

# YOUR Inspection Report



*Take a closer look and you will see why we are good lookers.*

## FOR THE PROPERTY AT:

Sample Report  
Aurora, CO 80015

## PREPARED FOR:

ROBERT KNEPSHIELD

## INSPECTION DATE:

Friday, January 24, 2025

## PREPARED BY:

Rob Knepshield



RBS&K Home & Building Inspectors Inc.  
14544 East Wagon Trail Drive  
Aurora, CO 80015

303-646-1131

[www.rbsk inspections.com](http://www.rbsk inspections.com)  
Rob@RBSKInspections.com



January 26, 2025

Dear Robert Knepshild,

RE: Report No. 7612  
Sample Report  
Aurora, CO  
80015

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Rob Knepshild  
on behalf of  
RBS&K Home & Building Inspectors Inc.

RBS&K Home & Building Inspectors  
Inc.  
14544 East Wagon Trail Drive  
Aurora, CO 80015  
303-646-1131  
[www.rbsk inspections.com](http://www.rbsk inspections.com)  
Rob@RBSKInspections.com



# INVOICE

January 26, 2025

Client: Robert Knepshield

Report No. 7612

For inspection at:

Sample Report

Aurora, CO

80015

on: Friday, January 24, 2025

Home inspection	\$300.00
Radon test	\$195.00
Sewer Scope Inspection	\$195.00
Total	<u>\$690.00</u>

RBS&K Home & Building Inspectors  
Inc.  
14544 East Wagon Trail Drive  
Aurora, CO 80015  
303-646-1131  
[www.rbsk inspections.com](http://www.rbsk inspections.com)  
Rob@RBSKInspections.com

# SUMMARY

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Wood shingles and shakes**

**Condition:** • Old, worn out

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

**Location:** South Exterior Roof

**Task:** Repair

## Exterior

### **WALLS \ Wood siding**

**Condition:** • Paint or stain - needed

**Implication(s):** Shortened life expectancy of material

**Location:** North Exterior

**Task:** Repair

## Structure

### **FOUNDATIONS \ General notes**

**Condition:** • Cracked

Have structural engineer inspect.

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

**Location:** North Crawl Space

**Task:** Further evaluation

### **ROOF FRAMING \ Sheathing (roof/attic)**

**Condition:** • Fire damage

Fire damage to attic, further evaluation by structural engineer.

**Implication(s):** Weakened structure

**Location:** Attic

**Task:** Further evaluation

### **ROOF FRAMING \ Attic/roof space**

**Condition:** • Dryer vent disconnected in attic. This will allow excess water vapor and dryer lint to enter attic.

**Location:** East Attic

**Task:** Repair

# SUMMARY

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Heating

### FURNACE \ Life expectancy

**Condition:** • Near end of life expectancy

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

**Task:** Further evaluation

### FIREPLACE \ Gas fireplace or gas logs

**Condition:** • Glass on the fireplace is stained. This is commonly caused by improper air gas mixtures. Further evaluation is recommended.

Very orange flames and stained glass.

**Location:** First Floor Family Room

**Task:** Repair

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior

**Task:** Further evaluation

### AIR CONDITIONING \ Compressor

**Condition:** • Finns damaged. Have them repaired.

**Location:** East Exterior

**Task:** Repair or replace

## Plumbing

### WASTE PLUMBING \ Drain piping - installation

**Condition:** • Nonstandard materials and patches

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** First Floor Bathroom

**Task:** Repair or replace

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • Have the sewer line scoped for defects from the house to the street, Alley or Septic connection.

**Task:** Further evaluation

# SUMMARY

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Interior

### DOORS \ Glass (glazing)

**Condition:** • Cracked

**Implication(s):** Glass breaking | Physical injury

**Location:** South Interior Dining Room

**Task:** Repair

## Chimney

### CHIMNEY CROWN \ Condition

**Condition:** • Cracked

Chimney cap cracked and improper spark screen.

**Location:** East Exterior

**Task:** Repair

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPLIANCES

KITCHEN

BATHROOM

CHIMNEY

APPENDIX

REFERENCE

## Description

**Sloped roofing material:** • Wood shingles/shakes

**Roof Shape:** • Gable

## Limitations

**Inspection performed:** • Roof inspection was performed with a drone. This is a limited inspection and a further inspection should be done by a licensed roofer. .

## Recommendations

### RECOMMENDATIONS \ General

**1. Condition:** • Drone roof inspections are restricted in areas labeled as "No Fly Zones" by the FAA, local, state, tribal, and territorial government entities who have rights to regulate where drones are allowed to take off and land. Drone inspection can only be performed when the temperature is between 32-104 degrees. Drone roof inspections are also limited when winds are 10 - 15 miles per hour or higher.

### SLOPED ROOFING \ Wood shingles and shakes

**2. Condition:** • Old, worn out

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

**Location:** South Exterior Roof

**Task:** Repair

### Curling, cupping and splitting wood shingles



# ROOFING

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			



*Old, worn out*



# EXTERIOR

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

- Gutter & downspout material:** • Aluminum
- Gutter & downspout type:** • Eave mounted
- Downspout discharge:** • Above grade
- Lot slope:** • Away from building
- Soffit (underside of eaves) and fascia (front edge of eaves):** • Wood
- Wall surfaces and trim:** • Wood
- Driveway:** • Concrete
- Walkway:** • Concrete
- Deck:** • Ground level
- Exterior steps:** • Wood
- Garage:** • Attached

## Recommendations

- WALLS \ Wood siding**
- 3. Condition:** • Paint or stain - needed
- Implication(s):** Shortened life expectancy of material
- Location:** North Exterior
- Task:** Repair

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

- Configuration:** • Basement
- Foundation material:** • Poured concrete
- Floor construction:** • Joists
- Exterior wall construction:** • Wood frame
- Roof and ceiling framing:** • Ceiling Joists

## Limitations

- Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report
- Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### FOUNDATIONS \ General notes

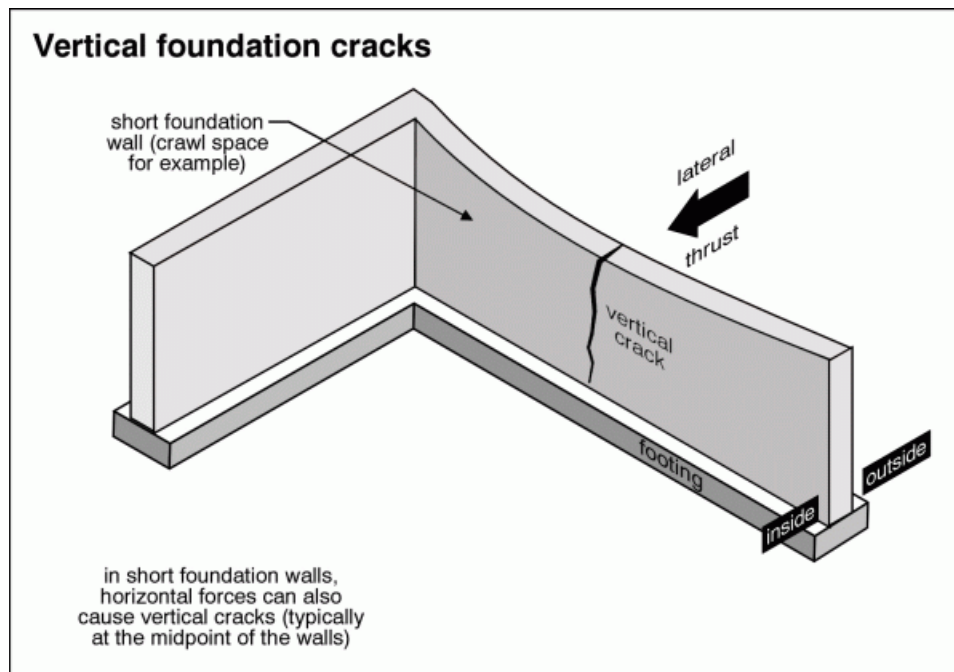
**4. Condition:** • Cracked

Have structural engineer inspect.

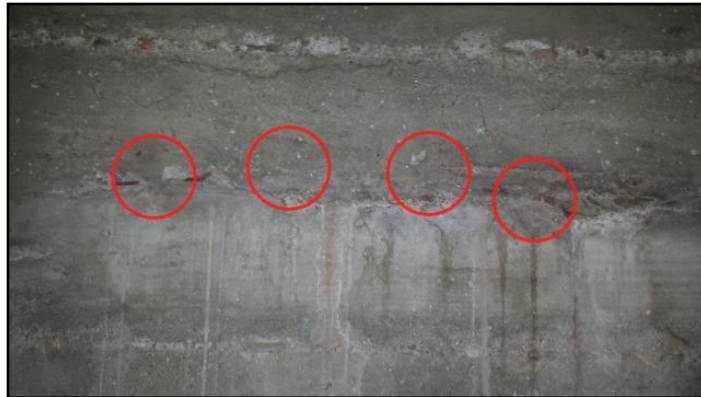
**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure

**Location:** North Crawl Space

**Task:** Further evaluation



SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			



*Cracked*

### **ROOF FRAMING \ Sheathing (roof/attic)**

**5. Condition:** • Fire damage

Fire damage to attic, further evaluation by structural engineer.

**Implication(s):** Weakened structure

**Location:** Attic

**Task:** Further evaluation



*Fire damage*

### **ROOF FRAMING \ Attic/roof space**

**6. Condition:** • Dryer vent disconnected in attic. This will allow excess water vapor and dryer lint to enter attic.

**Location:** East Attic

**Task:** Repair

# ELECTRICAL

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

- Service entrance cable and location:** • Overhead
- Main disconnect/service box type and location:** • Breakers
- Distribution panel type and location:** • Breakers - garage
- Auxiliary panel (subpanel) rating:** • 125 Amps
- Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present
- Smoke alarms (detectors):** • Present
- Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

- System ground:** • Quality of ground not determined
- Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

# HEATING

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPLIANCES

KITCHEN

BATHROOM

CHIMNEY

APPENDIX

REFERENCE

## Description

**Heating system type:** • Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:** • American Standard

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 140,000 BTU/hr

**Efficiency:** • Mid-efficiency

**Exhaust venting method:** • Forced draft

**Approximate age:** • 18 years

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:** • Exterior wall

**Fireplace/stove:** • Gas fireplace

**Chimney/vent:** • Masonry

## Limitations

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected

**Heat loss calculations:** • Not done as part of a building inspection

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

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Heat exchangers • Heating systems using ground source, water source, solar, and renewable energy technology

## Recommendations

### FURNACE \ Life expectancy

**7. Condition:** • Near end of life expectancy

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

**Task:** Further evaluation

### FIREPLACE \ Gas fireplace or gas logs

**8. Condition:** • Glass on the fireplace is stained. This is commonly caused by improper air gas mixtures. Further evaluation is recommended.

Very orange flames and stained glass.

**Location:** First Floor Family Room

**Task:** Repair

# COOLING & HEAT PUMP

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Air conditioning type:** • Air cooled  
**Manufacturer:** • American Standard  
**Cooling capacity:** • 2.5 Tons  
**Compressor type:** • Electric  
**Compressor approximate age:** • 16 years  
**Typical life expectancy:** • 10 to 15 years

## Recommendations

### AIR CONDITIONING \ Life expectancy

**9. Condition:** • Near end of life expectancy  
**Implication(s):** Equipment failure | Reduced comfort  
**Location:** Exterior  
**Task:** Further evaluation

### AIR CONDITIONING \ Compressor

**10. Condition:** • Fins damaged. Have them repaired.  
**Location:** East Exterior  
**Task:** Repair or replace

# INSULATION AND VENTILATION

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Attic/roof insulation material:** • Glass fiber

**Attic/roof ventilation:** • Roof and soffit vents

## Limitations

**Attic inspection performed:** • From access hatch. This is a limited an inspection and further evaluation is recommended.

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

**Not included as part of a building inspection:** • Insulation cannot be disturbed

# PLUMBING

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

SITE INFO

APPLIANCES

KITCHEN

BATHROOM

CHIMNEY

APPENDIX

REFERENCE

## Description

**Service piping into building:** • Copper  
**Supply piping in building:** • Copper  
**Main water shut off valve at the:** • Basement  
**Water flow and pressure:** • Water pressure is between 45-50 psi  
**Water heater type:** • Conventional  
**Water heater fuel/energy source:** • Gas  
**Water heater manufacturer:** • Bradford White  
**Water heater approximate age:** • 5 years  
**Water heater typical life expectancy:** • 8 to 12 years  
**Waste and vent piping in building:** • ABS plastic  
**Pumps:** • Sump pump  
**Floor drain location:** • Near heating system  
**Gas piping material:** • Gas line is black pipe  
**Main gas shut off valve location:** • Gas meter

## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features, Pools, Ponds  
**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.  
**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Septic systems

## Recommendations

### **WASTE PLUMBING \ Drain piping - installation**

**11. Condition:** • Nonstandard materials and patches

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** First Floor Bathroom

**Task:** Repair or replace



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			



*Nonstandard materials and patches*

**WASTE PLUMBING \ Drain piping - performance**

**12. Condition:** • Have the sewer line scoped for defects from the house to the street, Alley or Septic connection.

**Task:** Further evaluation

# INTERIOR

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Major floor finishes:** • Carpet • Hardwood • Laminate

**Major wall finishes:** • Gypsum board

**Major ceiling finishes:** • Gypsum board

**Windows:** • Fixed • Single/double hung

**Glazing:** • Double

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

**Doors:** • Inspected

**Laundry facilities:** • Washer • Laundry tub

**Laundry room ventilation:** • Clothes dryer vented to exterior • Exhaust fan

**Inventory Garage Door Opener:** • Chamberlain

## Limitations

**Not included as part of a building inspection:** • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

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

**Crawlspace leakage:** • Cannot predict how often or how badly crawlspace will leak

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

**DOORS \ Glass (glazing)**

**13. Condition:** • Cracked

**Implication(s):** Glass breaking | Physical injury

**Location:** South Interior Dining Room

**Task:** Repair

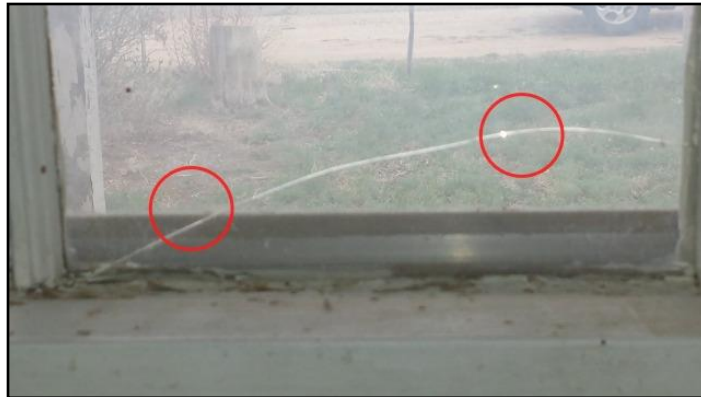
# INTERIOR

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbsinspections.com](http://www.rbsinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			



*Cracked*

# SITE INFO

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Weather:** • Partly sunny

**Approximate temperature:** • 50°

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

**Access to home provided by:** • Buyer's agent

**Occupancy:** • The home was occupied at the time of the inspection.

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

**Approximate inspection Start time:** • The inspection started at 1:00 p.m.

**Approximate inspection End time:** • The inspection ended at 4:00 p.m.

**Approximate age of home:** • 42 years

**Approximate date of construction:** • 1979

**Approximate size of home:** • 2300 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

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

**Area:** • Suburb

# APPLIANCES

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Range:** • Electric

**Exhaust fan/range hood:** • Discharge to exterior

**Dishwasher:** • Under-counter

**Microwave oven:** • Over-the-range

**Doorbell:** • Wired type

# KITCHEN

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Counter Type:** • Formica

**Range/ Cooktop:** • Electric

**Number of Ovens:** • 1

**Hood/ Fan:** • Appears Functional

**Dishwasher:** • High loop method

**Garbage Disposal:** • Appears Functional

**Plumbing:** • Appears Functional

# BATHROOM

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Description

**Floors:** • First floor tile

**Electrical:** • GFCI outlet is operational in Master Bath

**Cabinet:** • Master wood • First floor wood

**Sink/Basin:** • Master composite • First floor composite

**Tub:** • Master bath tub is steel • 1st floor tub is steel

**Shower:** • Master bathroom has a shower stall. • 1st floor bathroom has a tub/shower

**Tub surround:** • Master bathroom tub surround is tile. • 1st floor bathroom has a tile tub surround.

**Toilet:** • Master bathroom has a low flush toilet. • 1st floor hall bathroom has a low flush toilet.

**Heat source:** • Master bathroom has a heat register. • 1st floor hall bathroom has a heat register.

**Ventilation:** • Master bathroom has a fan for ventilation • 1st floor bathroom has a fan for ventilation.

# CHIMNEY

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

## Recommendations

### CHIMNEY CROWN \ Condition

**14. Condition:** • Cracked

Chimney cap cracked and improper spark screen.

**Location:** East Exterior

**Task:** Repair

**END OF REPORT**



# APPENDIX

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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



AMERICAN  
SOCIETY  
OF HOME  
INSPECTORS

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

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

TABLE OF CONTENTS	
	Page
ASHI Standard of Practice for Home Inspections . . . . .	1
Section Description	
1. Introduction . . . . .	2
2. Purpose and Scope . . . . .	2
3. Structural Components . . . . .	2
4. Exterior . . . . .	2
5. Roofing . . . . .	3
6. Plumbing . . . . .	3
7. Electrical . . . . .	3
8. Heating . . . . .	4
9. Air Conditioning . . . . .	4
10. Interiors . . . . .	4
11. Insulation and Ventilation . . . . .	5
12. Fireplaces and Fuel Burning Appliances . . . . .	5
13. General Limitations and Exclusions . . . . .	5
14. Glossary of Italicized Terms . . . . .	7
Code of Ethics for the Home Inspection Profession . . . . .	8

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

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

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

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

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

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

Distribution of this material is not an indication of ASHI® Membership. To find an ASHI inspector, go to "Find an Inspector" at [www.ashi.org](http://www.ashi.org). To obtain additional copies or request permission to reprint The ASHI® Standards of Practice for Home Inspections and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®  
 932 Lee Street, Suite 101  
 Des Plaines, IL 60016

800-743-ASHI/2744

No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the publisher.

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

**ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS**

**1. INTRODUCTION**

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

**2. PURPOSE AND SCOPE**

- 2.1 The purpose of this document is to establish a minimum standard (Standard) for home inspections performed by home inspectors who subscribe to this Standard. Home inspections performed using this Standard are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection.
- 2.2 The inspector shall:
  - A. inspect readily accessible, visually observable, installed systems and components listed in this Standard.
  - B. provide the client with a written report, using a format and medium selected by the inspector, that states:
    - 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
    - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
    - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
    - 4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.
  - C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.
- 2.3 This Standard is not intended to limit the inspector from:
  - A. including other services or systems and components in addition to those required in Section 2.2.A.
  - B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
  - C. excluding systems and components from the inspection if requested or agreed to by the client.

**3. STRUCTURAL COMPONENTS**

- 3.1 The inspector shall:
  - A. inspect structural components including the foundation and framing.
  - B. describe:
    - 1. the methods used to inspect *under-floor crawlspaces* and attics.
    - 2. the foundation.
    - 3. the floor structure.
    - 4. the wall structure.
    - 5. the ceiling structure.
    - 6. the roof structure.
- 3.2 The inspector is NOT required to:
  - A. provide engineering or architectural services or analysis.
  - B. offer an opinion about the adequacy of structural systems and components.
  - C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.
  - D. traverse attic load-bearing components that are concealed by insulation or by other materials.

**4. EXTERIOR**

- 4.1 The inspector shall:
  - A. inspect:
    - 1. wall coverings, flashing, and trim.
    - 2. exterior doors.
    - 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
    - 4. eaves, soffits, and fascias where accessible from the ground level.
    - 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
    - 6. adjacent and entryway walkways, patios, and driveways.
  - B. describe wall coverings.

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

- 4.2 The inspector is NOT required to inspect:
- A. screening, shutters, awnings, and similar seasonal accessories.
  - B. fences, boundary walls, and similar structures.
  - C. geological and soil conditions.
  - D. recreational facilities.
  - E. outbuildings other than garages and carports.
  - F. seawalls, break-walls, and docks.
  - G. erosion control and earth stabilization measures.

- B. describe:
- 1. interior water supply, drain, waste, and vent piping materials.
  - 2. water heating equipment including energy source(s).
  - 3. location of main water and fuel shut-off valves.

## 5. ROOFING

- 5.1 The inspector shall:
- A. inspect:
    - 1. roofing materials.
    - 2. roof drainage systems.
    - 3. flashing.
    - 4. skylights, chimneys, and roof penetrations.
  - B. describe:
    - 1. roofing materials.
    - 2. methods used to inspect the roofing.
- 5.2 The inspector is NOT required to inspect:
- A. antennas.
  - B. interiors of vent systems, flues, and chimneys that are not readily accessible.
  - C. other installed accessories.

- 6.2 The inspector is NOT required to:
- A. inspect:
    - 1. clothes washing machine connections.
    - 2. interiors of vent systems, flues, and chimneys that are not readily accessible.
    - 3. wells, well pumps, and water storage related equipment.
    - 4. water conditioning systems.
    - 5. solar, geothermal, and other renewable energy water heating systems.
    - 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
    - 7. septic and other sewage disposal systems.
  - B. determine:
    - 1. whether water supply and sewage disposal are public or private.
    - 2. water quality.
    - 3. the adequacy of combustion air components.
  - C. measure water supply flow and pressure, and well water quantity.
  - D. fill shower pans and fixtures to test for leaks.

## 6. PLUMBING

- 6.1 The inspector shall:
- A. inspect:
    - 1. interior water supply and distribution systems including fixtures and faucets.
    - 2. interior drain, waste, and vent systems including fixtures.
    - 3. water heating equipment and hot water supply systems.
    - 4. vent systems, flues, and chimneys.
    - 5. fuel storage and fuel distribution systems.
    - 6. sewage ejectors, sump pumps, and related piping.

## 7. ELECTRICAL

- 7.1 The inspector shall:
- A. inspect:
    - 1. service drop.
    - 2. service entrance conductors, cables, and raceways.
    - 3. service equipment and main disconnects.
    - 4. service grounding.
    - 5. interior components of service panels and subpanels.
    - 6. conductors.
    - 7. overcurrent protection devices.
    - 8. a representative number of installed lighting fixtures, switches, and receptacles.
    - 9. ground fault circuit interrupters and arc fault circuit interrupters.

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

## 8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

## 9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

## 10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

- E. central vacuum systems.
- F. recreational facilities.
- G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- I. operate, or confirm the operation of every control and feature of an inspected appliance.

### 11. INSULATION AND VENTILATION

#### 11.1 The inspector shall:

##### A. inspect:

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

##### B. describe:

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

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

### 12. FIREPLACES AND FUEL-BURNING APPLIANCES

#### 12.1 The inspector shall:

##### A. inspect:

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

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

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

##### A. inspect:

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

- 5. mantles and fireplace surrounds.
  - 6. combustion air components and to determine their adequacy.
  - 7. heat distribution assists (gravity fed and fan assisted).
  - 8. fuel-burning fireplaces and appliances located outside the inspected structures.
- B. determine draft characteristics.
- C. move fireplace inserts and stoves or firebox contents.

### 13. GENERAL LIMITATIONS AND EXCLUSIONS

#### 13.1 General limitations

- A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. Inspections performed using this Standard:
  - 1. are not technically exhaustive.
  - 2. are not required to identify and to report:
    - a. concealed conditions, latent defects, consequential damages, and
    - b. cosmetic imperfections that do not significantly affect a component's performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

#### 13.2 General exclusions

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

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

- 8. compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
  - 9. the market value of the property and its marketability.
  - 10. the advisability of purchasing the property.
  - 11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
  - 12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
  - 13. the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
  - 14. operating costs of systems and components.
  - 15. acoustical properties of systems and components.
  - 16. soil conditions relating to geotechnical or hydrologic specialties.
  - 17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.
- B. The inspector is NOT required to offer:
- 1. or to perform acts or services contrary to law or to government regulations.
  - 2. or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
  - 3. or to perform trades or professional services other than home inspection.
  - 4. warranties or guarantees.
- C. The inspector is NOT required to operate:
- 1. systems and components that are shut down or otherwise inoperable.
  - 2. systems and components that do not respond to normal operating controls.
  - 3. shut-off valves and manual stop valves.
  - 4. automatic safety controls.
- D. The inspector is NOT required to enter:
- 1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
  - 2. *under-floor crawlspaces* and attics that are not readily accessible.
- E. The inspector is NOT required to inspect:
- 1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
  - 2. items that are not installed.
  - 3. installed decorative items.
  - 4. items in areas that are not entered in accordance with 13.2.D.
  - 5. detached structures other than garages and carports.
  - 6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
  - 7. every occurrence of multiple similar components.
  - 8. outdoor cooking appliances.
- F. The inspector is NOT required to:
- 1. perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
  - 2. describe or report on systems and components that are not included in this Standard and that were not inspected.
  - 3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
  - 4. dismantle systems and components, except as explicitly required by this Standard.
  - 5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard.
  - 6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
  - 7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

#### 14. GLOSSAR OF ITALICI ED TERMS

**Automatic Safety Controls** Devices designed and installed to protect systems and components from unsafe conditions

**Component** A part of a system

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

**Describe** To identify (in writing) a system and component by its type or other distinguishing characteristics

**Dismantle** To take apart or remove components, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

**Engineering** The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

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

**Home Inspection** The process by which an inspector visually examines the readily accessible systems and components of a home and describes those systems and components using this Standard

**Inspect** The process of examining readily accessible systems and components by (1) applying this Standard, and (2) operating normal operating controls, and (3) opening readily openable access panels

**Inspector** A person hired to examine systems and components of a building using this Standard

**Installed** Attached such that removal requires tools

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

**Readily Accessible** Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

**Readily Openable Access Panel** A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be opened by one person, and is not sealed in place

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

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

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

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

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

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

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

**Under-floor Crawlspace** The area within the confines of the foundation and between the ground and the underside of the floor

**Unsafe** A condition in a readily accessible, installed system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

**Wall Covering** A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

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

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



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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



## 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.

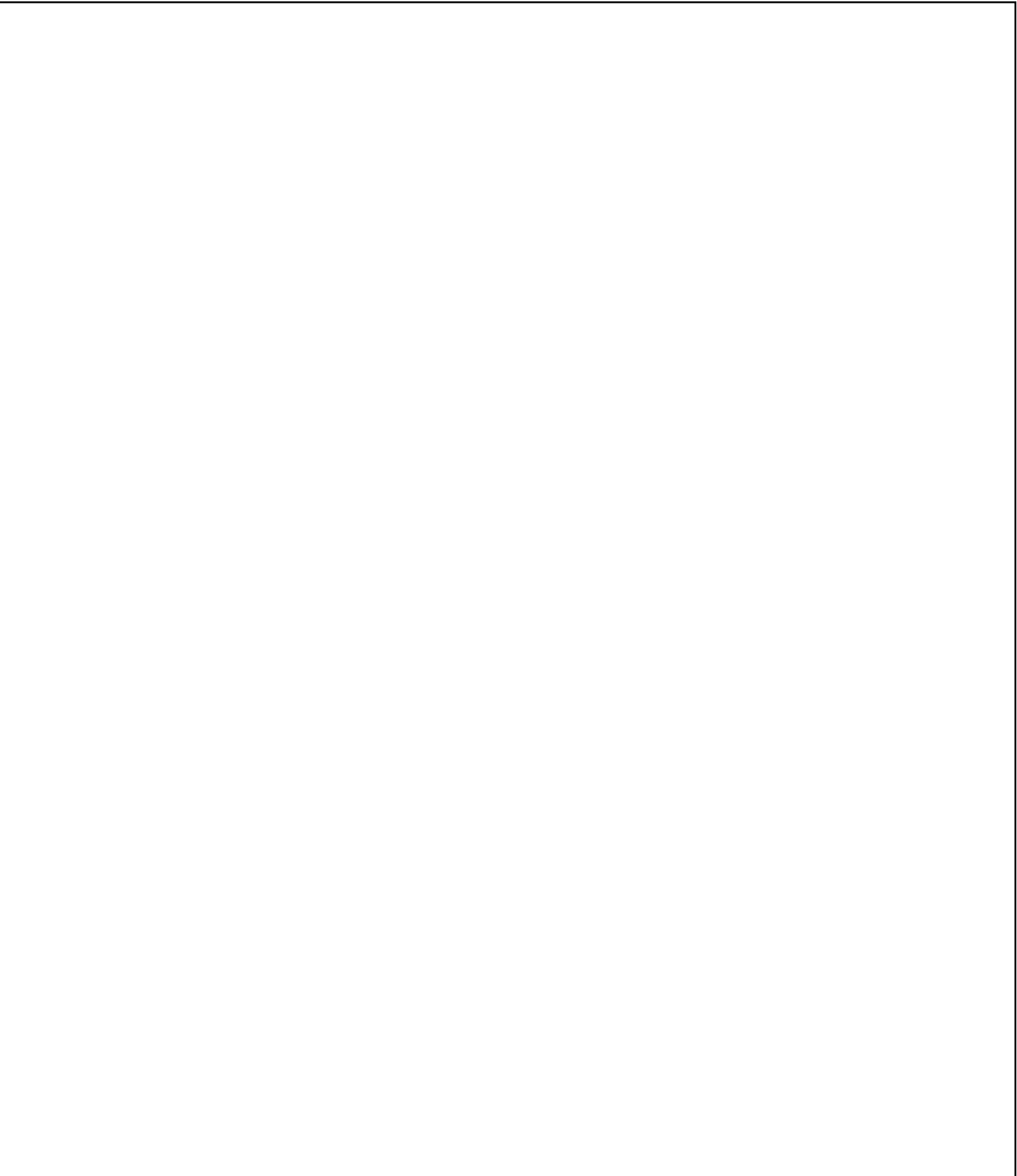
# APPENDIX

Sample Report, Aurora, CO January 24, 2025

Report No. 7612

[www.rbskinspections.com](http://www.rbskinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPLIANCES	KITCHEN	BATHROOM	CHIMNEY	APPENDIX	REFERENCE			

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

