this *Agreement* as hereby acknowledged with the receipt of this report, whether signed or not.

Client

Date

Inspector

Date