

# Confidential Inspection Report

LOCATED AT:

CHERRY VALLEY, CA 92223

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:



Inspector, Robert Gutierrez NACHI22041116  
New Horizons Home Inspection LLC

CHERRY VALLEY, CA 92223

Dear ,

We have enclosed the report for the property inspection we conducted for you on Saturday,  
at:

CHERRY VALLEY, CA 92223

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Robert Gutierrez  
New Horizons Home Inspection LLC



# Table of Contents

Introduction.....	4
Introductory Notes.....	5
Air Conditioning.....	5
Heat.....	6
Electrical System.....	11
Interior.....	15
Insulation/Energy.....	20
Plumbing.....	22
Roofing.....	26
Structure.....	30
Water Heater.....	31
Exterior/Site/Ground.....	35
Attic.....	44
Bathroom.....	48
Bedroom.....	56
Dining Room/Area.....	60
Entry Area/Hall.....	61
Garage.....	63
Hallway.....	64
Kitchen.....	65
Laundry Area.....	69
Living Room.....	70
Locations of Emergency Controls.....	72
Environmental Concerns.....	74
InterNACHI Standards of Practice.....	75

## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the National Association of Certified Home Inspectors. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard National Association of Certified Home Inspectors contract provided by the inspector who prepared this report.

# Introductory Notes

## ORIENTATION

For purposes of identification and reporting, the front of this building faces west.



## NOTES

Bedrooms: 3

Bathrooms: 2

Square Footage: 1962

Year Built: 1968

Age: 55 years

Temperature: 40s to 50s

Weather: Sunny

## Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

**BASIC INFORMATION**

Type of system: Window and/or wall units. Not reviewed/inspected



Number of units: 2

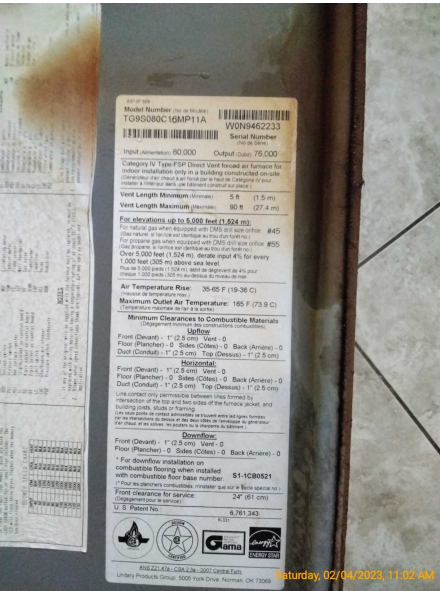
**Heat**

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

**Forced Hot Air**

**BASIC INFORMATION**

Manufacturer: York



Model: TG9S080C16MP11A

Age: 12 years old

Furnace location: Hall closet



Energy source: Natural gas

Furnace btu input rating: 80,000 btu's

Filter size: 20 x 25 x 1 inch



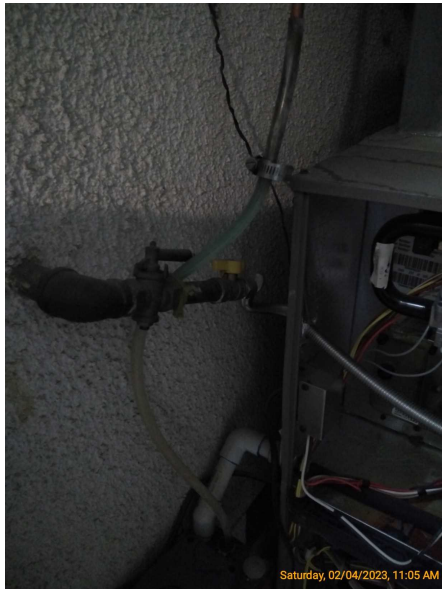
## SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.



## **GAS SUPPLY**

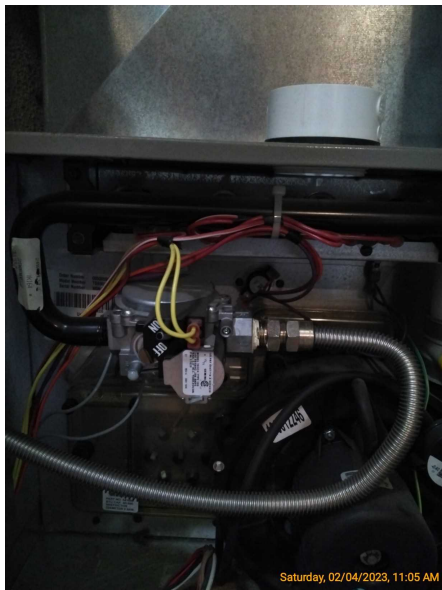
The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.



The gas connector is an approved flexible type in good condition.

## **REGULATOR & CONTROL**

The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.



## **BURNERS**

The burners were inspected and found to be clean and in good working order.

## **HEAT EXCHANGER**

The heat exchanger was inaccessible and could not be visually examined.

## **IGNITION SYSTEM**

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

## **FAN/LIMIT SWITCH**

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appears to be working properly and is in serviceable condition.

## **PLENUM**

The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.



## **AIR FILTERS**

The air filter for the heating unit is a conventional, disposable filter.

## **CLEARANCE**

There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

## VENT

The heating system vent is properly installed and appears in serviceable condition where seen.



## COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

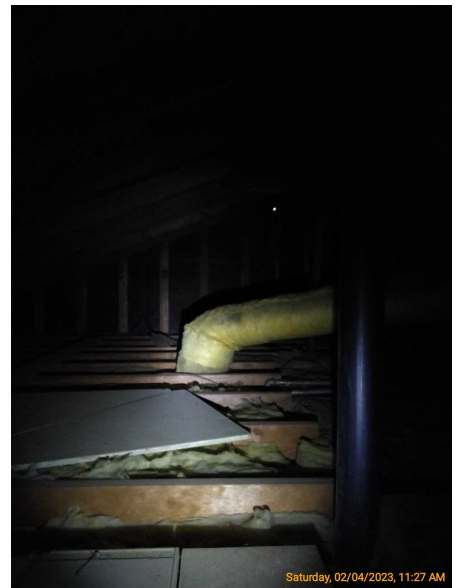
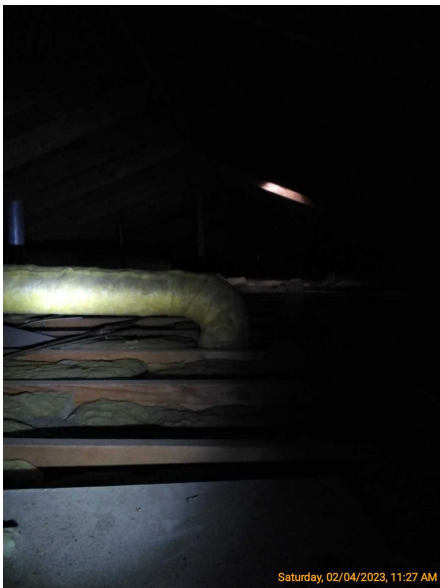
There is adequate combustion air for this heating unit.

## DUCTS

The ducts appear to be properly installed and are in serviceable condition.

## DUCT INSULATION

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.





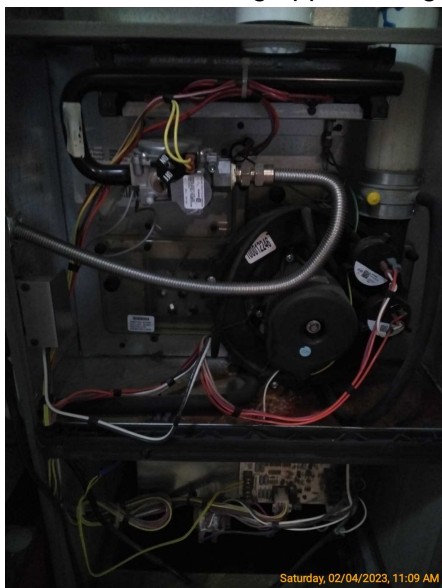
## THERMOSTAT

The thermostat, which is located in the hall, appears to be properly installed and the unit responded to the user controls.



## HVAC WIRING

All accessible wiring appears in good condition.



The HVAC equipment appears to be properly bonded to ground.

## Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of*

wire.

## BASIC INFORMATION

Service entry into building: Overhead service drop

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amperes

System grounding source: Water supply piping and driven copper rod

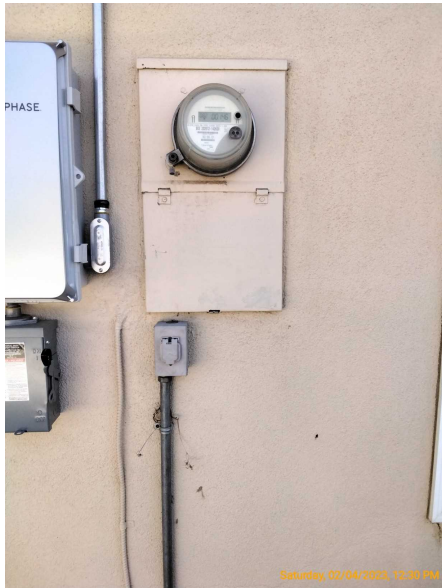
Branch circuit protection: Circuit breakers

Wiring material: Copper wiring where seen

Wiring method: Non-metallic sheathed cable or 'romex'

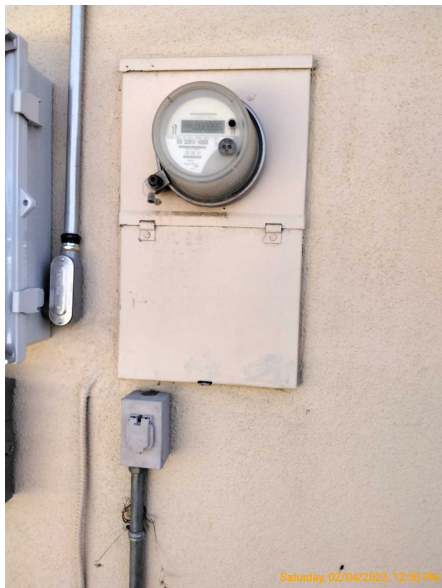
## METER & MAIN

The meter and main electrical service panel are outside on the left side of the building.



## ELECTRIC METER

The electric meter is outside on the left side of the building.



## MAIN SERVICE

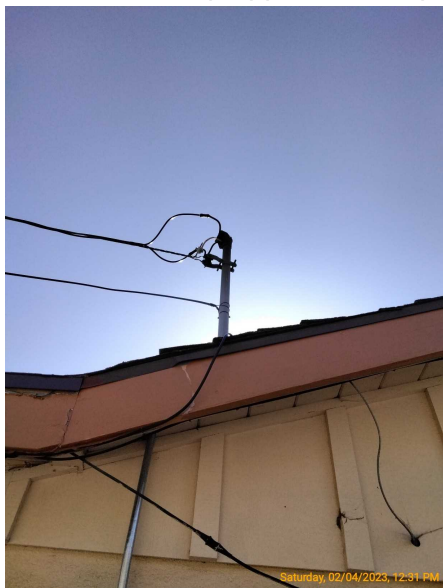
The main electrical service panel is outside on the left side of the building.

## MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

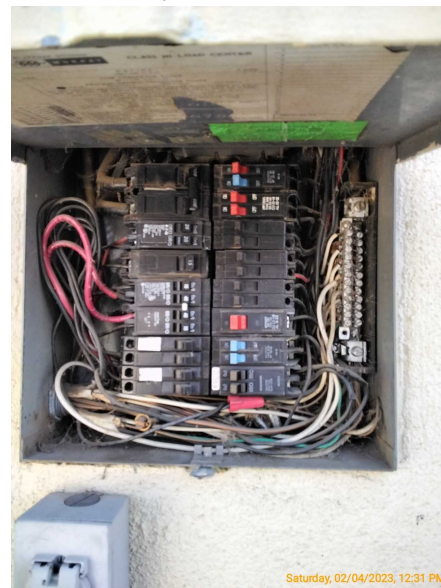
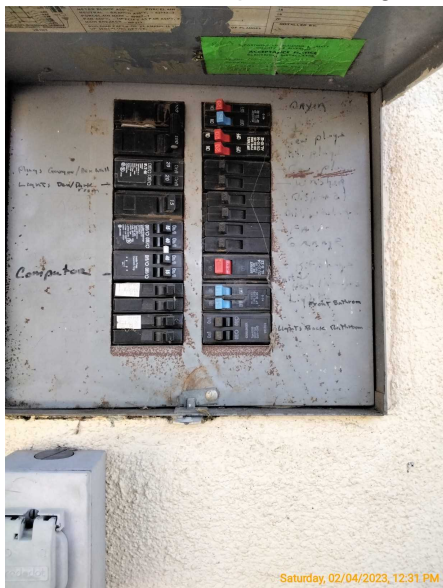
## SERVICE DROP

The service drop appears to be properly installed and in good condition.



## CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.





The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

#### **SERVICE CAPACITY**

The service entrance conductors appear to be #1 Copper providing an ampacity of 150.

Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

#### **SERVICE GROUNDING**

The system and equipment grounding appears to be correct.

#### **BRANCH CIRCUITRY**

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

#### **CONDUCTOR MATERIAL**

The accessible branch circuit wiring in this building is copper.

#### **RECEPTACLES: OVERALL**

Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

#### **SWITCHES: OVERALL**

We checked a representative number of switches and found they were operating and in serviceable condition.

#### **LIGHTS: OVERALL**

The light fixtures in this building are generally in serviceable condition.

#### **GFI PROTECTION**

No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

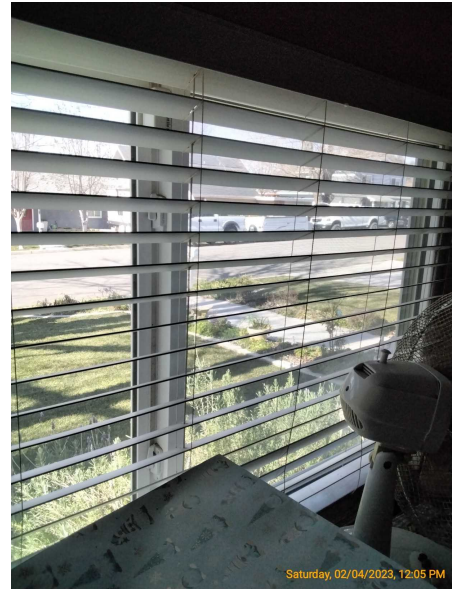
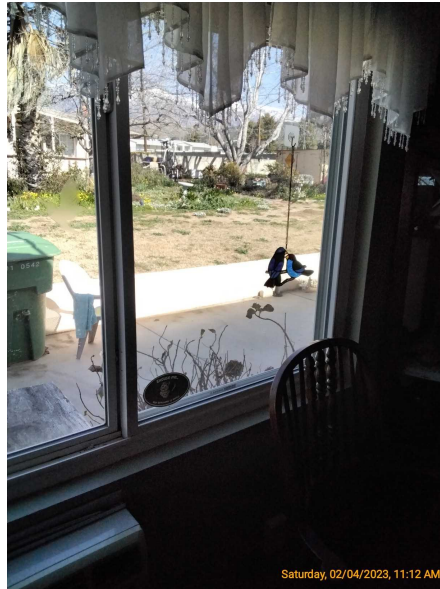
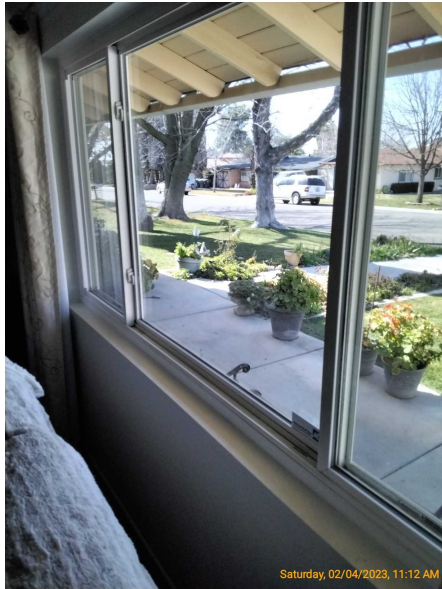


## Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

### BASIC INFORMATION

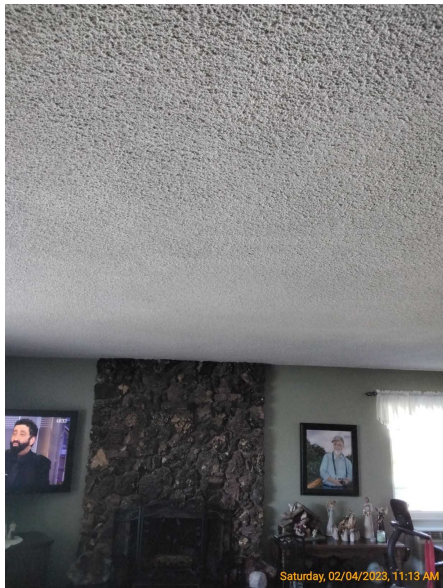
Window material: PVC plastic



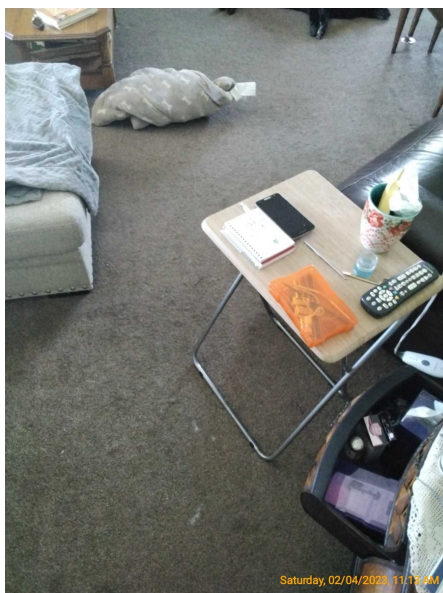
Window type: Horizontal sliding windows

Window glazing: Double pane

Finished ceiling material: Sprayed-on acoustic

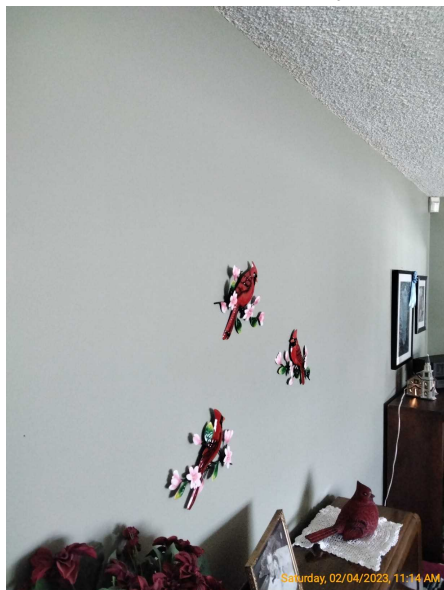


Finished floor material: Combination of carpet and tile.



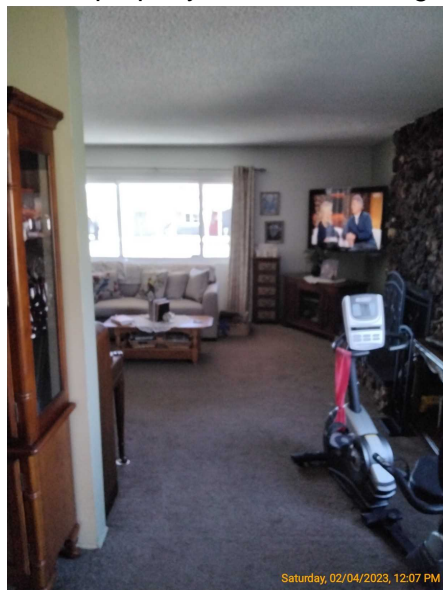
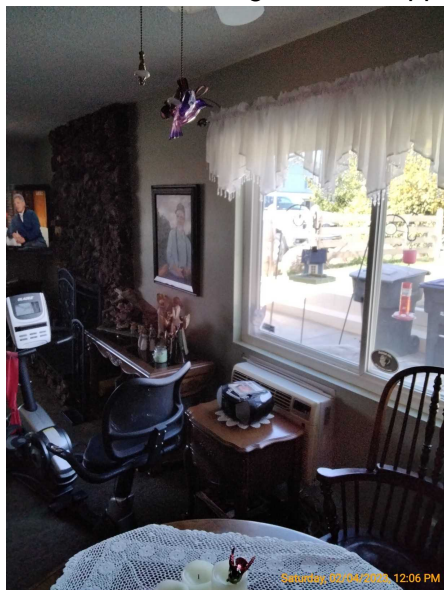


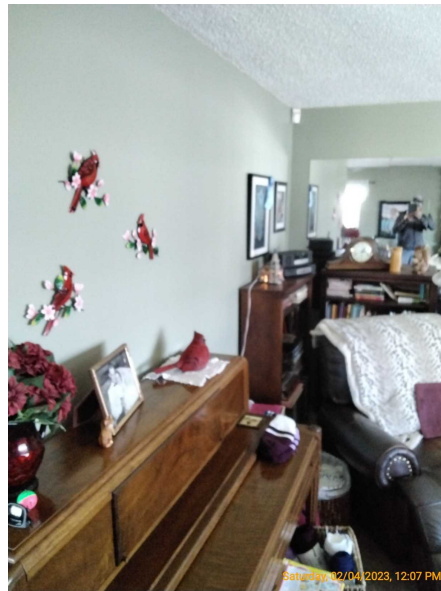
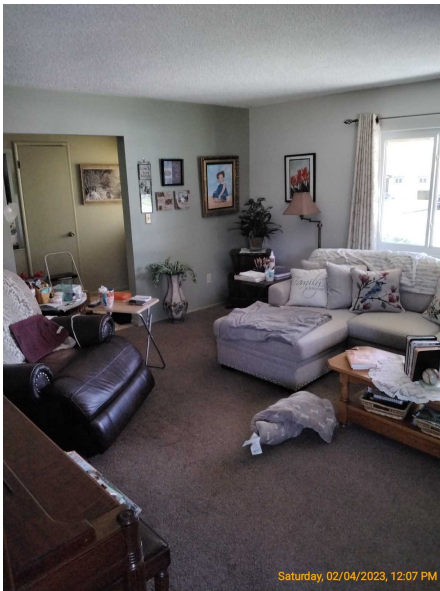
Finished wall material: Drywall



## WALLS & CEILINGS

The wall and ceiling surfaces appear to be properly installed and in good condition.



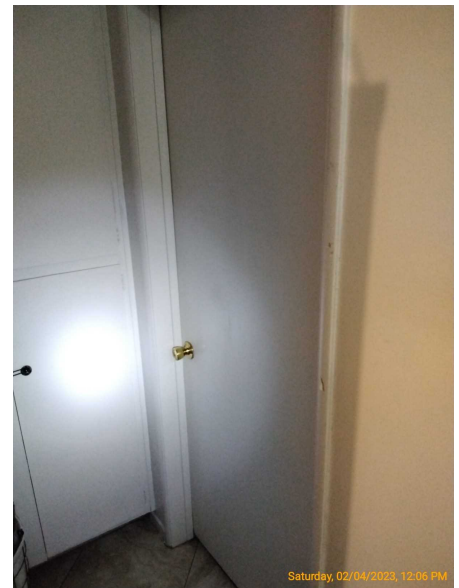


### FLOORS: OVERALL

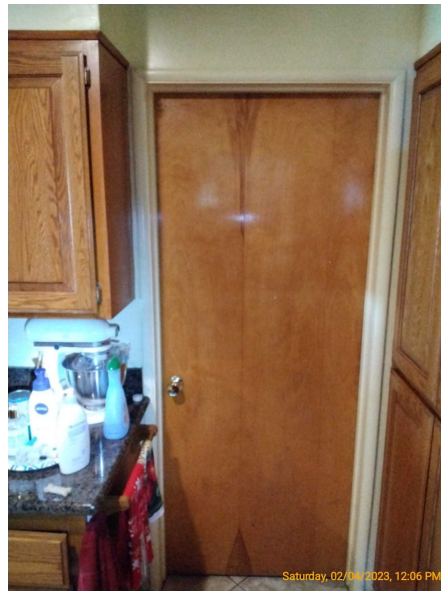
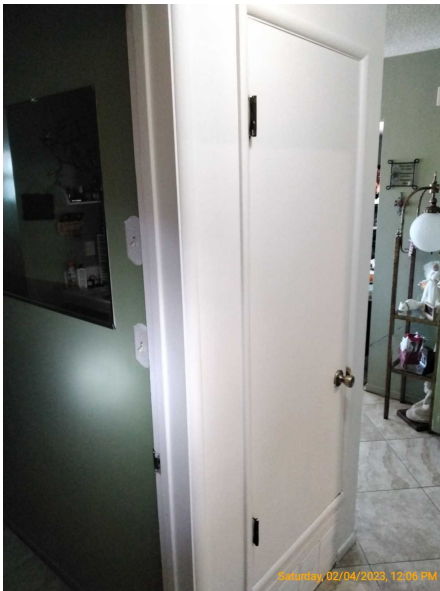
The floors have a good appearance and are in serviceable condition.

### DOORS: OVERALL

The interior doors appear to be properly installed and in good condition.







### **WINDOWS: OVERALL**

The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

### **FIREPLACE**

The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.



Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

Minor cracks and/or erosion are normal and should not be a concern unless or until the bricks become deeply eroded or loose.



We were not able to fully evaluate the fireplace and chimney because of the build-up of soot and/or creosote. We recommend the flue be cleaned and that further inspection be accomplished prior to the close of escrow.

We were not able to fully evaluate the fireplace and chimney because of the build-up of soot. We recommend the flue be cleaned and that further inspection be accomplished prior to the close of escrow.

#### **DETECTORS: OVERALL**

More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

## **Insulation/Energy**

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

#### **ENERGY SAVING ITEMS**

Setback clock thermostat: None installed

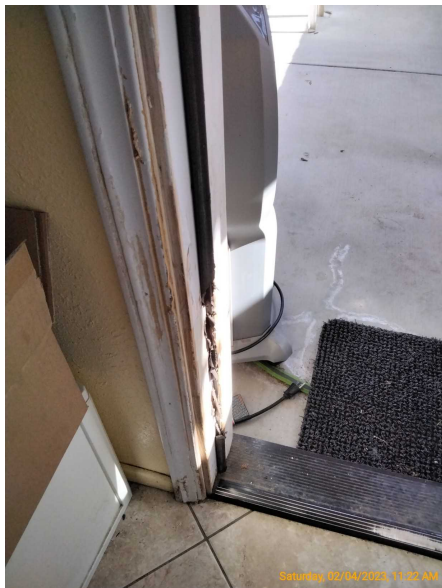
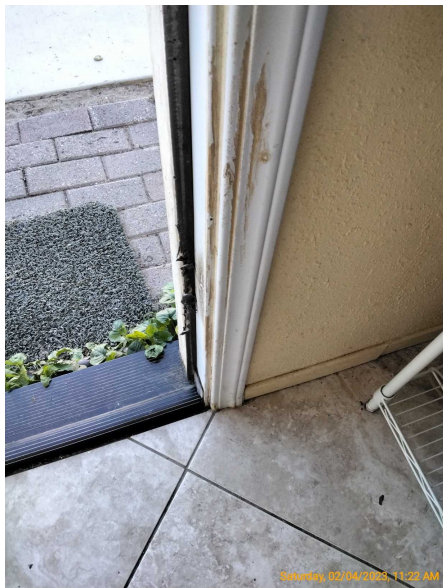
Boiler time clock: None installed

Insulated glass doors: None installed

Insulated glass windows: Installed

Electrical outlet insulation gaskets: None installed

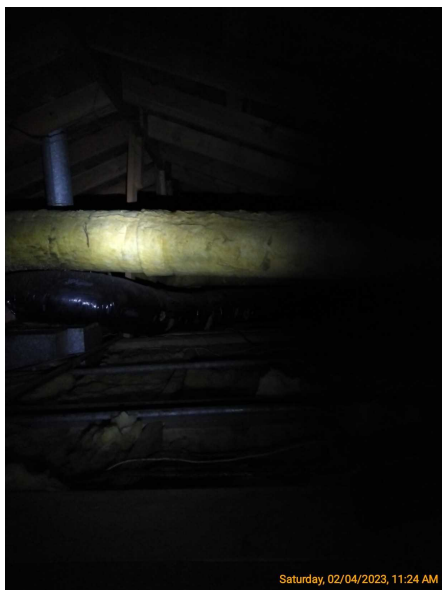
The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.



Window weatherstripping: Installed  
Fireplace damper: Installed

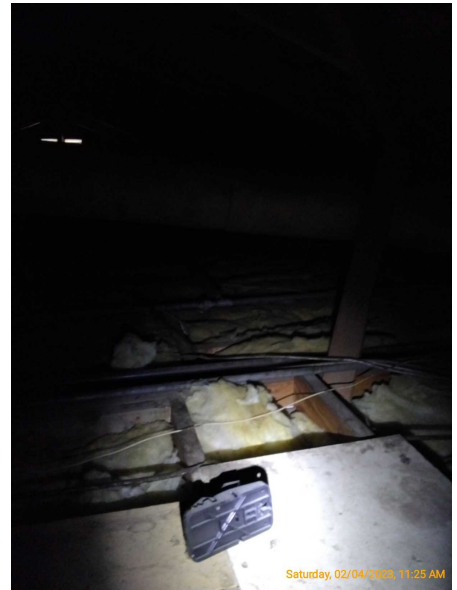
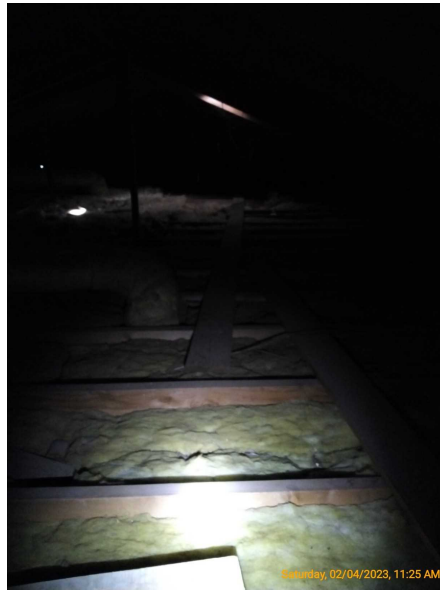
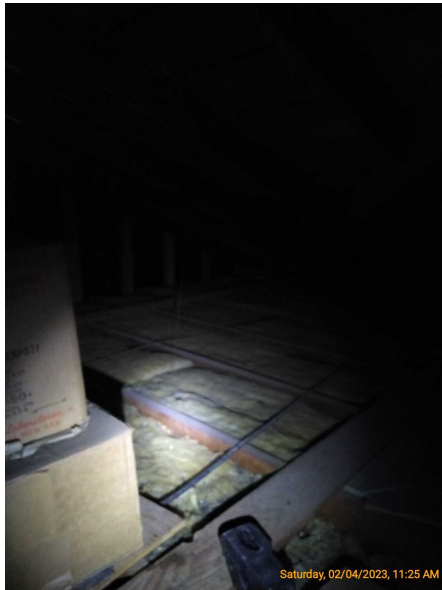
### **GENERAL CONSERVATION**

Low Flow Shower Heads: Installed  
Low Flow Toilets: Installed  
Hot Water Piping Insulation: None Installed  
Hot Water Piping Insulation: Installed  
Water Heater Cold Water Piping Insulation: None Installed  
Water Heater Hot Piping Insulation: None Installed  
Duct Insulation: Installed



## ATTIC INSULATION

The attic has fiberglass batt insulation.



The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

## WALL INSULATION

We were unable to access the wall cavities and/or determine the presence or condition of insulation.

## FLOOR INSULATION

There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

# Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

## BASIC INFORMATION

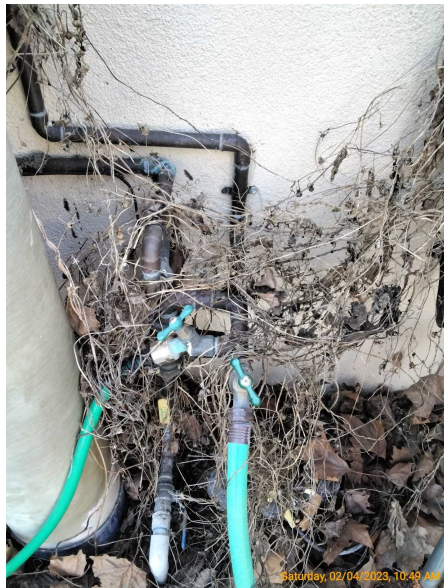
Domestic water source: Public supply

Landscape water source: Public supply

Main water line: Copper



Supply piping: Copper where seen



Waste disposal: Private on-site disposal

Waste piping: Plastic where seen

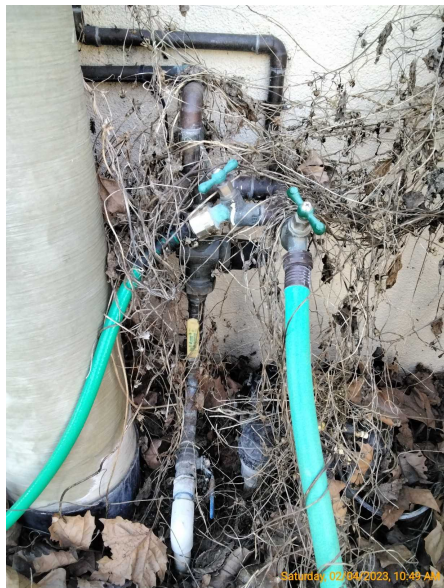
Water pressure: Mid-range of normal water pressure

Other installed systems: Water softener, not inspected



### **WATER SHUTOFF LOCATION**

The domestic water supply main shut-off valve is outside at the northwest corner of the building.



### **MAIN SUPPLY**

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

### **INTERIOR SUPPLY**

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

### **WATER PRESSURE**

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

## REGULATOR

There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator is functioning as designed.



## DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

## SEWER CLEANOUT

The sewer cleanout is located at the rear of the structure.





## VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.



## PRIVATE DISPOSAL

This property uses a private waste disposal system, investigation of which is beyond the scope of this inspection. If accurate service records are not available, it is strongly recommended that the septic tank be pumped and inspected by an expert.

A private waste disposal system is in use on site.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Composition Shingle

### BASIC INFORMATION

Location: Covers whole building

Roof slope: Medium

Material: Asphalt composition shingle

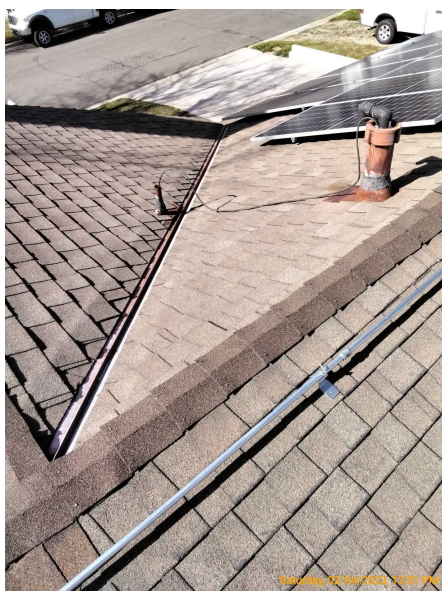
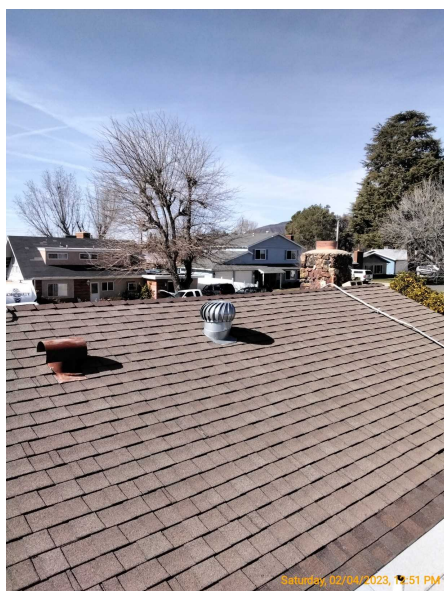
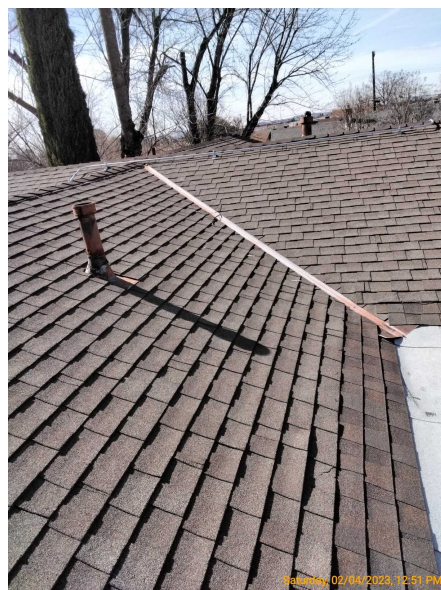
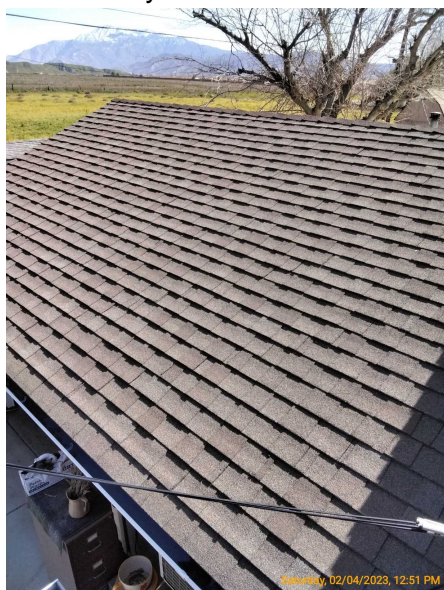
Layers: Single layer

Age: Approximately 20 years old



## INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

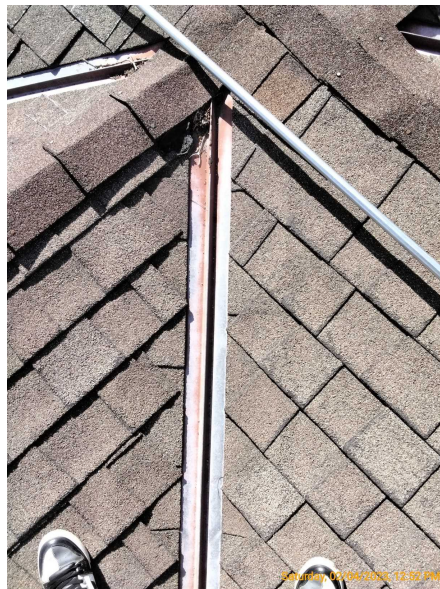






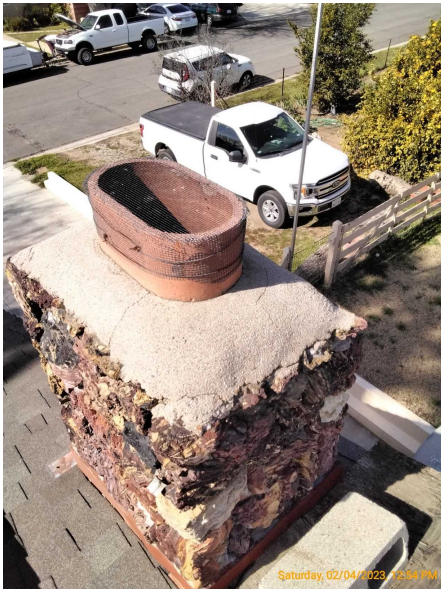
## VALLEY

Several valley flashings are exposed. We recommend they be primed and painted to prevent damage.



## CHIMNEY AT ROOF

There is a spark arrestor above the flue to prevent the escape of hot embers. There is no cap to prevent rain entry, as is now common practice. As an upgrade, we recommend that a combination chimney cap/spark arrestor be installed.



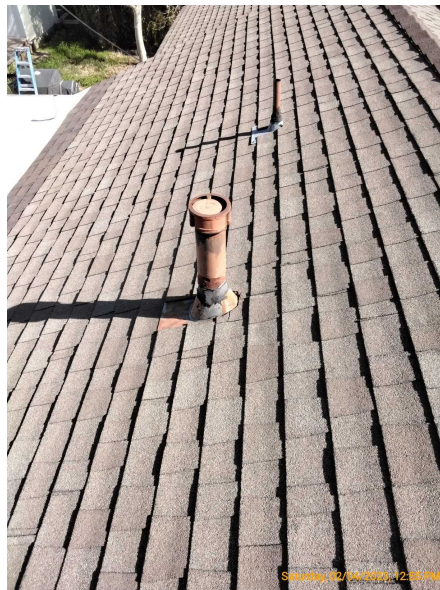
The mortar cap shows signs of minor deterioration and should be repaired during routine property maintenance.





## APPLIANCE VENTS

The appliance vents appear to be properly installed and in serviceable condition.



## SERVICE DROP

The service drop appears to be properly installed and in good condition.

## GUTTERS

Several sections of the gutters are damaged. We recommend repair or replacement.

## DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition.

# Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

## BASIC INFORMATION

Foundation type: Slab-on-grade

Slab material: Poured concrete

Mudsill: Inaccessible, unknown if bolted, nailed or strapped

Exterior wall support: Wood frame

## FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

## MUDSILL

The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

There was no evidence of any cosmetic conditions on the interior or exterior finishes to indicate the need for destructive testing and further inspection.

## WALL FRAMING

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

## ANCHOR BOLTS

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

## MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

## Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

## BASIC INFORMATION

Location: In a hall closet



Energy source: Natural gas

Capacity: 30 gallons

Age: Estimated to be 1 years old

Unit type: Free standing tank

### T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve, however it is not installed properly or it discharges to an unapproved location. We recommend it be repaired and properly installed.



### GAS SUPPLY

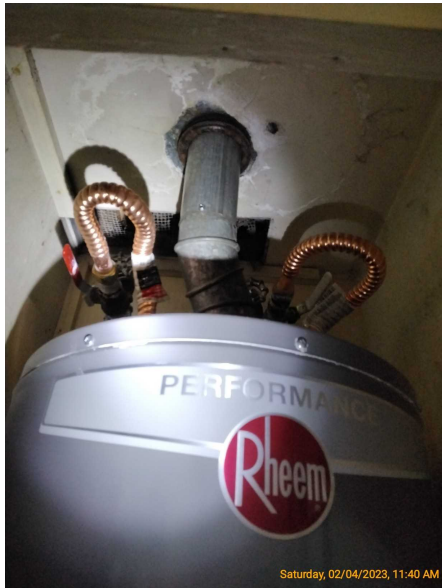
The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

The gas connector is an approved flexible type in good condition.



## **VENTING**

The water heater vent is properly installed and appears in serviceable condition.



## **COMBUSTION AIR**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

The combustion air supply is adequate.

## **IGNITION SYSTEM**

The standing pilot light is controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

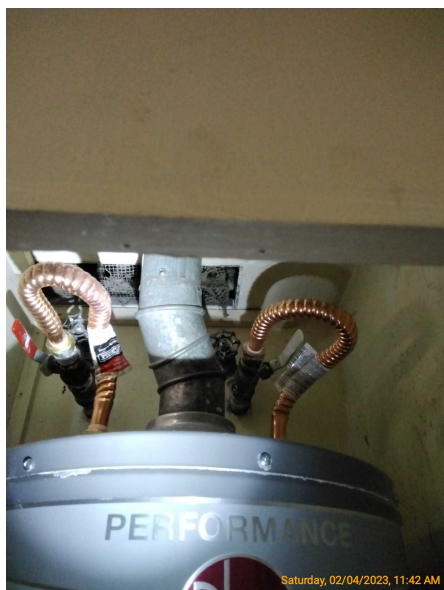
## **BURNERS**

Because of the configuration of this water heater, which is a fully enclosed high efficiency design, the burner is not accessible for inspection.



## WATER CONNECTORS

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.



## SEISMIC RESTRAINT

The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.





## ELEVATION/LOCATION

There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.



## INSULATION

There is no insulation blanket installed. Newer water heaters have built-in insulation to meet rigorous conservation standards. Installation of a blanket can be done but offers very little improvement on the existing efficiency of the unit.

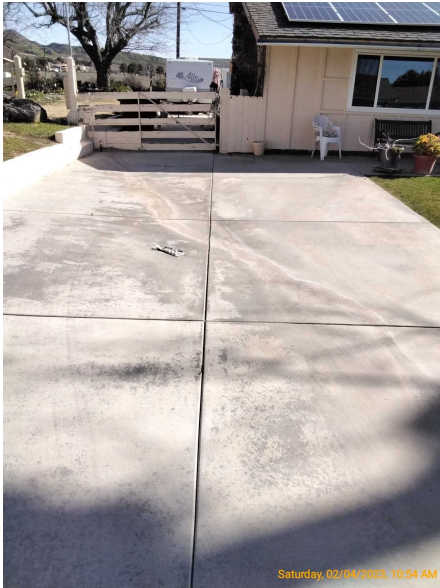
## Exterior/Site/Ground

### BASIC INFORMATION

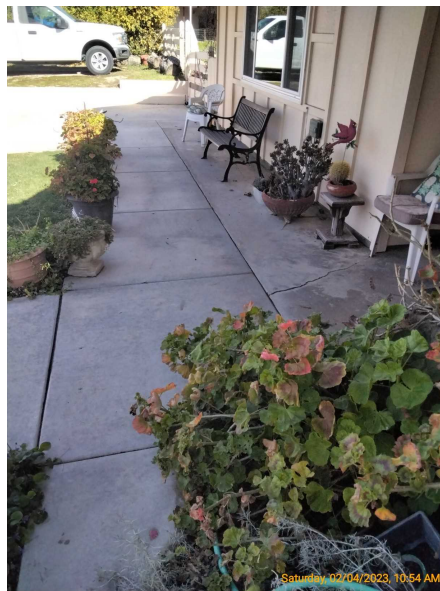
Site grading: Sloped away from structure

General lot topography: Flat lot

Driveway: Concrete on grade



Walkways: Concrete



## Patio: Concrete



## FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

## WATER SHUT-OFF LOCATION

The domestic water supply main shut-off valve is outside at the northwest corner of the building.



## EXTERIOR PLUMBING

The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

## MAIN SUPPLY

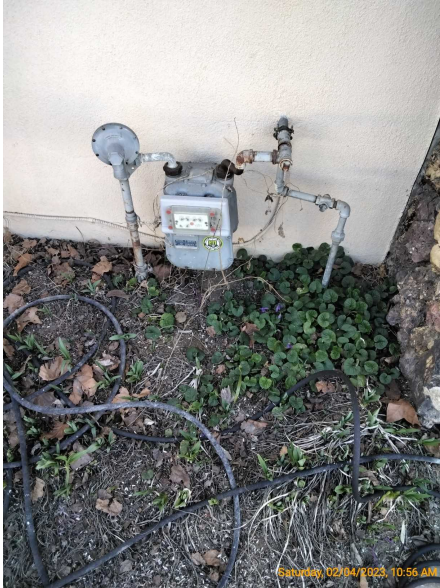
There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

## SEWER CLEANOUT

The sewer cleanout is located at the rear of the structure.

## GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.



## GAS METER LOCATION

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

## SERVICE DROP

The service drop appears to be properly installed and in good condition.





## OUTDOOR RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition.

## WOOD SIDING

The siding appears to be properly installed and in good condition.

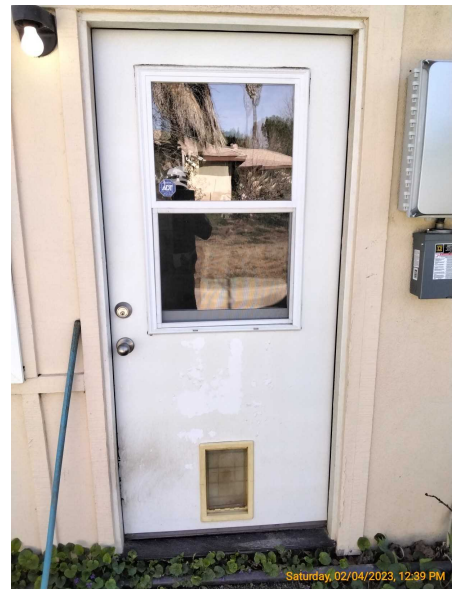
## STUCCO

The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



## DOORS

The exterior doors appear to be properly installed and in serviceable condition.





## WINDOWS

The windows appear to be properly installed and in serviceable condition.



## GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

## DRAINAGE

The exposed portions of the surface drainage system appear to be adequate to handle normal surface runoff and provide for the efficient drainage of the area adjacent to the structure.



## GUTTERS

Several sections of the gutters are damaged. We recommend repair or replacement.



## DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition, with exceptions noted below.

Missing elbow



## DRIVEWAY

The driveway appears to be properly installed and is generally in good condition.

The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.

## WALKWAYS

The walkways appear to be properly installed and are in serviceable condition.

### **PATIO SURFACE**

The patio appears to be installed in a workmanlike manner and is in good condition.

The patio shows normal cracking and/or minor settlement. This does not impact its integrity. No action is indicated.

### **PATIO COVERING**

The patio is covered by a permanent roof surface which is in fair to good condition.

### **CHIMNEY**

The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.



### **TRIM**

The exterior trim appears to be properly installed and is in good condition.

### **FASCIA**

The fascia appears to be properly installed and in good condition.

### **EAVES/SOFFITS**

The eaves and overhangs appear to be properly installed and in good condition.

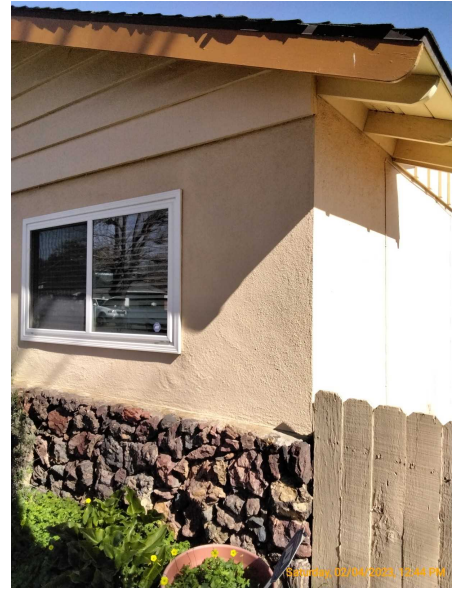
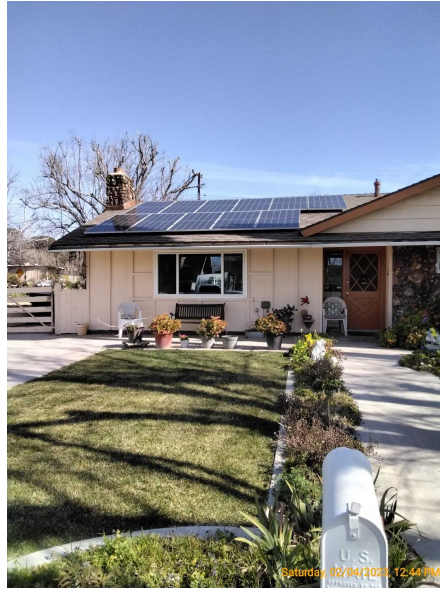
### **PAINT/STAIN**

The exterior finishes are in good condition and have an attractive appearance.

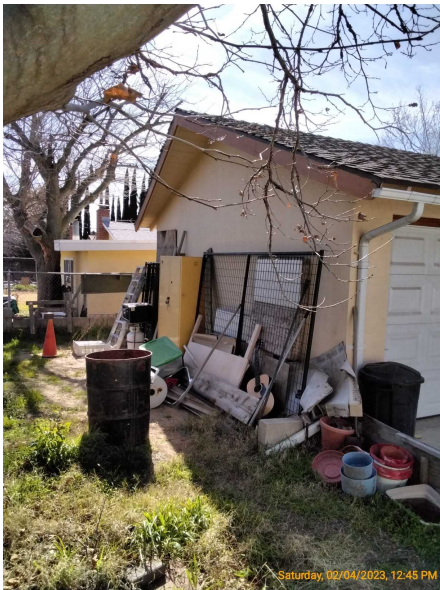
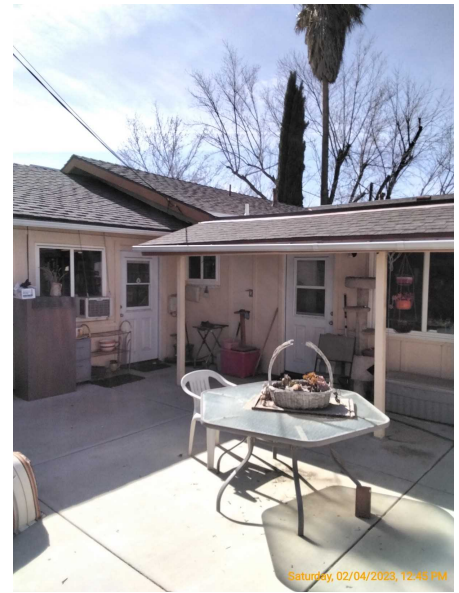


## GENERAL COMMENT

### Exterior







## Attic

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*

## ACCESS/ENTRY

The attic access is located in the hall.

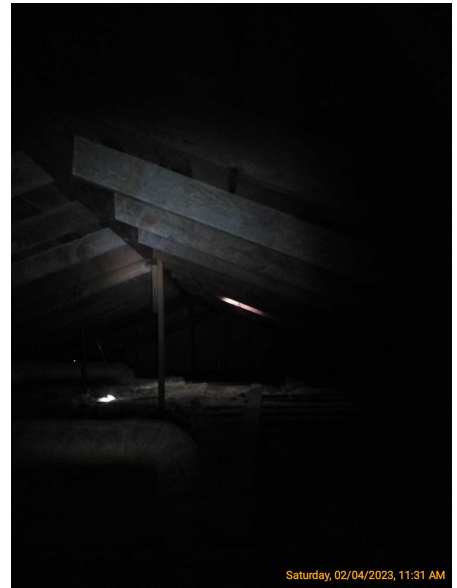
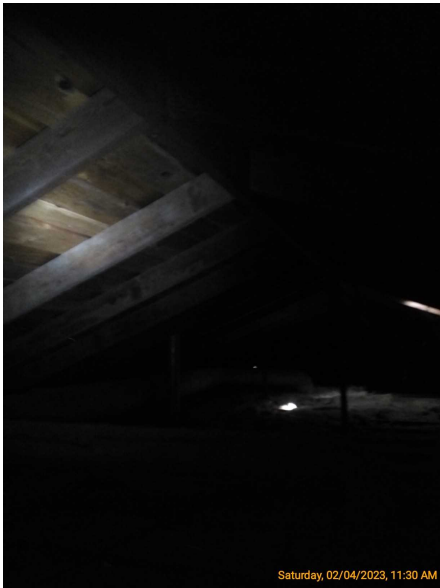


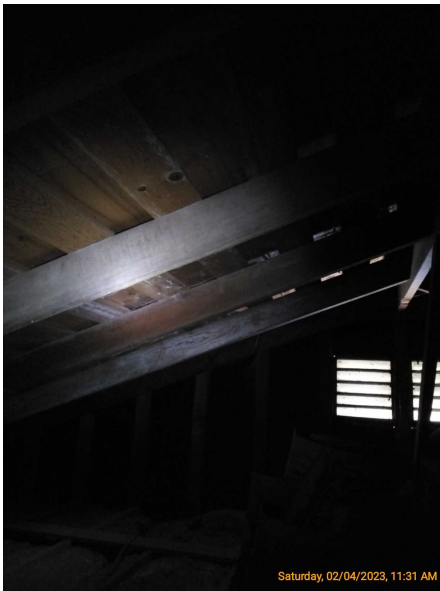
## ROOF/WALL JOINTS

The roof/wall joints are reinforced to provide added resistance to seismic forces.

## RAFTERS

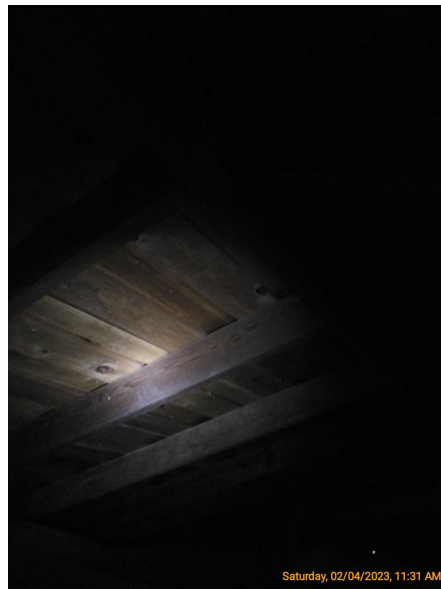
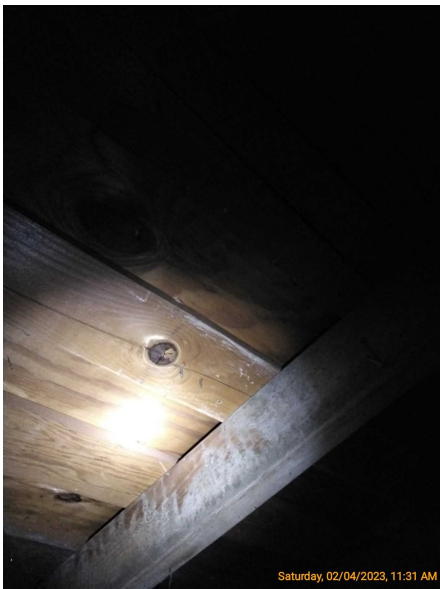
The rafters are 2 x 6 placed 24 inches on center.





## **SHEATHING**

The roof sheathing is boards nailed solidly across the rafters with no gaps between them.



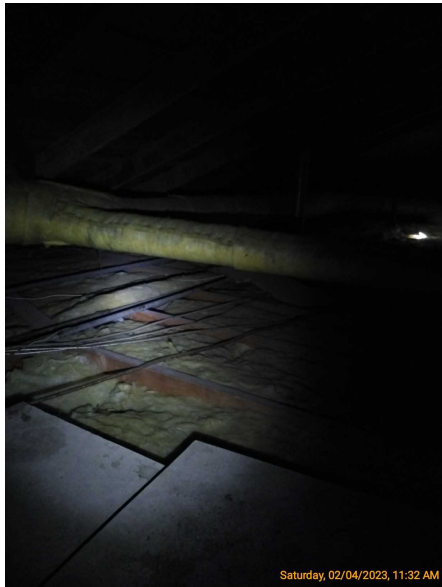
## **CEILING JOISTS**

The ceiling joists appear to be generally properly installed and in good condition.



## INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.



## VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

## RECEPTACLES

There are no electrical receptacles in the attic. As an upgrade, we recommend that at least one receptacle be installed.

## SWITCHES

There is no switched light or receptacle in this area, as is usually found in modern construction. Although not required, installation of a switch in this area might be considered.

## INTERIOR LIGHTS

There is no switch in this room to control a lighting fixture or receptacle. Building practices require a switch activated light or a receptacle in every room. No action is required, but installing a switch might be considered.

## DUCTS

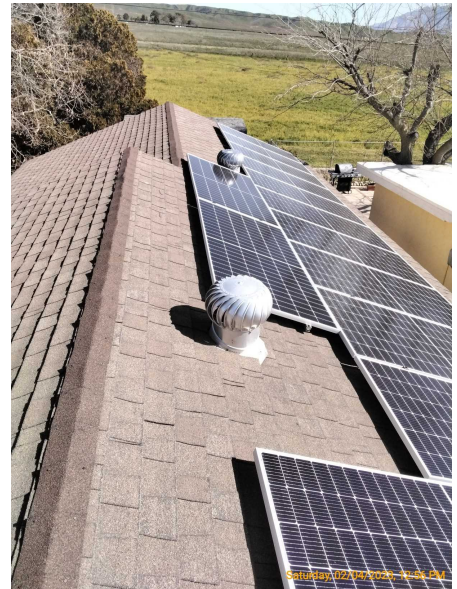
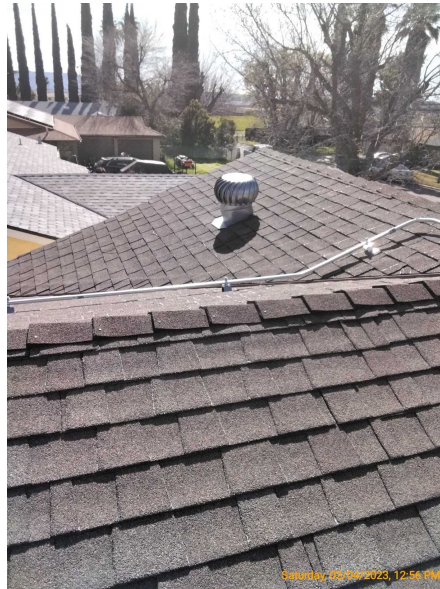
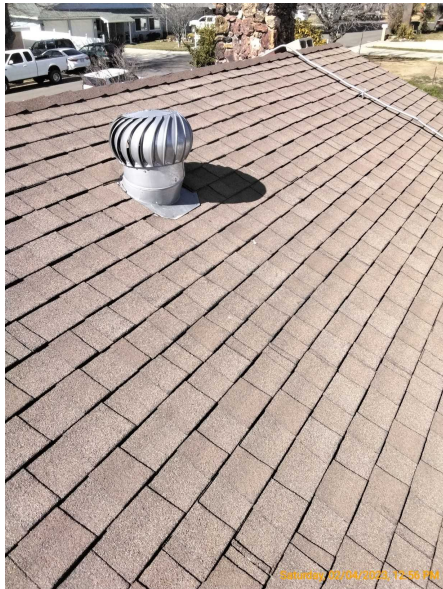
The ducts appear to be properly installed and are in serviceable condition.

## DUCT INSULATION

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

## VENTILATION

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.



## CHIMNEY

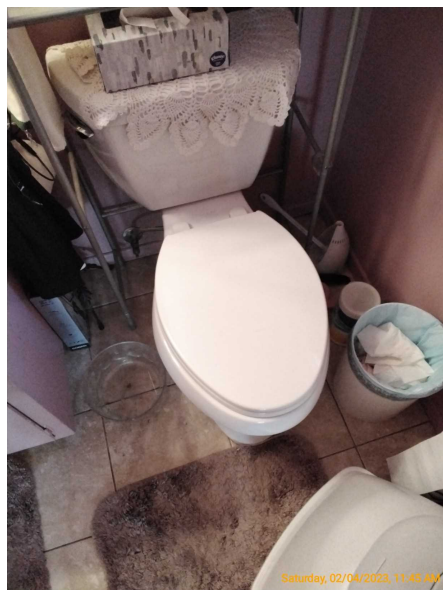
The attic area exposed portions of the chimney appear to be in good condition.

## Bathroom

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish



## DRAIN TRAP

The drain trap and associated piping are chromed metal.

## TOILET

The toilet was flushed and appeared to be functioning properly.



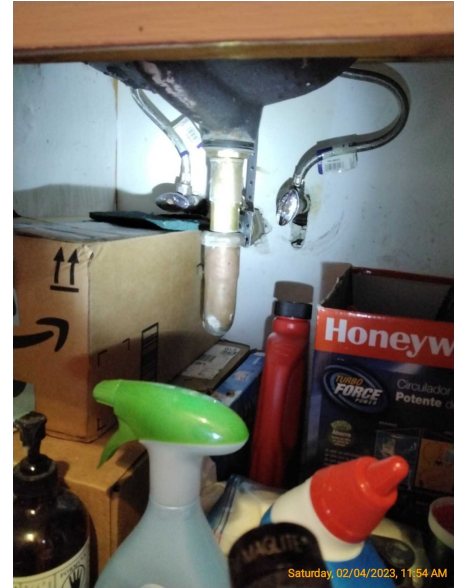
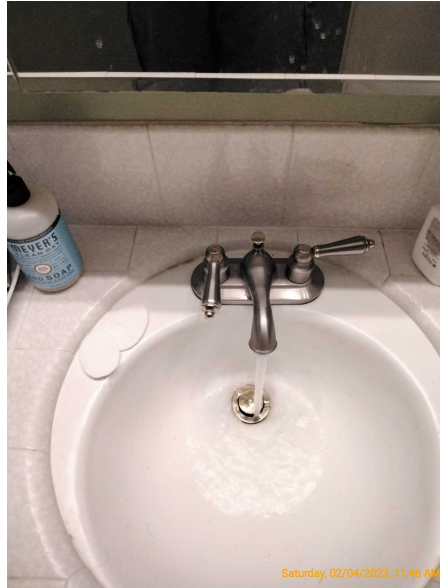


## WATER BASIN

The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.



Guest bath



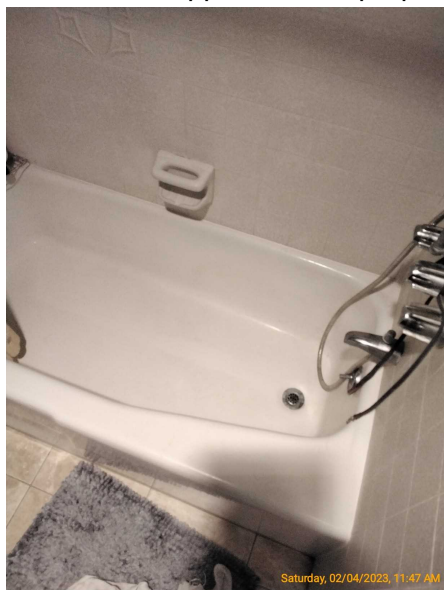
Master bath



Guest bath

## BATHTUB

The bathtub appears to be properly installed and in serviceable condition.



Guest bath

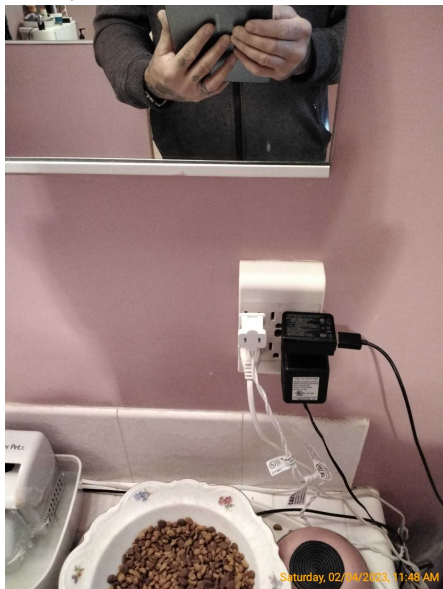
## SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.



## RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



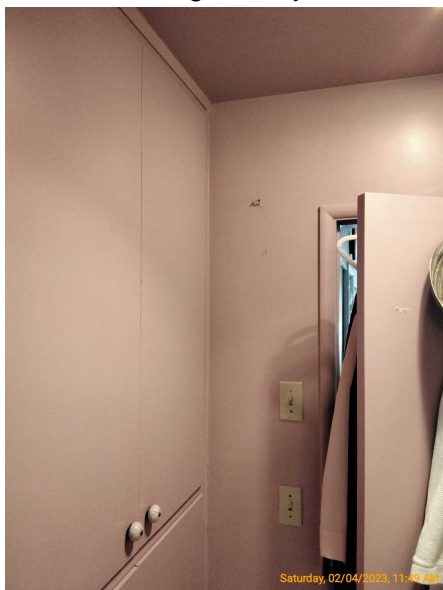
Master bath



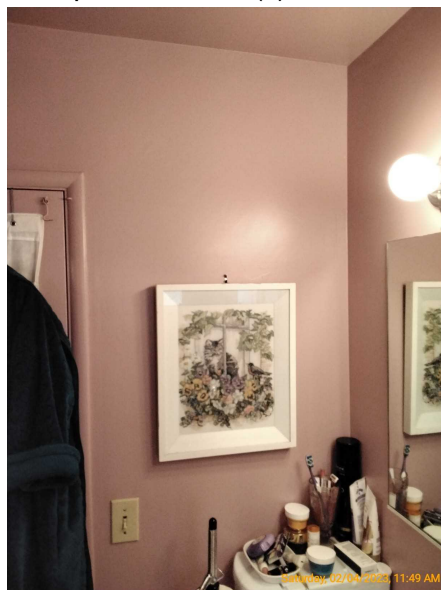
Guest bath

## INTERIOR WALLS

The walls are generally serviceable, except for the item(s) noted.



Master bath



Master bath



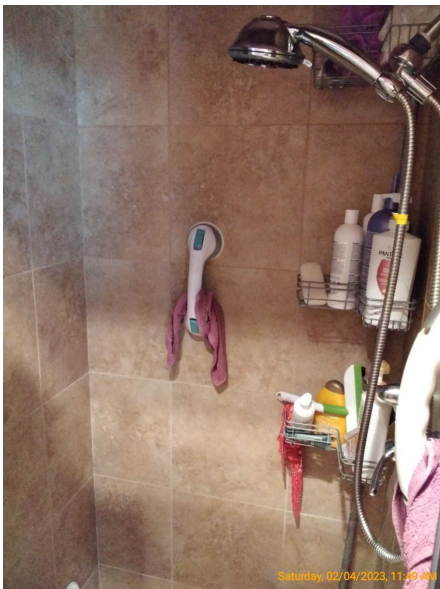




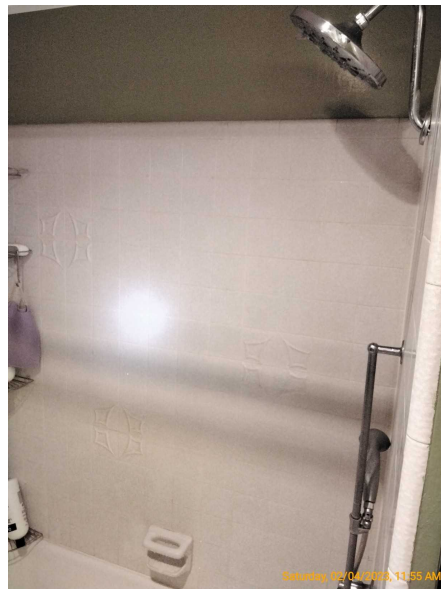
Guest bath

## SHOWER WALLS

The shower walls appear to be properly installed and in serviceable condition.



Master bath



Guest bath

## GLASS ENCLOSURE

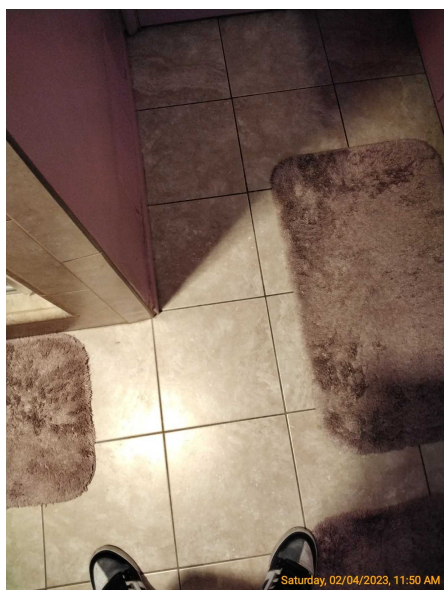
The glass shower door is old, but it meets the standard for safety glass. It could be cleaned to improve its appearance.



Master bath

## BATHROOM FLOOR

The finish floor in this bathroom is tile.

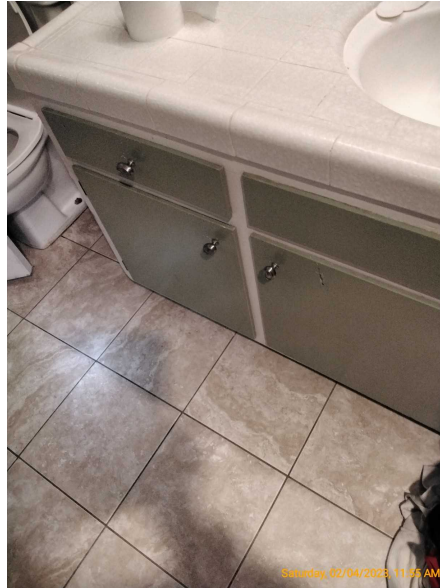


## CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.



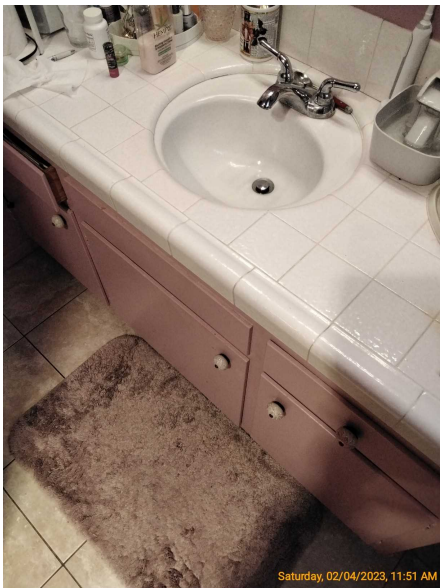
Master bath



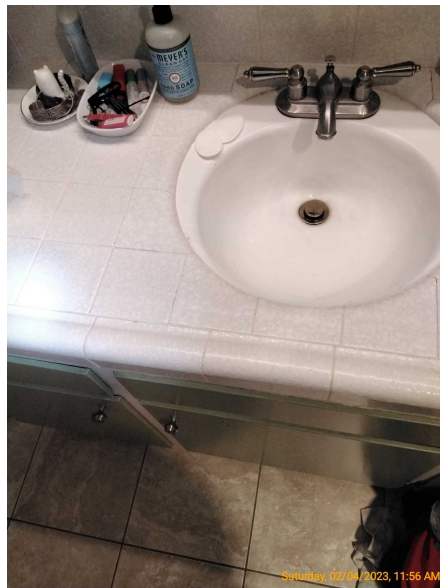
Guest bath

## COUNTERTOPS

The countertop is tile.



Master bath



Guest bath

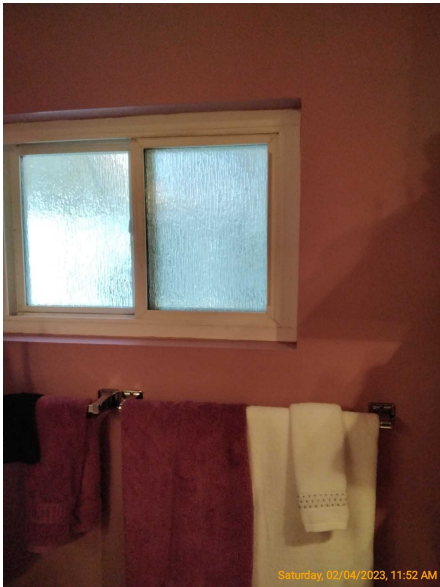
The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## VENTILATION

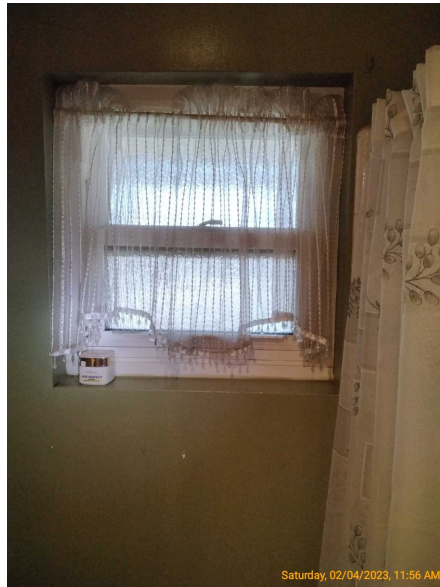
Ventilation in this bathroom may be inadequate judging by the evidence of mildew present on the surfaces. Additional ventilation should be provided or existing ventilation should be used more conscientiously.



This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.



Master bath



Guest bath

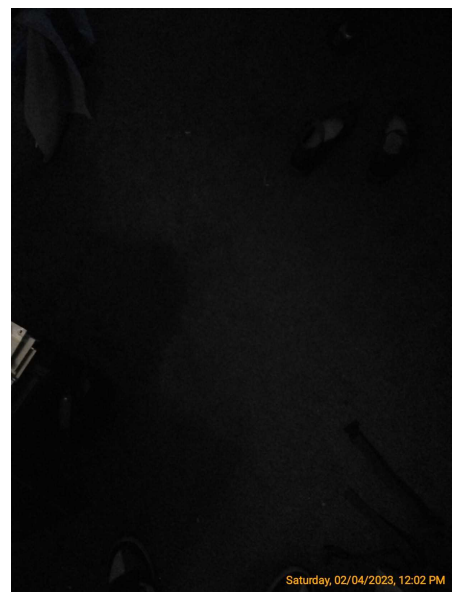
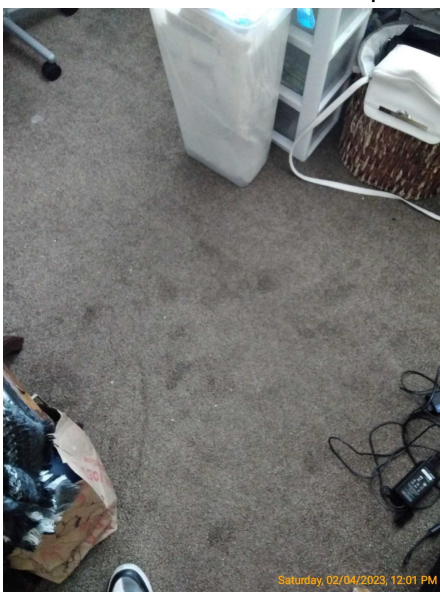
## Bedroom

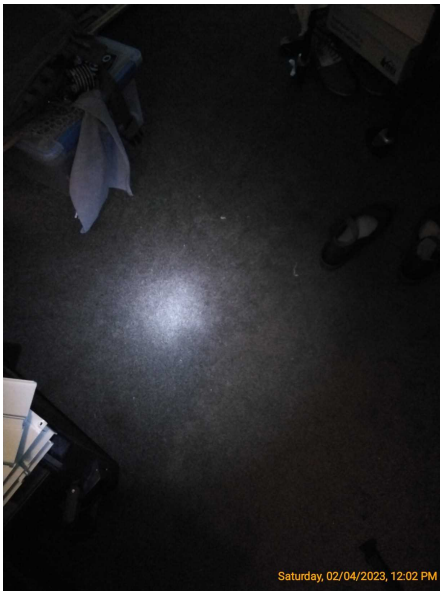
### RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

### FLOOR

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.





## CLOSET

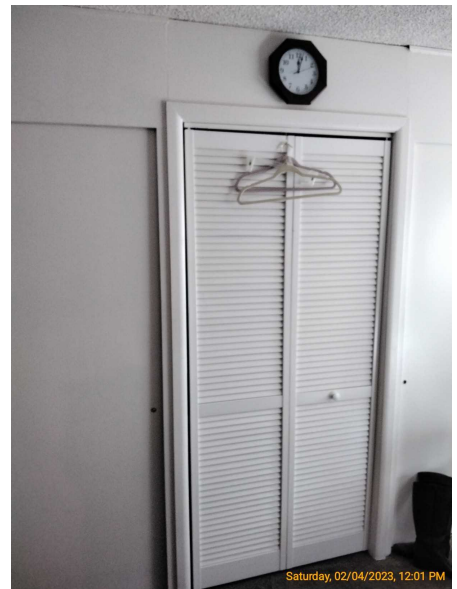
There is no closet light. As an upgrade, installation of a closet light might be considered.



Master bedroom

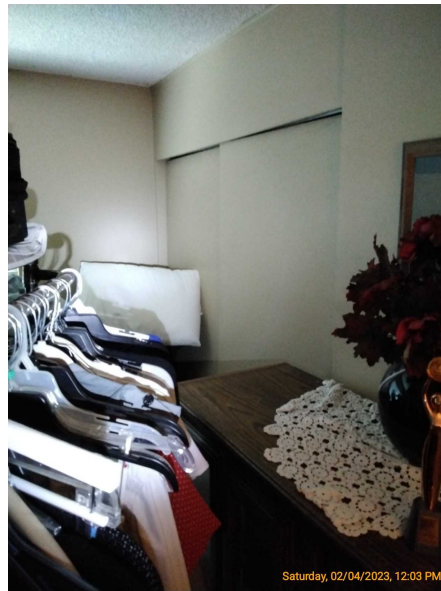


Master bedroom





Guest bedroom



Guest bedroom

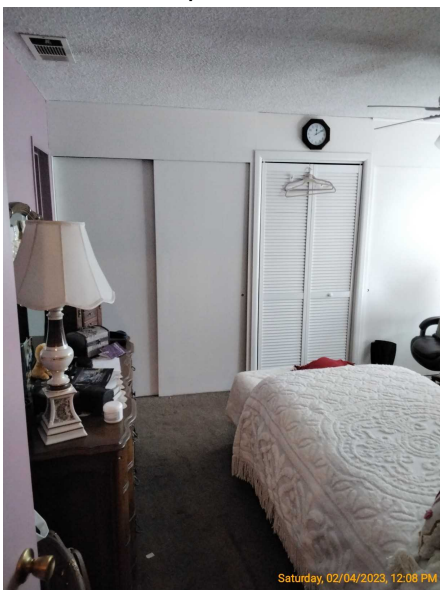
### SMOKE DETECTOR

There is no smoke detector in this area, as required. We recommend one be installed.

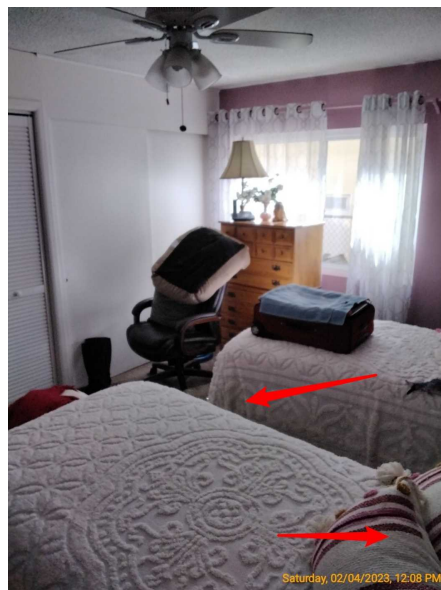
There are no smoke detectors present in or near any sleeping area.

### GENERAL COMMENT

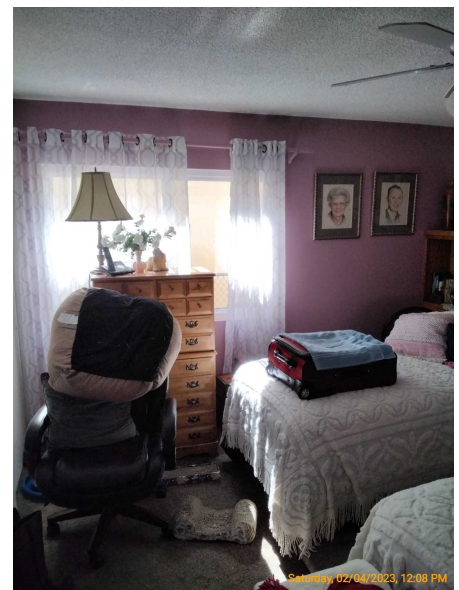
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Master bedroom

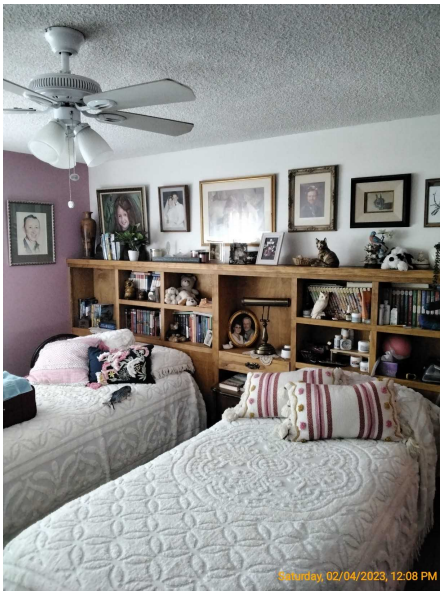


Master bedroom

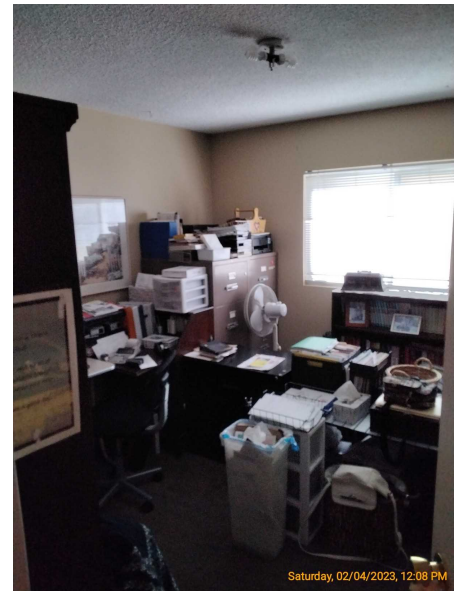
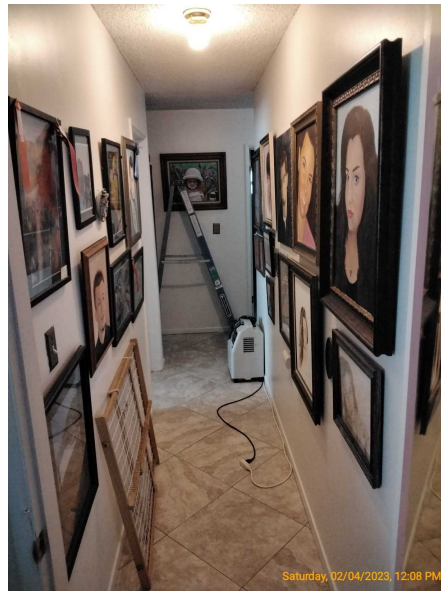


Master bedroom

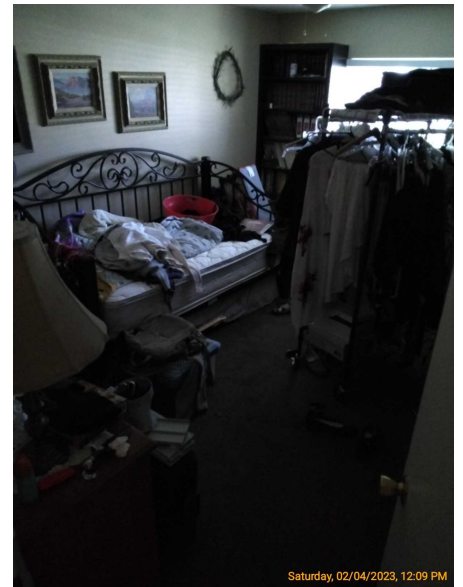
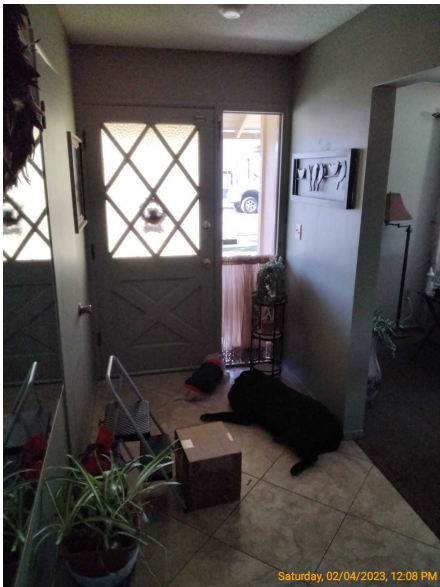




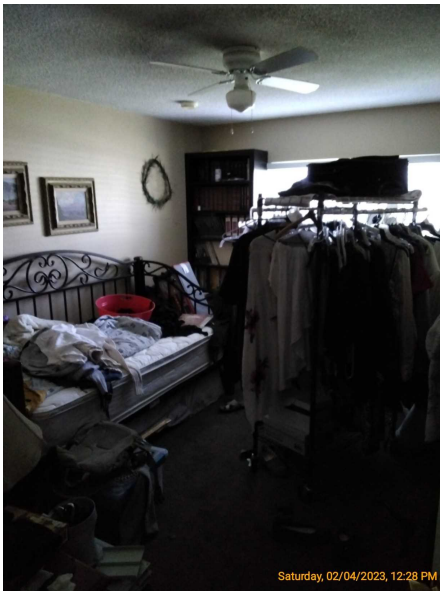
Master bedroom



Guest bedroom



Guest bedroom

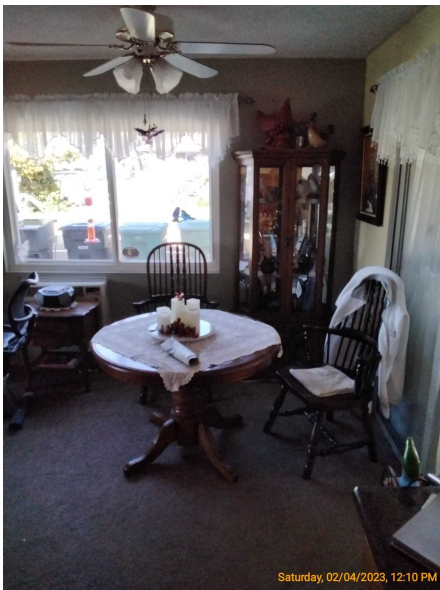


## Dining Room/Area

### WALLS

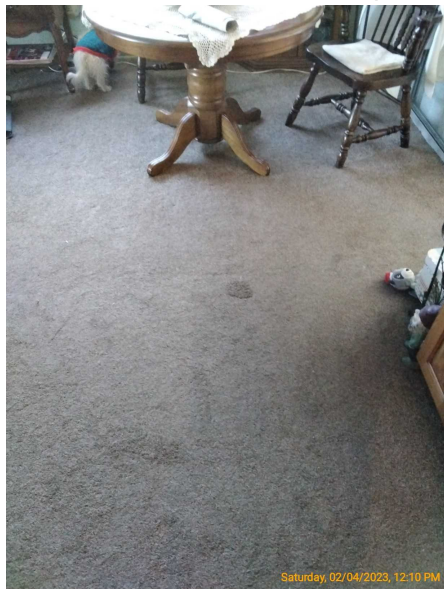
The walls are generally serviceable, except for the item(s) noted.

Minor cosmetic defects



## **FLOOR**

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.



## **SMOKE DETECTOR**

There is no smoke detector in this area, as required. We recommend one be installed.

## **Entry Area/Hall**

### **RECEPTACLES**

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

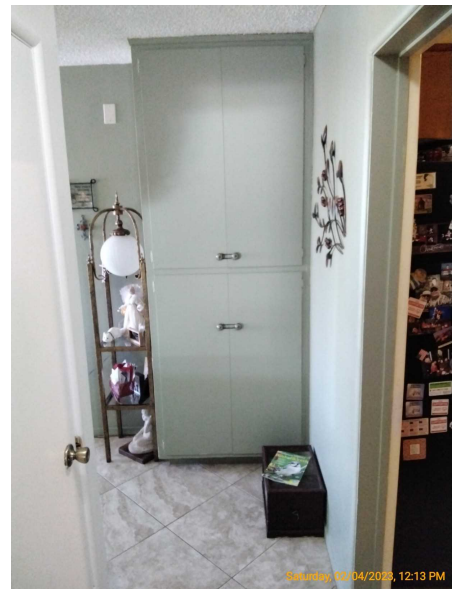
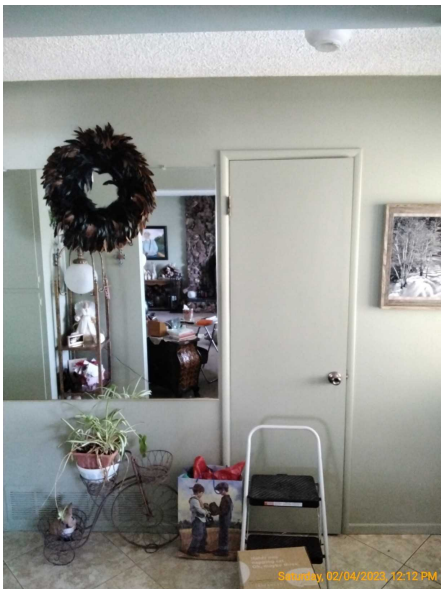
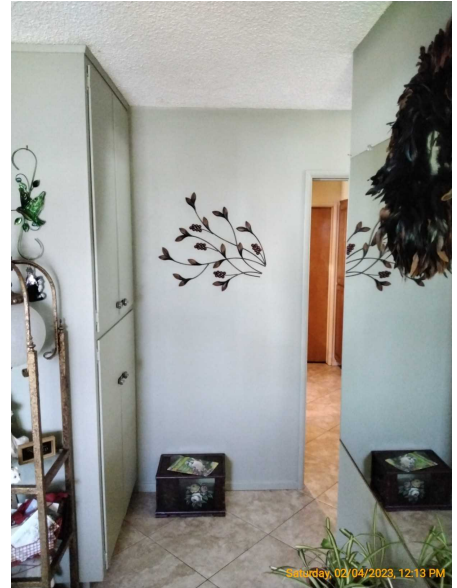
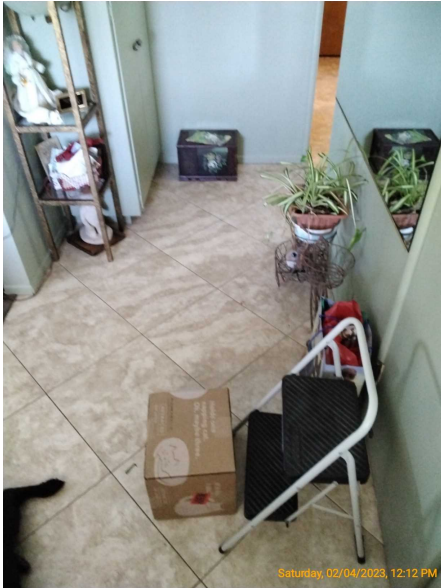
### **SMOKE DETECTOR**

There is no smoke detector in this area, as required. We recommend one be installed.

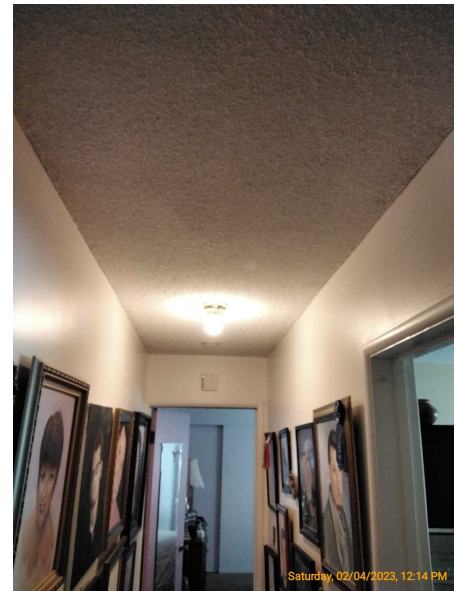
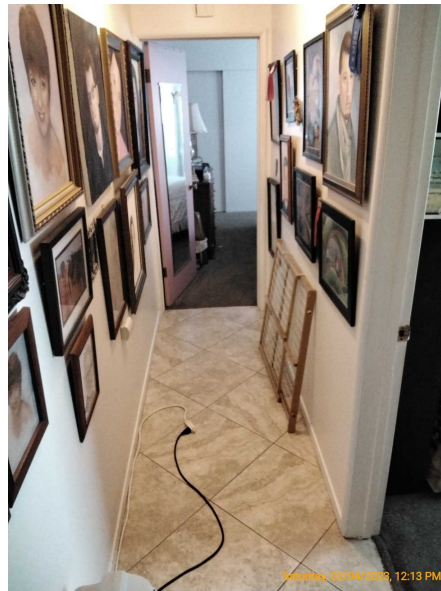


## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.







## Garage

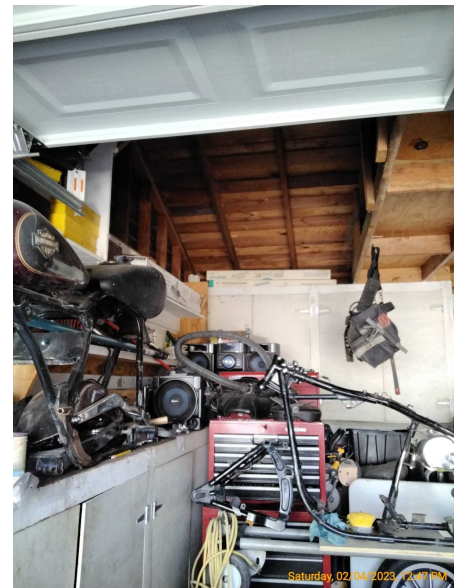
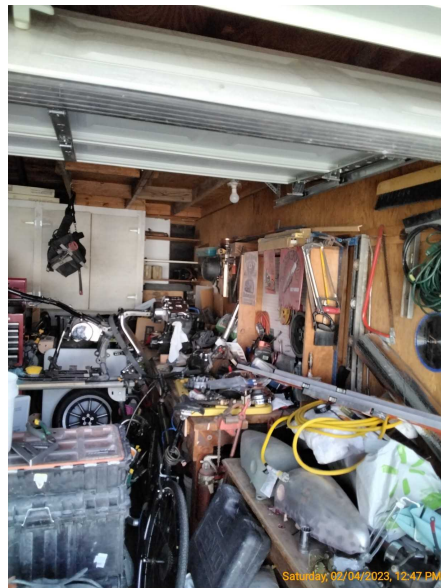
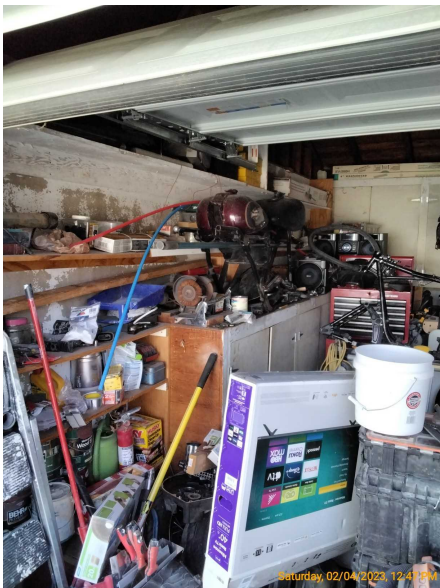
*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.*

### FRAMING

The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

### WALL FRAMING

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.



## **RECEPTACLES**

The receptacles appear to be properly installed and were operational.

## **GARAGE DOORS**

The garage door is a single roll up design.



The garage door was operated and appears to be properly installed and in generally serviceable condition.

## **FIRE SEPARATION**

The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

## **SMOKE DETECTOR**

There is no smoke detector in this area, as required. We recommend one be installed.

# **Hallway**

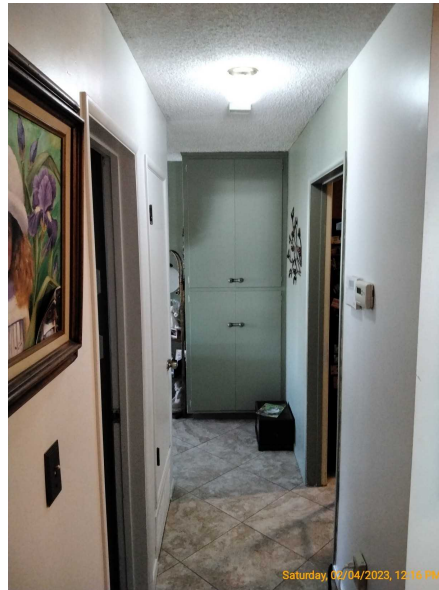
## **RECEPTACLES**

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.



## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



## Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

## BASIC INFORMATION

Energy: Gas (or propane) appliances only

Ventilation: None other than typical window

Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

### **DRAIN TRAPS**

The drain trap and associated piping are ABS plastic.



### **AIR GAP**

The dishwasher drain discharges into an approved standpipe which supplies the required separation of the supply water from the waste water.

### **SINK**

The sink is metal.

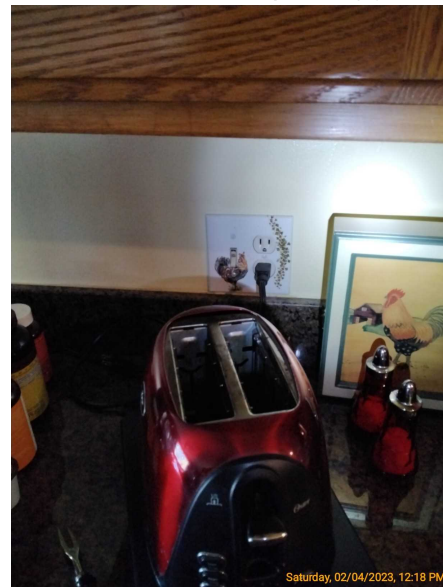
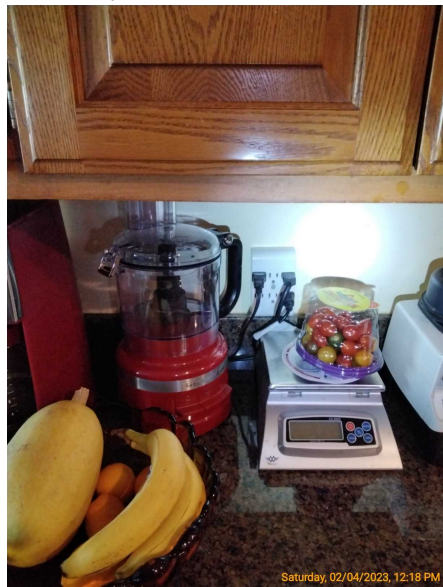
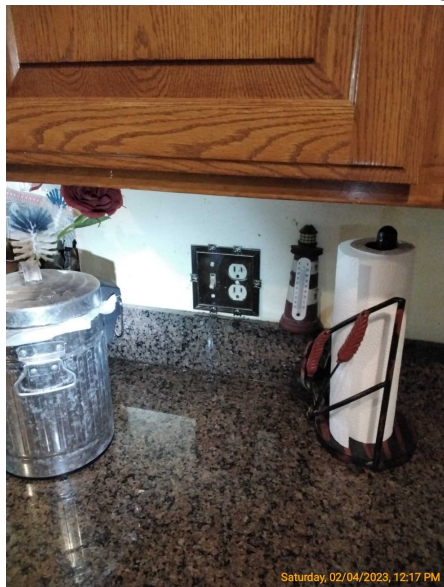
### **GAS SUPPLY**

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

The gas connector is an approved flexible type in good condition.

## RECEPTACLES

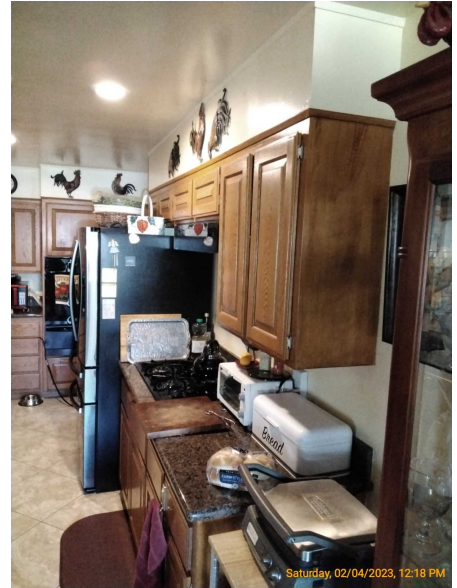
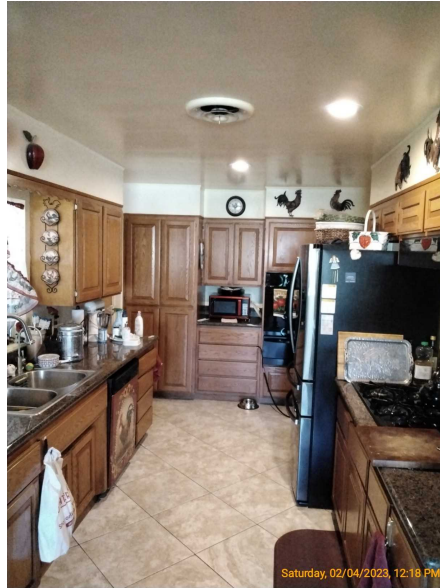
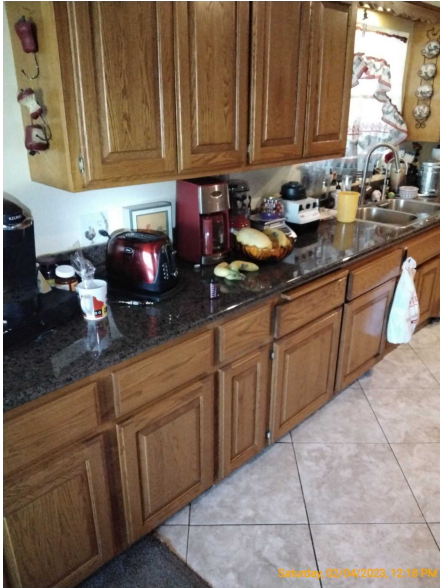
There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).





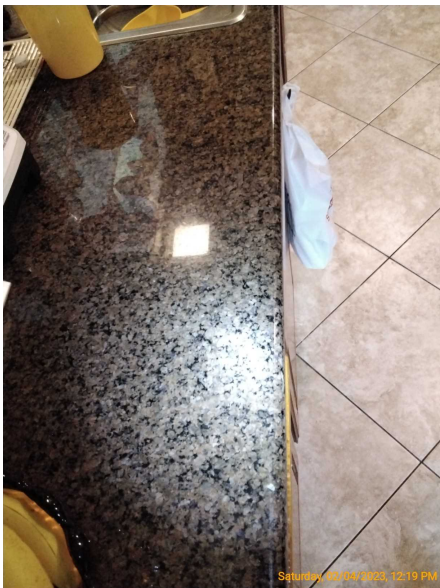
## CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.



## COUNTERTOPS

The countertop is granite.



## VENTILATION

There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

## Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

### **DRAIN TRAP**

The drain trap and associated piping are ABS plastic.

### **LAUNDRY TUB**

The laundry tub is plastic.

The laundry tub is properly installed and in serviceable condition.

### **GAS SUPPLY**

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

### **RECEPTACLES**

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



### **VENTILATION**

This area lacks any ventilation. We recommend a permanent means of ventilation should be provided.

### **DRYER VENT**

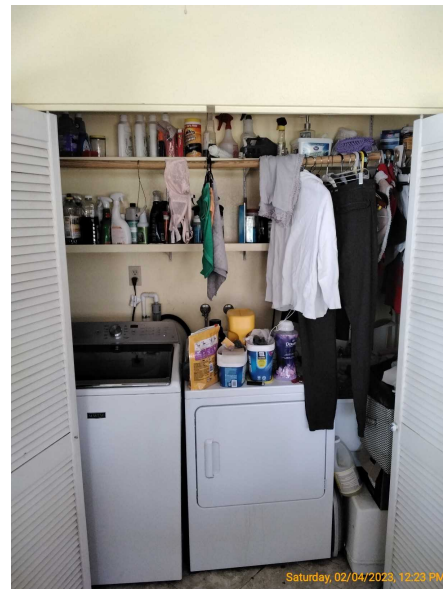
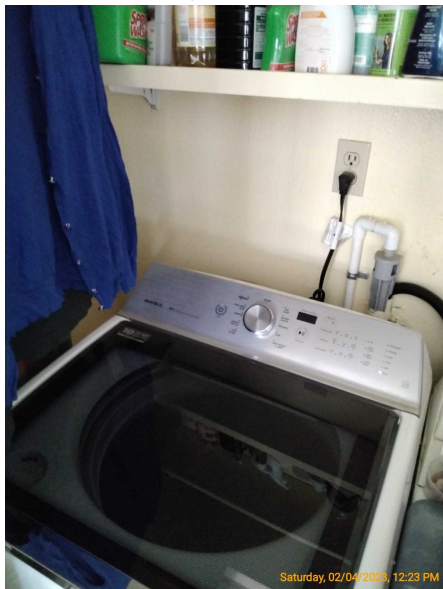
The dryer vent appears properly installed and in serviceable condition.

### **SMOKE DETECTOR**

There is no smoke detector in this area, as required. We recommend one be installed.

## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



## Living Room

### RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

### HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

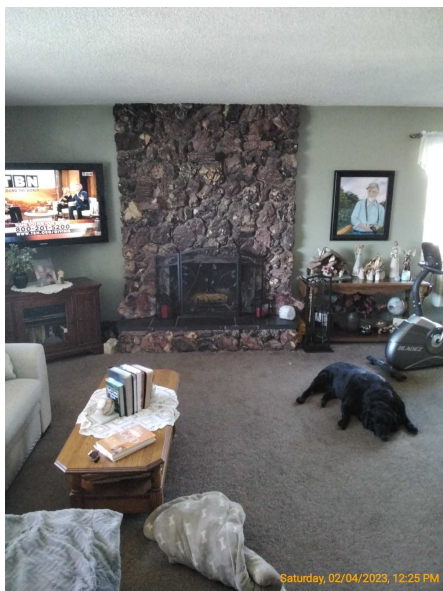
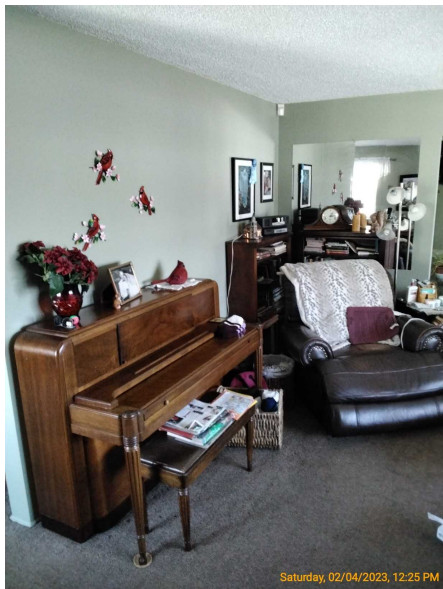
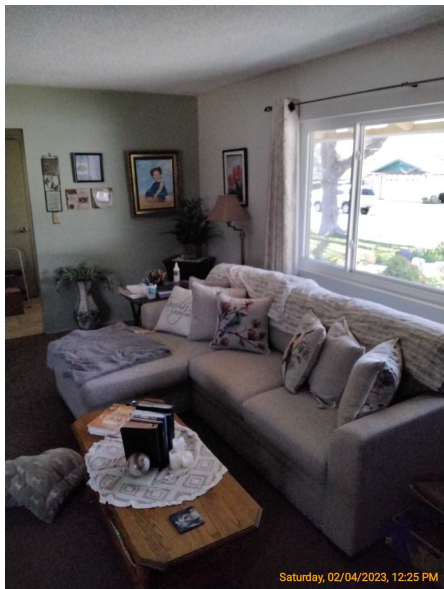
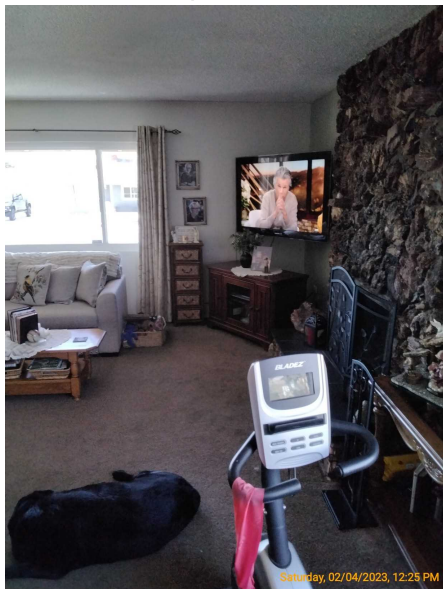
### SMOKE DETECTOR

There is no smoke detector in this area, as required. We recommend one be installed.



## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

### METER & MAIN

#### ELECTRICAL SYSTEM

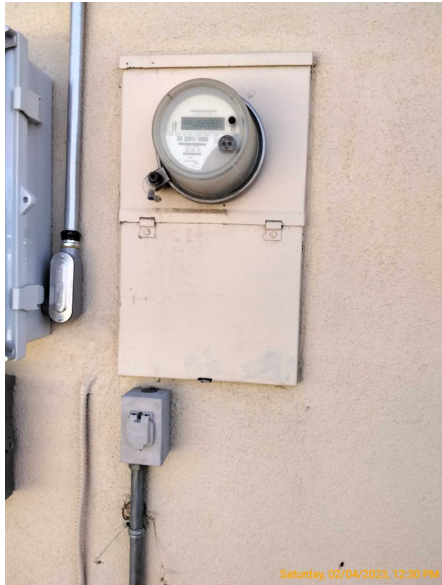
The meter and main electrical service panel are outside on the left side of the building.



### ELECTRIC METER

#### ELECTRICAL SYSTEM

The electric meter is outside on the left side of the building.



### MAIN SERVICE

#### ELECTRICAL SYSTEM

The main electrical service panel is outside on the left side of the building.

**MAIN DISCONNECT**  
**ELECTRICAL SYSTEM**

The main disconnect is incorporated into the electrical service panel.

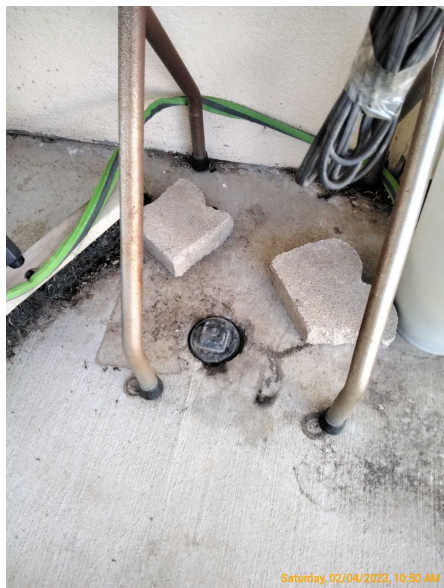
**WATER SHUTOFF LOCATION**  
**PLUMBING**

The domestic water supply main shut-off valve is outside at the northwest corner of the building.



**SEWER CLEANOUT**  
**PLUMBING**

The sewer cleanout is located at the rear of the structure.



**SEWER CLEANOUT**  
**EXTERIOR/SITE/GROUND**

The sewer cleanout is located at the rear of the structure.



## **GAS METER LOCATION**

### **EXTERIOR/SITE/GROUND**

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

## **Environmental Concerns**

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

**InterNACHI's Home Inspection Standards of Practice  
and  
The International Code of Ethics for Home Inspectors**



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

*Effective October 2017*

## InterNACHI's Vision and Mission

InterNACHI®, the International Association of Certified Home Inspectors, is [the world's largest organization of residential and commercial property inspectors](#).

InterNACHI® is a Colorado nonprofit corporation with [tax-exempt status as a trade association under Section 501\(c\)\(6\)](#) of the Internal Revenue Code. InterNACHI® provides [training, certification, and Continuing Education](#) for its membership, including property inspectors, licensed real estate agents, and building contractors; and provides for its membership [business training, software products, marketing services](#), and [membership benefits](#).

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In fulfilling this fundamental objective of training and mentoring its inspector-members, InterNACHI's broader mission is to educate homeowners by helping them understand the functions, materials, systems and components of their properties. InterNACHI® inspectors are committed to providing consistent, accessible and trusted information to their clients about their properties' condition.

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To find an InterNACHI® Certified Professional Inspector®, visit [InspectorSeek.com](http://InspectorSeek.com).

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### Available Online in English, Spanish and French

InterNACHI's Home Inspection Standards of Practice is available online at <http://www.nachi.org/sop.htm>

The International Code of Ethics for Home Inspectors is available online at [http://www.nachi.org/code\\_of\\_ethics.htm](http://www.nachi.org/code_of_ethics.htm)

*Estándares de Práctica*, the Spanish version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/sopspanish.htm>

*Código de ética*, the Spanish version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/coespanish.htm>

*Les Normes de Pratique Internationales pour la Réalisation d'une Inspection Générale de Biens Immobiliers*, the French version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/res-sop-french.htm>

*Code de Déontologie de l'Inspection Immobilière*, the French version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/code-of-ethics-french.htm>



InterNACHI's Home Inspection  
Standards of Practice

TABLE OF CONTENTS

1. Definitions and Scope .....	3
2. Limitations, Exceptions & Exclusions .....	3
3. Standards of Practice .....	5
3.1. Roof .....	5
3.2. Exterior .....	5
3.3. Basement, Foundation, Crawlspace & Structure .....	6
3.4. Heating .....	6
3.5. Cooling .....	7
3.6. Plumbing .....	7
3.7. Electrical .....	8
3.8. Fireplace .....	9
3.9. Attic, Insulation & Ventilation .....	10
3.10. Doors, Windows & Interior .....	11
4. Glossary of Terms .....	12
Code of Ethics .....	14

1. Definitions and Scope

**1.1. A general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

**1.2. A material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the

end of its normal, useful life is not, in itself, a material defect.

**1.3. A general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
  - A. property boundary lines or encroachments.
  - B. the condition of any component or system that is not readily accessible.
  - C. the service life expectancy of any component or system.
  - D. the size, capacity, BTU, performance or efficiency of any component or system.
  - E. the cause or reason of any condition.
  - F. the cause for the need of correction, repair or replacement of any system or component.
  - G. future conditions.
  - H. compliance with codes or regulations.

*InterNACHI's Home Inspection Standards of Practice*

- I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
  - J. the presence of mold, mildew or fungus.
  - K. the presence of airborne hazards, including radon.
  - L. the air quality.
  - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
  - N. the existence of electromagnetic fields.
  - O. any hazardous waste conditions.
  - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
  - Q. acoustical properties.
  - R. correction, replacement or repair cost estimates.
  - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
  - B. any system that does not function properly.
  - C. or evaluate low-voltage electrical systems, such as, but not limited to:
    - 1. phone lines;
    - 2. cable lines;
    - 3. satellite dishes;
    - 4. antennae;
    - 5. lights; or
    - 6. remote controls.
  - D. any system that does not turn on with the use of normal operating controls.
  - E. any shut-off valves or manual stop valves.
  - F. any electrical disconnect or over-current protection devices.
  - G. any alarm systems.
  - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
  - B. dismantle, open or uncover any system or component.
  - C. enter or access any area that may, in the inspector's opinion, be unsafe.
  - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
  - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
  - F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
  - G. inspect decorative items.
  - H. inspect common elements or areas in multi-unit housing.
  - I. inspect intercoms, speaker systems or security systems.
  - J. offer guarantees or warranties.
  - K. offer or perform any engineering services.
  - L. offer or perform any trade or professional service other than general home inspection.
  - M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
  - N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
  - O. determine the insurability of a property.
  - P. perform or offer Phase 1 or environmental audits.

- Q. inspect any system or component that is not included in these Standards.

- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

### **3. Standards of Practice**

#### **3.1. Roof**

- I. The inspector shall inspect from ground level or the eaves:
  - A. the roof-covering materials;
  - B. the gutters;
  - C. the downspouts;
  - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
  - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
  - A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
  - A. observed indications of active roof leaks.
- IV. The inspector is not required to:
  - A. walk on any roof surface.
  - B. predict the service life expectancy.
  - C. inspect underground downspout diverter drainage pipes.
  - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
  - E. move insulation.
  - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
  - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
  - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

#### **3.2. Exterior**

- I. The inspector shall inspect:
  - A. the exterior wall-covering materials;
  - B. the eaves, soffits and fascia;
  - C. a representative number of windows;
  - D. all exterior doors;
  - E. flashing and trim;
  - F. adjacent walkways and driveways;
  - G. stairs, steps, stoops, stairways and ramps;
  - H. porches, patios, decks, balconies and carports;
  - I. railings, guards and handrails; and
  - J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
  - A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
  - A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
  - A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
  - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
  - C. inspect or identify geological, geotechnical, hydrological or soil conditions.



- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

**3.3. Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;

**3.4. Heating**

I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

III. The inspector shall report as in need of correction:

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,

make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

### **3.5. Cooling**

#### **I. The inspector shall inspect:**

- A. the cooling system, using normal operating controls.

#### **II. The inspector shall describe:**

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

#### **III. The inspector shall report as in need of correction:**

- A. any cooling system that did not operate; and
- B. if the cooling system was deemed inaccessible.

#### **IV. The inspector is not required to:**

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **3.6. Plumbing**

#### **I. The inspector shall inspect:**

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. the interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

#### **II. The inspector shall describe:**

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and

- E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

- L. determine whether there are sufficient cleanouts for effective cleaning of drains.

- M. evaluate fuel storage tanks or supply systems.

- N. inspect wastewater treatment systems.

- O. inspect water treatment systems or water filters.

- P. inspect water storage tanks, pressure pumps, or bladder tanks.

- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

- R. evaluate or determine the adequacy of combustion air.

- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

- U. determine the existence or condition of polybutylene plumbing.

- V. inspect or test for gas or fuel leaks, or indications thereof.

**3.7. Electrical**

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;



- H. panelboards and over-current protection devices (circuit breakers and fuses);
  - I. service grounding and bonding;
  - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
  - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
  - L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
  - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
  - B. any unused circuit-breaker panel opening that was not filled;
  - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
  - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
  - E. the absence of smoke detectors.
- IV. The inspector is not required to:
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
  - B. operate electrical systems that are shut down.
  - C. remove panelboard cabinet covers or dead fronts.
  - D. operate or re-set over-current protection devices or overload devices.
  - E. operate or test smoke or carbon-monoxide detectors or alarms.
  - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
  - G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
  - H. inspect ancillary wiring or remote-control devices.
  - I. activate any electrical systems or branch circuits that are not energized.
  - J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
  - K. verify the service ground.
  - L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
  - M. inspect spark or lightning arrestors.
  - N. inspect or test de-icing equipment.
  - O. conduct voltage-drop calculations.
  - P. determine the accuracy of labeling.
  - Q. inspect exterior lighting.
- ### **3.8. Fireplace**
- I. The inspector shall inspect:
- A. readily accessible and visible portions of the fireplaces and chimneys;
  - B. lintels above the fireplace openings;
  - C. damper doors by opening and closing them, if readily accessible and manually operable; and
  - D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.

- O. perform a National Fire Protection Association (NFPA)-style inspection.

- P. perform a Phase I fireplace and chimney inspection.

**3.9. Attic, Insulation & Ventilation**

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

### **3.10. Doors, Windows & Interior**

#### **I. The inspector shall inspect:**

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### **II. The inspector shall describe:**

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

#### **III. The inspector shall report as in need of correction:**

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

#### **IV. The inspector is not required to:**

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.

- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.



#### 4. Glossary of Terms

- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.
- **describe:** To report in writing on a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.

- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **home inspection:** See **general home inspection**.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.
- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.
- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report** (verb form): To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of 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.
- **verify:** To confirm or substantiate.

These terms are found within the Standards of Practice. Visit InterNACHI's full Glossary online at <http://www.nachi.org/glossary.htm>

## **International Code of Ethics for Home Inspectors**

The International Association of Certified Home Inspectors (InterNACHI®) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI® members subscribe to the following Code of Ethics in the course of their business.

### **I. Duty to the Public**

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
  2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
  3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
  4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.
5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
  6. The InterNACHI® member shall not:
    - a. have any disclosed or undisclosed conflict of interest with the client;
    - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
    - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
  7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
    - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
    - b. the client has provided explicit, prior written consent for the release of his/her information.
  8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
  9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
  10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

11. The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

## **II. Duty to Continue Education**

1. The InterNACHI® member shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member shall pass InterNACHI's Online Inspector Exam once every three years.

## **III. Duty to the Profession and to InterNACHI®**

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude

the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.

Members of other associations are welcome to join InterNACHI®, but a requirement of membership is that InterNACHI® must be given equal or greater prominence in their marketing materials (brochures and websites) compared to other associations of membership.