AccuSpect Home Inspections, Inc.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Colleen Hight

INSPECTION ADDRESS

601 Sawnee Corners Dr, Cumming, GA 30040

INSPECTION DATE

3/17/2020 9:00 am to 11:30 am

REPRESENTED BY:

Jessica Alred

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GENERAL INFORMATION

Inspection Address: 601 Sawnee Corners Dr, Cumming, GA 30040
Inspection Date: 3/17/2020 Time: 9:00 am to 11:30 am
Weather: Overcast - Temperature at time of inspection: 48-52 Degrees

Inspected by: Gary Edge

Client Information: Colleen Hight
Buyer's Agent: Jessica Alred

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Condominium

Structure Orientation: North East

Estimated Year Built: 2006
People on Site At Time of Inspection: Buyer's Agent

General Property Conditions

The house was furnished and the owners possessions prevented a full view of all walls and flooring. The under sink areas and closets were not fully visible due to stored items.

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 294596 601 Sawnee Corners Dr

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo-technical engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel.

Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system. (24" o.c.)

Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system. (24" o.c.)

Exterior

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Wall Covering

Type of Material

Informational Conditions

The exterior walls are clad with brick siding with weep holes.

Wall Covering Observations

Informational Conditions

The exterior wall cladding is in acceptable condition.

Site Comments

Condominium Comments

Informational Conditions

Because this is a condominium inspection, we do not evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are the responsibility of the association.

Termite Inspection

Informational Conditions

Georgia is in the very heavy termite infestation zone and an inspection by a qualified termite contractor is recommended before closing.

Exterior Features

Hard Surfaces

Informational Conditions

The hard surfaces, such as walkways, patio slab, etc., are in acceptable condition

Fascia and Trim

Informational Conditions

The fascia and trim are clad with metal or vinyl and not visible.

Doors

Informational Conditions

The exterior doors are in acceptable condition.

Windows

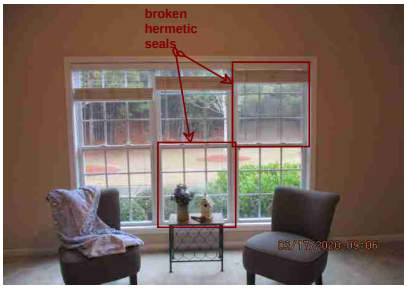
Informational Conditions

The windows are single hung, dual pane, vinyl.

Components and Conditions Needing Service

There are three window panes with broken hermetic seals in the house. These are the obvious ones listed, but it is possible there are more which do not yet show signs of moisture. The following panes should be replaced by a qualified glass or window contractor:

1. Living room--upper right pane and lower center pane
2. Right front bedroom-- upper pane of front window



Screens

Informational Conditions

Screens were not installed at the time of the inspection.

Lights
Informational Conditions
The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Outlets
Informational Conditions
The receptacle outlets at the exterior that were tested are functional and include ground-fault protection.

Irrigation

Hose Bibs
Functional Components and Conditions
The hose faucets of the residence are functional and include anti-siphon valves.

Informational Conditions
The hose bib shutoffs are located under the kitchen sink and under the hallway bathroom sink

Roof

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining

life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle

General Comments and Description

Informational Conditions

The roof style is gable with moderate steep pitch.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

Informational Conditions

The composition shingle roof is approximately 15 years old, but this is just an estimate.

The composition shingle roof is in acceptable condition.

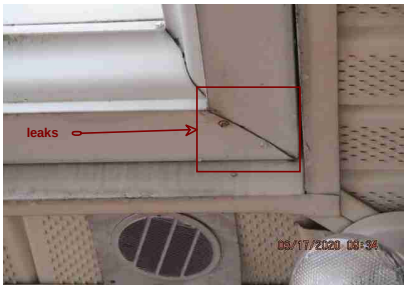
Components and Conditions Needing Service

There is a nail driven through the shingle near the garage gutter. The nail should be removed and the hole sealed. (HOA?)

Gutters and Drainage

Components and Conditions Needing Service

The gutter left of the garage door leaks at the seam and should be sealed. (HOA?)



Attic

General Comments and Description

Functional Components and Conditions

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom or is restricted by ducts, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Access

Informational Conditions

The attic can be accessed through pull down stairs in the garage ceiling. (Fire rated assembly)

Framing

Informational Conditions

The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Components and Conditions Needing Service

There is an altered roof truss in the attic which should be evaluated by a registered structural engineer for repair per the 2000 IRC R802.10. Four of the diagonal webs of the truss adjacent the attic furnace (second left of furnace) have been removed from the top chord and then poorly nailed back on. Alterations to trusses are not allowed without the approval of a registered design professional. This truss is structurally compromised and requires repair (HOA?)

Ventilation
Informational Conditions
Ventilation within the attic is provided by a combination of soffit and passive roof vents, and should be adequate.

Heat Vents
Components and Conditions Needing Service
The water heater vent should have an insulation shield where it passes through the attic insulation, and terminate no less than 2 inches above the insulation. This was required by the 2000 IRC G2425.4 at the time of construction. One should be installed by a licensed mechanical contractor. (HOA?)

Blown-In Cellulose Insulation
Informational Conditions
The attic is insulated, with approximately eight-inches of blown-in cellulose, which meets or is close to current standards.

Fire Wall
Informational Conditions
A firewall is in place between the units in the attic.

Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers

and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Potable Water Pipes

Type of Material

Informational Conditions

The residence is served in the interior by copper potable water pipes.

The main water line is not visible and the material cannot be identified.

Water Main Location

Informational Conditions

The water main shut-off is located in the water heater closet.

The water pressure tested 100 psi at 9:25 a.m..

Copper Water Pipes

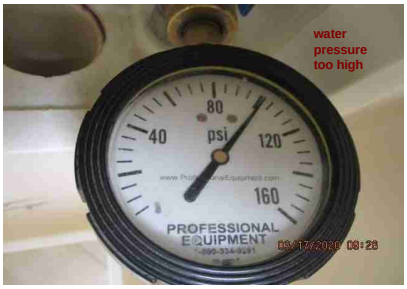
Informational Conditions

The visible potable water pipes are in acceptable condition.

Pressure Regulator

Components and Conditions Needing Service

The water pressure inside the residence is too high (100 psi) and will stress components of the system. A licensed plumber should reduce the pressure at the reducing valve to less than 80 pounds per square inch (usually set at about 60 psi). However, the water pressure reducing valve probably has failed and will need to be replaced by a licensed plumber.



Expansion Device
Informational Conditions
There is a thermal expansion device on the plumbing system, as required (expansion tank over water heater).

Public or Private Water Supply
Informational Conditions
The water supply is public.

Waste and Drainage System

General Comments and Description
Informational Conditions
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test.

Type of Material
Informational Conditions
The residence is served by PVC drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes
Informational Conditions
The drainpipes are functional at this time.

Gas

Gas Main Shut-Off Location
Informational Conditions
The gas main shut-off is located at the right side of the residence at the meter.

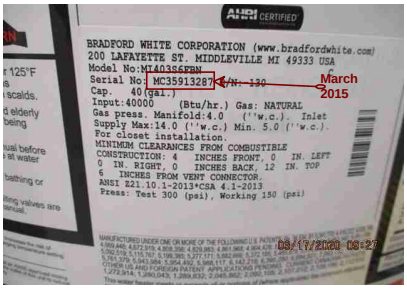
Gas Pipes
Informational Conditions
The visible portions of the gas pipes appear to be in acceptable condition.

Water Heaters

Age Capacity and Location

Informational Conditions

Hot water is provided by a 5 year old, 40 gallon gas water heater that is located in the laundry hallway closet.



Combustion Chamber

Informational Conditions

The sealed combustion chamber is in acceptable condition.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors on the water heater appear to be satisfactory but not tested.

Gas Shut-Off Valve and Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.

Vent Pipe and Cap

Informational Conditions

The vent pipe and draft hood on the gas water heater appear functional.

Drain Valve

Informational Conditions

The drain valve of the water heater is in place and presumed to be functional (not tested).

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve (not tested).

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is equipped with a drip pan and an overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for any signs of a leak.

Combustion Vent Ports

Functional Components and Conditions

The water heater does have appropriate combustion-air ducts from the attic.

Condition

Informational Conditions

The water heater is functional.

Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

General Comments

Informational Conditions

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Type of Wiring

Informational Conditions

The residence is wired with a three-wire non-metallic copper cable commonly known as Romex.

Size and Location

Service Entrance Mast Weatherhead and Cleat

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Grounding

Informational Conditions

The main electrical panel is correctly grounded to a driven rod.

Main disconnect

Informational Conditions

The main disconnect is located adjacent to the electric meter at the right of the residence.

Bonding
Informational Conditions
The hot and cold copper water pipes are bonded together over the water heater as required.

Sub Panels

General Comments
Informational Conditions
Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Type of Wiring
Informational Conditions
The residence is wired with a three-wire copper non-metallic cable commonly known as Romex.

Size and Location
Informational Conditions
The residence is served by a 150 amp, 120/240 volt sub panel, located inside the garage.

Sub Panel
Informational Conditions
The electrical sub panel has no visible deficiencies.

Switches and Outlets

Outlets
Functional Components and Conditions
The outlets of the residence that were tested are functional.

GFCI Outlets
Functional Components and Conditions
The GFCI outlets were tested and all were functional.

Lights
Functional Components and Conditions
All of the lights tested in the residence were functional.

Switches
Components and Conditions Needing Service
The garage light switch is mounted upside down. When single pole switches are mounted vertically, the up position shall be on per the NEC 404.7.

The two three way switches which operate the ceiling light in the laundry room are not properly wired. A licensed electrician should evaluate for repair.

Heat A/C

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Type of Fuel

Informational Conditions

The residence is served by an electrical and gas fueled heating system. (Heat pump and Gas furnace)

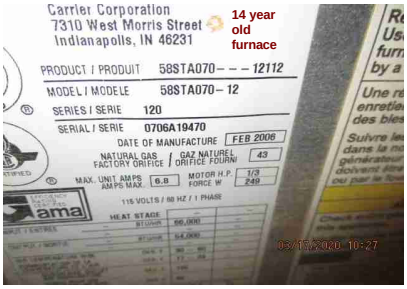
Heat Pump and Air-Handler

Informational Conditions

The 14 year old, 2 1/2 ton Carrier heat pump at the right side of house responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low (48 degrees) and to do so could damage the coil. (air handler in the attic) [The heat pump was missing the data tag, but appeared the same age as the attic evaporator coil]

The emergency/auxiliary heat (gas furnace) responded and is functional.

Furnace
Informational Conditions
The 66000 BTU furnace is functional.



Vent Pipe
Informational Conditions
The furnace vent pipe appears functional.

Gas Valve and Connector
Informational Conditions
The gas valve and connector are in acceptable condition.

Combustion-Air Vents
Informational Conditions
The combustion-air is available for the gas furnace.

Return-Air Compartment
Informational Conditions
The return-air compartment is in acceptable condition.

Condensate Discharge Pipe
Informational Conditions
The primary condensate pipe discharges at the wall near the condenser.

Drip Pan
Informational Conditions
The drip pan is functional.

Refrigerant Lines
Informational Conditions
The visible refrigerant lines are in acceptable condition.

Service Disconnect at the Coil
Informational Conditions
A disconnect is installed at the exterior coil.

The breaker for the exterior coil appears an acceptable size (30 amp)

Thermostat
Informational Conditions
The thermostat is functional.

Registers
Informational Conditions
The registers are functional.

Living

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

There is no recommended service
Functional Components and Conditions
The walls and ceilings of the residence are in acceptable condition.

Informational Conditions
We have evaluated the entry in compliance with industry standards, and found it to be in acceptable condition.

The flooring in the residence is in acceptable condition.

Furnished Residence Comment
Informational Conditions
The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. The buyer should examine these areas after the furnishings and storage is removed prior to closing.

Living

Dual-Glazed Windows

Components and Conditions Needing Service

Two of the window sashes in the living room need to be repaired by a qualified contractor.

1. The lower left sash is stuck and will not open
2. The right lower sash has detached sash springs and the window sash will not remain open.

Dining

There is no recommended service

Informational Conditions

We have evaluated the dining room in compliance with industry standards, and found it to be in acceptable condition.

Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located right rear of residence.

There is no recommended service

Informational Conditions

We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Bedroom 2

Location

Informational Conditions

The second bedroom is located mid front of residence.

There is no recommended service
Informational Conditions
We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Bedroom 3

Location
Informational Conditions
The third bedroom is located right front of residence.

There is no recommended service
Informational Conditions
We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans unless the owner has given prior approval. We do run the shower normally, but do not block the drain to test the pan. We do not fill bathtubs past the overflow drains to test for leaks.

Master Bathroom

Size and Location
Informational Conditions
The master bathroom is a three-quarter, and is located adjacent the right rear bedroom.

Cabinets
Functional Components and Conditions
The bathroom cabinets are functional.

Sink Countertop
Functional Components and Conditions
The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The master bathroom sinks and their components are functional.

Stall Shower
Functional Components and Conditions
The master bathroom stall shower is functional.

Components and Conditions Needing Service
The master shower door has a damaged seal at the bottom of the door which prevents the door from fully closing. The seal should be replaced and the door adjusted if required to close freely.

Toilet
Functional Components and Conditions
The master bathroom toilet is functional.

Exhaust Fan
Functional Components and Conditions
The master bathroom exhaust fan is functional.

Lights
Functional Components and Conditions
The bathroom lights are functional.

Outlets
Functional Components and Conditions
The master bathroom outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location
Informational Conditions
The hallway bathroom is a full.

Cabinets
Functional Components and Conditions
The cabinets are in acceptable condition.

Sink Countertop
Functional Components and Conditions
The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sink and its components are functional.

Tub-Shower
Components and Conditions Needing Service
The hot and cold are reversed in the hallway tub/shower. (The hot should be to the left per 2000 IPC 607.4 and the manufacturer) This should be repaired by a licensed plumber for safety.

Toilet & Bidet
Functional Components and Conditions
The toilet is functional.

Exhaust Fan
Functional Components and Conditions
The exhaust fan is functional.

Lights
Functional Components and Conditions
The lights are functional.

Outlets
Informational Conditions
The sink outlet is ground-fault protected and controlled from the master bathroom GFCI.

Common

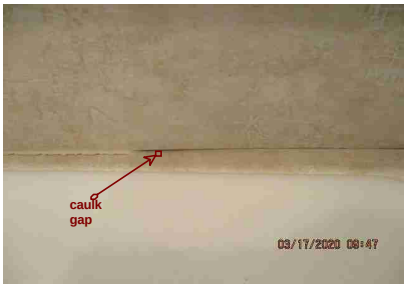
Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

Cabinets
Informational Conditions
The floor of the kitchen sink cabinet is functional, but moisture damaged. (No current leaks observed)

Counter Top
Functional Components and Conditions
The kitchen counter top is functional.

Components and Conditions Needing Service
The gap between the kitchen counter top and the backsplash should be grouted or caulked to prevent moisture intrusion.



Sink
Functional Components and Conditions
The kitchen sink is functional.

Faucet
Functional Components and Conditions
The kitchen sink faucet is functional.

Trap and Drain
Functional Components and Conditions
The trap and drain at the kitchen sink are functional.

Garbage Disposal
Functional Components and Conditions
The garbage disposal is functional.

Electrical Range
Components and Conditions Needing Service
The left front element in the electric range does not respond, and should be replaced.

Dishwasher
Functional Components and Conditions
The dishwasher is functional.

Exhaust Fan or Downdraft
Functional Components and Conditions
The kitchen exhaust fan is functional and a type that vents internally.

Built-in Microwave
Informational Conditions
There is no built in microwave.

Lights
Functional Components and Conditions
The lights in the kitchen are functional.

Outlets
Functional Components and Conditions
The outlets in the kitchen that were tested are functional and include ground-fault protection.

Refrigerator
Informational Conditions
The refrigerator is functional.

Hallway

Smoke Alarm
Functional Components and Conditions
A smoke alarm is present and functional (responded to test button) in the bedroom hallway.

Informational Conditions
A carbon monoxide alarm is recommended outside of the sleeping area.

Laundry

Dryer Vent
Informational Conditions
The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Lights
Functional Components and Conditions
The lights in the laundry room are functional.

Outlets
Functional Components and Conditions
The outlets in the laundry room that were tested are functional.

Informational Conditions
The 240 volt electrical outlet for the electric dryer is functional.

Catch Pan
Informational Conditions

Laundry room is not plumbed for a catch pan drain which would protect from water damage should the washer leak.

Garage

General Garage Comments

Informational Conditions

It is common for moisture to penetrate garages, because their slabs are on-grade. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Slab

Informational Conditions

The garage slab is cracked. Such cracks are common and result as a consequence of ordinary settling, but are not structurally threatening.

Walls and Ceiling

Informational Conditions

The garage walls are in acceptable condition with bolts securing them to the foundation stem walls.

Firewall

Functional Components and Conditions

The 20 minute fire separation in the garage is present.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated.

Garage Door and Hardware

Informational Conditions

The garage door is functional.

Automatic Opener

Informational Conditions

The garage door opener is functional and the auto-reverse functioned.

Lights

Functional Components and Conditions

The lights in the garage are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The receptacle outlets in the garage are functional, and include ground-fault protection.

AFFILIATIONS AND CERTIFICATIONS

Gary D. Edge
Inspector

ICC Certified Residential Building Inspector # 134S
ICC Certified Residential Mechanical Inspector # 036S
ICC Certified Residential Combination Inspector # 5130199-R5
ICC Certified Residential Plumbing Inspector # 5130199-P1
ICC Certified Residential Electrical Inspector # 5130199-E1
ASHI Certified Inspector #211373
GAHI Certified Master Inspector #02018

AMERICAN SOCIETY OF HOME INSPECTORS
STANDARDS OF PRACTICE

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HOME INSPECTIONS
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 homebuyers 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 Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors
As the oldest, largest and highest profile 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.

Standards of Practice
The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers’ interests and concerns. Vigilance has elevated ASHI’s Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics
ASHI’s Code of Ethics stresses the home inspector’s responsibility to report the results of the inspection in a strictly 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 Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

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ASHI STANDARDS OF PRACTICE

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 the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:
A.adher to the Code of Ethics of the American Society of Home Inspectors.
B.inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.
C.report:
1. those systems and components inspected: The inspector is NOT required to: 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.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reportd in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:
A. including other inspection services or systems and components in addition to those required in Section 2.2.B.
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 by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:
A. inspect:
1. structural components including the 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 or presumed to exist.
B. describe:
1. the methods used to inspect under-floor crawl spaces 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 any engineering or architectural services or analysis.
B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:
A. inspect:
1. siding, flashing and trim.
2. all exterior doors.
3. attached or 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 inspectors from:
A. including other inspection services or systems and components in addition to those required in Section 2.2.B.affect the building.
6. adjacent or entryway walkways, patios, and driveways.
B. describe:
1. siding.

4.2 The inspector is NOT required to inspect:
A. screening, shutters, awnings, and similar seasonal accessories.
B. fences.
C. geological and/or 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. antennae.
B. interiors of flues or 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 all fixtures and faucets.
2. drain, waste, and vent systems including all fixtures.
3. water heating equipment and hot water supply system.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.
B. describe:
1. 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 flues or chimneys that 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. water supply quantity or quality.
C. operate automatic safety controls or manual stop valves.

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 sub panels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.
B. describe:
1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors. 5. wiring methods.

7.2 The inspector is NOT required to:

A. inspect:
1. remote control devices.
2. alarm systems and components.
3. low voltage wiring systems and components.
4. ancillary wireing systems and components. not a part of the primary electrical power distribution system.
B. measure amperage, voltage, or impedance.

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.
C. describe:
1. energy source(s).
2. heating systems

8.2 The inspector is NOT required to:
A. inspect:
1. interiors of flues or chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers or dehumidifiers
4. electronic air filters.
5. solar space heating systems.
B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. central and through-wall equipment
2. distribution systems.
C. describe:
1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:
A. inspect electronic air filters.
B. determine cooling supply adequacy or distribution balance.
C. inspect window air conditioning units.

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 doors and garage door operators.

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.

B. carpeting.
C. window treatments.
D. central vacuum systems.
E. household appliances.
F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:
A. inspect:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation 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. See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:
A. inspect:
1. system components.
2. chimney and vents.
B. describe:
1. fireplaces add solid fuel burning appliances.
2. chimneys.

12.2 The inspector is NOT required to:
A. inspect:
1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).
B. ignite or extinguish fires.
C. determine draft characteristics.
D. 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 any action or make any determination not specifically stated in these Standards of Practice.
B. Inspections performed in accordance with these Standards of Practice:
1. are not technically exhaustive.
2. are not required to identify concealed. conditions, latent defects, or consequential damage(s).
C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:
1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. 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. market value of the property or its marketability.
10. the advisability of 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 including molds or mold-like substances.
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 method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical
16. soil conditions relating to geotechnical or hydrologic specialties.
B. Inspectors are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.
C. Inspectors are NOT required to operate:
1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.
D. Inspectors are NOT required to enter:
1. any area that 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. under-floor crawl spaces or attics that are not readily accessible.
E. 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. 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 or common areas in multi-unit housing, such as condominium properties or cooperative housing.
F. Inspectors are NOT required to:
1. perform any procedure or operation that 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. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems
Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

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 identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle
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 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 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
examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

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

Installed
Attached such that removal requires tools

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

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

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

Report
Communicate in writing

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

Siding
Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and that 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 that is judged to be a significant risk of 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 standards

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

ASHI CODE OF ETHICS - For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.
Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.
A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.
A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
B. Inspectors shall report substantive and willful violations of this Code to the Society.

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