

PROPERTY INSPECTION REPORT



**Inspector Jose Hernandez
Certified Home Professionals LLC**

8523 Lindley Avenue

Inspection Prepared For: [REDACTED]

Agent: [REDACTED]

Date of Inspection: 3/21/2026

Age of House: 72 years old Size: 1753 sqft

Weather: Sunny

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 8 Item: 2	Sidewalk and Walkway Condition	The sidewalk has major cracks at the time of inspection. Recommend further evaluation and repairs by a licensed contractor.
Page 9 Item: 7	Plumbing	<ul style="list-style-type: none"> Inspector noted moisture at the water meter. Recommend further evaluation to determine the condition and source of a possible leak by a licensed plumber.
Page 10 Item: 10	Grading	Poor grading and drainage was noted to the property. Recommend further evaluation and/or repairs by a licensed contractor.
Page 11 Item: 11	Vegetation Observations	<ul style="list-style-type: none"> Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building. The property has overgrown vegetation that needs to be landscaped.
Page 12 Item: 15	GFCI	No GFCI's were visible at the exterior at the time of inspection. Recommend installation of GFCI protection where necessary by a licensed electrician.
Page 13 Item: 17	Patio Condition	The patio has signs of sagging at the time of inspection.
Exterior Areas		
Page 14 Item: 2	Eaves & Facia	<ul style="list-style-type: none"> Peeling/chipping paint observed, suggest scraping and painting as necessary. Moisture damage, wood rot, observed. Recommend review for repair as necessary. Recommend termite inspection.
Foundation		
Page 18 Item: 3	Foundation Walls	<ul style="list-style-type: none"> Vertical crack(s) noted to the foundation wall. Efflorescence observed to the foundation walls. This is a mineral deposit left behind from exterior water infiltration. Recommend further evaluation and repairs by a licensed contractor.
Page 20 Item: 5	Post and Girders	Inspector noted support post is not properly aligned and/or centered with the support beam. Recommend correction by a licensed contractor.

Page 21 Item: 6	Sub Flooring & Crawlspace	<ul style="list-style-type: none"> • Surface fungus was noted at the subfloor in areas with moisture staining. Recommend further evaluation and necessary repairs by a licensed contractor for areas with moisture damage.
Page 22 Item: 9	Foundation Plumbing	<ul style="list-style-type: none"> • Cast iron waste and/or vent pipe appeared in worn condition with rust and or corrosion. Recommend further evaluation and/or repairs, including upgrading cast-iron plumbing, by a licensed plumber.
Page 23 Item: 11	Vent Screens	<ul style="list-style-type: none"> • Vent screens on the left side of the house noted as missing.
Roof		
Page 24 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Roof appears to be in worn condition with signs of weathering and aging. Moderate wear noted in areas of the composition shingles with granule loss. Recommend further evaluation and repairs by a licensed roofer.
Page 25 Item: 2	Flashing	<ul style="list-style-type: none"> • The exposed flashing is on worn condition at the time of inspection. Recommend further evaluation and repairs of flashing by a licensed roofer.
Page 26 Item: 3	Vents/Caps	<ul style="list-style-type: none"> • The vent cap is rusted and appears to be failing. We recommend replacing the vent cap.
Page 26 Item: 4	Gutter	<ul style="list-style-type: none"> • Clean gutters: Significant amounts of debris evident at the gutter. Recommend cleaning gutters.
Attic		
Page 28 Item: 2	Structure	<ul style="list-style-type: none"> • Moderate water stains visible. Unable to determine if there are active leaks. Recommend further evaluation.
Page 30 Item: 8	Duct Work & Heating Vents	<ul style="list-style-type: none"> • The ducting system is in worn condition at the time of inspection.
Water Heater		
Page 36 Item: 11	Heater Enclosure	<ul style="list-style-type: none"> • The water heater enclosure is showing signs of prior damage.
Interior Areas		
Page 39 Item: 4	Floor Condition	<ul style="list-style-type: none"> • The wood floors are in worn condition at the time of inspection. Recommend upgrade of the wood flooring.
Page 40 Item: 6	Wall Condition	<ul style="list-style-type: none"> • Settlement cracks were noted to interior walls. <p>Settlement crack are usually superficial. All houses settle over time, and this may cause a series of hairline cracks to appear in drywall.</p>
Page 40 Item: 7	Ceiling Condition	<ul style="list-style-type: none"> • Settlement type cracks were noted to the ceiling. <p>Settlement cracks are usually superficial. All houses settle overtime and may cause a series of hairline cracks. Recommend repair of cracks and or monitoring.</p>

Page 41 Item: 9	Electrical	<ul style="list-style-type: none"> • 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards. • Damaged electrical outlet noted with signs of prior repair. Recommend further evaluation and repairs by a licensed electrician.
Page 41 Item: 10	Smoke Detectors & Carbon Monoxide	<ul style="list-style-type: none"> • Smoke detector missing at bedrooms. All bedrooms should have a operational smoke detector. • The carbon monoxide detector did sound off the alarm when tested. Install a new battery and test monthly.
Page 42 Item: 14	Patio Doors	<ul style="list-style-type: none"> • The sliding door tracks appeared dirty at the time of inspection, making the door difficult to operate. Recommend servicing the door, including cleaning the tracks and lubricating the rollers. • The patio door did not lock. Recommend further evaluation and repairs by a licensed contractor if needed.
Kitchen		
Page 44 Item: 1	Sinks	<ul style="list-style-type: none"> • The kitchen sink faucet is in worn condition, recommend upgrade.
Page 44 Item: 2	Plumbing	<ul style="list-style-type: none"> • Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.
Page 44 Item: 3	Cabinets	<ul style="list-style-type: none"> • DEFERRED COST: The cabinets are in worn condition. Consider upgrade. • Moisture damage and possible mold were noted on the walls beneath the kitchen cabinet/sink. Recommend further evaluation and repairs by a licensed contractor.
Page 46 Item: 7	Cook top / Range condition	<ul style="list-style-type: none"> • DEFERRED COST: The stove/range is in worn condition at the time of inspection. Recommend service and or upgrade of the stove/range. • The burners did not operate properly when tested.
Page 47 Item: 9	Electrical	<ul style="list-style-type: none"> • Outlet apparently inoperable, recommend repair.
Page 47 Item: 10	GFCI	<ul style="list-style-type: none"> • GFCI did not respond to test, suggest replacing for safety.
Bedrooms		
Page 50 Item: 3	Floor Condition	<ul style="list-style-type: none"> • The flooring appeared to be in worn condition at the time of inspection.
Hall Bath		
Page 51 Item: 4	Cabinets	<ul style="list-style-type: none"> • DEFERRED COST: The cabinets are in worn condition. Consider upgrade.. • Moisture damage was noted between the bathtub and adjacent cabinet. Recommend further evaluation and repairs by a licensed contractor.

Page 52 Item: 8	Toilets	<ul style="list-style-type: none"> • A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.
Hall Bath ADU		
Page 56 Item: 12	Enclosure	<ul style="list-style-type: none"> • Missing hardware on the shower door.
Primary Bathroom		
Page 57 Item: 11	Shower Walls	<ul style="list-style-type: none"> • Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. <p>All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.</p> <ul style="list-style-type: none"> • Cracked/Broken tile observed at the shower at the time of inspection. Recommend repair.
Laundry		
Page 59 Item: 6	Plumbing	<ul style="list-style-type: none"> • Corrosion was noted to the supply lines at the time of inspection.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present, Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

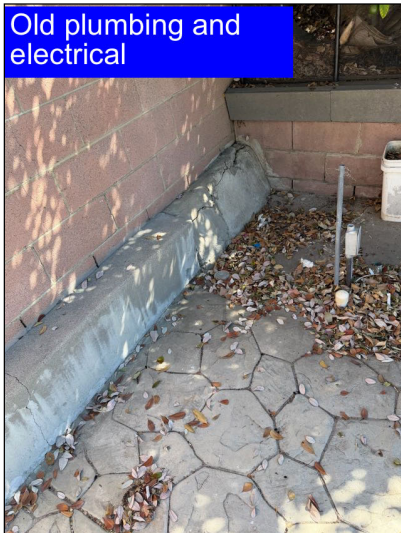
Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway

Materials: Concrete driveway noted.

Observations: Driveway is in good shape for age and wear at the time of inspection. , Pool was filled with cement at the driveway. Existing plumbing and electrical components were noted. Buyer to obtain invoice and/or warranty documentation for the pool fill.



2. Sidewalk and Walkway Condition

Materials: Concrete sidewalk

Observations: **The sidewalk has major cracks at the time of inspection. Recommend further evaluation and repairs by a licensed contractor.**



3. Material

Observations:

- Wrought Iron

4. Fencing Condition

Observations:

- The fencing is in serviceable condition at the time of inspection.

5. Retaining Wall Condition

Materials: Block

Observations: The block wall appeared in serviceable condition at the time of inspection.

6. Gate Condition

Materials: Wrought iron

7. Plumbing

Materials: Main line - Copper piping noted at the time of inspection.

Observations:

- The main line handle/shut off valve was operational at the time of inspection.

• Inspector noted moisture at the water meter.

Recommend further evaluation to determine the condition and source of a possible leak by a licensed plumber.





8. Water Pressure

Observations:

- Unable to test due to hose being stuck on hose bib.

9. Pressure Regulator

Observations:

- Pressure regulator noted at the time of inspection. Note: Pressure regulators are not tested.



10. Grading

Observations:

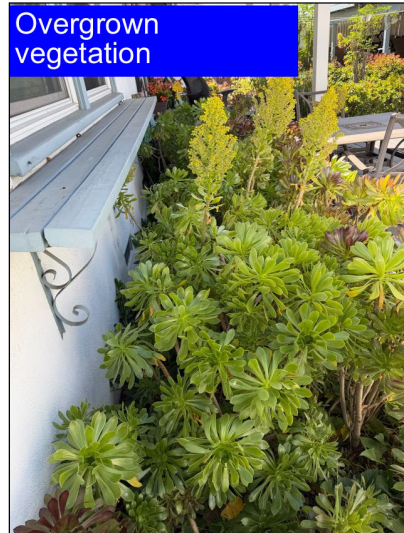
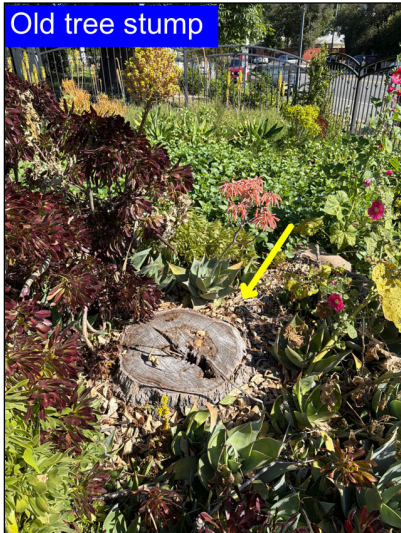
Poor grading and drainage was noted to the property. Recommend further evaluation and/or repairs by a licensed contractor.



11. Vegetation Observations

Observations:

- Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.
- Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building.
- The property has overgrown vegetation that needs to be landscaped.





12. Sprinklers

Observations:

- The inspector recommends client consult with home owner for operation instruction for sprinkler system. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

13. Main Gas Valve Condition

Materials: Gas meter located at the left side of the home.

Observations:

- Meter located at exterior and appears to be in serviceable condition. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- The gas meter did have a seismic shut off valve installed. Note: The seismic valve was not tested.



14. Grounds Electrical

Observations:

- The exterior outlets and lights were operational at the time of inspection.

15. GFCI

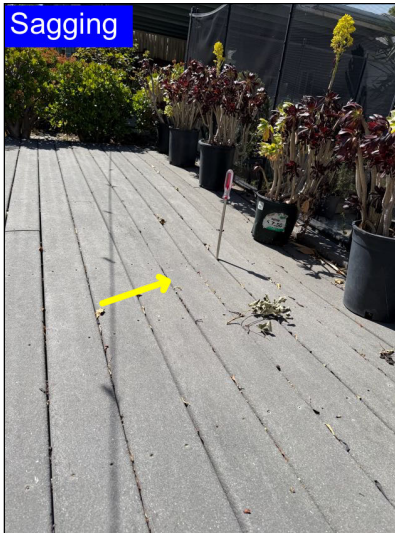
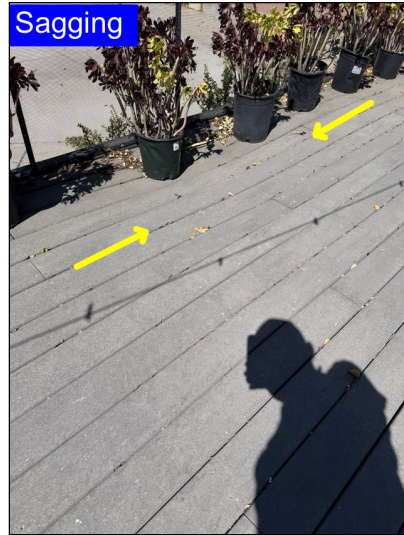
Observations:

- No **GFCI**'s were visible at the exterior at the time of inspection. Recommend installation of GFCI protection where necessary by a licensed electrician.

16. Patio Type

Observations:

- The patio floor was covered. Not fully visible at the time of inspection.



17. Patio Condition

Observations:

- Patio cover was not accessible for inspection.
- The patio has signs of sagging at the time of inspection.

18. Exterior Hose Faucet Condition

Location: Exterior hose bib was located at the front and rear of structure.

Observations:

- Hose service condition noted. Recommend evaluation and repairs as needed.

Exterior Areas

1. Exterior walls/Stucco

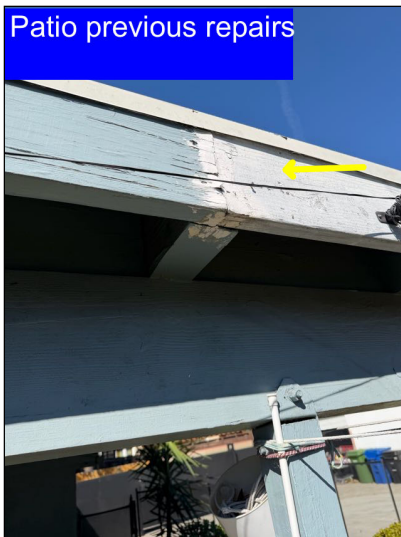
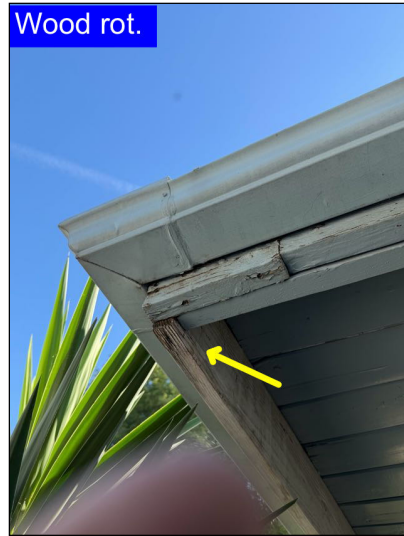
Observations:

- The stucco appeared to be in serviceable condition at the time of inspection.

2. Eaves & Facia

Observations:

- Peeling/chipping paint observed, suggest scraping and painting as necessary.
 - Moisture damage, wood rot, observed.
- Recommend review for repair as necessary. Recommend termite inspection.



3. Exterior Paint

Observations:

- The exterior paint appeared in serviceable condition.

4. Doors

Observations:

- Exterior doors are functional and in satisfactory condition, at time of inspection.

5. Window Condition

Observations:

- Window components appeared in satisfactory condition at time of inspection.
- Some older windows still remain. Recommend upgrading.

6. Exterior structures and systems

Observations:

- N/A

Garage

1. Roof Condition

Observations:

- N/A

2. Walls

Observations:

- N/A

3. Anchor Bolts

Observations:

- N/A

4. Rafters & Ceiling

Observations:

- N/A

5. Floor Condition

Observations:

- N/A

6. Electrical

Observations:

- N/A

7. GFCI

Observations:

- N/A

8. 240 Volt

Observations:

- N/A

9. Exterior Door

Observations:

- N/A

10. Fire Door

Observations:

- N/A

11. Garage Door Condition

Observations:

- N/A

12. Garage Opener Status

Observations:

- N/A

13. Garage Door's Reverse Status

Observations:

- N/A

14. Ventilation

Observations:

- N/A

15. Vent Screens

Observations:

- N/A

16. Cabinets

Observations:

- N/A

17. Counters

Observations:

- N/A

Foundation

1. Slab Foundation

Observations: N/A

2. Foundation Perimeter

Observations:

- N/A

3. Foundation Walls

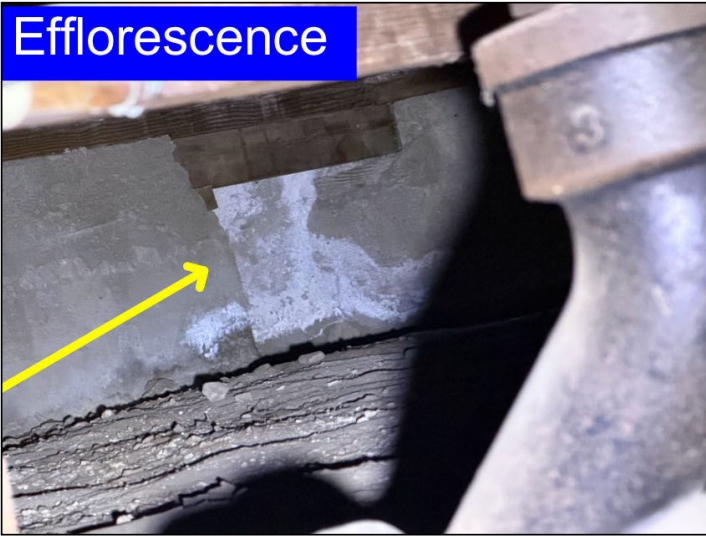
Observations:

- The foundation appeared to be in serviceable condition at the time of inspection.
- Recommend further evaluation and or repairs by a licensed contractor.
- **Vertical crack(s) noted to the foundation wall.**
- **Efflorescence observed to the foundation walls. This is a mineral deposit left behind from exterior water infiltration.**
- **Recommend further evaluation and repairs by a licensed contractor.**





Efflorescence



Crack

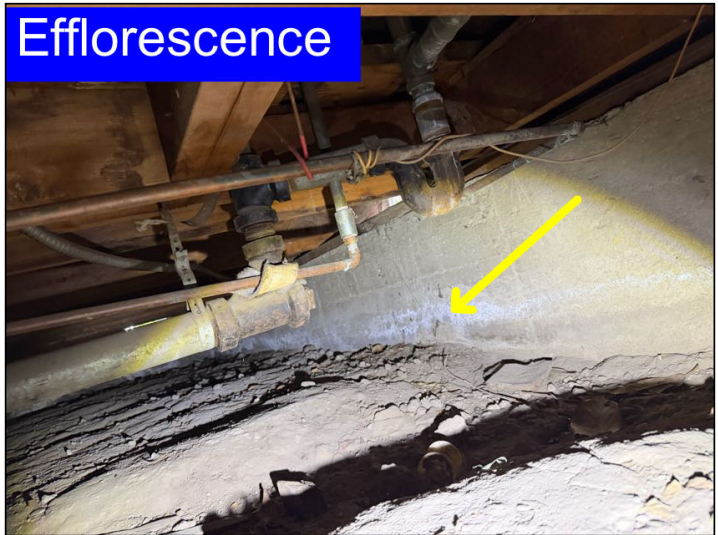
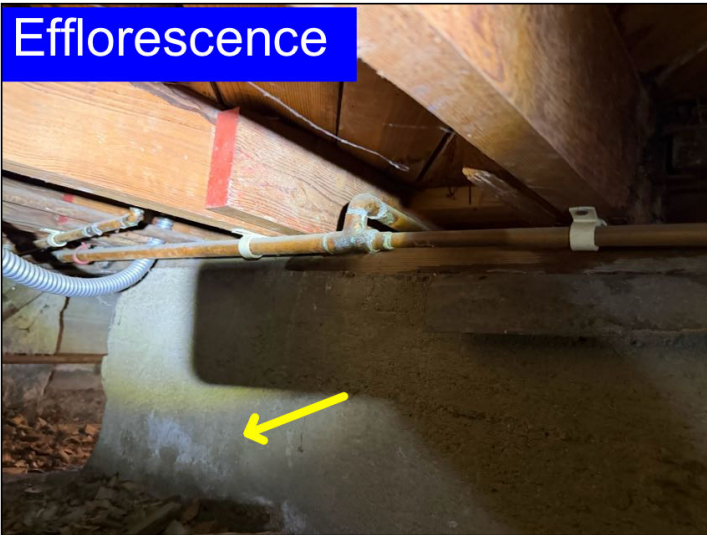


Cracking



Cracking





4. Cripple Walls

Observations:

- Cripple walls appeared to be in serviceable condition at the time of inspection.

5. Post and Girders

Observations:

- The footing/post/beams/girders appeared to be in serviceable condition at the time of inspection.
- Inspector noted support post is not properly aligned and/or centered with the support beam. Recommend correction by a licensed contractor.





6. Sub Flooring & Crawlspace

Observations:

- Surface fungus was noted at the subfloor in areas with moisture staining. Recommend further evaluation and necessary repairs by a licensed contractor for areas with moisture damage.





7. Anchor Bolts

Observations:

- The anchor bolts were inspected and appear to be serviceable.

8. Foundation Electrical

Observations:

- The electrical services at the crawlspace appear to be in serviceable condition.

9. Foundation Plumbing

Observations:

- The copper plumbing appeared to be in serviceable condition at the time of inspection.
- **Cast iron waste and/or vent pipe appeared in worn condition with rust and or corrosion. Recommend further evaluation and/or repairs, including upgrading cast-iron plumbing, by a licensed plumber.**

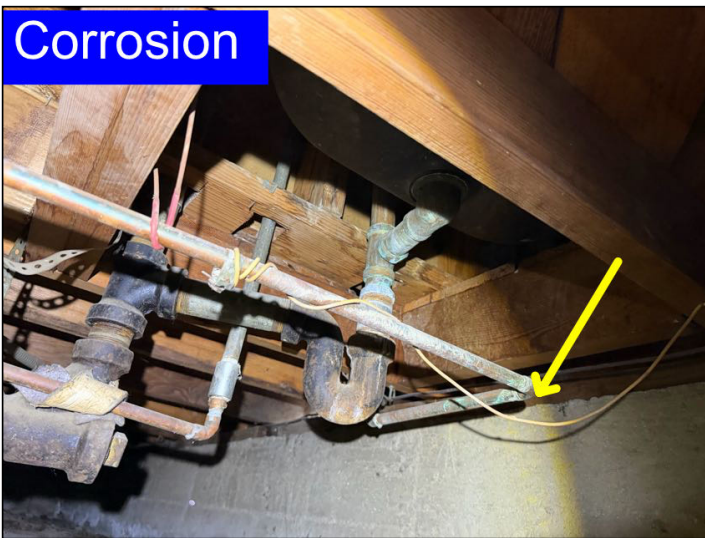




Corrosion



Cast iron pipes



Corrosion



10. Ventilation

Observations:
 • Ventilation to the foundation/crawlspace appeared to be in serviceable at the time of inspection.

11. Vent Screens

Observations:
 • Vent screens noted as functional at the time of inspection.
 • **Vent screens on the left side of the house noted as missing.**

12. Access Panel

Observations:
 • The foundation access panel installed and functional during the inspection.

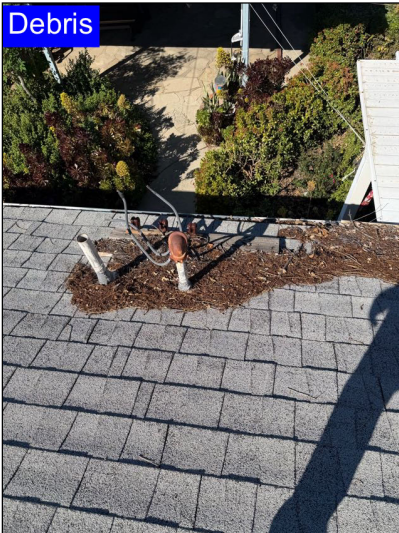
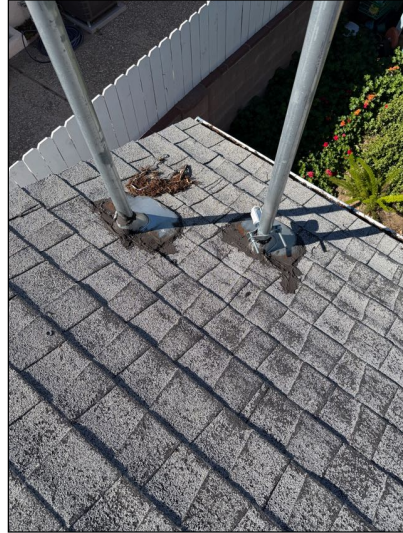
Roof

1. Roof Condition

Materials: Asphalt shingles noted.

Observations:

- The main roof appeared to be in worn condition with signs of weathering and aging.
- **Roof appears to be in worn condition with signs of weathering and aging. Moderate wear noted in areas of the composition shingles with granule loss. Recommend further evaluation and repairs by a licensed roofer.**

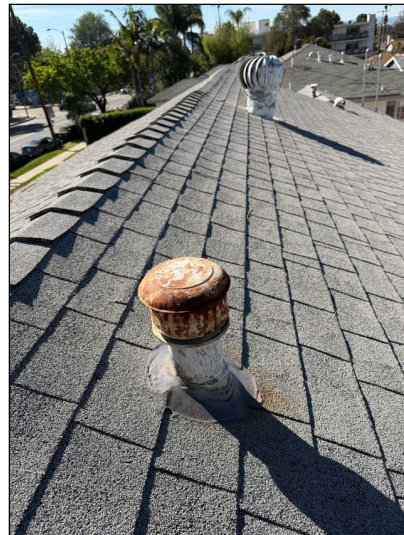
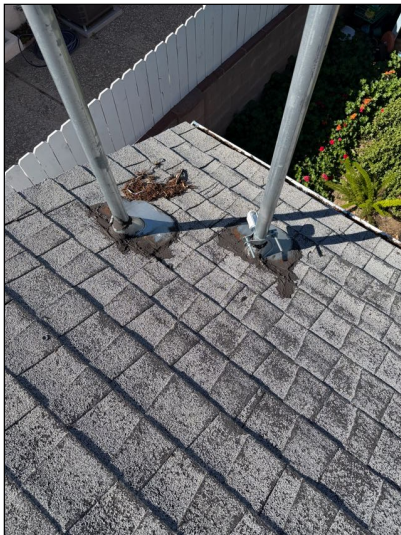




2. Flashing

Observations:

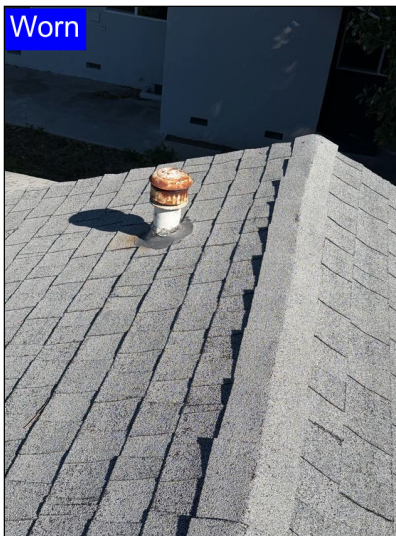
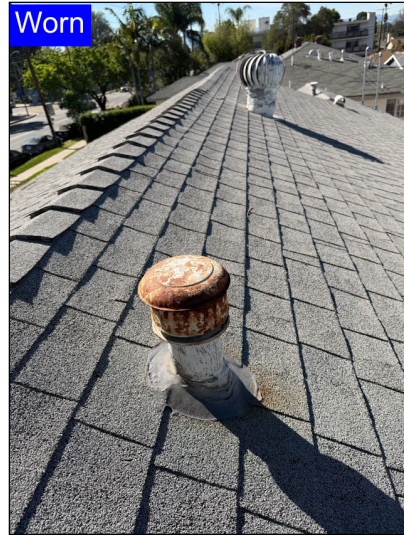
- The exposed flashing is on worn condition at the time of inspection. Recommend further evaluation and repairs of flashing by a licensed roofer.



3. Vents/Caps

Observations:

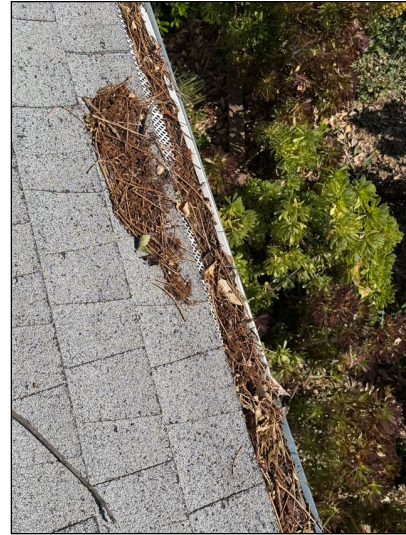
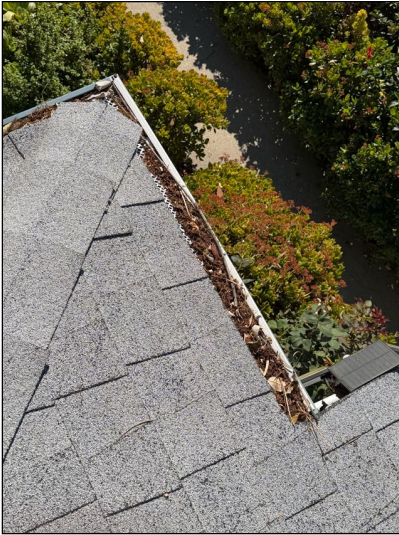
- The vent cap is rusted and appears to be failing. We recommend replacing the vent cap.



4. Gutter

Observations:

- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding.
- Clean gutters: Significant amounts of debris evident at the gutter. Recommend cleaning gutters.



5. Chimney

Observations:

- N/A

6. Sky Lights

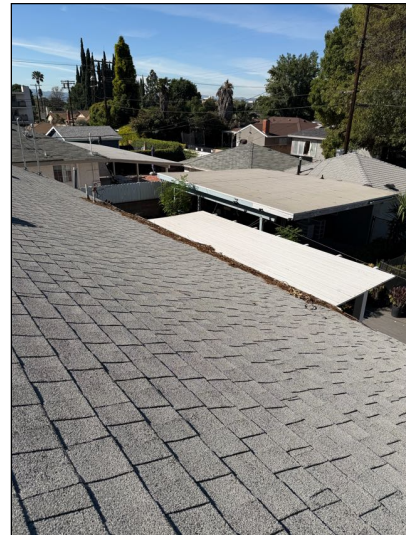
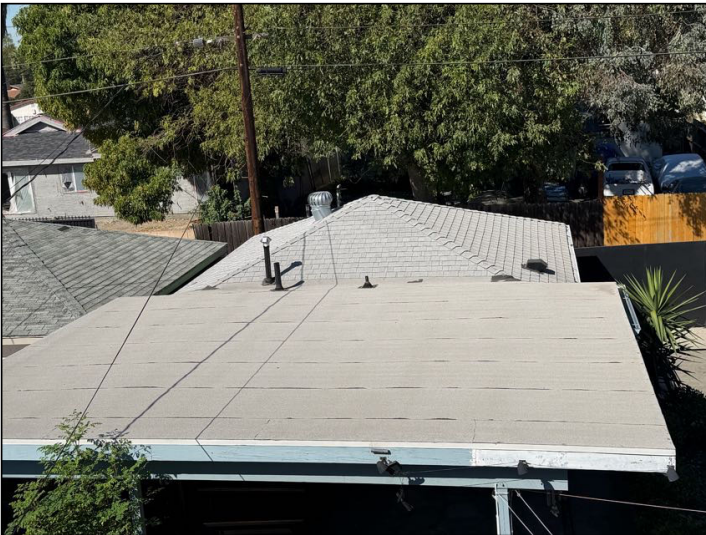
Observations:

- N/A

7. Patio and Porch Roof Condition

Observations:

- The patio roof appears to be in serviceable condition at the time of inspection.



Attic

1. Access

Observations:

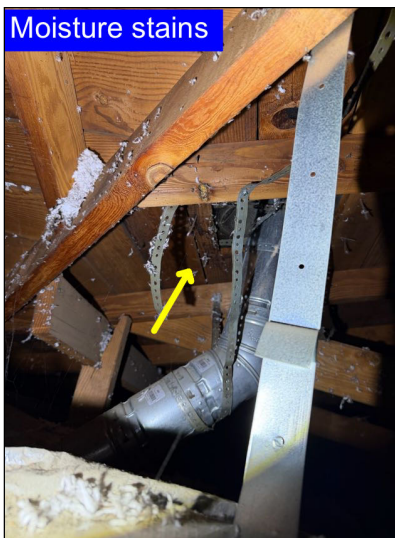
- The attic appeared to be in serviceable condition at the time of the inspection.

2. Structure

Observations:

- The attic area appeared to be in serviceable condition at the time of inspection.
- **Moderate water stains visible. Unable to determine if there are active leaks. Recommend further evaluation.**





3. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate at the time of inspection.

4. Ventilation

Observations:

- Gable louver vents noted.
- Turbine Vents noted.

5. Vent Screens

Observations:

- Vent screens noted as functional at the time of inspection.

6. Electrical

Observations:

- The accessible electrical appeared to be in serviceable condition at the time of inspection.

7. Attic Plumbing

Observations:

- The accessible plumbing at the attic appeared to be in serviceable condition at the time of inspection.

8. Duct Work & Heating Vents

Observations:

- **The ducting system is in worn condition at the time of inspection.**



9. Exhaust Vent

Observations:

- The exhaust vents were in serviceable condition at the time of inspection.

10. Chimney

Observations:

- N/A

Electrical

1. Service/Cable Feeds

Observations:

- There is an overhead service drop noted.

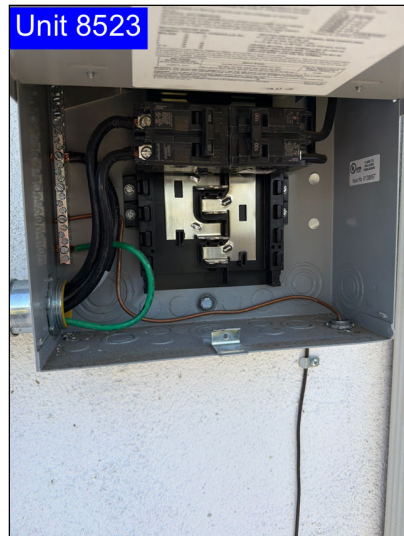
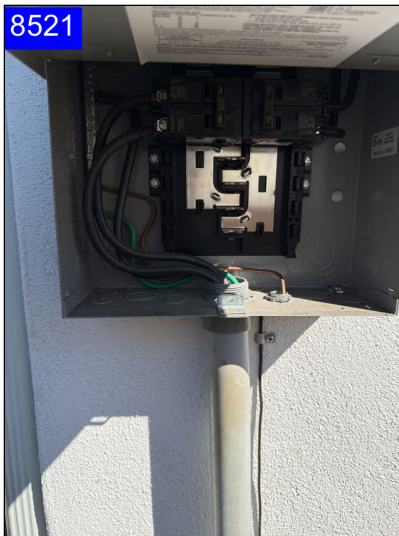
2. Electrical Panel

Location: Rear of structure.

Location: Sub Panel Location: • Located at the guest house.

Observations:

- The main panel appeared to be in serviceable condition at the time of inspection.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

Observations:

- The thermostat was functional at the time of inspection.

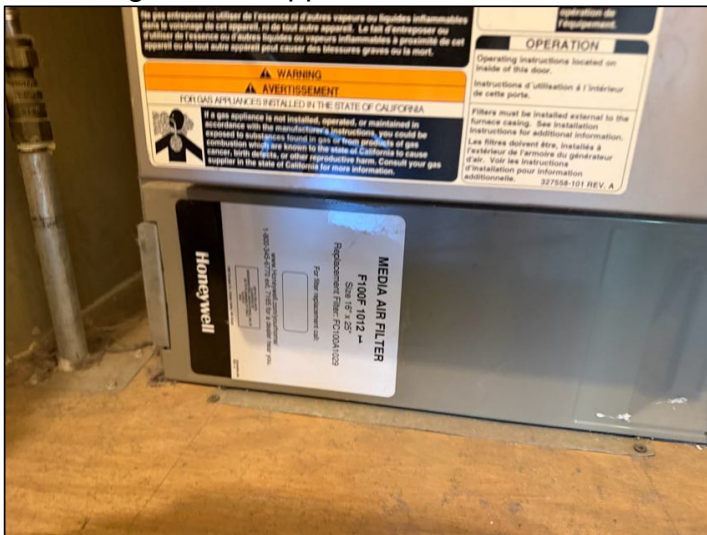
2. Heater Condition

Materials: The furnace is located in the hall closet

Materials: Gas fired forced hot air.

Observations:

- The heating furnace is in serviceable condition at the time of inspection.
- Heating furnace appeared to have been manufactured 2004



3. AC system - AC Compress Condition

Compressor Type: Electric

Location: Wall AC Unit

Observations:

- The wall AC was tested using normal operating controls and was functional at the time of inspection.



4. Refrigerant Lines

Observations:

- N/A

5. Registers

Observations:

- The HVAC system registers are in serviceable condition at the time of inspection.

6. Filters

Location: Located inside heater cabinet.

Observations:

- The air filter is in serviceable condition at the time of inspection.

7. Venting & Air Supply

Observations:

- The heating system vent is in serviceable condition at the time of inspection.

8. Gas Valves

Observations:

- Gas shut off valves were present and functional.

9. Enclosure

Observations:

- Suggest having this unit professionally cleaned and serviced.

10. Swamp Cooler

Observations:

- N/A

Water Heater

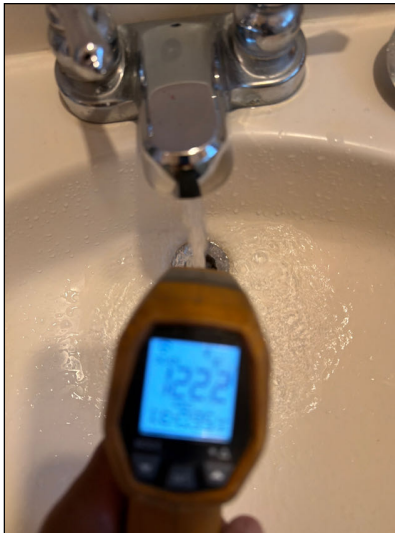
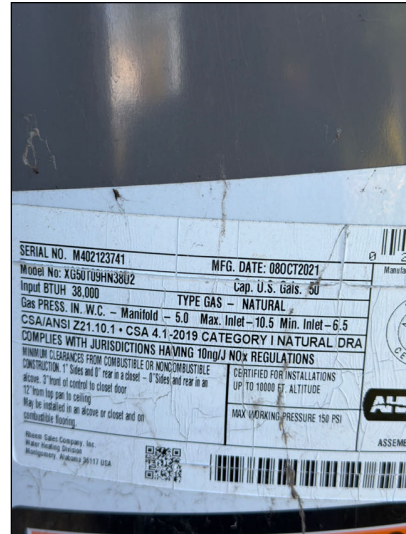
1. Water Heater Condition

Heater Type: Gas

Location: The heater is located at the exterior

Observations:

- The water heater appears to be in satisfactory condition at the time of inspection.
- Water heater manufactured date: October 8, 2021



2. Strapping

Observations:

- The water heater seismic straps were installed at the time of inspection.

3. Plumbing

Materials: Copper

Observations: The plumbing to the water heater appeared to be in satisfactory condition at the time of inspection.

4. TPRV

Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It should terminate within 6" above the floor--the end cannot be threaded or have a fitting.

5. Overflow Condition

Materials: Copper

Observations:

- Appears to be in satisfactory condition at the time of inspection.

6. Gas Valve

Observations:

- Appears functional at the time of inspection.

7. Number Of Gallons

Observations:

- 50 gallons

8. Combusion

Observations:

- The combustion chamber appears to in functional condition.

9. Venting

Observations:

- The water heater venting is in serviceable condition at the time of inspection.

10. Base

Observations:

- The water heater base is functional.

11. Heater Enclosure

Observations:

- **The water heater enclosure is showing signs of prior damage.**



Water Heater ADU

1. Water Heater Condition

Heater Type: Electric

Location: The heater is located at the exterior

Observations:

- The water heater appears to be in satisfactory condition at the time of inspection.



2. Strapping

Observations:

- The water heater seismic straps were installed at the time of inspection.

3. Plumbing

Materials: Copper

Observations: The plumbing to the water heater appeared to be in satisfactory condition at the time of inspection.

4. TPRV

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It should terminate within 6" above the floor--the end cannot be threaded or have a fitting.

5. Overflow Condition

Materials: Copper

Observations:

- Appears to be in satisfactory condition at the time of inspection.

6. Gas Valve

Observations:

- Appears functional at the time of inspection.

7. Number Of Gallons

Observations:

- 50 gallons

8. Combusion

Observations:

- The combustion chamber appears to in functional condition.

9. Venting

Observations:

- The water heater venting is in serviceable condition at the time of inspection.

10. Base

Observations:

- The water heater base is functional.

11. Heater Enclosure

Observations:

- N/A

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Observations:

- The door bell operated normally when tested at the time of inspection.

2. Interior Doors

Observations:

- The interior / exterior doors appeared to be in serviceable condition at the time of inspection. Normal wear was noted to doors. Recommend routine maintenance on hardware and weather seals on all exterior door.

3. Type of flooring

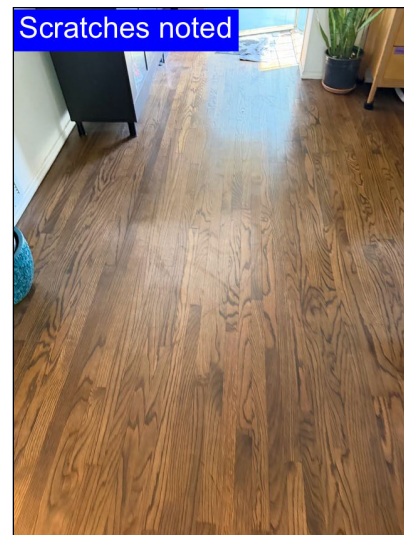
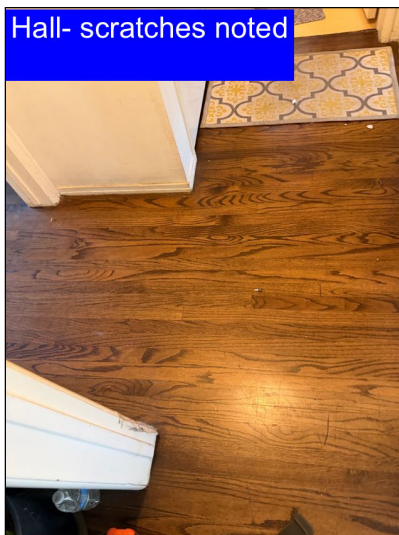
Observations:

- Wood Floors

4. Floor Condition

Observations:

- The floors appeared to be in serviceable condition at the time of inspection.
- **The wood floors are in worn condition at the time of inspection. Recommend upgrade of the wood flooring.**



5. Window Condition

Materials: Dual pane windows.

Observations:

- Operated windows appeared functional, at time of inspection

6. Wall Condition

Materials: Plaster walls noted.
 Observations:

- Settlement cracks were noted to interior walls.

Settlement crack are usually superficial. All houses settle over time, and this may cause a series of hairline cracks to appear in drywall.



7. Ceiling Condition

Materials: There are plaster ceilings noted.
 Observations:

- The ceilings appeared to be in serviceable condition at the time of inspection.

• Settlement type cracks were noted to the ceiling.

Settlement cracks are usually superficial. All houses settle overtime and may cause a series of hairline cracks. Recommend repair of cracks and or monitoring.



8. Ceiling Fans

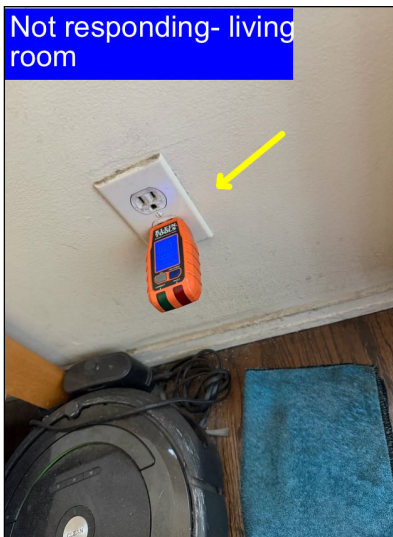
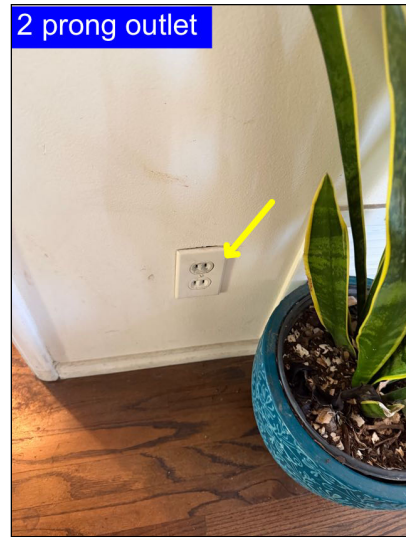
Observations:

- Ceiling fan operated normally when tested, at time of inspection.

9. Electrical

Observations:

- The tested outlets were operational at the time of inspection.
- 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
- Damaged electrical outlet noted with signs of prior repair. Recommend further evaluation and repairs by a licensed electrician.



10. Smoke Detectors & Carbon Monoxide

Observations:

- Smoke detector missing at bedrooms. All bedrooms should have a operational smoke detector.
- The carbon monoxide detector did sound off the alarm when tested. Install a new battery and test monthly.



11. Fireplace

Observations:

- N/A

12. Closets

Observations:

- The closet is in serviceable condition.

13. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

14. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.
- The sliding door tracks appeared dirty at the time of inspection, making the door difficult to operate. Recommend servicing the door, including cleaning the tracks and lubricating the rollers.
- The patio door did not lock. Recommend further evaluation and repairs by a licensed contractor if needed.





15. Screen Doors

Observations:

- Sliding door screen is functional at the time of inspection.

16. Interior Stairs

Observations:

- N/A

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Sinks

Observations:

- The sink and faucets were operational at the time of inspection.
- The kitchen sink faucet is in worn condition, recommend upgrade.



2. Plumbing

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

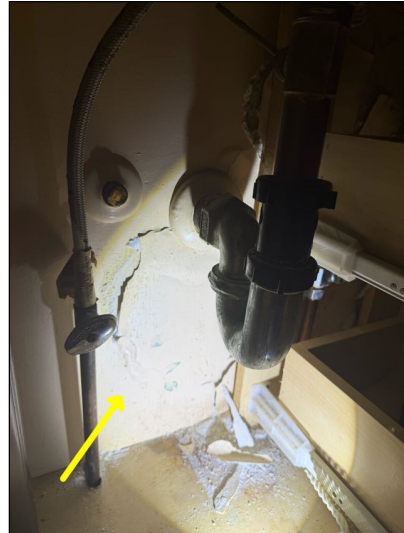
3. Cabinets

Observations:

- **DEFERRED COST:** The cabinets are in worn condition. Consider upgrade.
- Moisture damage and possible mold were noted on the walls beneath the kitchen cabinet/sink. Recommend further evaluation and repairs by a licensed contractor.



Damage under sink



Worn cabinets



Damage under sink



4. Counters

Observations:

- The counters are in serviceable condition at the time of inspection.

5. Dishwasher

Observations:
 • N/A

6. Garbage Disposal

Observations:
 • Operated - appeared functional at time of inspection.

7. Cook top / Range condition

Observations:
 • **DEFERRED COST:** The stove/range is in worn condition at the time of inspection. Recommend service and or upgrade of the stove/range.
 • The burners did not operate properly when tested.



8. Vent Condition

Materials: Exterior Vented

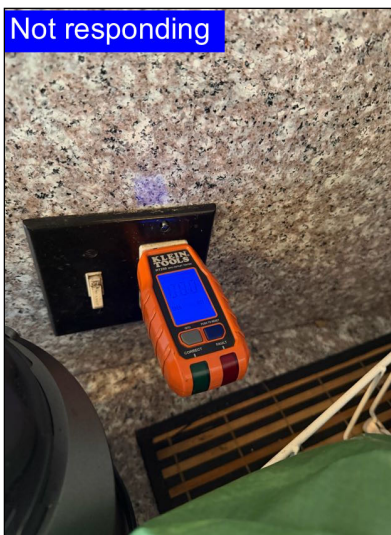
Observations:
 • The exhaust fan was operational at the time of inspection.
 • The kitchen exhaust fan filter was dirty at the time of inspection. Recommend cleaning and or replacing the exhaust filter.



9. Electrical

Observations:

- The kitchen light and outlets were operational at the time of inspection.
- **Outlet apparently inoperable, recommend repair.**



10. GFCI

Observations:

- **GFCI did not respond to test, suggest replacing for safety.**

11. Window Condition

Materials: Single hung window noted.

Observations:

- In the inspectors opinion the windows/frames are near the end of their useful life.



Kitchen ADU

1. Sinks

Observations:

- The sink and faucets were operational at the time of inspection.

2. Plumbing

Observations:

- The plumbing under the kitchen sink appeared serviceable at the time of inspection.

3. Cabinets

Observations:

- The kitchen cabinets are functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

- The counters are in serviceable condition at the time of inspection.

5. Dishwasher

Observations:

- N/A

6. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

7. Cook top / Range condition

Observations:

- All heating elements operated when tested.
- Electric cook top noted.

8. Vent Condition

Materials: Exterior Vented

Observations:

- The exhaust fan was operational at the time of inspection.

9. Electrical

Observations:

- The kitchen light and outlets were operational at the time of inspection.

10. GFCI

Observations:

- GFCI in place and operational.

11. Window Condition

Materials: Double hung window noted.

Observations:

- The windows that were tested, are functional.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Hall

2. Doors

Observations:

- Bedroom doors were operational at the time of inspection.

3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- The flooring appeared to be in worn condition at the time of inspection.

4. Wall Condition

Materials: Plaster walls noted.

Observations:

- The walls appeared to be in serviceable condition at the time of inspection.

5. Electrical

Observations:

- The outlets at the bedrooms appeared to be in serviceable condition.

6. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Windows were operational at th time of inspection.

7. Ceiling Condition

Materials: There are plaster ceilings noted.

Observations:

- The ceilings appeared to be in serviceable condition at the time of inspection.

8. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

9. Closets

Observations:

- The closet is in serviceable condition at the time of inspection.

Hall Bath

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Hall Bathroom

2. Sinks

Observations:

- The hall bath sink is in serviceable condition at the time of inspection.

3. Plumbing

Observations:

- The bath plumbing was in serviceable condition at the time of inspection.
- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



4. Cabinets

Observations:

- **DEFERRED COST:** The cabinets are in worn condition. Consider upgrade..
- Moisture damage was noted between the bathtub and adjacent cabinet. Recommend further evaluation and repairs by a licensed contractor.



5. Counters

Observations:

- The bathroom counters are in serviceable condition at the time of inspection.

6. Electrical

Observations:

- The light fixtures and outlets were operational at the time of inspection.

7. GFCI

Observations:

- GFCI in place and operational at the time of inspection.

8. Toilets

Observations:

- The toilets were serviceable at the time of inspection.
- A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.



9. Showers

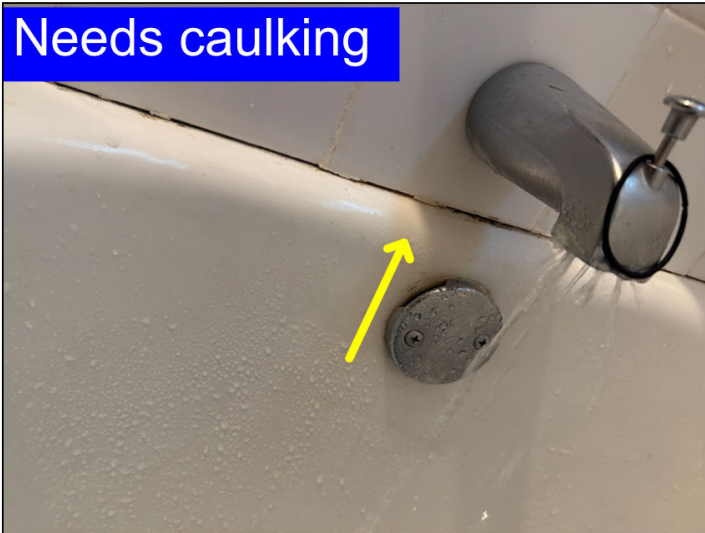
Observations:

- The shower was in serviceable condition at the time of inspection.

10. Shower Walls

Observations:

- The shower walls are in serviceable condition at the time of inspection.
- Recommend caulking as required.



11. Bath Tubs

Observations:

- The bath tub is in serviceable condition at the time of inspection.

12. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.

13. Mirrors

Observations:

- The mirror is in serviceable condition at the time of inspection.

14. Exhaust Fan

Observations:

- N/A

15. Window Condition

Materials: Aluminum framed double hung window noted.

Observations:

- Operated windows appeared functional, at time of inspection

Hall Bath ADU

1. Locations

Locations: Hall Bathroom

2. Sinks

Observations:

- The hall bath sink is in serviceable condition at the time of inspection.

3. Plumbing

Observations:

- The bath plumbing was in serviceable condition at the time of inspection.

4. Cabinets

Observations:

- The bathroom cabinets appeared functional and in satisfactory condition, at time of inspection.

5. Counters

Observations:

- The bathroom counters are in serviceable condition at the time of inspection.



6. Electrical

Observations:

- The light fixtures and outlets were operational at the time of inspection.

7. GFCI

Observations:

- GFCI in place and operational at the time of inspection.

8. Toilets

Observations:

- The toilets were serviceable at the time of inspection.

9. Showers

Observations:

- The shower was in serviceable condition at the time of inspection.

10. Shower Walls

Observations:

- The shower walls are in serviceable condition at the time of inspection.

11. Bath Tubs

Observations:

- N/A

12. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- **Missing hardware on the shower door.**



13. Mirrors

Observations:

- The mirror is in serviceable condition at the time of inspection.

14. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

15. Window Condition

Observations:

- None - N/A

Primary Bathroom

1. Locations

Locations: Master Bathroom

2. Sinks

Observations:

- The master bath sink and faucet is in serviceable condition at the time of inspection.

3. Plumbing

Observations:

- The bath plumbing was in serviceable condition at the time of inspection.

4. Cabinets

Observations:

- DEFERRED COST: The cabinets are in worn condition. Consider upgrade..

5. Counters

Observations:

- The bathroom counters are in serviceable condition at the time of inspection.

6. Electrical

Observations:

- The light fixtures and outlets were operational at the time of inspection.

7. GFCI

Observations:

- GFCI in place and operational at the time of inspection.

8. Mirrors

Observations:

- The mirror is in serviceable condition at the time of inspection.

9. Toilets

Observations:

- The toilets were serviceable at the time of inspection.

10. Showers

Observations:

- The shower was in serviceable condition at the time of inspection.

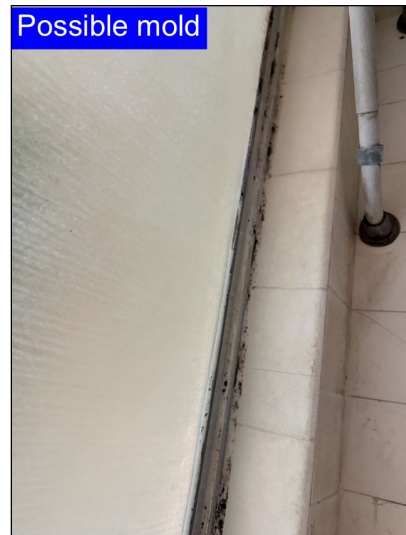
11. Shower Walls

Observations:

- The shower walls are in serviceable condition at the time of inspection.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.

All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

- Cracked/Broken tile observed at the shower at the time of inspection. Recommend repair.



12. Bath Tubs

Observations:

- N/A

13. Enclosure

Observations:

- Worn hardware on the shower door. The door and enclosure may be at the end of its useful life.

14. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

15. Window Condition

Materials: Dual Pane Window

Observations:

- Operated windows appeared functional, at time of inspection

Laundry

1. Locations

Locations: Hall

2. Dryer Vent

Observations:

- The dryer vent was located at the time of inspection. The dryer vent appeared in serviceable condition.

3. Electrical

Observations:

- The laundry area electrical outlets were operational at the time of inspection.

4. GFCI

Observations:

- GFCI tested and functioned properly

5. Gas Valves

Observations:

- The gas line and or shut off valve was not fully visible and or not accessible at the time of inspection.

6. Plumbing

Observations:

- The laundry area plumbing appeared to be serviceable condition at the time of inspection.
- **Corrosion was noted to the supply lines at the time of inspection.**



7. Exhaust Fan

Observations:

- N/A

8. Doors

Observations:

- The laundry door are in serviceable condition at time of inspection.

9. Window Condition

Materials: Single hung window noted.

Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.

10. Cabinets / Counter

Observations:

- N/A

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



www.NACHI.org

Effective March 2018

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](#).

InterNACHI® members follow a comprehensive [Standards of Practice](#) and are bound by a strict [Code of Ethics](#). The membership takes part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® maintains an [industry blog](#), [Inspection Forum](#), and [local Chapters](#) in support of this exchange of information. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients. The benefits of this cross-communication enhance the members' ability to build their businesses and develop specialized ancillary services.

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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The International Code of Ethics for Home Inspectors is available online at 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

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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

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- 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, polyethylene, or similar plastic 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;

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- 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. for the presence of smoke and carbon-monoxide detectors.
- 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.

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 and/or carbon monoxide 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.

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.

- 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.

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.

- 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 who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation 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.