



# Your Inspection Report

123 Any Crescent SE  
Calgary, AB



**PREPARED FOR:**

JANE SMITH

JOHN DOE

**INSPECTION DATE:**

Wednesday, September 25, 2019

**PREPARED BY:**

Alan Fisher, PHI ACI AB Lic 332143



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Inspections on a foundation you can trust

October 3, 2019

Dear Jane Smith and John Doe,

RE: Report No. 7152, v.2  
123 Any Crescent SE  
Calgary, AB

Thank you for choosing Integra Inspection Services to perform your Home Inspection. We trust the experience has been both useful and enjoyable.

As you review your report keep in mind that the blue underlined words are hyperlinked to articles and reference material that will give you more in depth information.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you by calling 403-703-4474

Thanks again for allowing us to work with you.

Sincerely,

Alan Fisher, PHI ACI AB Lic 332143  
on behalf of  
Integra Inspection Services Inc

# REPORT SUMMARY - THE BOTTOM LINE

123 Any Crescent SE, Calgary, AB September 25, 2019

Report No. 7152, v.2

[www.integra-inspections.com](http://www.integra-inspections.com)

REPORT SUM

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**Note:** For the purpose of this report the building is considered to be facing **South**.

The Home Inspector's Report is for the confidential and exclusive use of the contracted Client. Use by third parties is not permitted and the contents of this report shall not be relied upon by anyone other than the contracted client.

The Home Inspector's Report is an opinion of the present condition of the property. It is not a guarantee, warranty or an insurance policy with regards to the property, nor any element of or system upon the property. The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions. Work completed in conformance with the requirements of the ASHI Standard for home inspection has inherent limitations. The findings of the inspection of the home and property are based solely on the extent of observations and information gathered during the inspection. The report provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One home owner may decide that certain conditions require repair or replacement while another will not. Pictures in the report are for illustration purposes and may not show all areas addressed by an inspection recommendation.

Pursuant to Alberta government regulations, repair costs or estimates can not be provided and as such clients are advised to seek detailed quotes from qualified professionals prior to finalizing the home purchase transaction.

## Exterior

### LANDSCAPING \ Lot grading

**Condition:** • [Improper slope or drainage](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior

**Task:** Improve

**Time:** Earliest opportunity

## Structure

### FOUNDATIONS \ General

**Condition:** • [Cracked](#)

Stains noted

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

**Location:** West Basement

**Task:** Repair

**Time:** Immediate

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## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Crowded](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Laundry Area

**Task:** Replace Upgrade

**Time:** When remodelling

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Basement and main Bathrooms

**Task:** Replace

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Throughout

**Task:** Replace / Upgrade

**Time:** Immediate

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement Utility Room

**Task:** Replace

**Time:** Unpredictable

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Possible Zonolite](#)

Lab testing required to confirm presence of asbestos contamination. Remediation costs can be significant.

**Implication(s):** Environmental contamination

**Location:** Attic

**Task:** Further evaluation / Remove

**Time:** Immediate

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## Interior

### **BASEMENT \ Wet basement - evidence**

**Condition:** • [Rust](#)

Stains/rust on basement flooring. See exterior section for grading and drainage. Structure section for foundation crack.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Various Basement

**Task:** Repair

**Time:** As necessary

This is the end of the summary section. This report summary must not be considered as the complete report. The entire report includes all of the text and reference material. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

[Integra Inspection Services](#)

# ROOFING

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## Descriptions

**General:** • Vent and stack penetrations

**Sloped roofing material:** • Composition shingles

**Sloped roof flashing material:** • Metal

**Probability of leakage:** • Low

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**Roof inspection limited/prevented by:** • Evaluation of systems and components for weathertightness are subject to the limitations and weather conditions present at the time of the inspection. Certain weather conditions can occur that may present problems that can not be predicted.

**Inspection performed:** • By walking on roof • From adjacent building

## Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • No roofing recommendations are offered as a result of this inspection.



1. No roofing recommendations are offered as a...



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## Descriptions

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Downspout discharge:** • [Above grade](#)

**Lot slope:** • [Away from building](#) • [Towards building](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Alley

**Walkway:** • Concrete • Pavers

**Patio:** • Wood

**Fence:** • Wood

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**Inspection limited/prevented by:** • Evaluation of systems and components for weathertightness are subject to the limitations and weather conditions present at the time of the inspection. Certain weather conditions can occur that may present problems that can not be predicted.

**Inspection limited/prevented by:** • Poor access under steps, deck, porch

**Exterior inspected from:** • Ground level

## Recommendations

### General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

• Basement leakage is often caused by conditions on the exterior of the home. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall.

### WALLS \ Stucco

**Condition:** • [Too close to grade](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Garage

**Task:** Repair Improve

**Time:** Less than 1 year

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2. Too close to grade

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • [Rot](#)

Implication(s): Weakened structure

Location: Rear

Task: Repair

Time: Earliest opportunity



3. Rot



4. Rot

## LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Improve

Time: Earliest opportunity



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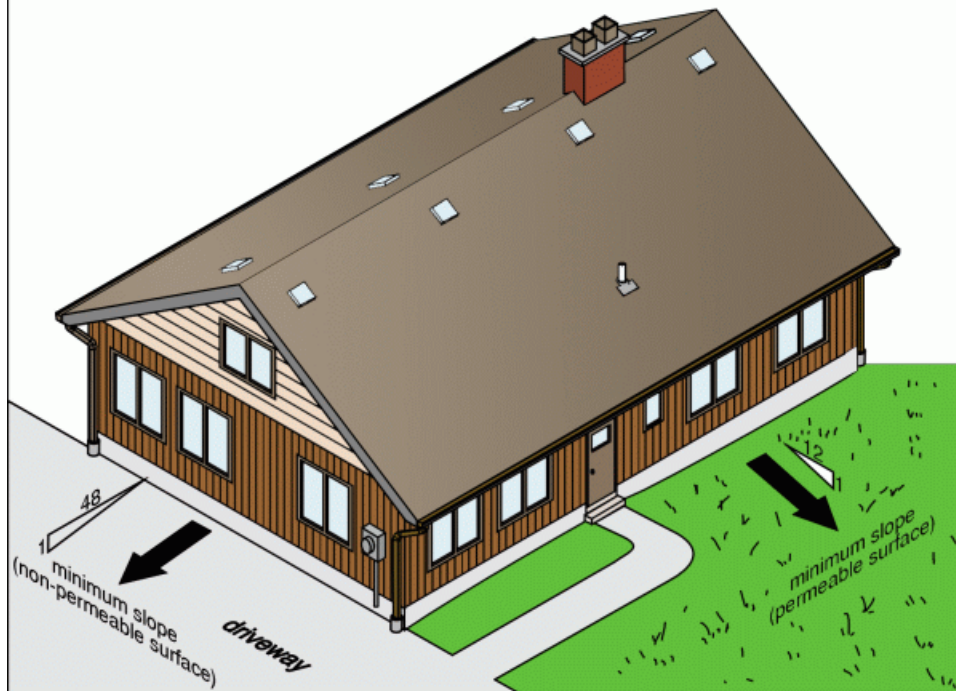
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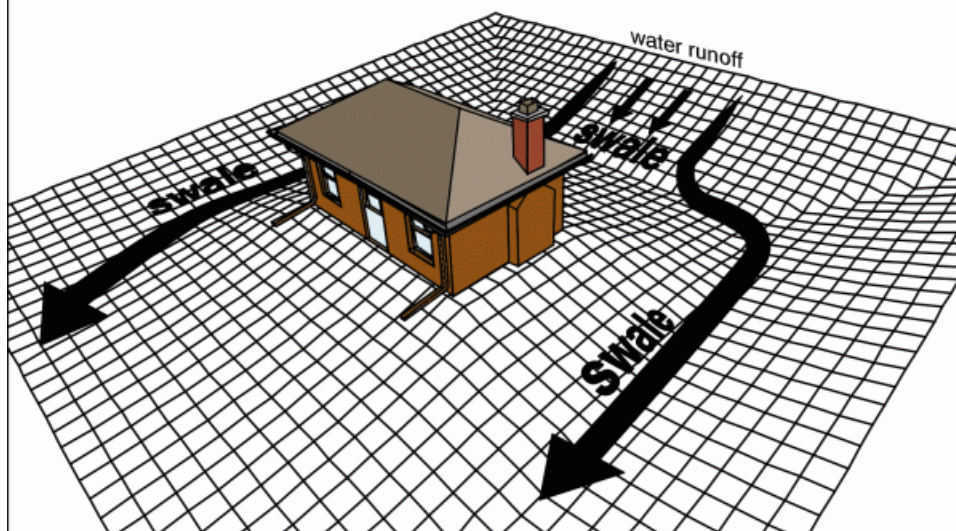
REFERENCE

## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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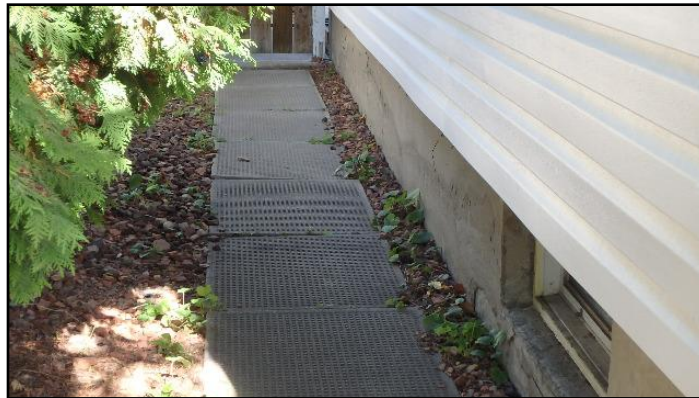
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5. Improper slope or drainage



6. Improper slope or drainage



7. Improper slope or drainage

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## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • Some components of system not visible

**Floor construction:** • [Joists](#) • Steel columns • Built-up wood beams • Subfloor - plywood

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**Inspection limited/prevented by:** • A representative sample of items are inspected.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 95 %

## Recommendations

### FOUNDATIONS \ General

**Condition:** • [Cracked](#)

Stains noted

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

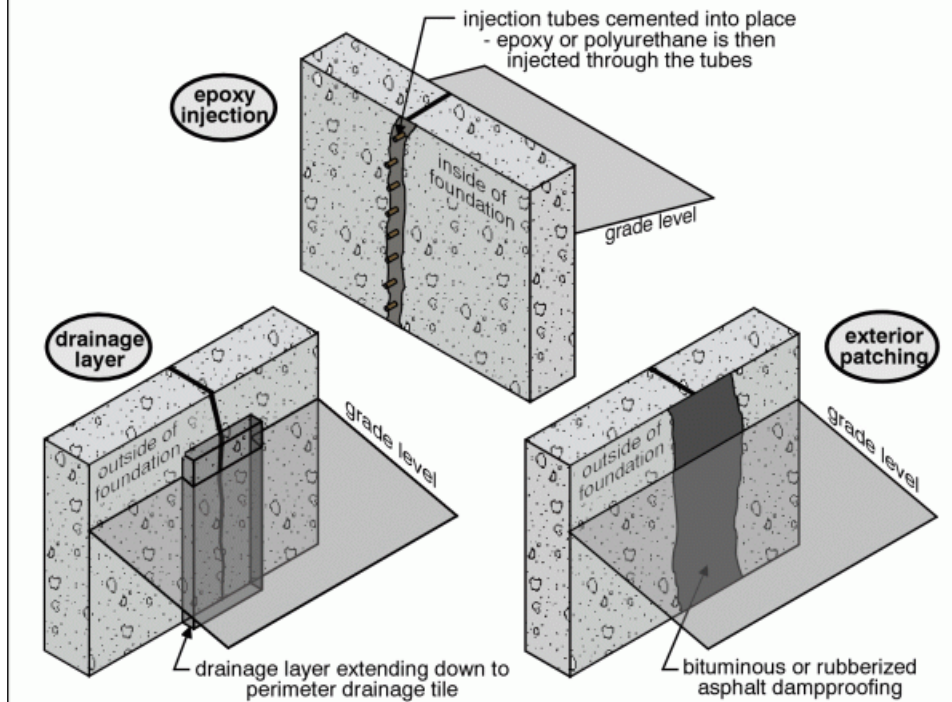
**Location:** West Basement

**Task:** Repair

**Time:** Immediate



## Patching cracks



8. Cracked

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## Descriptions

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • Copper

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution panel rating:** • [100 Amps](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#)

**Smoke alarms (detectors):** • See recommendations

**Carbon monoxide (CO) alarms (detectors):** • None noted

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**Inspection limited/prevented by:** • Due to limitations of time and scope, branch circuit load analysis is not part of a home inspection. • A representative sample of fixtures are tested. i.e. Receptacles, switches, lights etc. • Smoke and CO detectors may not be accessible or removable to determine age or type.

**Panel covers:** • Disconnect covers are not removed by the building inspector

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Crowded](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Laundry Area

**Task:** Replace Upgrade

**Time:** When remodelling





9. Crowded

## **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**Condition:** • Improper wire type for dryer circuit

**Implication(s):** Risk of electric shock, fire

**Location:** Basement Laundry Area

**Task:** Replace

**Time:** Earliest opportunity



10.

## **SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)**

**Condition:** • Garage service needs to be reviewed and corrected as necessary. Spa GFCI is tapped off main line to the garage prior to sub panel. Total capacity of the circuit may be exceeded.

**Implication(s):** Risk of electric shock, fire

**Location:** Garage

**Task:** Repair Improve

**Time:** As necessary



11.



12.

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Arc Fault Circuit (AFCI) protection not present. AFCIs are required in new homes for most branch receptacles. Although not required in older homes, it is an upgrade that can provide an added level of safety and should be considered. Consult an electrician for complete details and other considerations.

**Condition:** • Ground Fault Circuit (GFCI) protection not present at kitchen receptacles. GFCIs are required in newer homes for outlets near sinks etc. Although not required in older homes when they were built, it is an upgrade that can provide an added level of safety. Consult an electrician for complete details and other considerations.

**Condition:** • Ground Fault Circuit (GFCI) protection not present at exterior receptacles. GFCIs are required in newer homes for outlets. Although not required in older homes when they were built, it is an upgrade that can provide an added level of safety and should be considered.



13. No Ground Fault Circuit (GFCI)

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Basement and main Bathrooms

**Task:** Replace

**Time:** Immediate



14. Test faulty on GFCI/GFI (Ground Fault..



15. Test faulty on GFCI/GFI (Ground Fault..

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**Condition:** • Recommend that you upgrade smoke and carbon monoxide detectors according to today's standards.

Implications: Reduced Safety

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Throughout

**Task:** Replace / Upgrade

**Time:** Immediate



16. More than 10 years old



17. More than 10 years old

# HEATING

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## Descriptions

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [100,000 BTU/hr](#)

**Efficiency:** • [Mid-efficiency](#)

**Exhaust venting method:** • [Induced draft](#)

**Combustion air source:** • Outside

**Approximate age:** • [25 years](#)

**Typical life expectancy:** • Furnace (mid-efficiency) 20 to 25 years

**Main fuel shut off at:** • Meter

**Failure probability:** • [High](#)

**Supply temperature:** • 130°

**Return temperature:** • 70°

**Temperature difference:** • Within manufacturers specs

**Temperature difference:** • 60°

**Exhaust pipe (vent connector):** • Single wall • Double wall

**Humidifiers:** • [Drum type](#)

**Mechanical ventilation system for home:** • Bathroom exhaust fan

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**General:** • The inspection of heating equipment as part of a professional home inspection is not a comprehensive examination of the system and does not replace review and maintenance by a licensed professional HVAC practitioner.

**Safety devices:** • Not tested as part of a building inspection

**Heat exchanger:** • Only a small portion visible

## Recommendations

**GAS FURNACE \ Life expectancy**

**Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement Utility Room

**Task:** Replace

**Time:** Unpredictable



# HEATING

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## GAS FURNACE \ Humidifier

**Condition:** • Inoperative / out of service

**Location:** Basement Utility Room

**Task:** Replace

**Time:** Discretionary



18. *Inoperative / out of service*



# COOLING & HEAT PUMP

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## Descriptions

**General:** • Not applicable

# INSULATION AND VENTILATION

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## Descriptions

**Attic/roof insulation material:** • [Vermiculite](#) • [Wood shavings](#)

**Attic/roof insulation amount/value:** • 6 inches

**Attic/roof air/vapor barrier:** • Not determined

**Attic/roof ventilation:** • [Roof and soffit vents](#)

**Wall insulation material:** • [Glass fiber](#)

**Wall insulation amount/value:** • [R-12](#)

**Wall air/vapor barrier:** • Plastic

**Foundation wall insulation material:** • [Glass fiber](#)

**Foundation wall insulation amount/value:** • [R-12](#)

**Foundation wall air/vapor barrier:** • None found

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**General:** • Insulation levels are spot checked and are estimated values only. There may be materials that are not visible that may effect insulation values. It should be understood that increasing insulation levels in a building is an improvement rather than a repair. Energy usage is, however, an ongoing consideration.

**Attic inspection performed:** • From access hatch

## Recommendations

### ATTIC/ROOF \ Insulation

**Condition:** • [Possible Zonolite](#)

Lab testing required to confirm presence of asbestos contamination. Remediation costs can be significant.

**Implication(s):** Environmental contamination

**Location:** Attic

**Task:** Further evaluation / Remove

**Time:** Immediate

# INSULATION AND VENTILATION

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19. Possible Zonolite



20. Possible Zonolite

## Descriptions

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene) • Polybutylene (PB)

**Main water shut off valve at the:** • Basement • Utility room

**Water flow and pressure:** • [Typical for neighborhood](#)

**Water heater type:** • [Conventional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater exhaust venting method:** • Natural draft

**Water heater tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 8 years

**Water heater typical life expectancy:** • 10 - 15 years

**Water heater failure probability:** • [Medium](#)

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [Plastic](#) • [Copper](#) • [Cast iron](#)

**Floor drain location:** • Near heating system

**Backwater valve:** • Not present

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains

## Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • [Polybutylene](#)

Small amount of poly b visible in utility area

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage

**Location:** Basement

**Task:** Replace

**Time:** When remodeling

# PLUMBING

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21. Polybutylene



22. Polybutylene



## Descriptions

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Resilient](#)

**Major wall and ceiling finishes:** • [Gypsum board](#)

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#) • Vinyl • Aluminum

**Glazing:** • [Double](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • Hinged • Metal-clad

**Doors:** • Inspected

**Evidence of basement leakage:** • Stains • Rust

**Oven fuel:** • Gas

**Range fuel:** • Gas

**Appliances:** • Refrigerator • Range hood • Dishwasher

**Laundry facilities:** • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Discharges to interior

**Kitchen ventilation:** • Range hood

**Bathroom ventilation:** • Exhaust fan

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Inspection Methods & Limitations

**General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

**General:** • Clients must be aware that anytime damage is noted to walls, floors or other materials there is the real chance that concealed defects may exist and these defects may only be visible after demolition or other destructive inspection methods.

**General:** • Visual evidence of mould may not be present or may be concealed by storage, furnishings, walls, insulation or finishes. Mould spores are ever-present in the environment and the conditions under which mould will grow may occur at any time. You are advised to immediately correct conditions that may contribute to mould growth. Air quality and mould testing are not part of this home inspection. You are advised to arrange these services if you have concerns about air quality.

**Inspection limited/prevented by:** • A representative sample of some items are inspected. i.e. Windows, doors, cabinets etc.

**Appliances:** • Appliances are not fully inspected (ie oven temp readings). Operational checks have been performed as part of the home inspection process. Laundry appliances are not operated if clothing items are present

**Basement leakage:** • Cannot predict how often or how badly basement will leak

## Recommendations

### EXHAUST FANS \ General

**Condition:** • [Noisy](#)

**Implication(s):** Reduced system life expectancy | Equipment failure

**Location:** First Floor Bathroom

**Task:** Replace

**Time:** Earliest opportunity



23. Noisy

### BASEMENT \ Wet basement - evidence

**Condition:** • [Rust](#)

Stains/rust on basement flooring. See exterior section for grading and drainage. Structure section for foundation crack.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Various Basement

**Task:** Repair

**Time:** As necessary



24. Rust



25. Rust

### POTENTIALLY HAZARDOUS MATERIALS \ General

**Condition:** • Many products used in older homes may now be considered hazardous to a persons health. Examples of these are asbestos and lead. These substances and/or products may be in building products or concealed behind walls or in other areas that are not accessible during a home inspection and may only be detected with a more technically exhaustive investigation that may include sampling and lab testing, steps that are beyond the scope of a professional

INTERIOR

123 Any Crescent SE, Calgary, AB    September 25, 2019

REPORT SUM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

home inspection.

## SITE INFO

123 Any Crescent SE, Calgary, AB    September 25, 2019

Report No. 7152, v.2

[www.integra-inspections.com](http://www.integra-inspections.com)

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

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## Descriptions

**Weather:** • Partly cloudy

**Approximate temperature:** • 16°

**Attendees:** • Buyer • Buyer's Agent

**Access to Home Provided by:** • Buyer's agent

**Occupancy:** • The home was vacant during the inspection. • The home was unfurnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection start and end time:** • The inspection started at 12:30 p.m. • The inspection ended at 2:30 p.m.

**Approximate date of construction:** • 1966

**Approximate size of home:** • 1100 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of stories:** • One

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Detached garage

**END OF REPORT**

# APPENDIX

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## Pictures

4 images, September 2019



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ROOFING

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INTERIOR

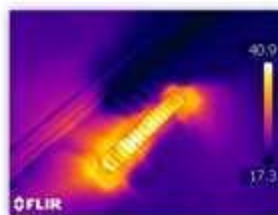
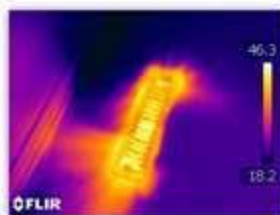
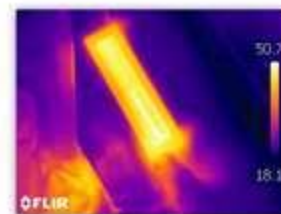
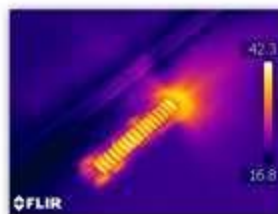
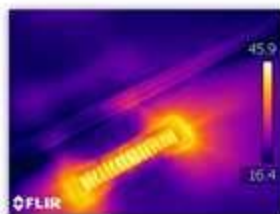
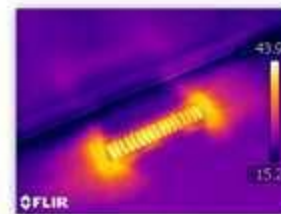
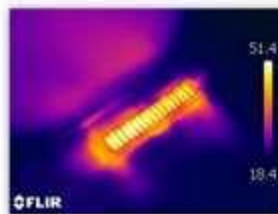
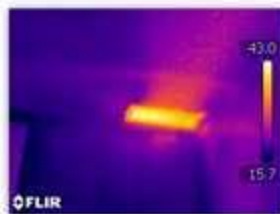
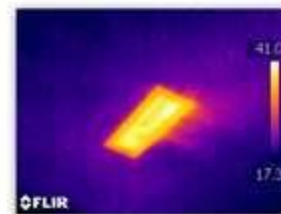
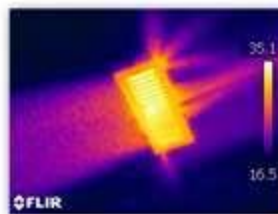
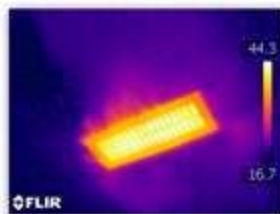
SITE INFO

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## IR Images 7152

12 images, September 2019







## Infrared Myths and Facts...

Phone: 403-703-4474

E-mail: [info@integra-inspections.com](mailto:info@integra-inspections.com)



**Myth...** Infrared cameras are like X-Ray vision or a MRI and can see through objects.

- **Fact...** Infrared cameras merely measure the subtle temperatures present on the surface of an object and convert them into a thermograph.

**Myth...** Infrared cameras can see mould and moisture.

- **Fact...** Infrared cameras can only see temperatures or thermal anomalies. These anomalies must be interpreted, and verified or confirmed using other methods. Some anomalies cannot be confirmed during a home inspection due to the invasive nature of the tests.

**Myth...** Infrared cameras can *always* find moisture or leaks.

- **Fact...** Infrared cameras are subject to many limitations. For example...
  1. Exterior use is limited during periods of rain due to surface moisture.
  2. The sun, light, and reflected energy can blind the camera.
  3. Using an IR camera in dusty areas such as attics and crawl spaces can damage the lens.
  4. It may not be possible to adequately manipulate the building temperature with the heat/AC system.
  5. The home may be occupied with many concealed areas.

# APPENDIX

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



**AMERICAN  
SOCIETY  
OF HOME  
INSPECTORS**

[www.ashi.org](http://www.ashi.org)

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This supersedes all previous ASHI Standard of Practice for Home Inspections versions.

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The American Society of Home Inspectors, Inc.®  
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Des Plaines, IL 60016

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**HOME INSPECTION**

Home inspections were being performed in the mid 1950s and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

**American Society of Home Inspectors**

As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

**Standard of Practice for Home Inspections**

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

**Code of Ethics for the Home Inspection Profession**

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a fair, impartial, and professional manner, avoiding conflicts of interest.

**ASHI Membership**

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

**Find local ASHI Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at [www.ashi.org](http://www.ashi.org).**

*The Standard of Practice for Home Inspections and Code of Ethics of the American Society of Home Inspectors*

## 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.

- 2.** ASHI Standard of Practice for Home Inspections Effective March 1, 2014 © Copyright 2014 American Society of Home Inspectors, Inc.® All rights reserved. This supersedes all previous ASHI Standard of Practice for Home Inspections versions.

### 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*.

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## 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.

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**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.**



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E. central vacuum *systems*.

F. *recreational facilities*.

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

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

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

## 11. INSULATION AND VENTILATION

### 11.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

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

### 11.2 The *inspector* is NOT required to disturb insulation.

## 12. FIREPLACES AND FUEL-BURNING APPLIANCES

### 12.1 The *inspector* shall:

#### A. *inspect*:

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

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

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

#### A. *inspect*:

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

5. mantles and fireplace surrounds.

6. combustion air *components* and to determine their adequacy.

7. heat distribution assists (gravity fed and fan assisted).

8. fuel-burning fireplaces and appliances located outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

## 13. GENERAL LIMITATIONS AND EXCLUSIONS

### 13.1 General limitations

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

B. *Inspections* performed using this Standard:

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

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

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

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

### 13.2 General exclusions

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

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

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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.

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#### 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 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* 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.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS