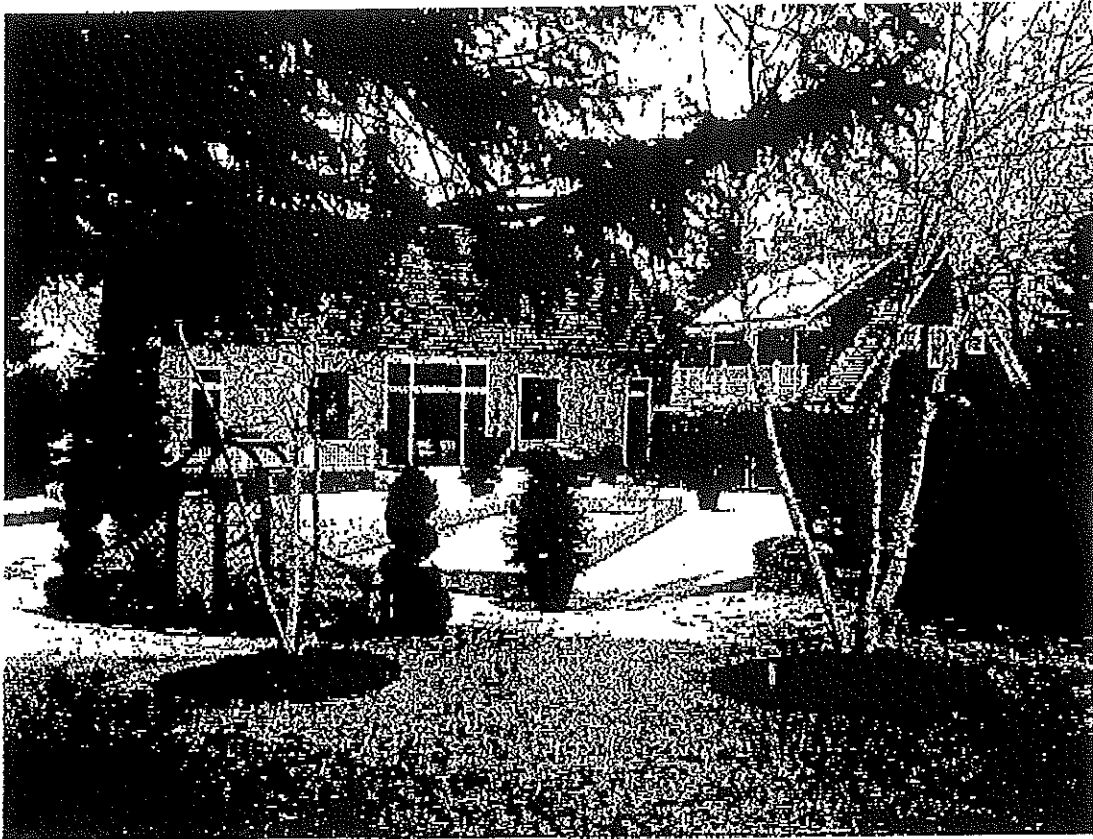


Property Inspection Report
of
Woodford Farm



Prepared For
Mr. John Woodhead
February 23, 2007



By Home Maintainers Inc.
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

Property Located at:
3122 50th Street SE
Delano, MN 55328-8109

Date of Inspection: February 23, 2007
Time of Inspection: 8:30 a.m.— 6:00 p.m.

Inspected by: Home Maintainers Inc.
612-267-3958
Dan Norby
Bill Cummins



Agent Info: Renee Meagher
Brian Meagher
Minnetonka Realty
952-471-0033

Weather: Cloudy, very windy
Temperature: 30 degrees and colder

A purely visual, non-invasive inspection was performed on the property using the American Society of Home Inspectors Standards of Practice.

Key to Inspection Checklist:

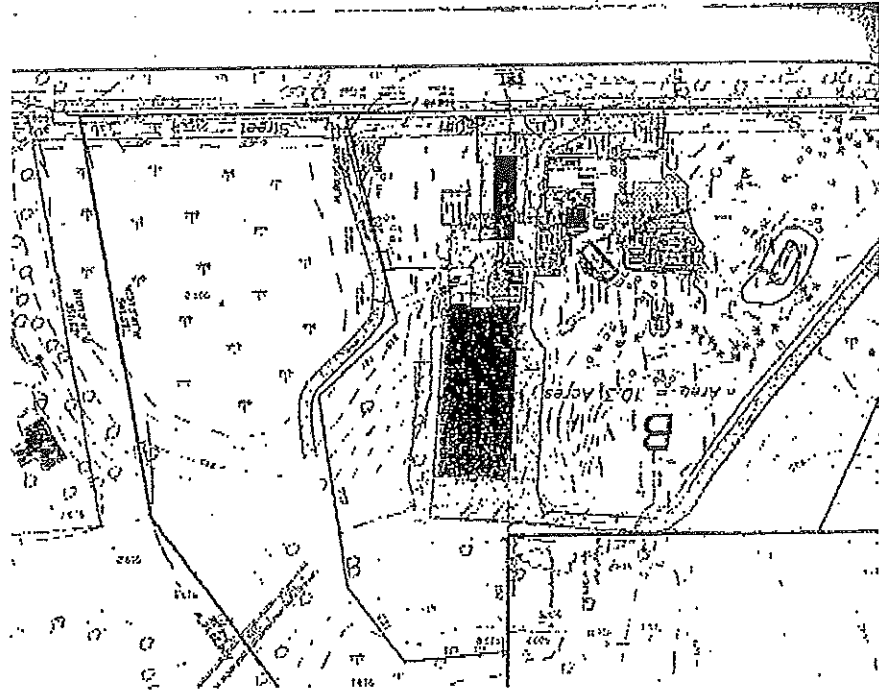
Inspected (IN) = We visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = We did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

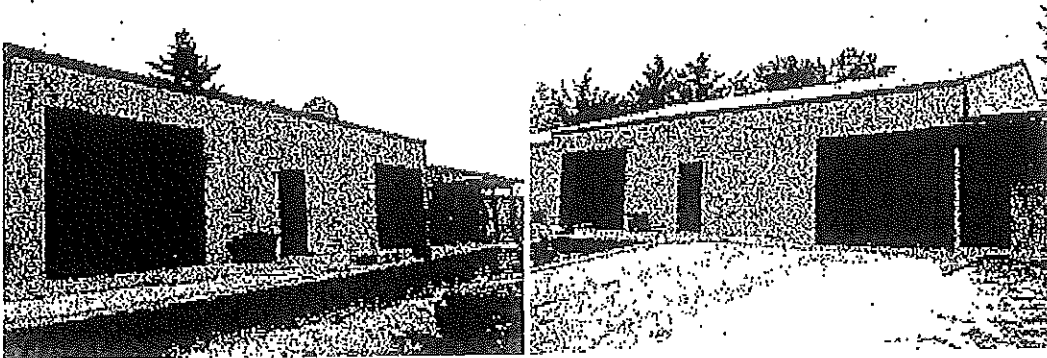
Plat of Woodford



Inspection Report

For

STORAGE BUILDING



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

General Notes On Storage Building

This building is the YELLOW building in the property overview. It is clad in both plywood siding and metal. It has a loading dock, a ramp to the dock height doors as well as ground level access. It is divided into two distinct sections which have no internal connection between them. Within the building(s) there is boat storage, an office, general storage, a bathroom and a photographic dark room. It is a single story building with a slab on grade foundation.

At the time of inspection the building was well utilized with many diverse items stored in it. (These items appear to be in a very well-kept condition indicating to us the building has been providing the contents with the intended protection.) These items do make it difficult to view the floor and many of the walls for specific defects. Based on what could be observed, the walls and floors are "well-used" but in good condition. Keep in mind this is a hybrid between a commercial building and a big residential garage. In our opinion; it should be considered more of a commercial structure. We note this because we judge components like steps, railings and garage doors differently than a strictly residential structure.

General Summary

For STORAGE BUILDING

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the functionality or habitability of the building. Or a condition may exist that appears to warrant further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern. It is recommended the complete report be read.

Exterior Components

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The plywood portion of the building has some early deterioration along the south sidewalk.

The entire north side of the building is in direct contact with grade. This could lead to deterioration of the wood framing behind the metal cladding.

2.1 WINDOWS

Inspected, Repair or Replace

Planter has caused some moisture damage to the bottom of the SW window.

Boat Storage

5.3.C DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The entry door located on the north side will not dead bolt.

Electrical System

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

X There are enough hazardous, questionable and deficient electrical issues that it is our recommendation that an electrician who has never worked on the property evaluate the entire building.

The panels in the boat storage section of the building represent the most egregious example of unacceptable electrical work. The arrows in Picture 1 are pointing to wires that have been tapped off the bottom of a 200 amp main, that feed a 100 amp sub-panel. Further, the grounds and neutrals are not separated in the sub-panel. Either of these conditions (among many others) are hazardous and must be corrected.

A State of Minnesota inspection sticker was observed, however that does not explain or make acceptable, the sorry condition of the electrical service in this building.

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

Two circuit breakers are "double-tapped". In that these circuit breakers are not rated for two wires, it is considered a defect due to a potential for over-heating.

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

The outlet in the bathroom must be a Ground Fault Circuit Interrupter.

Plumbing System

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

We were unable to observe the Temperature-Pressure safety valve on the water heater due to the positioning of the tank. We could not see where it might safely discharge. It must be plumbed such that the discharge pipe terminates either outside or 6" to 24" from the floor. If it were to discharge it could scald a person in the room and/or douse the interior surfaces with water.

Heating

9.5 FILTER CONDITION

Inspected, Repair or Replace

Very dirty.

Inspection Report

For

SHOP

Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

This building is the PURPLE building in the plat. It has an automotive shop, general repair shop, office, kitchen/break area, bathroom and storage. It is a single story building with a slab on grade foundation.

This mix of uses makes it a hybrid between commercial and residential standards. That being the case; we must again make judgements that move between the two very distinct set of requirements and expectations.

General Summary

For SHOP

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability or safety of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Exterior Components

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The grade is above the foundation. This could result in deterioration of the wood wall cladding due to excess moisture. It can also rot the wood framing behind the metal clad portion of the walls.

Kitchen and Components

4.4 DISHWASHER

Repair or Replace

The discharge hose from the dishwasher to the sink drain is improperly plumbed. An air gap between the two is required.

4.6 RANGE HOOD

Repair or Replace

The blower does not work.

Bathroom Components

5.4 SHOWER BASE

Repair or Replace

There is some cracking in the base and the caulking between the base and the wall is failing.

Rooms

6.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The office window is inoperable.

Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

There are numerous, serious electrical deficiencies in this building. It is recommended a licensed electrician who has never worked on this property further inspect it.

Both sub-panels have serious grounding deficiency's. One of the panels does not have it's ground and neutral separated. The other has no ground wire coming into the box, instead it relies on the metal conduit to provide the ground. This is a serious deficiency. A conduit can separate for any number of reasons and it can not carry the proper amount of current in the case of a massive fault.

The sub-panel on the office wall has unsecured conduits going into the panel.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR

AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

There is lots of double tapping in this panel (located next to the main workbench.

Plumbing System

9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

The kitchen sink is improperly vented. The vent is too far away from the trap to be in compliance.

9.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

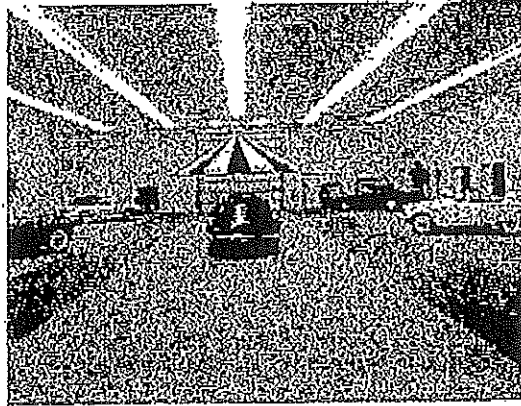
Inspected, Repair or Replace

The Temperature Pressure Relief valve is improperly discharged. It must be plumbed such that the discharge pipe terminates either outside or 6" to 24" from the floor. If it were to discharge it could scald a person in the room and/or douse the interior surfaces with water.

Inspection Report

For

SHOWROOM



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

This building is the GREEN building in the property overview. It is a metal clad pole barn with a slab on grade foundation. It is being inspected entirely as a commercial building. It consists of offices, bathrooms, showrooms, automotive detailing shop and storage.

General Summary

For SHOWROOM

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability or safety of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Electrical System

5.6 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

A Ground Fault Circuit Interrupter is needed in the bathroom.

Heating

6.2 AIR CONDITIONING

Not Inspected

We were not able to test any of the air conditioning because of the wether. Five of the condensing units are together under a protective shed on the east side of the building (Picture 1).

One condensing unit is located on the southeast corner of the building (Picture 2).

Three are located on the southwest corner of the building. (Picture 3) (Picture 4) (Picture 5). The last three have had quite a lot of abuse by the wether. The southwest corner of any building is tough! The unit in Picture 5 has had a lot of water splashed on it from the hydrant. It is our recommendation, these three units be further evaluated for reliability.

Interiors

7.6 WINDOWS (REPRESENTATIVE NUMBER)

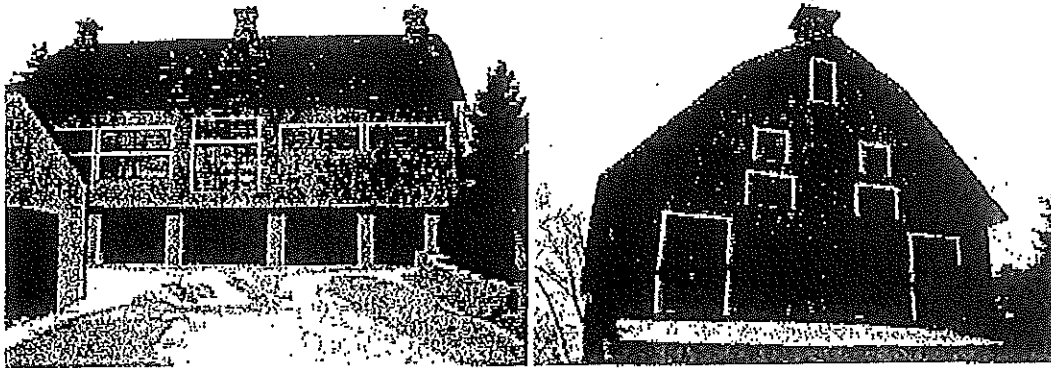
Inspected, Repair or Replace

The varnish on the window in the bathroom is deteriorating

Inspection Report

For

BARN



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

This building is the AQUA BLUE building in the property overview. It is an actual barn that has been converted into a public gathering space. There is a multi-car garage that has been added under the building and a small bedroom in a loft overlooking the main space.

As noted, this is a BARN. It's structure is that of a barn post and beam construction. We did not consider any bowing of the exterior walls or any "wobble" in the soffits a defect. The building is structurally sound.

General Summary

For BARN

Garage

- 3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**
Inspected, Repair or Replace
Door 4 will not reverse when met with resistance. This is a serious safety hazard that must be corrected.

Electrical System

- 7.8 SMOKE DETECTORS**
Inspected, Repair or Replace
One Smoke detector needs New battery

Plumbing System

- 9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**
Inspected
The gray waste pump behind the washing machine is plugged into a GFCI when it should not be. These should be plugged into regular outlets. A GFCI trip could result in the pump not running when it really must.
- 9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**
Inspected, Repair or Replace
The water pressure in the upstairs of the building is barely adequate.

Heating

- 10.4 SOLID FUEL HEATING DEVICES**
Inspected, Repair or Replace
The refractory panel in the fireplace is cracked.

Inspection Report

For

GUEST HOUSE



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

This building is the DARK BLUE building in the property overview. It is the newest building on the property having been built sometime in 2003.

It is a regular house, that will be inspected as such.

General Summary

For GUEST HOUSE

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Exterior Components

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

There should be at least 8" of clearance between grade and the wall cladding. Excess moisture will eventually rot the siding. This is a condition that should be corrected.

Attic and Roof Structure

3.0 ATTIC ACCESS

Inspected, Repair or Replace

It was noted there is a LARGE wasp "problem" in the attic. More than a dozen wasp nests are visible from the entry. (Picture 1) is just one section of them!

Bathroom Components

5.6 EXHAUST FANS

Inspected, Repair or Replace

This is a combination fan/heater. The heater fan is working fine, the exhaust fan is rubbing, badly, on something.

Rooms

6.3 DOORS (REPRESENTATIVE NUMBER)

Inspected

Door frame upstairs to balcony is peeling paint.

Door closer on Right hand double door upstairs to balcony is pulling loose.

Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

Inspected, Repair or Replace

This panel has more of the egregious deficiencies we have seen on the rest of the property. The wires that are meant to be the service entrance wires are taped off and unused. We don't know if they are hot. The actual building supply comes in from "someplace" else. Then there is a 100 amp breaker that is labeled "Leave Off". What happens if it is "turned on"? This looks like what one might expect to find as a temporary hookup during construction or some other temporary situation. No electrical panel should look like this, the panel is not rated to be used in this manner.

We recommend an electrician who has never worked on the property be called in to evaluate this panel and the electrical supply. Like the other panel, it has a State of Minnesota inspection sticker on it, but that does not excuse or make this hazard right.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

One of the bedroom Arc Fault breakers is tripped. An Arc Fault breaker can trip because there is potentially dangerous arcing occurring somewhere on the circuit. It can also trip from a normal overload or short circuit. The reason it tripped should be determined before it is reset.

7.7 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

As noted in the Bathroom Components section, the bathroom exhaust fan is noisy, though this is not an electrical problem.

Plumbing System

9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

The water pressure in the building is totally inadequate. It was impossible to use any other fixture when filling the whirlpool.

Heating

10.0 HEATING EQUIPMENT

Inspected, Repair or Replace

Water from the air conditioning coil has leaked into furnace. We recommend the unit be serviced to determine why the water backed up and assess any possible damage.

10.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

The thermostat is 4 degrees out of calibration. That is the house is running 4 degrees warmer than the set-point on the thermostat.

10.4 SOLID FUEL HEATING DEVICES

Inspected, Repair or Replace

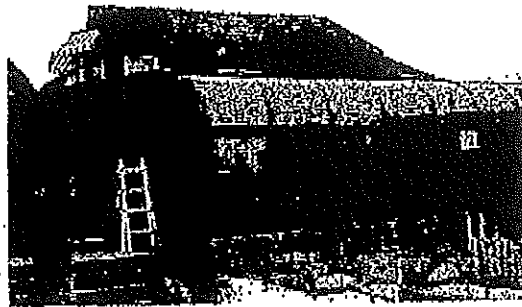
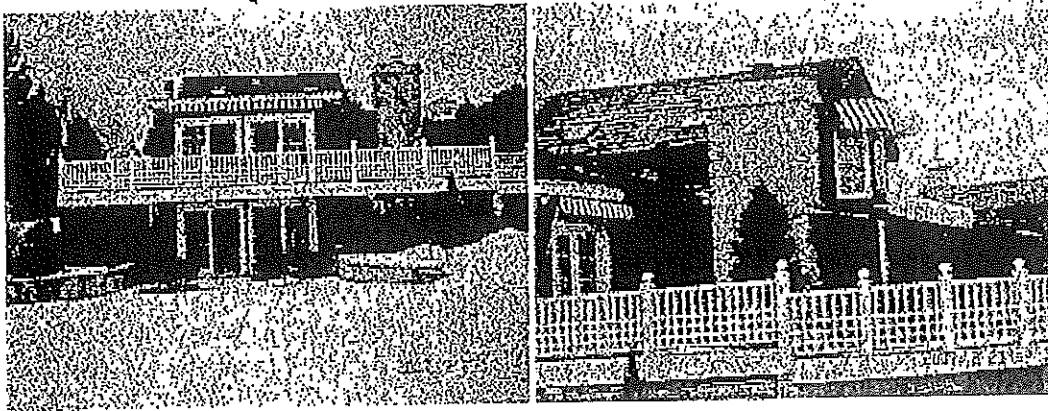
There is a cracked refractory panel in the fireplace.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Inspection Report

For

MAIN HOUSE



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958

This building is the ORANGE building in the property overview. It is the oldest building on the property having been originally built more than 100 years ago.

It is a regular house, that will be inspected as such.

General Summary

For MAIN HOUSE

Exterior Components

- 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS
Inspected, Repair or Replace
Many of the pavers that make up the front steps are coming loose.

Rooms

- 5.3 DOORS (REPRESENTATIVE NUMBER)
Inspected, Repair or Replace
Living Room to deck door sticks and has a bent screen. (Screen door only.)
- 5.4 WINDOWS (REPRESENTATIVE NUMBER)
Inspected, Repair or Replace
Window to east of the fire place has a rotting sill. Can't get to window on other side, but it should be checked at same time the east window is repaired.
Bathroom window has rotting sill.

Electrical System

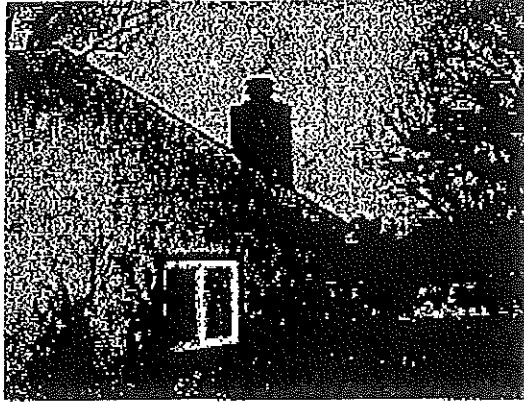
- 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Inspected, Repair or Replace
The sub-panel next to the main panel is fused at 70 amps but it is being fed with only 8 gauge wire. The most an 8 gauge wire should be fused at is 40 amps. This is a hazardous situation.

This is one of a number of over-fused wires in this electrical system. As with the other buildings it is our recommendation that an independent electrician who has never worked on the property evaluate the entire electrical system of the house.
The 3rd panel is fused at 100 amps but is being fed with wire that is rated for less.
- 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Inspected, Repair or Replace
There are a number of branch circuits that are being fed with wire that is too small.
- 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Inspected, Repair or Replace
Garbage disposal is wired with Romex. It should be in an armored, flexible cable.

Inspection Report

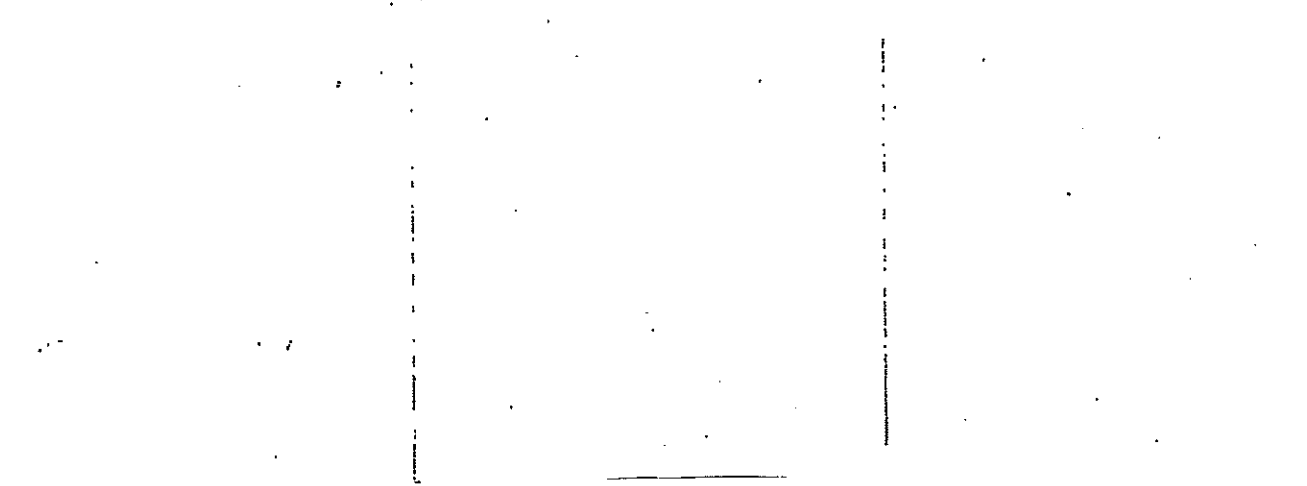
For

RENTAL



Home Maintainers Inc.

Dan Norby
415 Lafayette Avenue
Excelsior, MN 55331
612-267-3958



This is the red building to the in the northeast corner of the property.

At the time of inspection, it has been vacant for 11 months. It will be inspected as a regular home.

General Summary

For RENTAL

Garage

- 3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**
Repair or Replace
Neither of the openers has proper safety controls. These both must be replaced with openers that have modern, approved safety's.

Electrical System

- 8.0 SERVICE ENTRANCE CONDUCTORS**
Inspected, Repair or Replace
200 amp service wires come in but are then spliced to #4 wires. These then feed a 100 amp main breaker. This is a highly unusual and non-standard approach. While it is not uncommon to find service wires being spliced, this is usually done in a sealed raceway where a homeowner or marginally trained handyman might be poking around in. We consider this panel to be a hazard and recommend it be further evaluated by a licensed electrician who has never worked on this property.
- 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**
Repair or Replace
The entire electrical distribution in this house is confounding. We again recommend an independent analysis of the entire electrical system.
- 8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**
Inspected, Repair or Replace
The outlets on the exterior of the house are either loose or without proper weather-proof covers. We recommend repairs be completed by a licensed electrician.
- 8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**
Repair or Replace
Have electrician evaluate need for GFI's
- 8.7 SMOKE DETECTORS**
Inspected, Repair or Replace
Batteries need to be replaced in all of the smoke detectors.

Plumbing System

- 10.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**
Inspected, Repair or Replace
The water heater has a bad element and there is considerable rust at the bottom of the unit. It is recommended a plumber determine if the unit is salvageable.

ASHI Standards of Practice

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 The *inspector* shall:

A. *inspect*:

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

B. *report*:

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

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

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

- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

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

B. *describe*:

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

3.2 The *inspector* is NOT required to:

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

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

- B. *describe* the exterior wall covering.

EXTERIOR 4.2, continued

4.2 The *inspector* is NOT required to:

A. *inspect*:

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

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

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

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

5.2 The *inspector* is NOT required to:

A. *inspect*:

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

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:

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

B. describe:

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

6.2 The *inspector* is NOT required to:

A. *inspect*:

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

B. determine:

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

C. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:

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

B. describe:

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

C. report:

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

7.2 The *inspector* is NOT required to:

A. *inspect*:

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

B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The *inspector* shall:

- A. *inspect*:
 1. the *installed* heating equipment.
 2. the *vent systems*, flues, and chimneys.
- B. *describe*:
 1. the energy source.
 2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys which are not *readily accessible*.
 2. the heat exchanger.
 3. the humidifier or dehumidifier.
 4. the electronic air filter.
 5. the solar space heating *system*.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
 1. the energy source
 2. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The *inspector* shall:

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

10.2 The *inspector* is NOT required to:

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

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the ventilation of attics and foundation areas.
 3. the mechanical ventilation *systems*.
- B. *describe*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
 1. the *system components*.
 2. the *vent systems*, flues, and chimneys.
- B. *describe*:
 1. the fireplaces and *solid fuel burning appliances*.
 2. the chimneys.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys.
 2. the fire screens and doors.
 3. the seals and gaskets.
 4. the automatic fuel feed devices.
 5. the mantels and fireplace surrounds.
 6. the combustion make-up air devices.
 7. the heat distribution assists whether gravity controlled or fan assisted.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

GENERAL LIMITATIONS AND EXCLUSIONS 13.1, continued

- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

- A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. the condition of *systems* or *components* which are not readily accessible.
2. the remaining life of any *system* or *component*.
3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of *systems* or *components*.
15. the acoustical properties of any *system* or *component*.

C. *Inspectors* are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:

1. any *system* or *component* which is shut down or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which are not readily accessible.

F. *Inspectors* are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not installed.
3. *decorative items*.
4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

Alarm Systems

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

Architectural Service

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

Component

A part of a system

Decorative

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

Describe

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

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service

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

Further Evaluation Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection

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

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

Inspect

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

Inspector

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

In stalled

Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches or valves intended to be operated by the home-owner.

Readily Accessible

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

Readily Openable Access Panel

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

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, play-ground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

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

Roof Drainage Systems Components used to carry water off a roof and away from a building

Significantly Deficient Unsafe or not functioning

Shut Down

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

Solid Fuel Burning Appliances

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

Structural Component

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

System

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

Technically Exhaustive

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

Under-floor Crawl Space The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

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

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