

Confidential Inspection Report

1234 W Main St.
Anywhere, USA

Prepared for: John Doe



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Inspection Address: 1234 W Main St.,Anywhere, USA

Date: February 5, 2015

February 11, 2015

John Doe

RE: 1234 W Main St.
Anywhere, USA



At your request, a visual inspection of the above referenced property was conducted on February 5, 2015 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

FOUNDATION

Crawlspace:

Floor Joist

1. Floor joist was cut under the hall bathroom toilet and the shower to fit plumbing line through without adding additional support. Recommend installing support under floor joist.

ROOF & ATTIC

Roofing:

Other:

2. Small crack is visible in the dryer vent cover on the roof, recommend sealing or replacing.

Attic & Ventilation:

Insulation Noted:

3. Insulation over the NE bathroom has been moved for some repairs and not replaced. This is visible in the attic and with a thermal camera, recommend repairs and adding additional insulation if needed.

STRUCTURAL

Structural:

Window Condition:

4. Spring is out along the side of the master bathroom window, this makes the window difficult to open, close and lock.

Flooring:

5. Couple of tiles are cracked at the entry to the master bathroom and one by the shower in the NE bathroom.

ELECTRICAL SYSTEMS

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Main Power Panel & Circuitry

Ground Fault Protected Outlets:

6. One outlet in the garage labeled freezer is not properly GFCI protected as needed. In 2010 dedicated outlets were not permitted and even when they were dedicated outlets has to be a 20 outlet and circuit. This one is a 15 amp. Repairs needed.

Arc Fault Breakers:

7. Master bedroom breaker was not a ARC fault breaker as needed. Recommend replacing.

PLUMBING SYSTEM

Plumbing:

Exterior Hose Bibs Functional:

8. Both of the exterior faucet did not work when tested. Further evaluation and possible repairs needed.

Lawn Sprinkler System:

9. Recommend having the sprinklers blown out before the close of escrow or getting a receipt showing they have been blown out.

KITCHEN

Kitchen:

Range Hood:

10. The microwave as installed is recirculating back into the home even though there is a vent line running through the roof. Recommend turning the fan on the microwave to vent properly outside.

BATHROOMS

Bathroom #3: Ne Bathroom

Shower Pan:

11. It appears the shower pan is leaking into the crawl space. Water is dripping out from around the shower area in several places and moisture is noted under the tile with a moisture meter. Damage to the sub-flooring and microbial contamination from the leaking is visible under the shower area in the crawl space. Recommend further evaluation and repairs as needed by a professional contractor for likely replacement of the shower area.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Bent Nail Inspection

GENERAL INFORMATION

Client & Site Information:

Client: John Doe.
 Inspection Site: 1234 W Main St.
 Anywhere, USA
 House Occupied? No.
 People Present: Selling agent.

Building Characteristics:

Main Entry Faces: North.
 Estimated Age: 2010.
 Building Type: 1 family.
 Stories: 1
 Space Below Grade: Crawl space.

Climatic Conditions:

Weather: Overcast.
 Soil Conditions: Wet.
 Outside Temperature (F): 40-50.

Utility Services:

Water Source: Public.
 Sewage Disposal: Public.
 Utilities Status: All utilities on.

Payment Information:

Paid By: Credit or Debit Card.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity, the presence of Chinese drywall. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and

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belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

Site Drainage:



Underground drainage is noted in the back yard.

Mailbox Noted:

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:



Spauling is noted on the driveway. This is typically from over salting, although it is not a fatal condition it may continue to deteriorate.
Typical cracking is noted in concrete.
Oil staining is visible in the driveway.

Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:

Satisfactory - The entryway stoop is in functional condition.

Front Entry Cover:

Same as house, Front entry cover is in satisfactory condition.

Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Satisfactory - The slab is in useable condition.

Patio Lighted:

Yes.

Patio Cover Condition:

Satisfactory - The patio cover is functional. Same as structure.

Fences & Gates:

Fencing Materials:

Vinyl.

Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and Latches:

Satisfactory - The gates and latches are performing as intended.

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Utility Services:

- Water Source:* City.
- Water Meter Location:* Front yard several feet in from the street.
- Electric Service:* Underground.
- Fuel Source:* Natural gas is provided by a regulated service company or utility.
- Sewage Disposal System:* Sewers.

Gas Services:

- Gas-fired Equipment Installed:* Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.
- Location of Meter:* Right side of the house.
- Type of Gas Supply:* Natural Gas.
- Gas Appliances in Garage Area?:* Yes, furnace and water heater are installed in the garage. Water heater is a sealed unit and does not need to be 18 inches off of the ground.
- Gas Line Primary Piping Material:* Black Iron Pipe. CSST gas flex line.
- Piping Installation - Routing - Shutoffs - Hangers - Supports:* Disclaimer- although black pipe appears to be installed professionally, adequacy of system is not cover in this inspection.
- Gas Odors Noted:* No.
- Vents Noted From Roof View:* There is at least one gas-fired vent stack through the roofline.

FOUNDATION

Foundation:

Type of Foundation: Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials: Poured in place concrete.

Visible Portions of Exterior Foundation Walls: The exterior view of the foundation is limited to the portions visible above grade. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

Visible Foundation Wall Cracks Noted From Exterior: Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Perimeter Foundation Drainage Surface:



Evidence of past water entry is noted in to the crawl space, Ground should slope away from home. Extend gutters away from foundation. Adjust or move sprinklers away from the foundation.

Crawlspace:

Crawlspace Entrance: Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance: There is an interior entry to the crawlspace.

Crawlspace Ceiling Exposed Percent: None-Due to insulation installed on the underside of flooring.

Percent Interior Foundation Wall Exposed: The interior view of the foundation is limited to the visible portions of the walls.

Conditions Noted in Exterior Walls,Interior View: Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Sill Plates Percentage Visible: None- due to insulation blocking sill plate. Insulation was moved in several locations to view sill plate.

Foundation Bolts Noted: None are visible due to how the home was built. No comment as to adequacy.

Evidence of Water Entry in the crawlspace Noted: Yes, evidence of past water entry is noted. No current water is in the crawl space.

Crawlspace Ventilation: Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. Recommend opening vents in the spring and closing in the fall.

Crawlspace Inspected By: The crawlspace was inspected by entering and crawling through.

Crawlspace Floor: Soil.

Vapor Barrier Installed: Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

Floor Joist



Floor joist was cut under the hall bathroom toilet and the shower to fit plumbing line through without adding additional support. Recommend installing support under floor joist.

Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted. This inspection does not cover the presence or lack of wood destroying insects.

Insulation

Insulation appears to be adequate, and properly installed.

ROOF & ATTIC

Roofing:

<i>Type Roof:</i>	Gable.
<i>Roof Covering Materials:</i>	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. Architectural shingles are installed, these have 30 - 35 year lifespan.
<i>Cover Layers:</i>	The roof covering on the main structure appears to be the first covering.
<i>Underlayment Noted:</i>	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
<i>Condition of Roof Covering Material:</i>	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
<i>Roof Jacks</i>	Satisfactory.
<i>Roof Vents:</i>	Metal Appears Serviceable.
<i>Estimated Life Expectancy of Roof:</i>	The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.
<i>Flashing:</i>	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
<i>Means of Roof Inspection:</i>	The roof covering was inspected by walking on the roof.
<i>Evidence of Leakage:</i>	No -
<i>Roof Gutter System:</i>	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.



Evidence of leaking is noted at the gutter joints. This can cause damage to fascia. Recommend re-sealing joints and end caps.

Other:



Small crack is visible in the dryer vent cover on the roof, recommend sealing or replacing.

Attic & Ventilation:

- Attic Access Location:* Garage ceiling.
- Attic Accessibility:* Ceiling scuttle hole.
- Method of Inspection:* The attic cavity was inspected by entering the area.
- Attic Cavity Type:* Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.
- Roof Framing:* A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition.
- Roof Framing Condition:* Satisfactory - The roof framing appears to be in functional condition.
- Roof Bracing:* The roof framing as installed seems adequate.
- Roof Decking:* The roof decking material is oriented strand board sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.
- Evidence of Leaks on Interior of Attic:* There is no evidence of current water leaks into the accessible attic spaces.
- Evidence of microbial contamination* No.
- Ventilation Hi/Low:* Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
- Insulation Noted:* The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of 12 - 14 inches.



Insulation over the NE bathroom has been moved for some repairs and not replaced. This is visible in the attic and with a thermal camera, recommend repairs and adding additional insulation if needed.

Attic ventilation fan: None installed.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Masonite/Hardboard Panel. Wood, Stone.

Siding Condition:

Satisfactory - The siding is in serviceable condition.



Evidence of sprinklers spraying on the back patio posts, this can cause damage. Recommend adjusting or moving sprinklers to not spray on the siding.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

Outside Entry Doors:



There are some scratches or the low-e tinting may be starting to come off on the master bedroom sliding glass door. Recommend monitoring.

Interior Door:



Couple of door stops are missing.
Pantry door does not latch properly, recommend adjusting.

Windows Type:

Insulated windows, Vinyl Double pane.

Window Condition:



Spring is out along the side of the master bathroom window, this makes the window difficult to open, close and lock.

Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Wall Covering Material:

sheetrock. Appears serviceable, Normal wear.

Ceiling Covering Material:

Sheetrock. Appears serviceable

Thermal scan was conducted of the interior of the property with no issues noted.

Flooring:

Tile, Vinyl, Wood, Carpet.



Couple of tiles are cracked at the entry to the master bathroom and one by the shower in the NE bathroom.

Wood flooring is faded where area rugs were laying.

Wood flooring is warped slightly in front and to the side of the dishwasher, possibly from a past leak. No current leak or moisture noted.

Fireplace:

<i>Location of Fireplace:</i>	Living room.
<i>Type of Fireplace:</i>	Gas insert.
<i>Fireplace Fuel:</i>	Gas - The fireplace is designed to use gas fuel only.
<i>Firebox Condition:</i>	Satisfactory - The firebox appears to be sound and useable in its current condition.
<i>Damper Condition:</i>	No damper is installed, gas inserts need to be open vented.
<i>Flue Discharge Location:</i>	Flue discharges through the side of home.
<i>Exterior Stack Material:</i>	The exterior fireplace stack material is made of metal.
<i>Exterior Stack Condition:</i>	Satisfactory.
<i>Source of Combustion Air:</i>	Outside air is used for combustion. This is the most efficient system.
<i>Heat Circulator:</i>	Yes, the fireplace is equipped with a gravity or fan system to circulate heat from the fireplace into the living space. Satisfactory - The unit functioned as intended.
<i>Hearth Condition:</i>	The hearth is in satisfactory condition.
<i>Mantle:</i>	Yes - There is a mantle installed.

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Condition:



Unit was tested, and appeared in satisfactory condition.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

<i>Model/ Serial Number/ Size:</i>	Unit appears to be the original unit for the home. Average life of an A/C unit is 20 - 25 years.
<i>Type:</i>	Central air.
<i>Unit/Condenser Location:</i>	Right.
<i>Unit Tested:</i>	Yes, The scope of this inspection does not include the effectiveness or adequacy of the system. Due to low temperatures outside, proper air temperature drop could not be tested. Just that the unit did come on and was working at the time of inspection.
<i>Insulation Wrap on the Suction Line:</i>	Satisfactory.
<i>Condenser Cabinet Level:</i>	Satisfactory.
<i>Service Disconnect:</i>	Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Heating Unit # 1:

<i>Heating System Location:</i>	Garage.
<i>Heating System Type:</i>	A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. 80 - 85% efficiency.
<i>Fuel Source:</i>	The fuel source is natural gas.
<i>Model/Serial Number/Size:</i>	Furnace appears to be the original furnace and is the same age as home, Average furnace lasts about 20 - 25 years.
<i>Flue Type:</i>	The flue pipe is metal.
<i>Flue Condition:</i>	Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.
<i>Unit Tested:</i>	Yes.
<i>Furnace Temperature output within manufacturer specifications:</i>	Yes.
<i>Heat Exchanger Inspected:</i>	No, inspection is a visual inspection, only about 5% of the heat exchanger is visible, due to this the heat exchanger is not covered under this inspection.
<i>Carbon Monoxide Tested:</i>	Meter reading was 5 Most manufactures recommend levels be below 100.
<i>Blower Condition:</i>	Satisfactory - The blower assembly appears to be performing as expected.
<i>Exhaust Fan Condition:</i>	Exhaust fan is in satisfactory condition and appears to be functioning properly.
<i>Filter Type/Size:</i>	1 ea. 20 x 20 x 1 in the hall 1 ea. 12 x 12 x 1 in the master bedroom.
<i>Filter Condition:</i>	Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..
<i>Ducts Condition:</i>	Satisfactory - The ductwork appears to be properly installed and supported.
<i>Duct Insulation in Unheated Spaces:</i>	Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
<i>Does each habitable room have a heat source?</i>	Yes.
<i>Adequate Returns or Undercut Doors:</i>	Yes.
<i>Thermostat Location:</i>	Hall.
<i>Thermostat Condition:</i>	Satisfactory - The thermostat worked properly when tested.
<i>Furnace Drain:</i>	Satisfactory.
<i>Condition</i>	Appears serviceable, Manufacturers recommend service on an annual basis.

ELECTRICAL SYSTEMS

Primary Power Source

<i>Service Voltage:</i>	The incoming electrical service to this structure is 120/240 volts.
<i>Service/Entrance/Meter:</i>	Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

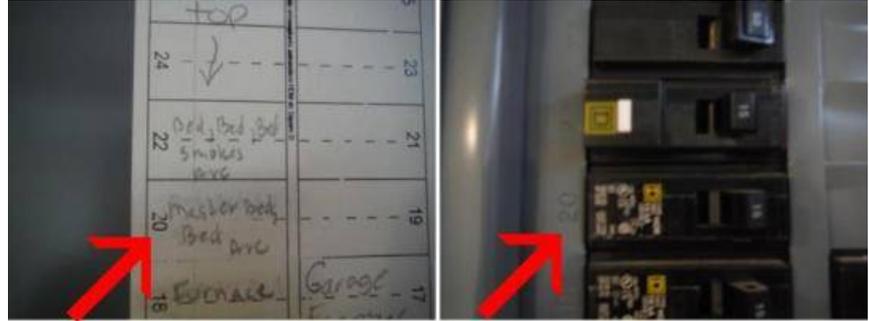
Main Power Panel & Circuitry

<i>Main Power Distribution Panel Location:</i>	Garage.
<i>Main Power Panel Size:</i>	200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.
<i>Service Cable to Panel Type:</i>	Copper.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Panel Condition:</i>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
<i>Main Panel Type:</i>	Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.
<i>Breaker/Fuse to Wire Compatibility:</i>	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
<i>Legend Available:</i>	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
<i>Panel Cover Removed:</i>	Yes.
<i>Condition of Wiring in Panel:</i>	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
<i>Feeder and Circuit Wiring Type:</i>	Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.
<i>Circuit Wiring Condition:</i>	Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
<i>Ground Fault Protected Outlets:</i>	



One outlet in the garage labeled freezer is not properly GFCI protected as needed. In 2010 dedicated outlets were not permitted and even when they were dedicated outlets has to be a 20 outlet and circuit. This one is a 15 amp. Repairs needed.

Arc Fault Breakers:



Master bedroom breaker was not a ARC fault breaker as needed. Recommend replacing.

Outlets

Appears serviceable.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.

Wire Protection/Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system. If a hardwired smoke detector is installed, be sure it is a battery backup type or install a battery backup type as a safety, in case power goes off before the alarm sounds.

Carbon Monoxide

Carbon monoxide detectors are needed in the hall of each bedroom cluster, recommend installing.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Interior Lighting

Satisfactory - The interior lights appear functional.

Electrical Service:

Patio:

Yes, The outlets are ground fault interrupted protected.

Electric Service Condition:

Utility Services:

Satisfactory - The underground service appears adequate.

Electrical Outlets:

Kitchen:

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

Laundry:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Lighting:

Laundry:

Satisfactory - Lighting in the laundry is adequate.

Ground Fault Interrupt Outlets:

Master Bathroom:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2: Hall Bathroom

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3: NE Bathroom

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

PLUMBING SYSTEM

Plumbing:

Water Source: City/Municipal.
Public Service Piping Material: The main service line to the structure is plastic.
Main Water Line Cutoff Location:



Crawlspace hatch.

Interior Supply Piping Material: Pex plastic piping.
Water Pressure: Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:



Both of the exterior faucet did not work when tested. Further evaluation and possible repairs needed.

Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted: No.

Sewage Disposal Type: Public Sewer System.

Waste Line Materials The predominant waste line material is plastic.

Waste Piping Condition: Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material The vent material, as it passes through the roof, is plastic.

Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports: Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted: No.

Water Softener: Lines, no unit.

Lawn Sprinkler System: There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company. Valve for pressurized irrigation is noted

Recommend having the sprinklers blown out before the close of escrow or getting a

receipt showing they have been blown out.

Comments: Hidden water damage should be assumed and can be associated with any water leak noted in the inspection report. Damaged areas are not always visible and may not be noted in the inspection report. When ever a leak is call out on an inspection the leak should be repaired and evaluation of the area conducted to repair any hidden damage. These area by there nature as hidden are not covered under this inspection.

Water Heater:

Location: Garage.

Model & Serial Numbers: Average life of a water heater is 12 - 15 years, Water heater appears to be the original unit for the home.

Tank Capacity: A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater: The water heater is gas-fired.

Exposed Water Heater Condition: Satisfactory - It shows some age, but it appears sound.

Firebox Condition Sealed unit noted.

Drip Leg Installed for Natural Gas-Fired Unit: Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Condition Water heater appears to function properly. Flame is normal and hot water is noted at all appropriate fixtures. Disclaimer-Inspection only checks that water heater is operational, not how long hot water will last during use.

KITCHEN

Kitchen:

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.



Filtered water system is installed under the kitchen sink.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas:



Caulking is needed at the counter edge.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The normal service life for a dishwasher is 8 - 12 years. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. Kick plate was removed under the dishwasher to check for leaks, none were noted.

Range Hood:



The microwave as installed is recirculating back into the home even though there is a vent line running through the roof. Recommend turning the fan on the microwave to vent properly outside.

Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

Range/Oven:

Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Ovens functioned properly when tested.

The stove top is a convection type and needs a pan on the burner to come on. Unable to test.

Microwave Oven:

Built In- There is a built-in microwave oven. The unit functioned as intended.

Water For Refrigerator:

There is a water line for the refrigerator.

LAUNDRY

Laundry:

<i>Washer Hookup:</i>	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
<i>Dryer Hookup:</i>	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. 4 prong outlet is installed.
<i>Dryer Ventilation:</i>	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional. Dryer vents out of roof and regular cleaning will be needed.
<i>Area Ventilation:</i>	Satisfactory - The area ventilation seems adequate.
<i>Laundry Basin:</i>	No.
<i>Counter:</i>	Satisfactory.

BATHROOMS

Master Bathroom:

- Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
- Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.
- Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.
- Toilet Condition* Satisfactory - The toilet appears to be functional.
- Tub:* Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
- Tub Mixing Valve & Stopper:* Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
- Shower/Shower Head and Mixing Valves:* Satisfactory - The shower, shower head, and mixing valves are all performing as required.
- Shower Pan:* Fiberglass - The fiberglass shower pan does not appear to leak at this time.
- Tub & Shower Walls:*



Chips are noted in the base of the tub, recommend having them sealed by a professional.

- Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.
- Glass Tub/Shower Door:* Yes.
- Caulking/Water Contact Areas:*



Caulking is needed along the counters in the bathroom.

- Ventilation Fans:* Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #2: Hall Bathroom

- Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
- Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.
- Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.
- Toilet Condition* Satisfactory - The toilet appears to be functional.

Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan: Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain: Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door: Yes.

Caulking/Water Contact Areas: Caulk as necessary.

Ventilation Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3: Ne Bathroom

Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition: Satisfactory - The toilet appears to be functional.

Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:



It appears the shower pan is leaking into the crawl space. Water is dripping out from around the shower area in several places and moisture is noted under the tile with a moisture meter. Damage to the sub-flooring and microbial contamination from the leaking is visible under the shower area in the crawl space. Recommend further evaluation and repairs as needed by a professional contractor for likely replacement of the shower area.

Caulking/Water Contact Areas: Caulk as necessary.

Ventilation Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

GARAGE

Garage:

<i>Garage Type</i>	The garage is attached.
<i>Size of Garage:</i>	Three car garage.
<i>Number of Overhead Doors</i>	There are two overhead doors.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<i>Automatic Overhead Door Opener:</i>	The overhead door opener appears to function appropriately.
<i>Safety Reverse Switch on the Automatic Opener:</i>	Yes - The door opener is equipped with an automatic reverse safety switch.
<i>Outside Entry Door:</i>	



Gap is visible under the threshold on the outside entry door to the garage, with evidence of past water entry. Recommend sealing.

<i>Floor Condition:</i>	Satisfactory - The garage floor is in satisfactory condition.
<i>Garage Walls Condition:</i>	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
<i>Fire Rated Ceiling:</i>	Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
<i>Entry Door to Structure:</i>	Yes - There is a fire rated door separating the garage from the living areas of the house.
<i>Garage Foundation:</i>	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
<i>Garage Roof Condition:</i>	Attached to the house. See roof section.
<i>Bollard</i>	A bollard is the steal pipe that protects the gas line on the water heater and furnace, and is present as needed.

When Things Go Wrong:

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

InterNACHI Standards of Practice

Last revised 01/10/08

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1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. 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. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

- F. And describe the exterior wall covering.
- II. The inspector is not required to:
 - A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
 - C. Inspect geological, geotechnical, hydrological and/or soil conditions.
 - D. Inspect recreational facilities.
 - E. Inspect seawalls, break-walls and docks.
 - F. Inspect erosion control and 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 systems.
 - L. Inspect swimming pools or spas.
 - M. Inspect septic systems or cesspools.
 - N. Inspect playground equipment.
 - O. Inspect sprinkler systems.
 - P. Inspect drain fields or drywells.
 - Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

- I. The inspector shall inspect:
 - A. The basement.
 - B. The foundation
 - C. The crawlspace.
 - D. The visible structural components.
 - E. Any present conditions or clear indications of active water penetration observed by the inspector.
 - F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- II. The inspector is not required to:
 - A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
 - B. Move stored items or debris.
 - C. Operate sump pumps with inaccessible floats.
 - D. Identify size, spacing, span, location or determine 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.

2.4. Heating

- I. The inspector shall inspect:
 - A. The heating systems using normal operating controls and describe the energy source and heating method.
 - B. And report as in need of repair heating systems which do not operate.
 - C. And report if inspector deemed the heating systems inaccessible
- II. The inspector is not required to:
 - A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
 - B. Inspect underground fuel tanks.
 - 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 when 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.

2.5. Cooling

- I. The inspector shall inspect:
 - A. The central cooling equipment using normal operating controls.
- II. 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 window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gases, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening 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 or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy 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 clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate 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 and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. The service drop/lateral.
- B. The meter socket enclosures.
- C. The service main disconnecting means.
- D. And determine the rating of the service amperage.
- E. Panelboards and overcurrent devices (breakers and fuses).
- F. The service grounding and bonding.
- H. A representative number of switches, receptacles, lighting fixtures, AFCI receptacles.
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.

- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
 - J. And report on any GFCI-tested receptacles in which power was not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
 - K. The service entrance conductors and the condition of the conductor insulation.
 - L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
 - M. And describe the amperage rating of the service.
 - N. And report the absence of smoke detectors.
 - O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.
- II. 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 front covers if they are not readily accessible.
 - D. Operate overcurrent protection devices.
 - E. Operate non-accessible smoke detectors.
 - F. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled.
 - G. Inspect the fire or alarm system and components.
 - H. Inspect the ancillary wiring or remote control devices.
 - I. Activate any electrical systems or branch circuits which are not energized.
 - J. Operate or reset overload devices.
 - K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
 - L. Verify the service ground.
 - M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 - N. Inspect spark or lightning arrestors.
 - O. Conduct voltage drop calculations.
 - P. Determine the accuracy of labeling.

2.8. Fireplace

- I. The inspector shall inspect:
- A. The fireplace, and open and close the damper door if readily accessible and operable.
 - B. Hearth extensions and other permanently installed components.
 - C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials
- II. 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 such installation.
 - G. Inspect automatic fuel feed 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 draft characteristics.
 - L. Move fireplace inserts, stoves, or firebox contents.
 - M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
 - N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

- I. The inspector shall inspect:
- A. The insulation in unfinished spaces.
 - B. The ventilation of attic spaces.
 - C. Mechanical ventilation systems.
 - D. And report on the general absence or lack of insulation.
- II. The inspector is not required to:
- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
 - B. To move, touch, or disturb insulation.
 - C. To move, touch or disturb vapor retarders.

- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, and railings that permit the passage of an object greater than four inches in diameter.
- D. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- E. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- F. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. 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, 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.
- VI. 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. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

- I. The inspectors are 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 repair or replacement of any system or component.
 - G. Future conditions.
 - H. The compliance with codes or regulations.
 - I. The presence of evidence of rodents, animals or insects.
 - J. The presence of mold, mildew or fungus.
 - K. The presence of air-borne hazards.
 - L. The presence of birds.
 - M. The presence of other flora or fauna.
 - N. The air quality.
 - O. The existence of asbestos.
 - P. The existence of environmental hazards.
 - Q. The existence of electro-magnetic fields.
 - R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
 - S. Any hazardous waste conditions.
 - T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
 - U. Operating costs of systems.
 - V. Replacement or repair cost estimates.
 - W. The acoustical properties of any systems.
 - X. Estimates of how much it will cost to run any given system.
- II. The inspectors are 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. Antennae.
 - 4. Lights.
 - 5. 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 inspectors are not required to:
- A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets
 - B. Dismantle, open, or uncover any system or component.
 - C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
 - D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
 - E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
 - F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.

- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its 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 or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. 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.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. 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.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. 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.
- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. 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.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. 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 these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires tool for removal.
- 4.27. Material Defect: Refer to section 1.2.
- 4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.

- 4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which 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.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
- 4.41. Verify: To confirm or substantiate.