Confidential Inspection Report

LOCATED AT:
Address not specified

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Tuesday, February 16, 2021

Inspector, David@CiaHomeInspection.com
California Inspection Authority INC.
(833) 242-4968 Ext 101
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Executive Summary

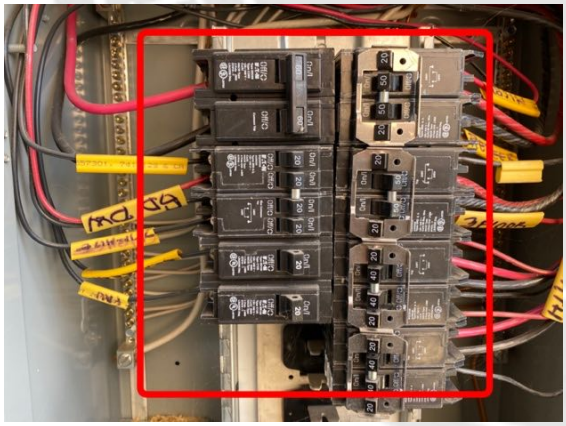
This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. Client understands that recommendations for further evaluation should always be performed prior to the close of escrow to help reduce the risk of costly repairs. This responsibility always falls on the client as part of their due diligence to seek additional advice from specialty trades when recommended to do so by CIA. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Electrical Panel

MAIN ELECTRICAL PANEL AFCI CIRCUIT BREAKERS

SAF **s-51:** In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.



Heating - Air

Unit #1

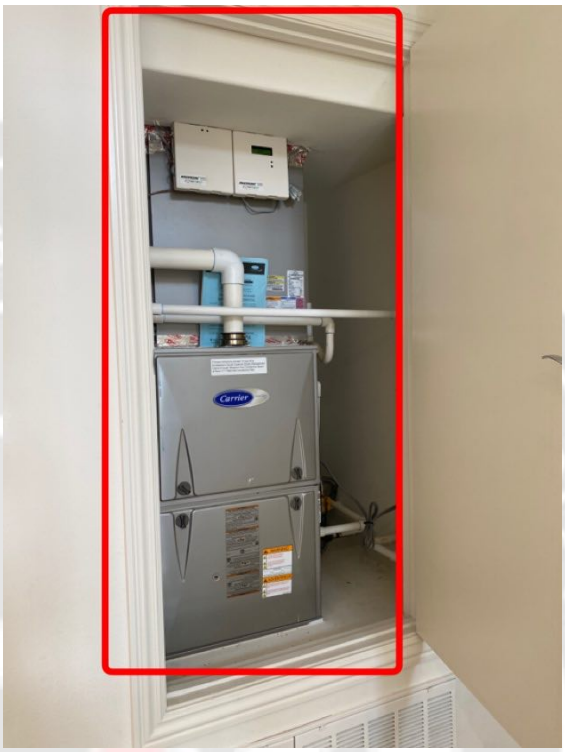
HEATING SYSTEM HEATING SYSTEM CONDITION

SAF **s-93:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.

Unit #2

HEATING SYSTEM HEATING SYSTEM CONDITION

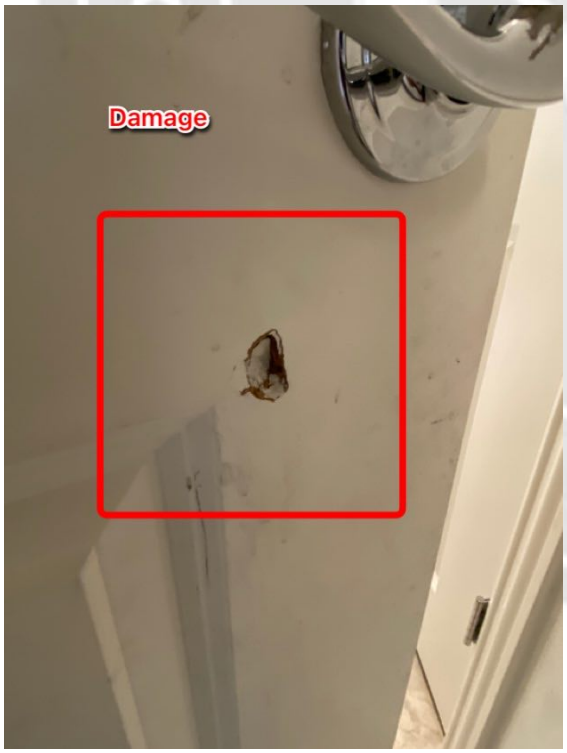
SAF **s-109:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.

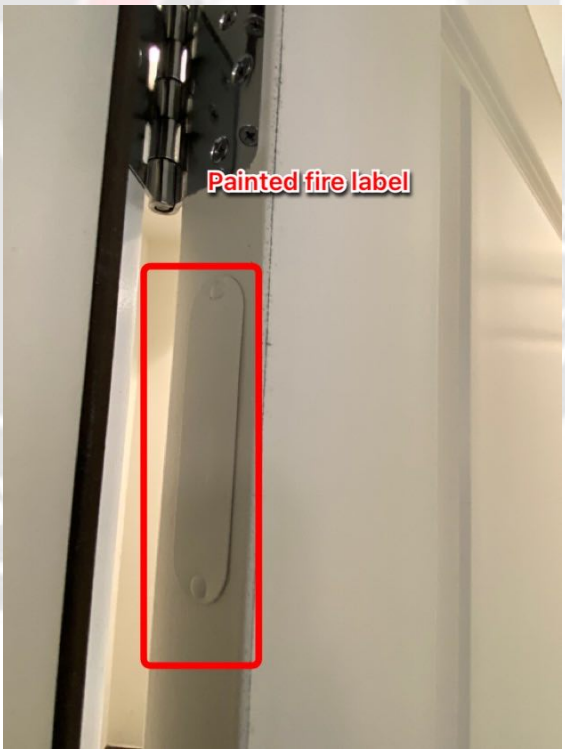


Garage

GARAGE FIRE DOOR

SAF **s-126:** Fire door was damaged. Fire label was painted therefore the fire rating could not be determined. The door must be self closing and self latching. Consult with a general contractor for cost of replacement.





Laundry

LAUNDRY GAS CONNECTION

SAF **s-136:** Gas line was missing a cap. This poses a safety hazard. We recommend to install a proper cap while gas line is not in use.

LAUNDRY ELECTRICAL

SAF **s-139:** According to the national electrical code all laundry room receptacles must be GFCI protected for occupant safety. Upgrades are needed. Safety hazard.

Bathroom

Bath #6

BATHROOM SINK AND PLUMBING

SAF **s-277:** The sink was cracked. Replacement recommended.

Tuesday, February 16, 2021

Address not specified

Dear Client,

We have enclosed the report for the property inspection we conducted for you on Tuesday, February 16, 2021 at:

Address not specified

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have. Throughout this report we make recommendations for additional for further evaluation by specialty trades. It is highly recommended that the client seeks the advice of these trained professionals prior to the close of escrow. This is done to reduce any unforeseen repair cost. Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SAF = Dangerous condition that should be corrected as soon as possible.

REP = Items requiring repair. Client is encouraged to get repair cost estimates prior to the close of escrow.

WARN = Potentially serious issue that should be addressed.

MANT = Maintenance needed.

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

Inspector, David@CiaHomeInspection.com
California Inspection Authority INC.

Report Information

Attention all parties. Based on our education and experience in dealing with repairs that may arise during the home inspection process it is highly recommended that all repairs regarding health and safety written in this document be re-inspected to ensure repairs were done in a workmanship like manner. Having all repairs performed on the property inspected by a certified home inspector is highly recommended to protect your interests and is considered part of your due diligence.
Re-inspection fee $249.

Additionally, all renovations and works of improvement require permits in the state of California. These permits help to ensure quality workmanship. And that the work was done according to local codes and ordinances. It is the buyers responsibility to determine if any and all permits have been pulled and finalized by the local authority having jurisdiction. Client is encouraged to consult with the local building Authority, regarding any and all required permits prior to the close of escrow. Client must do their own due diligence as a pertains to any and all permits.

GENERAL CONDITIONS WEATHER CONDITIONS
1: Clear and dry. No significant rain in the past three days.

GENERAL CONDITIONS OUTSIDE TEMPERATURE
2: Mid 70s

RESIDENT DETAILS APPROXIMATE YEAR BUILT
3: Approximate year 2018.

RESIDENT DETAILS APPROXIMATE SQUARE FOOTAGE
4: Approximate square footage 3903.

RESIDENT DETAILS NUMBER OF BEDROOM
5: 5 bedrooms.

RESIDENT DETAILS NUMBER OF BATHS
6: 7 bathrooms.

RESIDENT DETAILS OCCUPANCY INFORMATION
7: The home was vacant on the day of inspection.

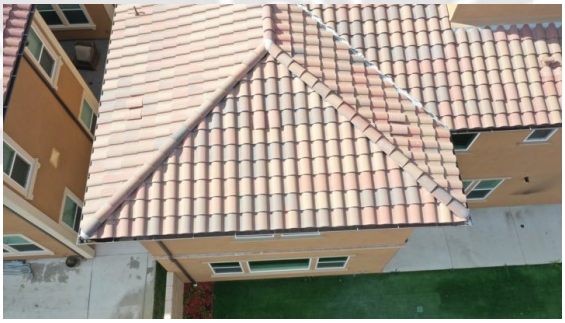
Roofing

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.
The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.
We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

ROOF METHOD OF INSPECTION
8: The roof was evaluated using a drone.

ROOF NUMBER OF LAYERS
9: Single layer roof system.

ROOF GENERAL CONDITION
10: The roof system was in satisfactory condition overall. The home inspector can in no way offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure history information from the sellers prior to the close of escrow.








ROOF UNDERLAYMENT
11: 30 pound underlayment was used for the roof system. 30 pound felt has a life expectancy of 30 years from the date of installation.

ROOF DECKING
12: Because of the extreme limited access of the attic area. The roof deck and could not be evaluated.

ROOF VENTILATION
13: The roof was properly ventilated for the type and style of roof system installed.

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Furthermore the control of rain water is important to any structure. Recommendations for rain gutters, downspouts, surface or subsurface drainage should be taken seriously and addressed right away. This will help preserve the foundation and structure from deterioration caused by moisture.

FRONT OF HOME DRIVEWAY OBSERVATIONS

14: The driveway appeared to be in serviceable condition at the time of the inspection.

FRONT OF HOME SIDEWALK OBSERVATIONS

15: The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

FRONT OF HOME FRONT PORCH

16: Front porch was in satisfactory condition.

FRONT OF HOME MAIN ENTRANCE

17: The front main entry door was functional. The door had minor cosmetic blemishes. This does not affect its performance. There were no signs of water infiltration.

REP **18:** Doorbell not functional. Consult with a contractor for repair.

FRONT OF HOME LIGHT FIXTURE CONDITIONS

19: Light fixtures were satisfactory.

FRONT OF HOME RECEPTACLE CONDITIONS

20: The receptacle was GFCI protected from another location.

FRONT OF HOME YARD CONDITIONS

21: Drainage at the front of the home is satisfactory.

FRONT OF HOME BALCONY DOOR

22: The balcony door was functional. The door had minor cosmetic blemishes. This does not affect its performance. There were no signs of water infiltration.

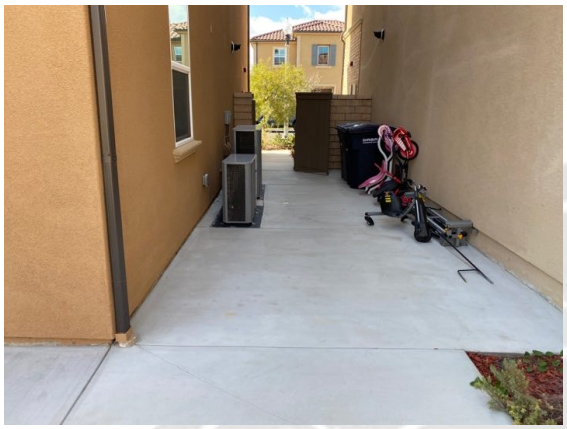
REP **23:** Deadbolt mechanism does not function. Repairs are recommended.

SIDE OF HOME GATES

24: Gates were in satisfactory condition.

SIDE OF HOME SIDE YARDS CONDITIONS

WARN **25:** The drainage at the side yards was flat or nearly flat. A 5% grade away from the property is ideal.



REAR OF HOME BACKYARD CONDITIONS

WARN **26:** The grade at the backyard was flat or nearly flat. A 5 percent grade away from the home is ideal.

WARN **27:** It is vital to maintain clear storm drains. This will help prevent flooding during long sustained rains.

REAR OF HOME LIGHT FIXTURE CONDITIONS

28: Light fixtures were satisfactory.

REAR OF HOME RECEPTACLE CONDITIONS

29: The receptacle was GFCI protected from another location.

REAR OF HOME HOSE BIB CONDITION

30: Hose bibs were in satisfactory condition.

REAR OF HOME BACK ENTRANCE

REP **31:** Significant signs of pet related damage. Consult with a general contractor for cost of repair/replacement.

REAR OF HOME PATIO CONDITIONS

32: The patio was in satisfactory condition on the day of inspection. Small hairline cracks may be present or may occur as part of regular curing and settling.

REAR OF HOME PROPERTY WALL CONDITIONS

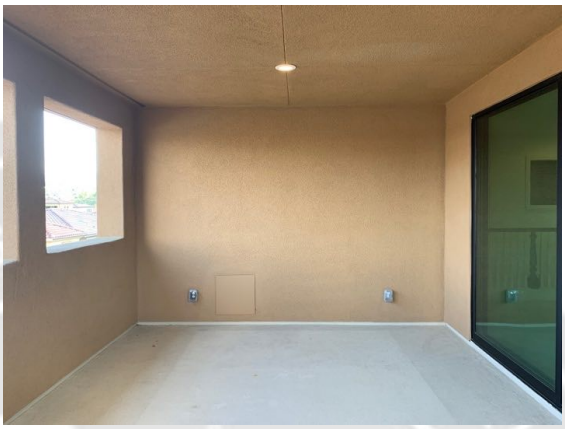
33: The block wall was in good condition. No significant signs of settling or step cracks were noted.

REAR OF HOME BALCONY DOOR

34: The balcony door was functional. The door had minor cosmetic blemishes. This does not affect its performance. There were no signs of water infiltration.

REAR OF HOME BALCONY GENERAL CONDITION

35: The balcony was in satisfactory condition overall. Testing of balcony drains is outside of the scope of general general home inspection. Client speak speak with a waterproofing expert for testing prior to the close of escrow to satisfy any concerns.

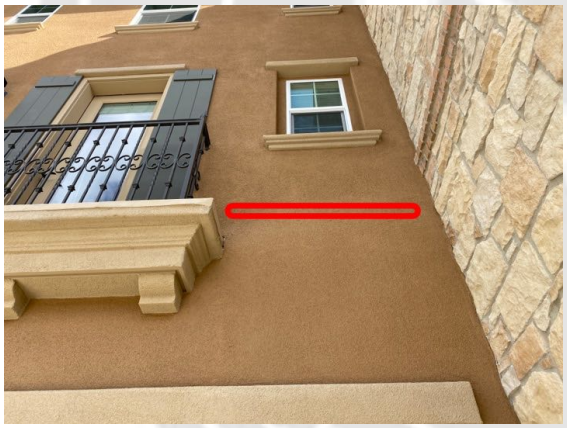


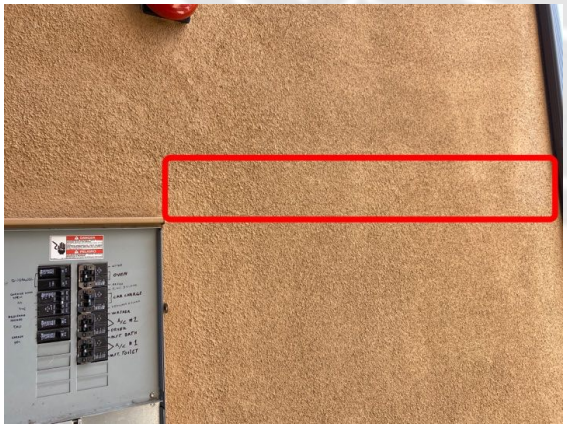
Exterior Walls Windows & Chimney

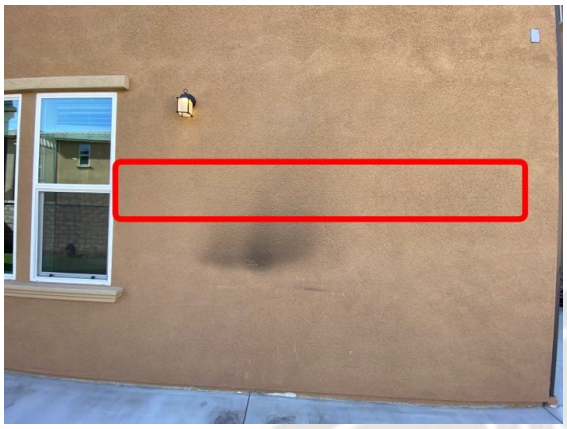
While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead in wood trim surfaces. Lead testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to determine the general overall condition and habitability of the structure. Out door lighting low voltage landscape lighting and irrigation are not part of this inspection as they are considered secondary systems.

EXTERIOR WALLS EXTERIOR WALL COVERING
36: Standard stucco application.

EXTERIOR WALLS EXTERIOR WALL CONDITIONS
REP **37:** Numerous cracks noted. This could be an indication of poor stucco application and or settling. We strongly recommend further evaluation prior to the close of escrow to determine the cause and what affects it may have on the structure.



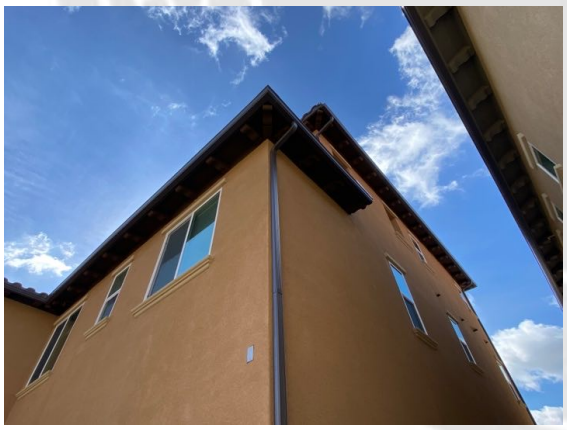




38: Burn/smoke marks from barbecue at the back wall. Repair needed.

WOOD TRIM WOOD TRIM CONDITIONS

39: The fascia, soffits and trim are in mostly satisfactory condition.



EXTERIOR WINDOWS WINDOW TYPE

40: Vinyl thermal pane windows.

EXTERIOR WINDOWS WINDOW CONDITIONS

41: Windows were in mostly satisfactory condition showing signs of normal wear and tear. Replace damaged or missing window screens as needed.






Foundation/Crawl Space

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, rolling and boulging we routinely recommend further evaluation be made by a qualified structural engineer or foundation specialist.
All exterior grades should allow for surface and roof water to flow away from the foundation.
All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FOUNDATION TYPE
42: The home was constructed on a slab on grade foundation. This is the most common method for modern home construction.The slab foundation components were evaluated from the exterior and interior of the home. There were no excessive signs of settling or cracks noted on the day of inspection. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged.

FOUNDATION MATERIAL
43: Concrete and steel reinforced foundation.

Electrical Panel

While we are not licensed electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Carbon monoxide alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Smoke detectors are recommended in each bedroom for occupant safety. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

COMMUNICATION UTILITY COMMUNICATION UTILITY

44: The communication panel was in satisfactory condition.

ELECTRIC UTILITY ELECTRIC UTILITY

45: Electrical service was provided to the home by public utility.

46: Electrical service is provided to the home via underground service conductors. These service conductors are not inspected as they are buried below grade.

MAIN ELECTRICAL PANEL MANUFACTURE

47: The main electrical panel was manufactured by Square D Corporation. The panel is rated for 125/250 Volts and is in good condition. Voltage was tested and well within guidelines.

MAIN ELECTRICAL PANEL GENERAL CONDITION

48: FLIR scan of main panel. No signs of heat or overload. Clean and torque service recommended.

MAIN ELECTRICAL PANEL AMPERAGE RATING

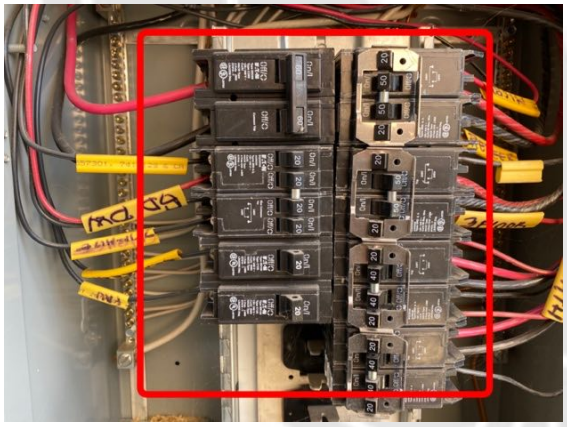
49: The main electrical panel is rated for 125/250 Volts 200 Amps

MAIN ELECTRICAL PANEL MAIN DISCONNECT LOCATION

50: The main service disconnect switch is located at the main electrical panel.

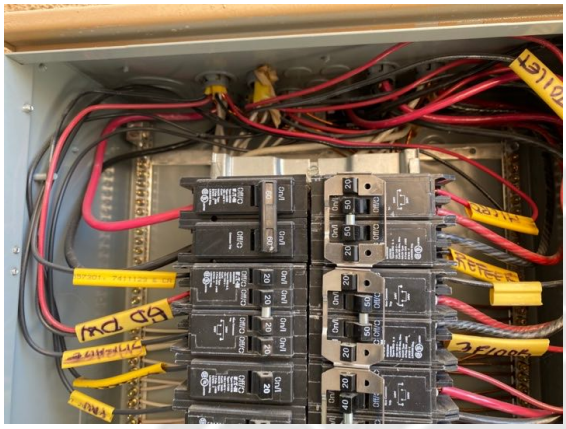
MAIN ELECTRICAL PANEL AFCI CIRCUIT BREAKERS

SAF **51:** In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.



MAIN ELECTRICAL PANEL WIRING METHODS

52: Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.



DEVICE GENERAL CONDITION OUTLETS LIGHTS AND SWITCHES

53: Plugs lights and switches were satisfactory throughout.

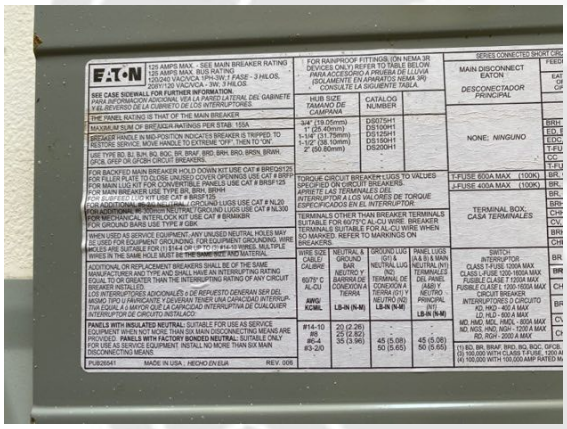
Sub Panel

SUB PANEL PANEL LOCATION

54: The sub panel is located in the garage.

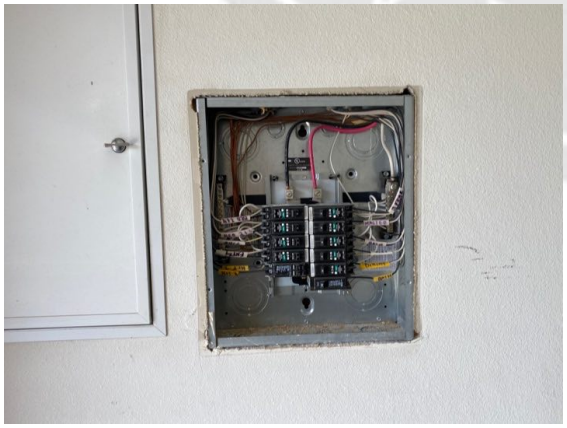
SUB PANEL MANUFACTURE

55: The sub panel was manufactured by Eaton Corporation. The panel is rated for 125/250 Volts and is in good condition. Voltage was tested and well within guidelines.

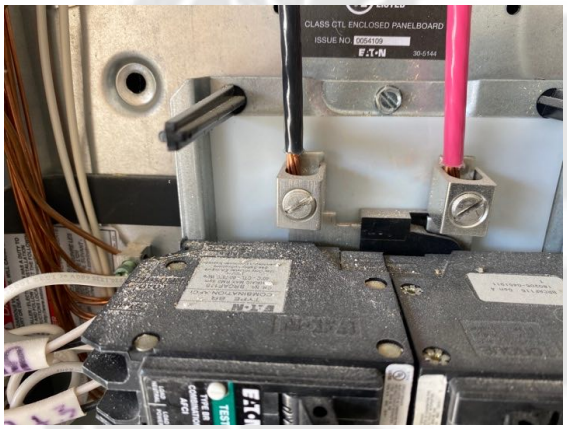


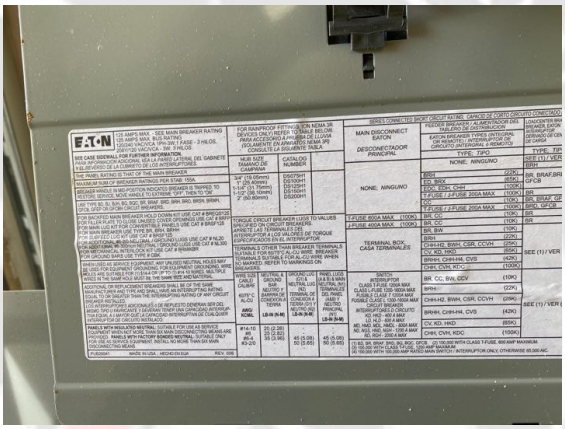
SUB PANEL GENERAL CONDITION

56: The panel was in satisfactory condition overall.

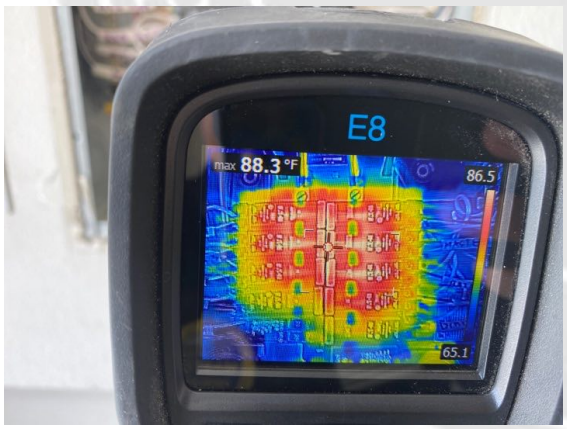


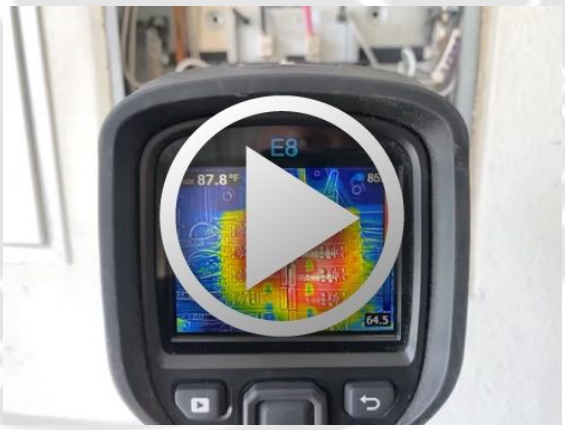
MANT **57:** Clean and torque service is recommended for the main electrical panel. Consult a licensed electrician for service.





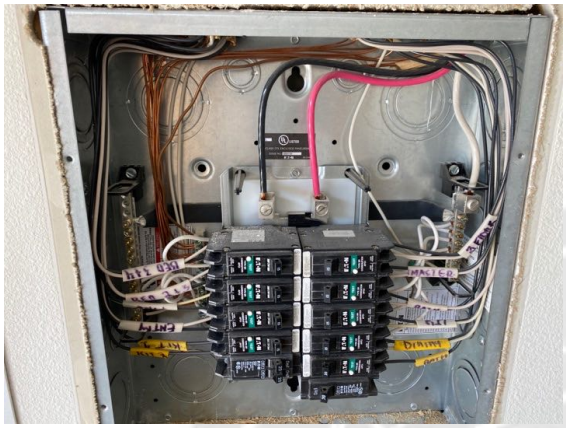
58: FLIR scan of sub panel.

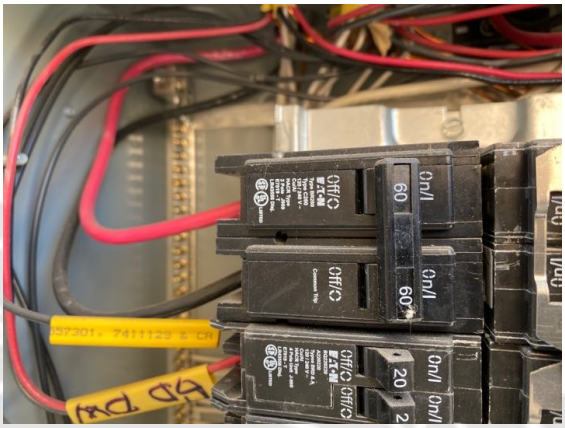




SUB PANEL AMPERAGE RATING

59: Sub panel is supplied and powered by a 60 amp breaker.



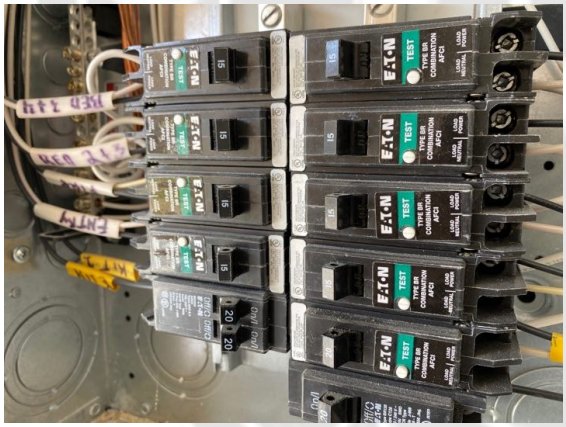


SUB PANEL MAIN DISCONNECT LOCATION

60: The service disconnect switch is located at the main electrical panel at the exterior of the home.

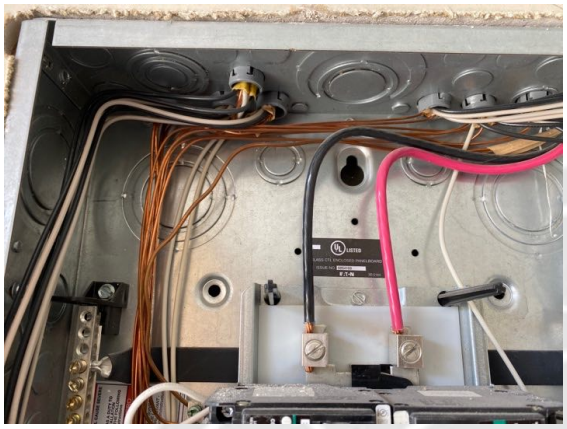
SUB PANEL AFCI CIRCUIT BREAKERS

61: AFCI breakers present and functional. Circuit breaker's were tested using the manufactures trip button. Check breaker should be tested according to manufacturers guidelines to ensure functionality.



SUB PANEL WIRING METHODS

62: Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.



DEVICE GENERAL CONDITION OUTLETS LIGHTS AND SWITCHES

63: Plugs lights and switches were satisfactory throughout.

Plumbing

The home inspector in no way can determine the condition plumbing pipes that are concealed in walls cavities and below grade. The home inspector will do his best to describe what type systems are present in. The home inspector will not determine the percentage of copper versus galvanized in a home that has been re-piped. If the home inspector diagnose the system as no apparent leaks on the day of inspection. This does not mean that there is not leaks present. It only means that there were no leaks visibly apparent. Destructive evaluations the plumbing system is not allowed during a basic home inspection.

Modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. Client should seek the assistance of a licensed plumber if higher hot water temperature is desired in the home.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover these items are excluded from the industry standards of practice of which your home inspection was performed. Should you have any concerns regarding functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection.

WATER UTILITY WATER UTILITY

64: Water service has been provided to the home via public utility.

SEWER CONNECTION CONNECTION

65: Sewer is provided to the home via public utility.

REP **66:** The sewer lateral was evaluated using a high-definition sewer line camera. The sewer line was in good condition along its entire length.

GAS UTILITY GAS UTILITY

67: Natural gas service is provided to the home via public utility.

WARN **68:** Seismic shut off valve is a recommended safety device. The seismic shut off valve functions during an earthquake to help prevent hazardous gas leaks that could result in fires and other hazardous conditions.

WATER SERVICE MAIN LINE MATERIAL

69: Copper was observed exiting the wall. Materials used underground are unknown.

WATER SERVICE MAIN SHUTOFF LOCATION

70: The main shutoff valve is located in the garage.

WATER SERVICE MAIN SHUTOFF VALVE CONDITION

71: The main water shutoff valve was in satisfactory condition.

WATER SERVICE WATER PRESSURE REGULATOR

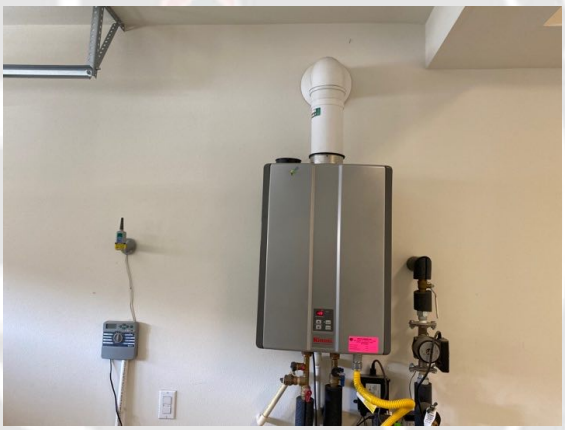
72: The water pressure regulator was tested and found to be in satisfactory condition.

WATER HEATER(S) LOCATION

73: The hot water heater was located in the garage. Burner is located approximately 18 inches or more above the finish floor.

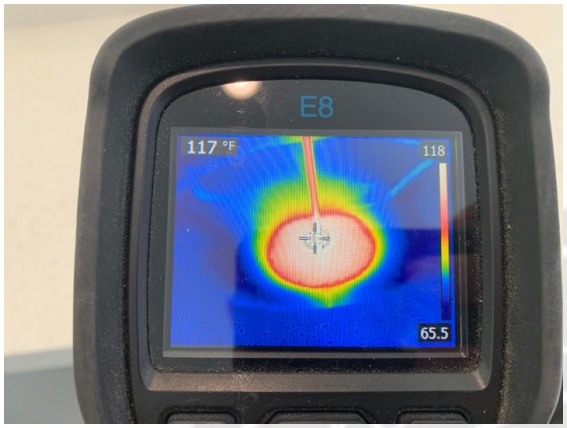
WATER HEATER(S) TYPE

74: On-demand Tankless Water Heater

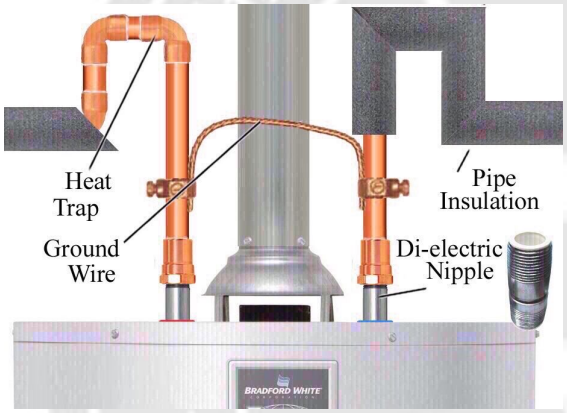


WATER HEATER(S) GENERAL CONDITION

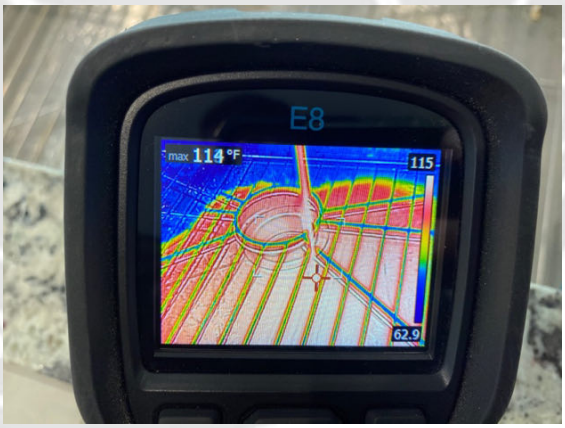
75: Hot water heater was in satisfactory condition.



REP **76:** It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.



77: Water heater temperature as tested on the day of inspection was



WATER HEATER(S) EXPANSION TANK

REP **78:** There was no expansion tank present. Expansion tanks help to balance water pressures that can cause damage to the plumbing system. Consult with a licensed plumbing contractor for cost of installation.

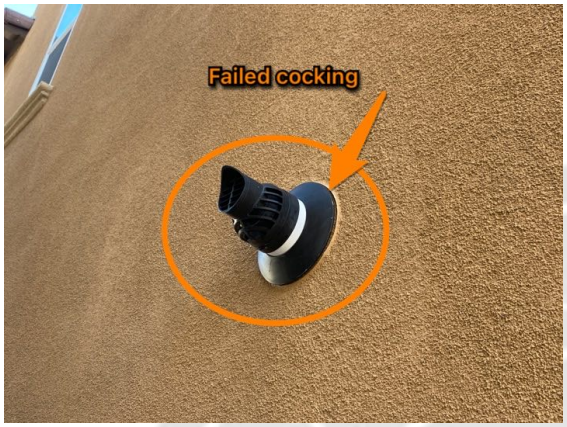
WATER HEATER(S) SHUT OFF VALVE

79: The hot water heater shut off valve was in satisfactory condition. There were no signs of leaks rust or corrosion.

WATER HEATER(S) VENT PIPE

80: Hot water heater vent pipe was secured in place and directly vented through the roof.

REP **81:** The wall flange at the exterior of the home was not properly sealed to the structure. Subject to water intrusion. Repair needed.



WATER HEATER(S) SUPPLY LINES

82: The hot water heater supply lines were in satisfactory condition. There were no signs of leaks rust or corrosion.

WATER HEATER(S) TPR VALVE

REP **83:** The TPR valve was in satisfactory condition. There were no signs of leaks, rust or corrosion.

WATER HEATER(S) GAS LINE

84: The gas line was in satisfactory condition. No gas leaks were detected.

PLUMBING & DRAIN SYSTEM PEX TUBING CONDITION

85: The PEX plumbing system was in good condition. There were no signs of leaks. Water pressure and flow rate to all plumbing fixtures was good.

PLUMBING & DRAIN SYSTEM DRAIN LINE MATERIAL

86: ABS (Acrylonitrile Butadiene Styrene) pipe was utilized for the Drain Waste and Vent system (DWV).

PLUMBING & DRAIN SYSTEM DRAIN LINE CONDITIONS

87: All drains were tested for connection and drain quality. Drains were free-flowing. Toilet paper is not utilized during testing of the drain lines.
Inspection of the sewer lines using a high definition camera prior to the close of escrow is highly recommended. Client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

GAS PIPING GENERAL CONDITIONS

88: The visible sections of the gas lines were in satisfactory condition. No gas leaks were detected.

FIRE SPRINKLERS FIRE SPRINKLER CONDITIONS

WARN **89:** Your home is equipped with a fire suppression system. Also referred to as fire sprinklers. These systems are excluded from the home inspection process and are excluded from the home inspection industry standards of which your home was inspected. If the home inspector makes comments regarding the fire sprinkler system it is done as a courtesy only. Any comments should be followed up with a licensed professional in your area certified to inspect and or repair fire sprinkler systems.

Heating - Air

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit or external components. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be determined by a visual inspection. However these items can help with overall efficiency and should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding refrigerant charge or line integrity.
We perform a conscientious evaluation of the system, but we are not HVAC contractors. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

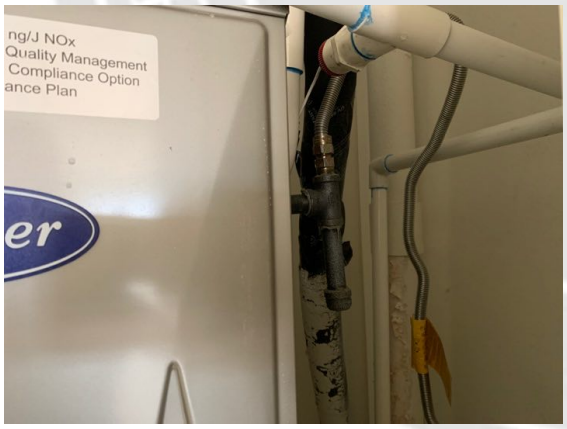
Unit #1

HEATING SYSTEM SYSTEM LOCATION

90: The furnace is located at the third level outside of the bathroom in the utility closet.

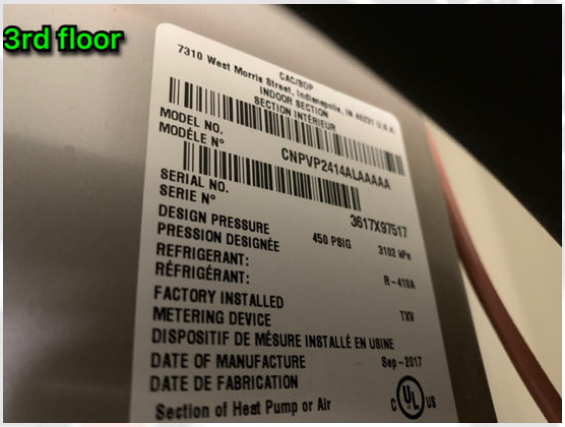
HEATING SYSTEM FUEL TYPE

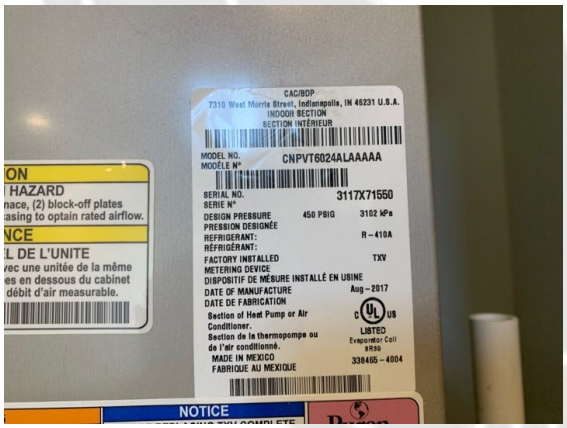
91: Natural gas fired.

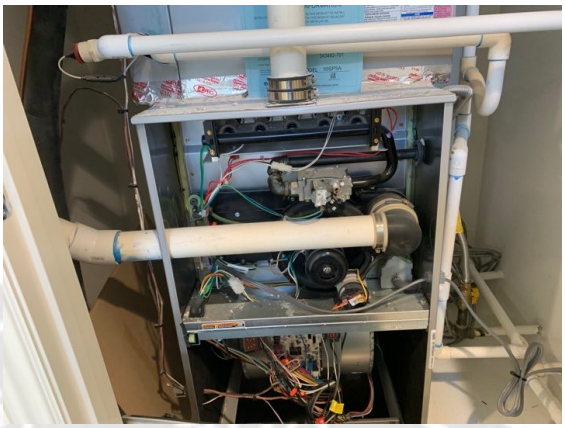


HEATING SYSTEM HEATING SYSTEM CONDITION

92: Heating system was in satisfactory condition.







SAF **93:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.

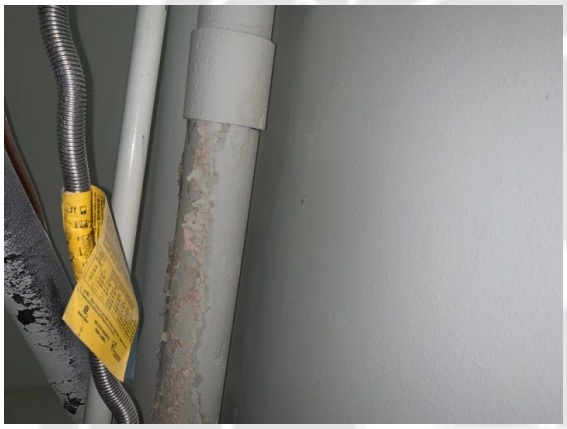
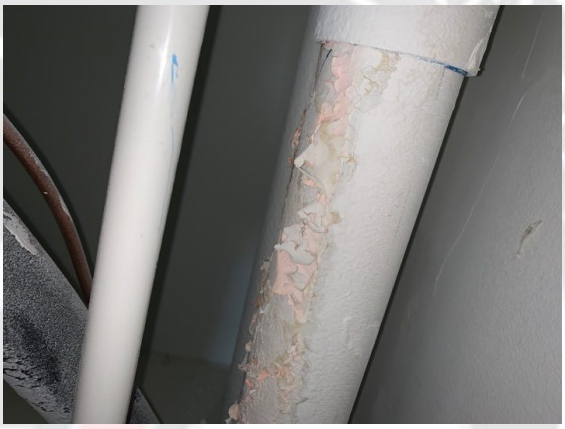
HEATING SYSTEM VENTING

94: Heater vent was in satisfactory condition and directly vented through the roof.



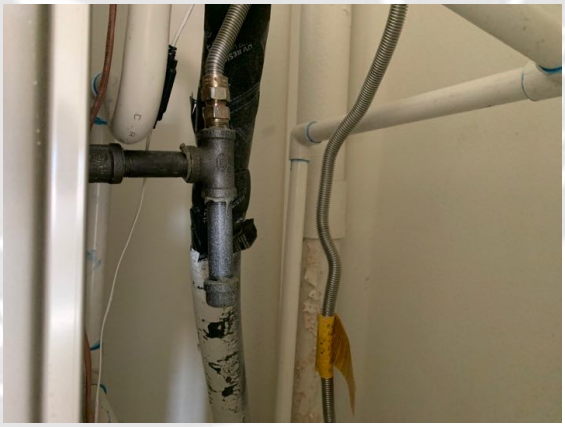


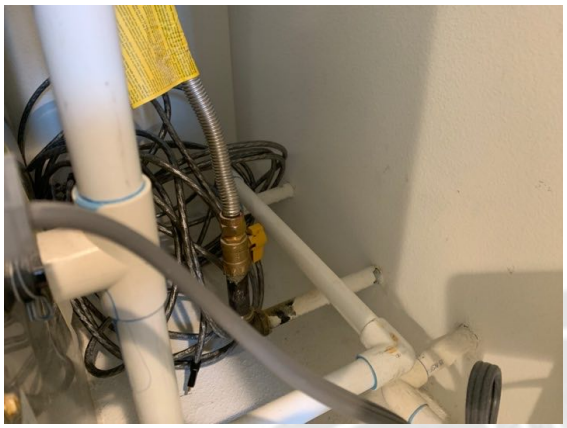

95: Moisture damage was noted at the vent pipe. Recommend further evaluation and repair by a licensed HVAC technician.

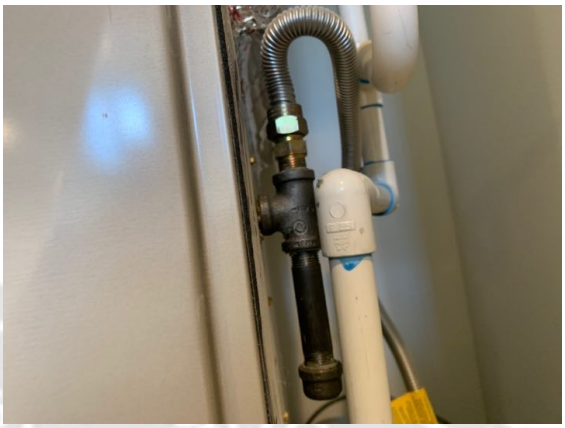



HEATING SYSTEM GAS LINE

96: The gas line was in good condition. There were no gas leaks detected.

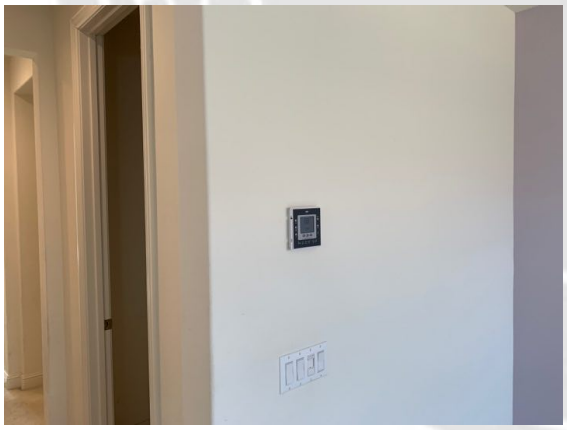







HEATING SYSTEM FILTER AND THERMOSTAT CONDITION

97: The thermostat was located in the hallway. The thermostat was tested and found to be functional on the day of inspection.



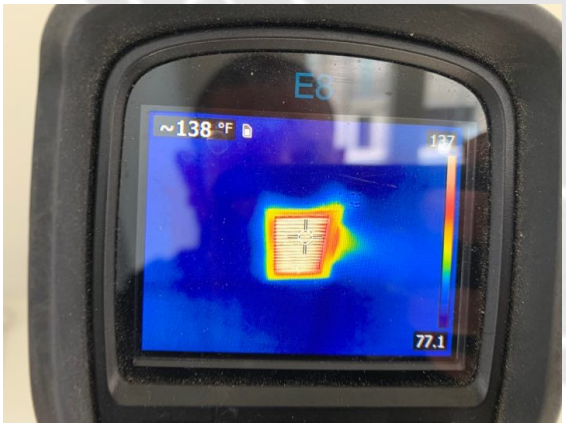
HEATING SYSTEM DISTRIBUTION CONDITIONS

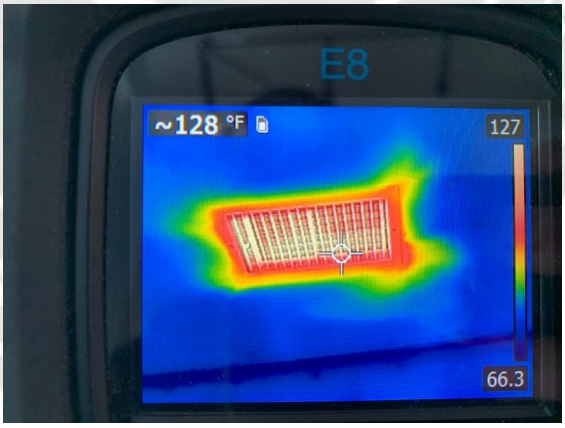
98: Flexible insulated duct work was utilized. The duct work was in satisfactory condition where visible.

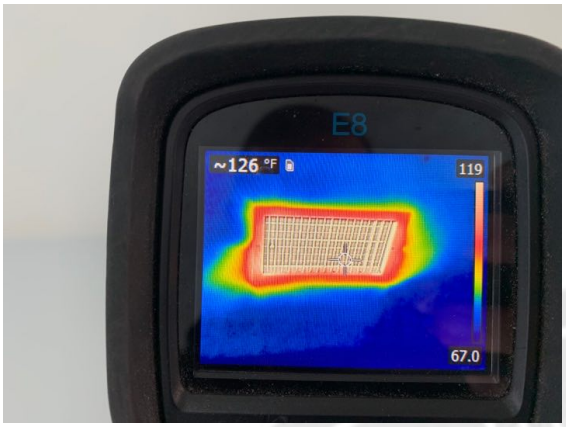


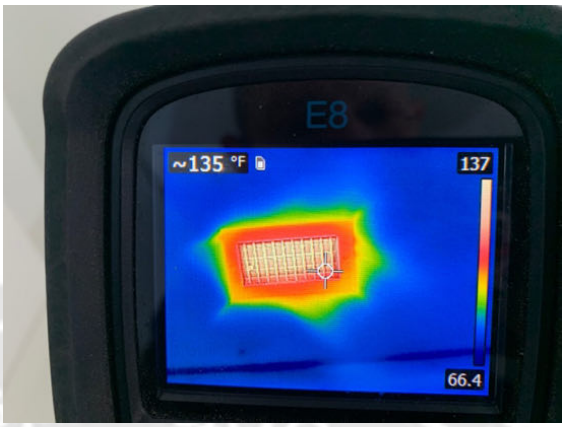

HEATING SYSTEM OUTPUT TEMPERATURES

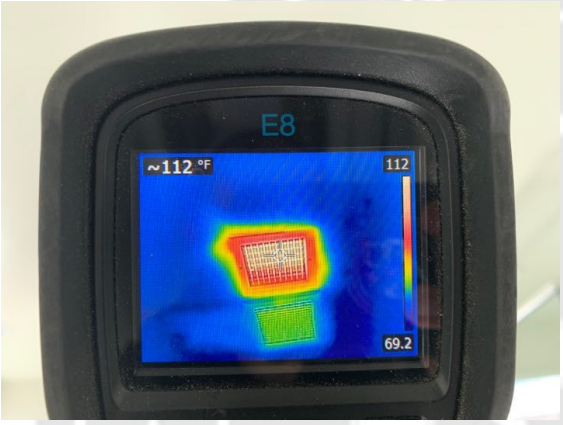
99: Output temperatures of the heating system were satisfactory on the day of inspection.

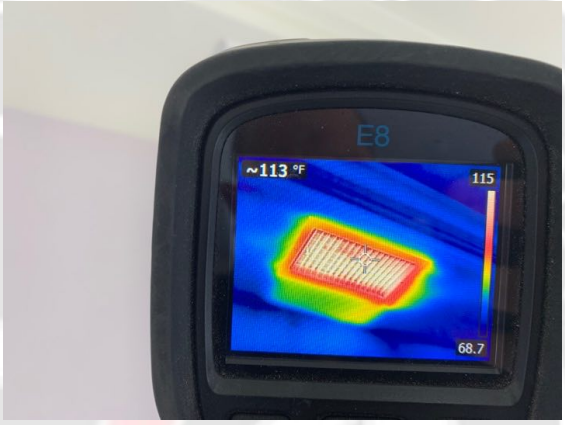


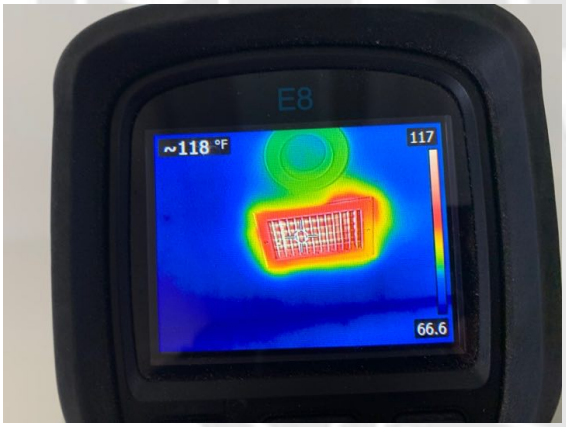


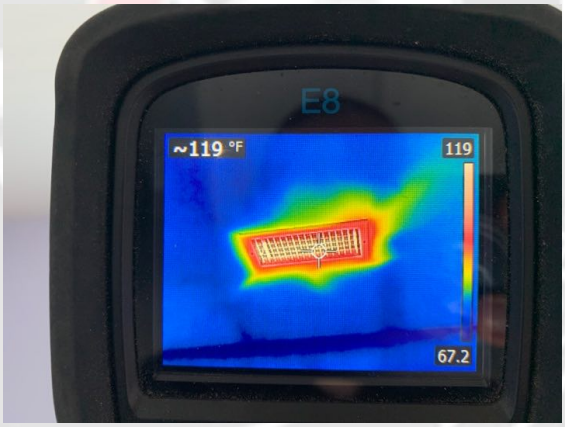

E8
~126 °F
119
67.0


E8
~135 °F
137
66.4


E8
~112 °F
112
69.2

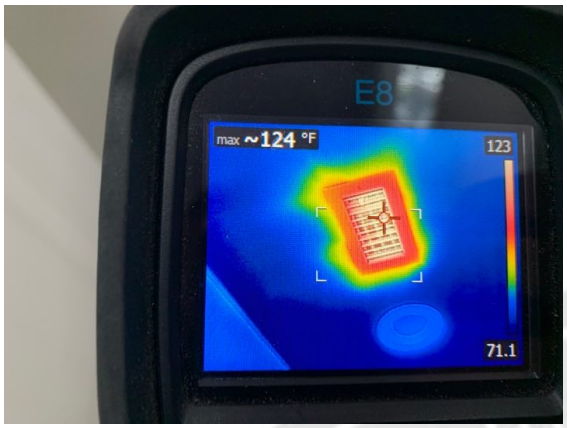

E8
~113 °F
115
68.7

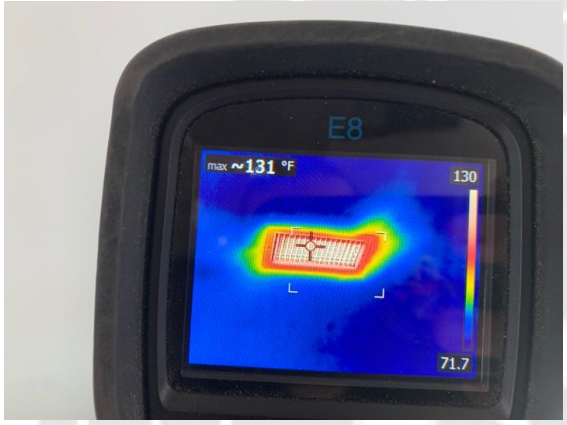

E8
~118 °F
117
66.6


E8
~119 °F
119
67.2


E8
max ~123 °F
121
67.1


E8
max ~125 °F
Calibrating...
122
70.9





COOLING SYSTEM TYPE
100: Refrigerant, split system.

COOLING SYSTEM CONDENSER CONDITIONS
101: A/C condenser responded normally to testing. Air-conditioning output temperatures were good.

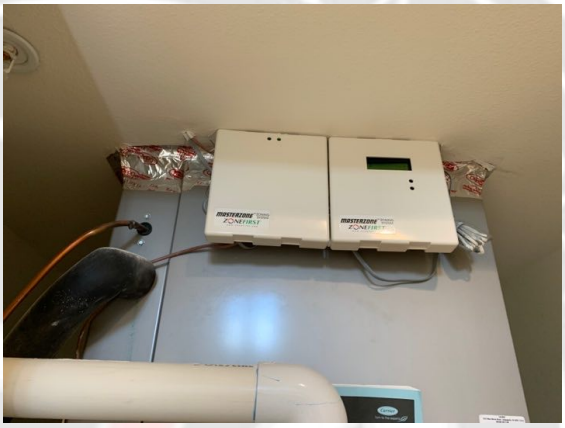
REP **102:** AC condenser was sitting on a pad. However, the pad should have been installed above concrete grade level. Installing the condenser at grade level can lead to rust and corrosion. Consult with an HVAC contractor for correction.

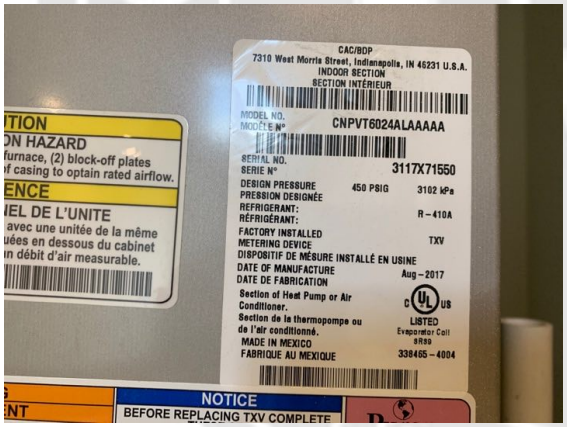
COOLING SYSTEM SERVICE DISCONNECT

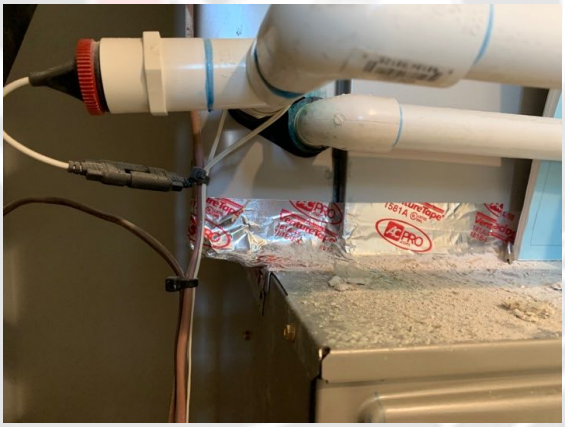
103: The service disconnect was in satisfactory condition.

COOLING SYSTEM EVAPORATOR

104: The evaporator was in satisfactory condition. There were no apparent signs of leaks on the day of inspection.

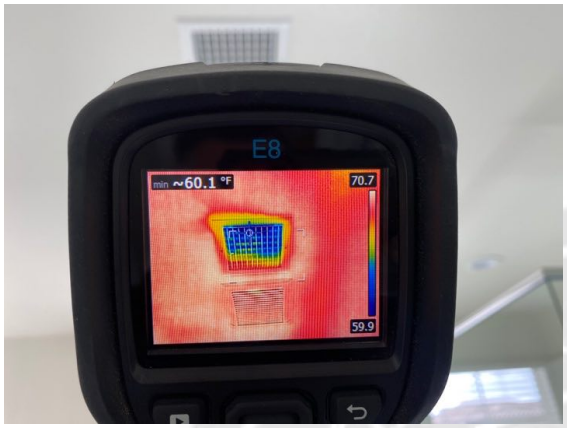


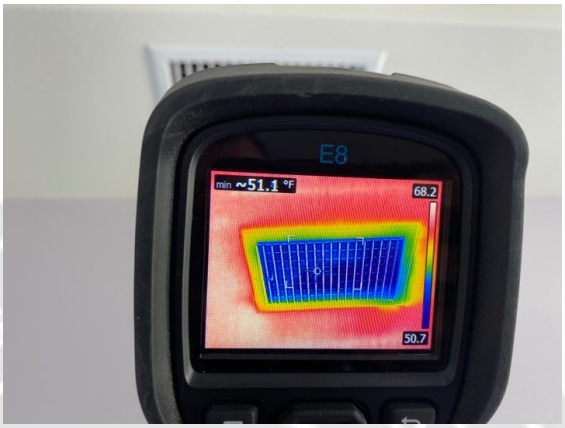

CAC/BDP
7310 West Morris Street, Indianapolis, IN 46231 U.S.A.
INDOOR SECTION
SECTION INTÉRIEUR
MODEL NO.
CNPVT6024ALAAAAA
SERIAL NO.
3117X71550
DESIGN PRESSURE
450 PSIG
3102 kPa
REFRIGERANT:
R-410A
FACTORY INSTALLED
METERING DEVICE
TXV
DATE OF MANUFACTURE
Aug-2017
Section of Heat Pump or Air Conditioner.
LISTED
MADE IN MEXICO
FABRIQUE AU MEXIQUE
NOTICE
BEFORE REPLACING TXV COMPLETE

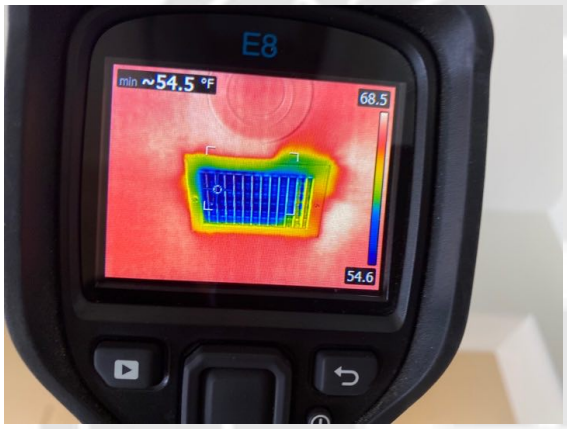


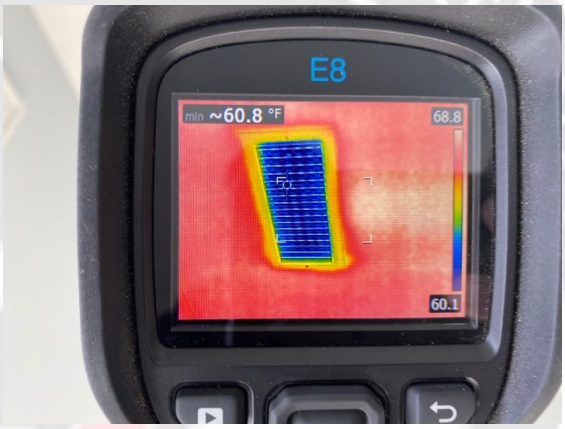
COOLING SYSTEM OUTPUT TEMPERATURE

105: Output temperatures as tested on the day of inspection were satisfactory.









Unit #2

HEATING SYSTEM SYSTEM LOCATION

106: The gas card from us was located in the utility closet at the top of the stairs.

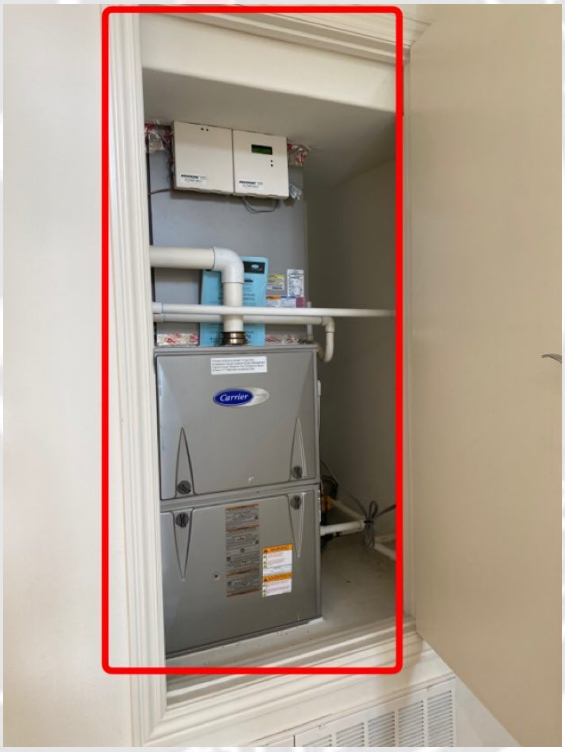
HEATING SYSTEM FUEL TYPE

107: Natural gas fired.

HEATING SYSTEM HEATING SYSTEM CONDITION

108: Heating system was in satisfactory condition.

SAF **109:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.

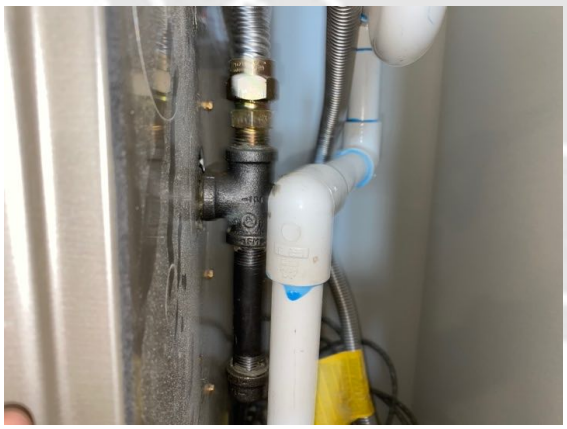


HEATING SYSTEM VENTING

REP **110:** Evidence of leaks and moisture were noted. Client should consult with HVAC contractor for complete evaluation. It appears that the coupling was not properly glued and condensation is finding its way down around the fitting.

HEATING SYSTEM GAS LINE

111: The gas line was in good condition. There were no gas leaks detected.



HEATING SYSTEM FILTER AND THERMOSTAT CONDITION

REP **112:** The filter was dirty. Replacement needed. Filter should be replaced every 3 to 6 months as part of regular home maintenance.

113: The thermostat was located in the hallway. The thermostat was tested and found to be functional on the day of inspection.

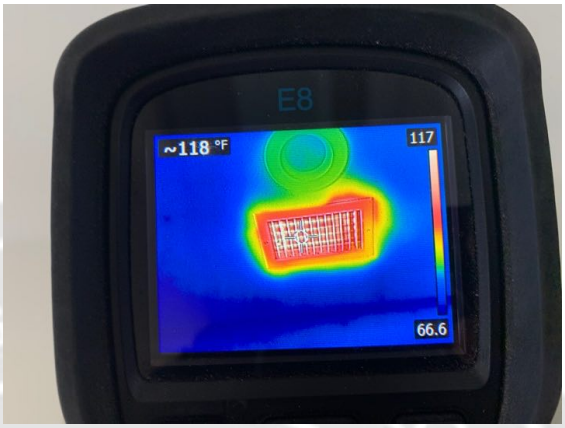
114: Return register grills were damaged. Recommend replacement.

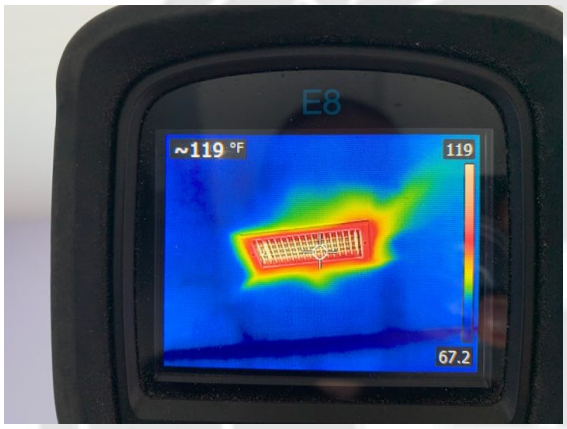
HEATING SYSTEM DISTRIBUTION CONDITIONS

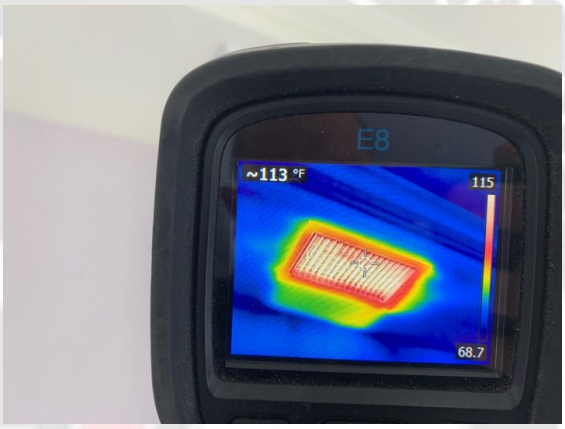
WARN **115:** Much of the ductwork was concealed behind walls and therefore could not be evaluated.

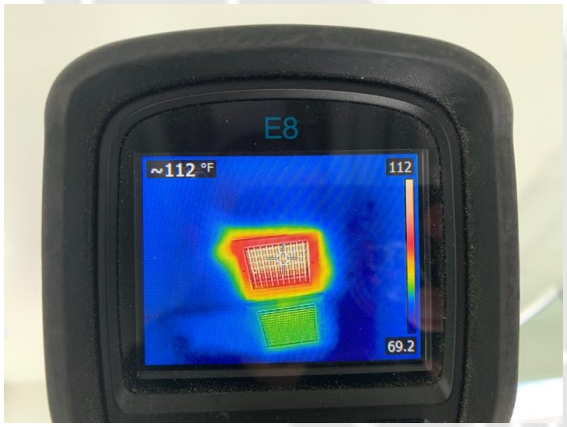
HEATING SYSTEM OUTPUT TEMPERATURES

116: Output temperatures of the heating system were satisfactory on the day of inspection.









COOLING SYSTEM CONDENSER CONDITIONS

117: A/C condenser responded normally to testing. Air-conditioning output temperatures were good.

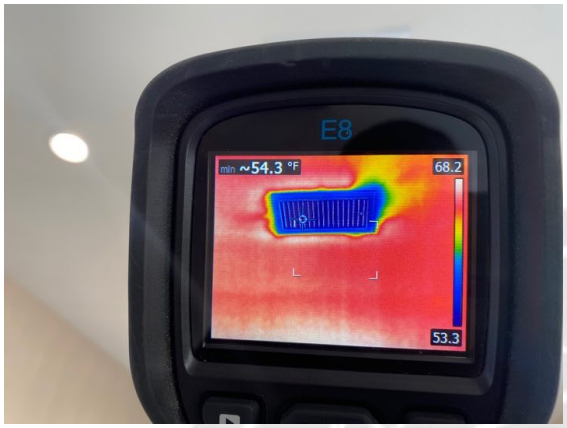
118: AC condenser was sitting on a pad. However, the pad should have been installed above concrete grade level. Installing the condenser at grade level can lead to rust and corrosion. Consult with an HVAC contractor for correction.

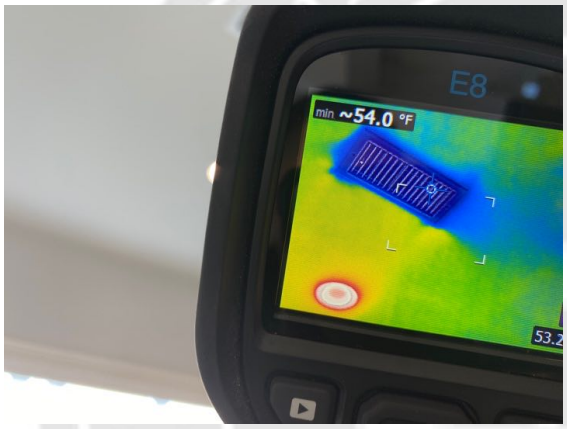
COOLING SYSTEM SERVICE DISCONNECT

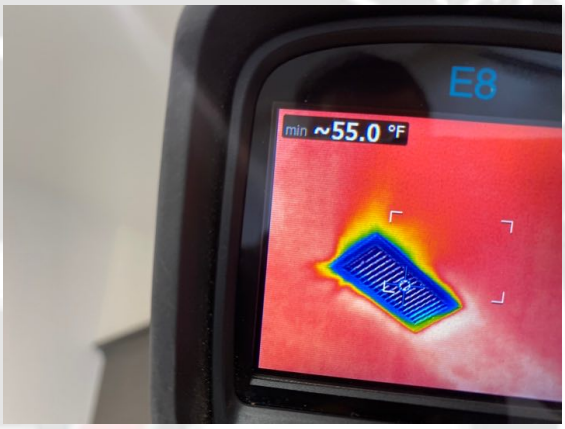
119: The service disconnect was in satisfactory condition.

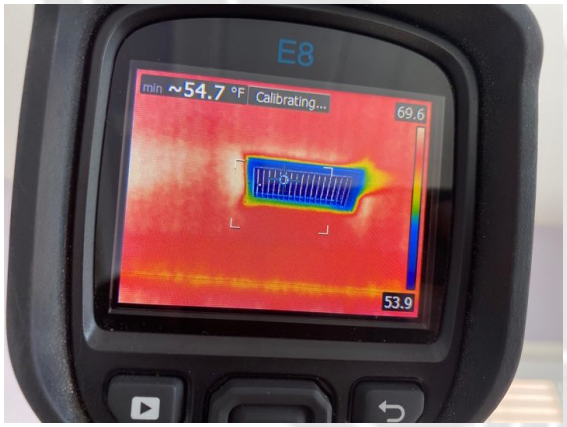
COOLING SYSTEM OUTPUT TEMPERATURE

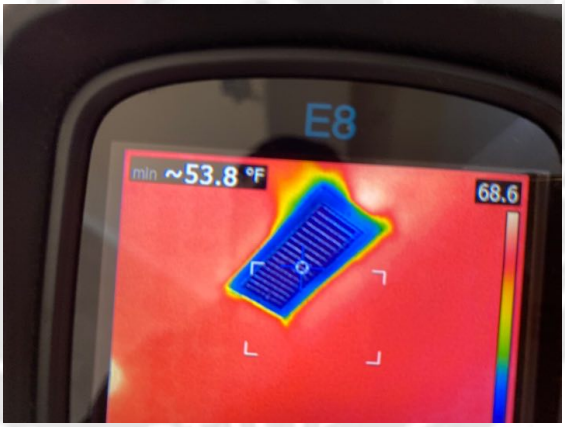
120: Output temperatures as tested on the day of inspection were satisfactory.









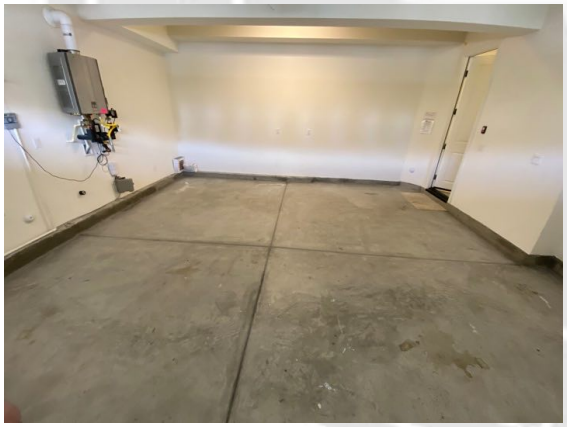


Garage

First and foremost garage door safety is the responsibility of the operator. The garage door should not be operated when children and pets are within close proximity to moving parts! Tilt up garage doors pose a additional safety hazards and should be considered for immediate upgrade.
Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammabe liquids such as gasoline and kerosene should only be stored in appropriate containers. Garage door opening heights are not standard for all homes, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence, calcium or salt crystal formations on the concrete. Post tension slabs should not be cut or cored as this will create a structural defect and may even cause personal injury or death. All cracks in the garage slab small or not should be monitored for growth and movement. Contact an engineer if changes appear.

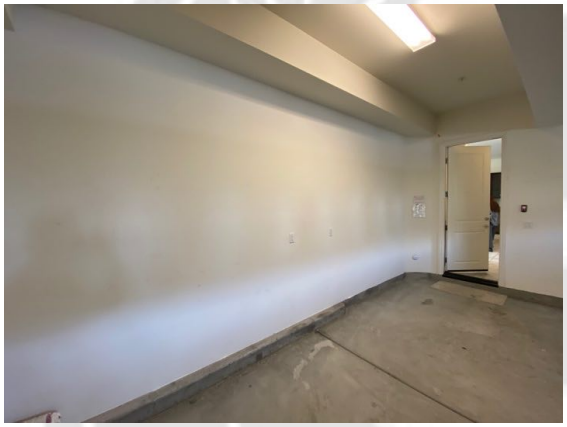
You may want to have any living space above the garage should there be any, evaluated further by a structural engineer, as it may be seismically vulnerable. A structural engineer may recommend additional bracing around the garage door opening to prevent failure during seismic activity. Only a licensed structural engineer can evaluate the home for structural integrity.

GARAGE NUMBER OF SPACES
121: Two-car attached garage.



GARAGE SATISFACTORY WALLS AND CEILINGS

122: The garage walls and ceilings were in satisfactory condition overall. No significant deficiencies to report.



GARAGE SLAB

123: The visible portions of the garage slab was in satisfactory condition. Small hairline cracks were noted but are considered normal.

GARAGE LIGHTING

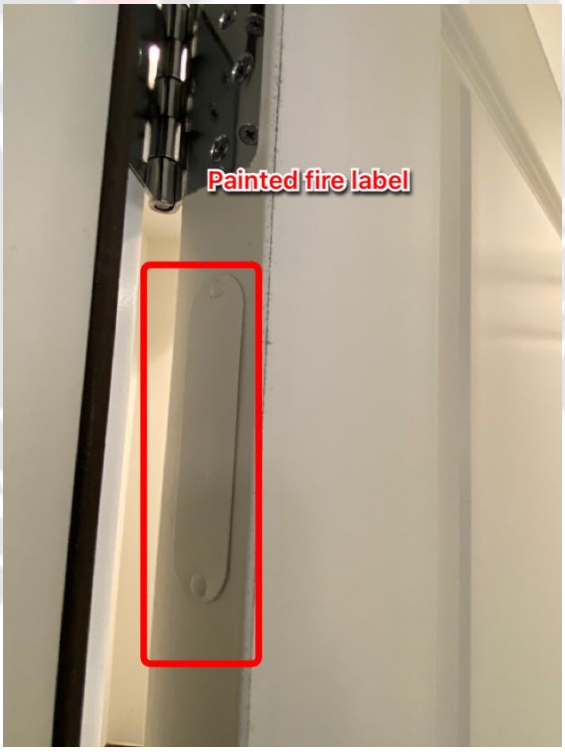
124: Garage lighting was satisfactory.

GARAGE ELECTRICAL

125: All garage outlets that could be tested were functional on the day of inspection. GFCI protection has been provided where needed.

GARAGE FIRE DOOR

SAF **126:** Fire door was damaged. Fire label was painted therefore the fire rating could not be determined. The door must be self closing and self latching. Consult with a general contractor for cost of replacement.



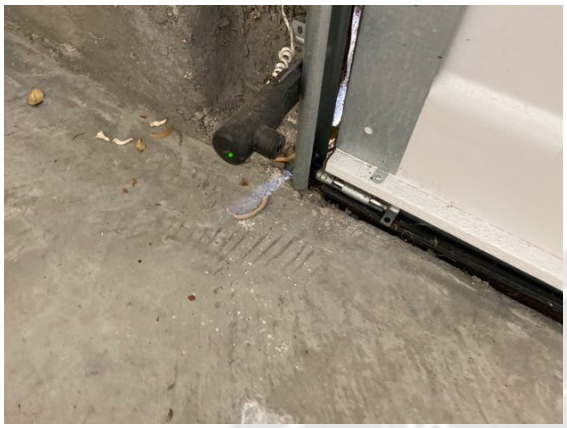
GARAGE OPERATOR BUTTON

127: The operator button was in satisfactory condition and responded normally to testing.

GARAGE OPENER AND SAFETY SENSORS

REP **128:** Garage door opener was missing lamp and lamp cover. Repair recommended consult with a garage door expert for further evaluation and cost of repair.

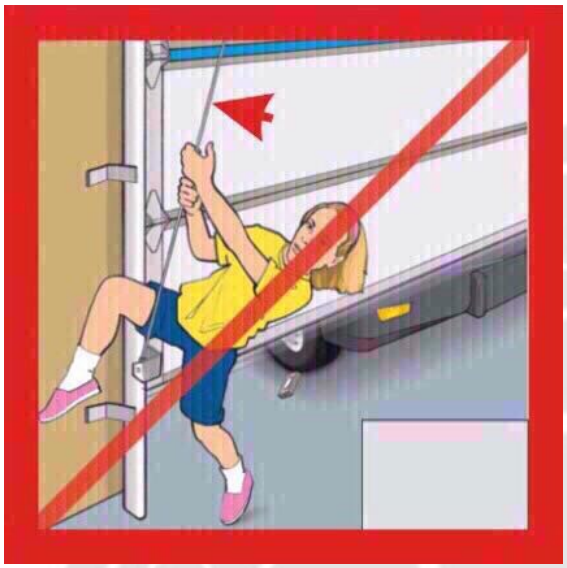
129: Safety sensors were tested and found to be functional on the day of inspection.



GARAGE GARAGE DOOR CONDITION

130: The garage door was tested and found to be functional on the day of inspection. Signs of normal wear and tear were present.

WARN **131:** Sectional rollup doors have a unique set of safety concerns. Pinch points and operable cables can cause severe injury. The door should not be operated while individuals or objects are in close proximity to moving components.



Laundry

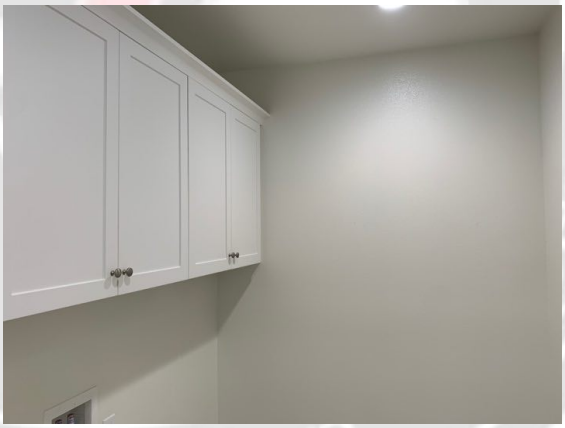
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. 20 amp rated outlets are recommended for continuous use laundry equipment outlets.

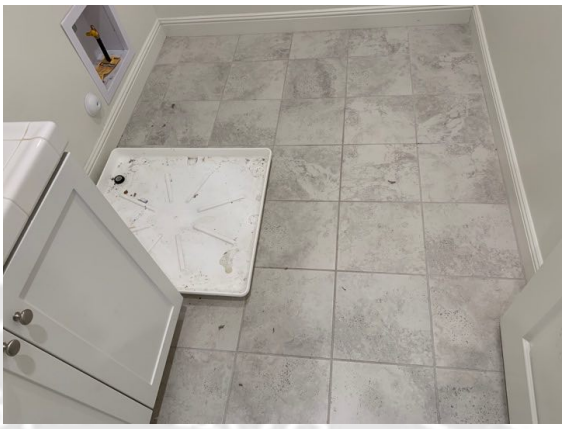
LAUNDRY LOCATION

132: The laundry is located in the second-floor level of the home.

LAUNDRY GENERAL CONDITIONS

133: The laundry room was in satisfactory condition overall.





LAUNDRY LAUNDRY DOOR

134: The door was in satisfactory condition.

LAUNDRY WATER CONNECTION

REP **135:** Cold water valve was damage. Replacement needed.

LAUNDRY GAS CONNECTION

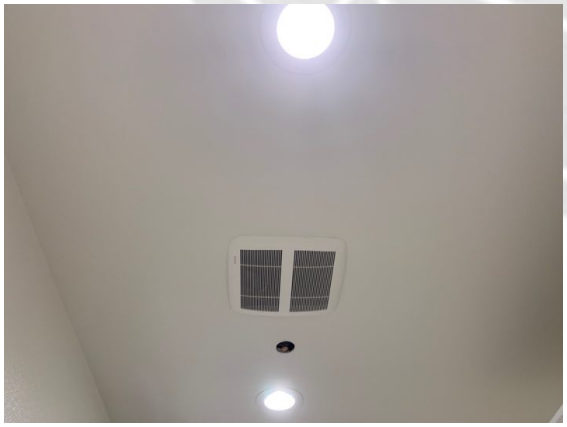
SAF **136:** Gas line was missing a cap. This poses a safety hazard. We recommend to install a proper cap while gas line is not in use.

LAUNDRY DRYER VENT

137: Dryer vent was in satisfactory condition. The dryer vent should be cleaned and inspected every 6 to 12 months as part of regular home maintenance.

LAUNDRY LIGHTING

138: The light fixture was functional.



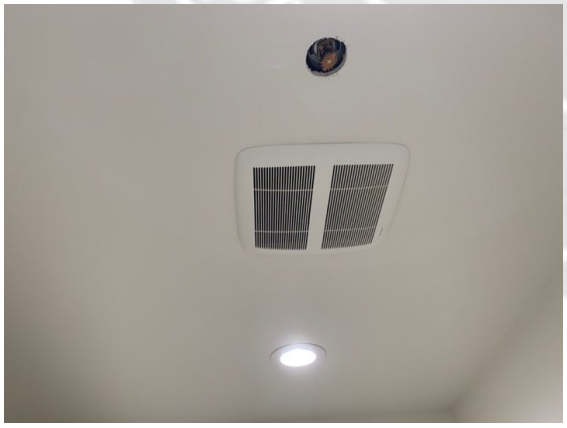
LAUNDRY ELECTRICAL

SAF **139:** According to the national electrical code all laundry room receptacles must be GFCI protected for occupant safety. Upgrades are needed. Safety hazard.

140: The laundry area receptacle was tested and found to be functional on the day of inspection.

LAUNDRY VENTILATOR CONDITION

141: Laundry room ventilator was satisfactory.



LAUNDRY LAUNDRY SINK

WARN **142:** Laundry sink and faucet were functional. Signs of normal wear and tear were present.

MANT **143:** General caulking is needed. Caulking should be maintained to help prevent water intrusion.

LAUNDRY MOISTURE

144: There was no moisture present on the day of inspection.

LAUNDRY DRIP PAN

145: A drain pan was present under the washing machine. The inspector was unable to determine whether the pan was connected to a drain or if it has a proper discharge line. Client is advised to contact the homeowner for information.

LAUNDRY CABINETS/COUNTER TOPS

146: Laundry room cabinets were in satisfactory condition.

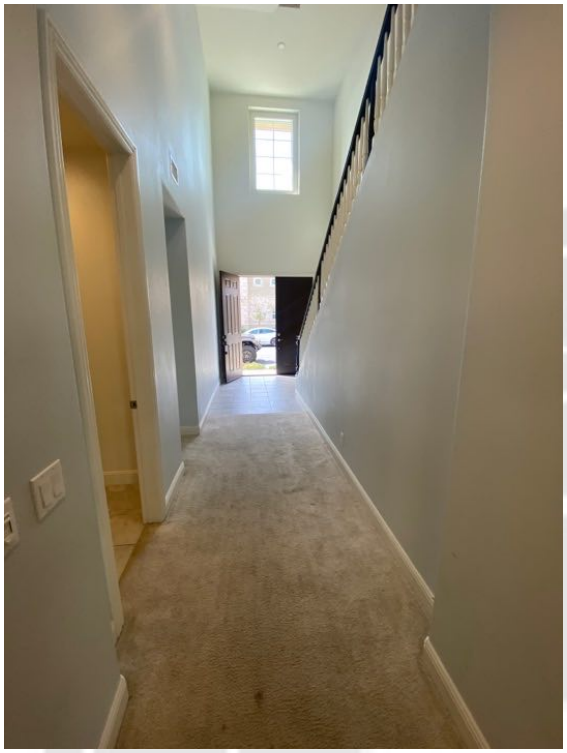
MANT **147:** General caulking is needed. Caulking should be maintained to help prevent water intrusion.

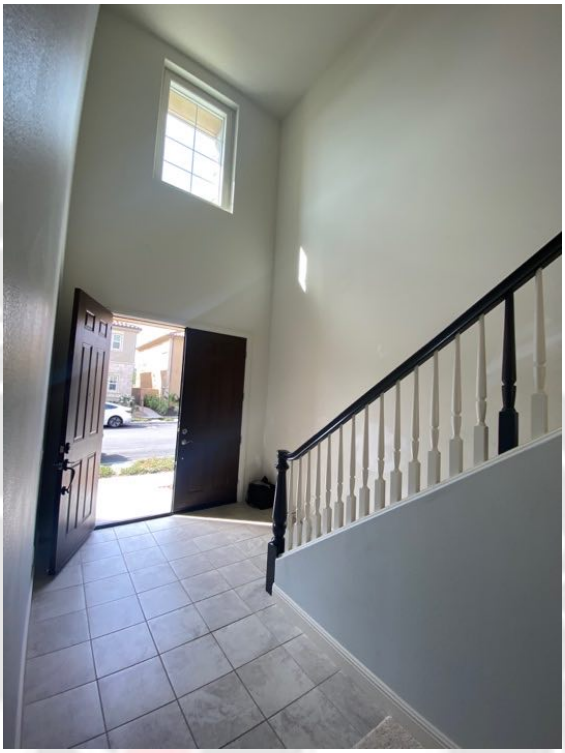
Interiors/fireplace/stairs

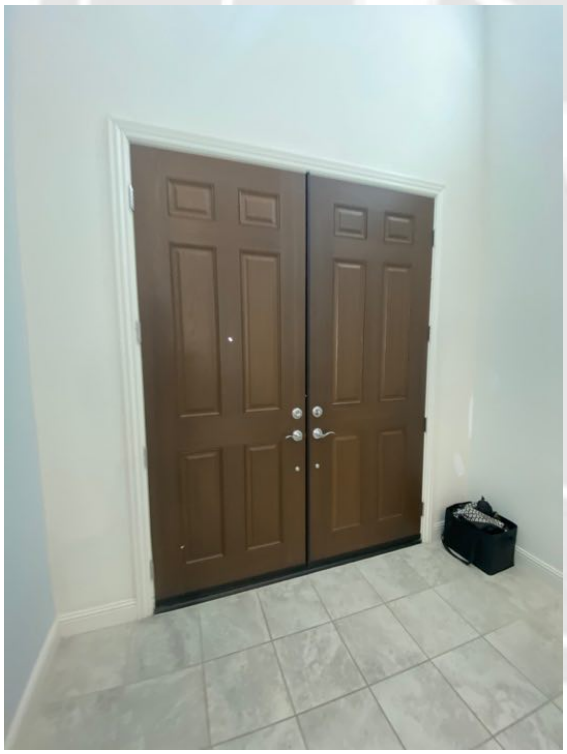
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information and disclosures. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Smoke detectors and carbon monoxide detectors are required by California state law at all levels of the home and certainly within 14 feet of any sleeping quarters. Additionally local regulations may require smoke detectors in each bedroom for occupant safety.
Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. While the doors in the home are tested for functionality, by their sheer nature and wear and tear. Door assemblys may result in loose hardware at hinges and door knobs. Requiring periodic maintenance. We recommend you carefully determine and schedule contractors and remedial services deemed advisable or necessary before the close of escrow.

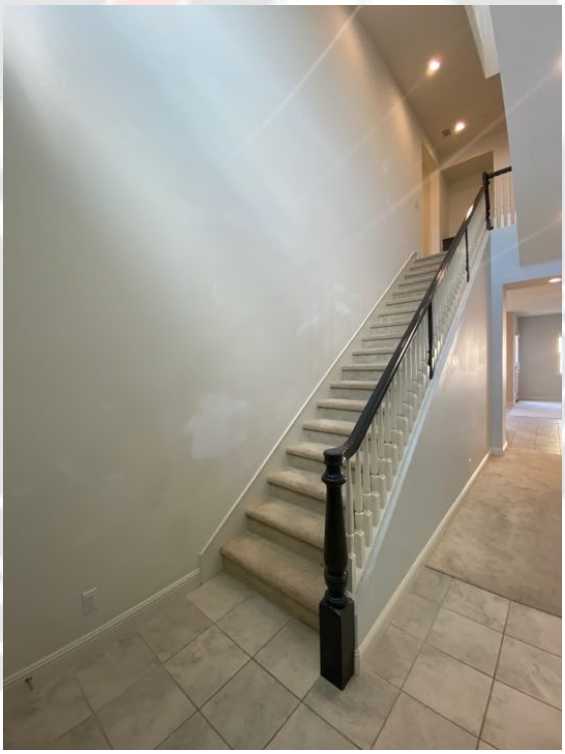
FOYER/HALLWAY GENERAL CONDITIONS

148: The main entryway and hallway condition were showing signs of normal wear and tear.



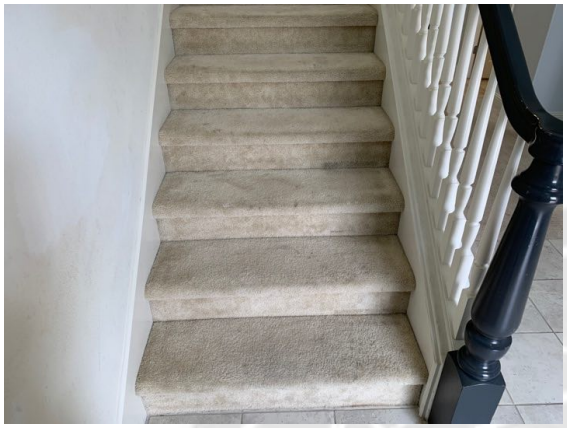






STAIRWELL STAIRWELL

149: The stairwell was in satisfactory condition.







MANT **150:** The carpet was soiled and will be general cleaning and or replacement. Consult with a qualified contractor for resolution.



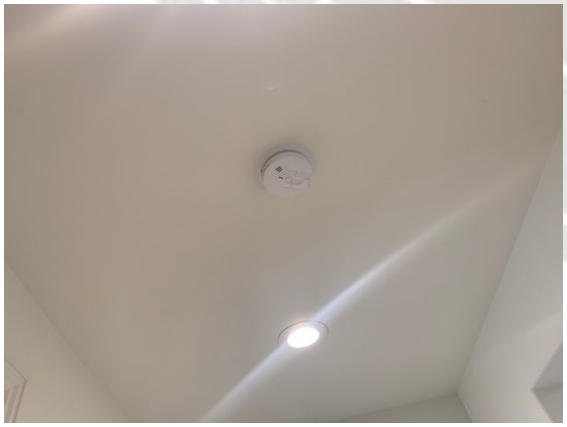
REP **151:** Damage at the base for the railing was noted at the stairway. Repairs are recommended.

SMOKE/CARBON MONOXIDE DETECTOR GENERAL CONDITIONS

152: The smoke/carbon monoxide detectors were present and functional.

SMOKE/CARBON MONOXIDE DETECTOR SMOKE DETECTOR

153: The smoke detector was present and functional.



DINING ROOM GENERAL CONDITIONS

154: The dining room was in satisfactory condition overall.

LIVING ROOM GENERAL CONDITIONS

155: The living room was in satisfactory condition overall.

LIVING ROOM FLOORING CONDITIONS

MANT **156:** The carpet was soiled and will be general cleaning and or replacement.

WARN **157:** Some areas of the flooring was uneven. Further evaluation by removing the carpet would be needed to determine the cause.

LIVING ROOM OUTLETS LIGHTS AND SWITCHES

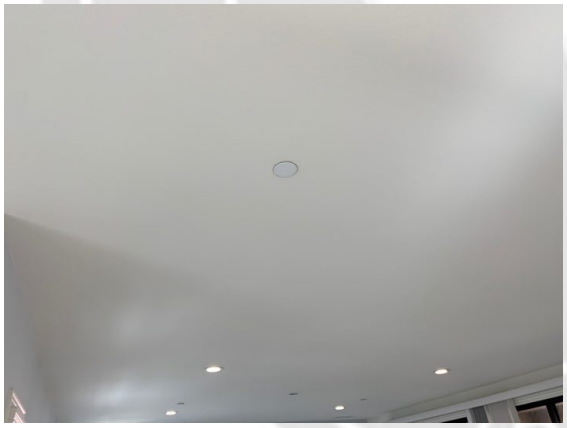
158: Exposed lighting junction box was noted at the center of the family room. Consult with an electrician for repair.

FAMILY ROOM GENERAL CONDITIONS

159: The family rooms floor, walls and ceilings were in satisfactory condition overall.

LOFT GENERAL CONDITIONS

160: Floor, walls and ceiling are showed signs of normal wear and tear.






LOFT FLOORING CONDITIONS

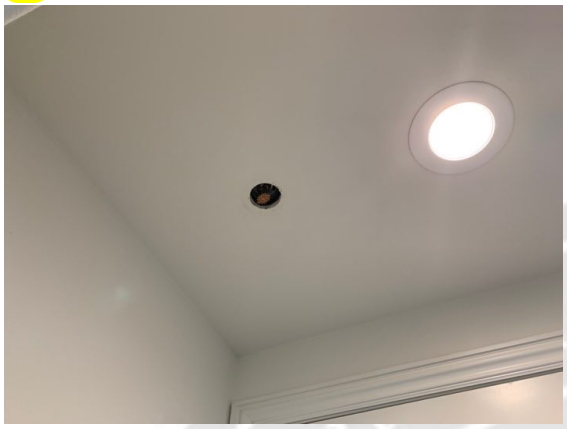
MANT **161:** The carpet was soiled and will be general cleaning and or replacement.


LOFT WALLS CONDITIONS

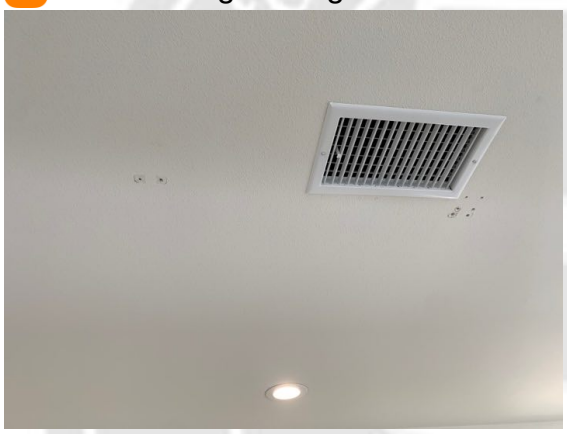
162: The windows were in functional condition.

LOFT CEILING CONDITIONS

WARN **163:** Missing fire sprinkler housing was noted.

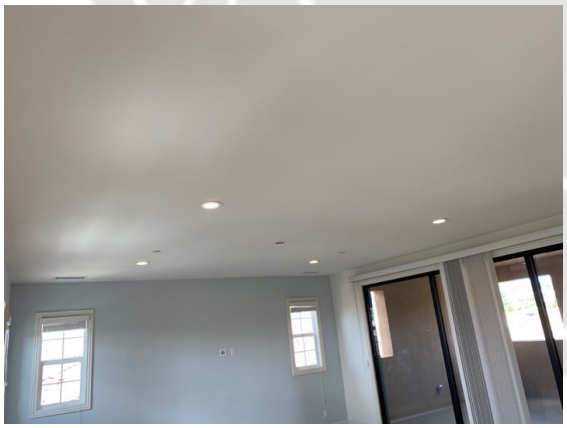


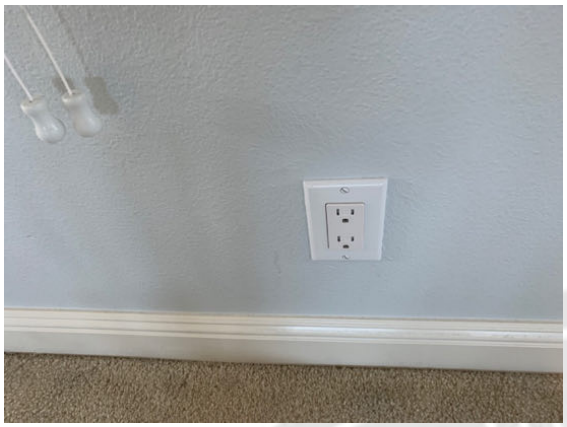
REP **164:** Ceiling damage was noted. Repairs are recommended.



LOFT OUTLETS LIGHTS AND SWITCHES

165: Plugs lights and switches were satisfactory throughout.





REP **166:** A missing cover or ceiling fan was noted. Replacement is recommended.

Kitchen

KITCHEN WALLS - CEILING - FLOOR GENERAL CONDITION

167: Floor, walls and ceiling in the kitchen area were in satisfactory condition overall.

KITCHEN SINK - COUNTER TOPS SINK PLUMBING CONDITIONS

168: The kitchen sink was in satisfactory condition. Faucet was functional.

KITCHEN SINK - COUNTER TOPS GARBAGE DISPOSAL

169: The garbage disposal was in satisfactory condition.

KITCHEN SINK - COUNTER TOPS COUNTER CONDITIONS

170: The countertops were in satisfactory condition. Countertops were professionally finished at edges and seams.

CABINETS CABINET CONDITION

171: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

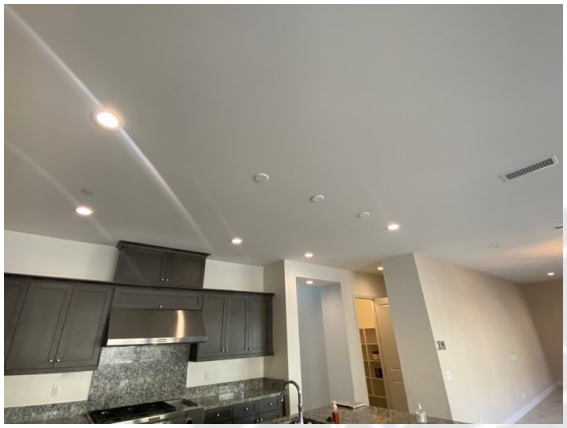



ELECTRICAL CONDITIONS ELECTRICAL CONDITIONS

172: All GFCI receptacles were in satisfactory condition.


ELECTRICAL CONDITIONS LIGHTING CONDITIONS

173: Kitchen lighting was satisfactory.



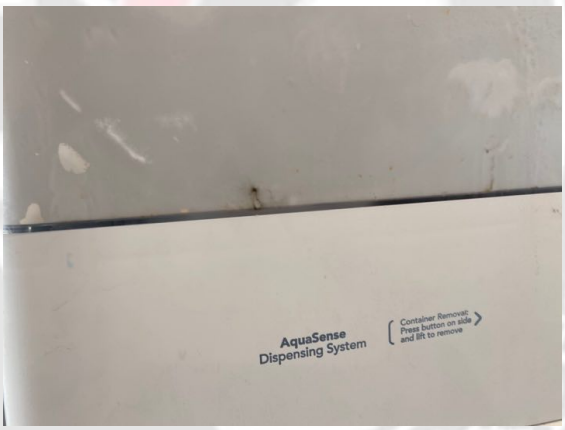
ELECTRICAL CONDITIONS UNDERCABINET LIGHTING

REP **174:** Troubleshooting needed. Light fixtures that are not functional may be a result of lamp or ballast failures. Consult a handyman or an electrician for troubleshooting and repair.

APPLIANCES REFRIGERATOR

WARN **175:** It should be noted that the refrigerator was equipped with an ice/water dispenser. These components are not tested during a general home inspection. Icemaker was low on ice.Client should inquire with the seller regarding its functionality prior to the close of escrow to satisfy any concerns.

REP **176:** The refrigerator showing signs of deferred maintenance. Cleaning needed. Fresh food refrigerator temperature was 60° wind tested. This is not a suitable temperature. Temperature should range between 30 and 36°. Consult with an appliance repair man for complete evaluation if adjusting the temperature does not help.

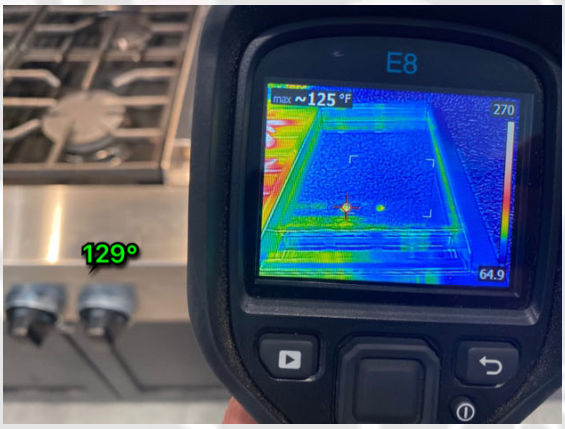


APPLIANCES DISHWASHER

177: The dishwasher was functional. The dishwasher was run through a full cycle. There were no defects or deficiencies to report.

APPLIANCES COOKTOP

178: The cooktop was fully tested and found to be in satisfactory condition. Griddle was tested and found to be functional. The griddle will take an extended amount of time to properly heat up to full temperature.

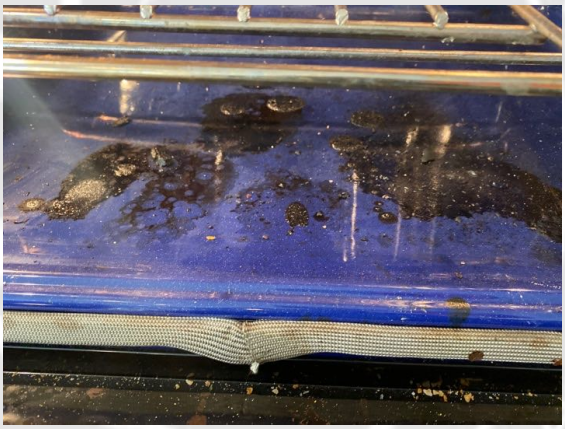


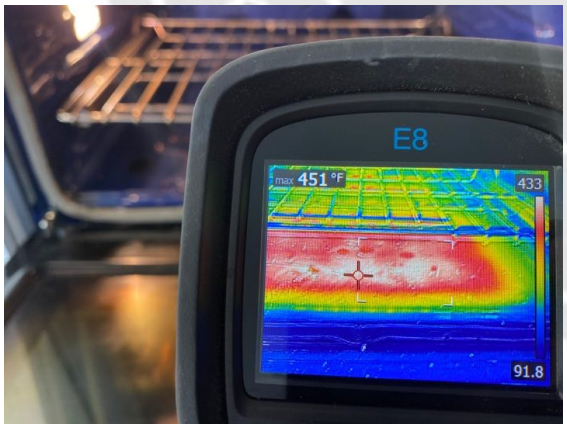
APPLIANCES BUILT IN MICROWAVE

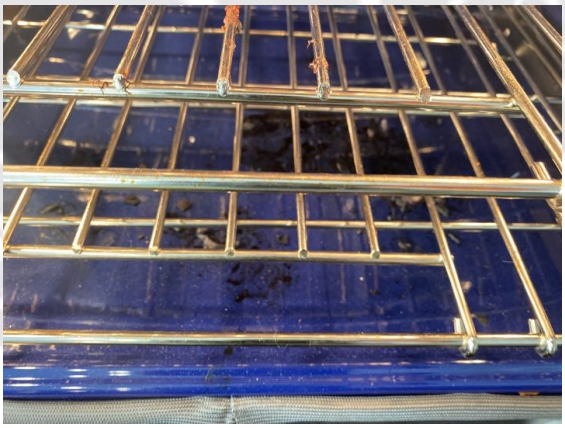
179: The built-in microwave was tested and found to be in satisfactory condition on the day of inspection.

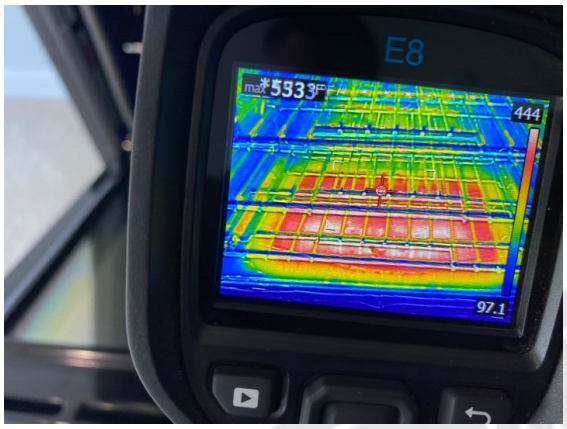
APPLIANCES WALL OVEN

MANT **180:** The oven was dirty and was in need of general cleaning. The unit was tested and found to be functional on the day of inspection.









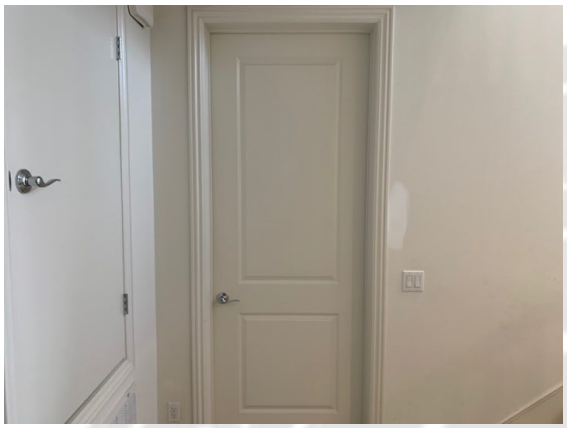
APPLIANCES VENT HOOD

181: The vent hood was in satisfactory condition.

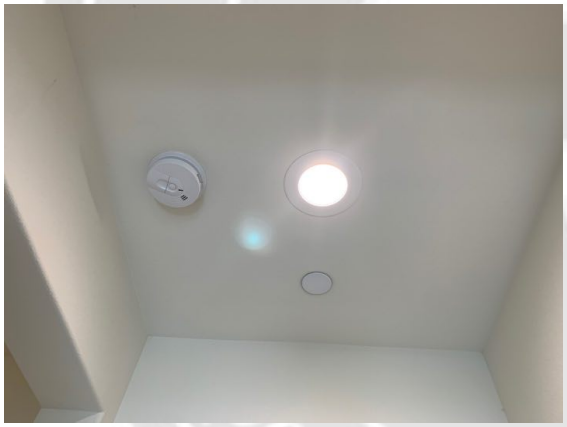
Bedrooms

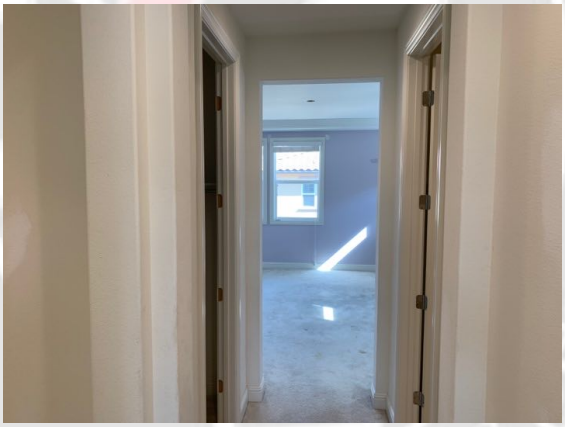
Bedroom #1

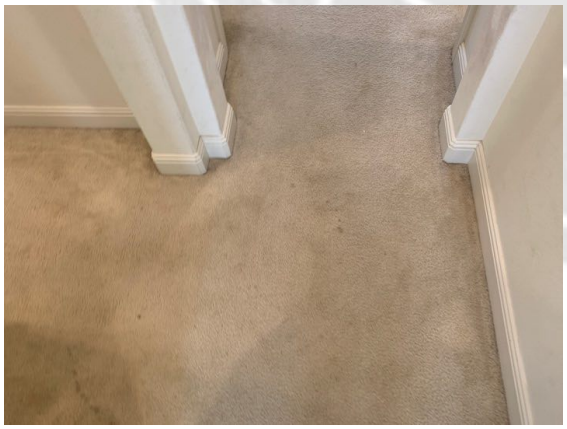
BEDROOM PRIVACY DOOR
182: The door was in satisfactory condition.

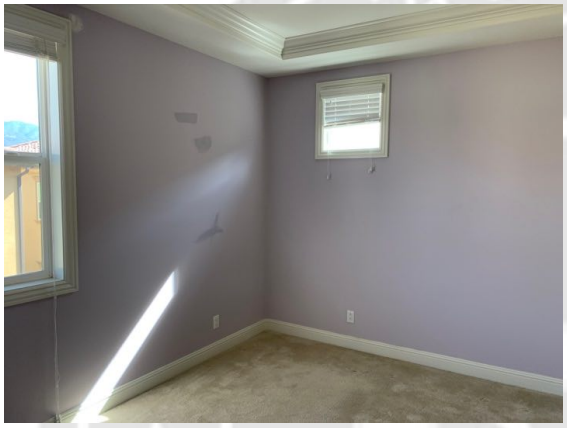


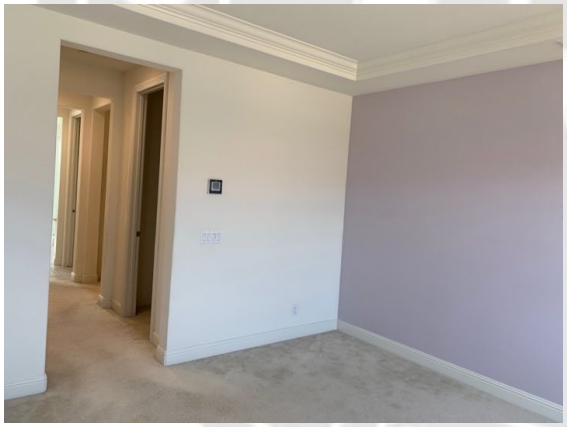
BEDROOM GENERAL CONDITION
183: The bedroom is showing signs of general wear and tear.











REP **184:** The carpet was soiled and or stains were noted, general cleaning and or replacement. Consult with a licensed flooring contractor for resolution.

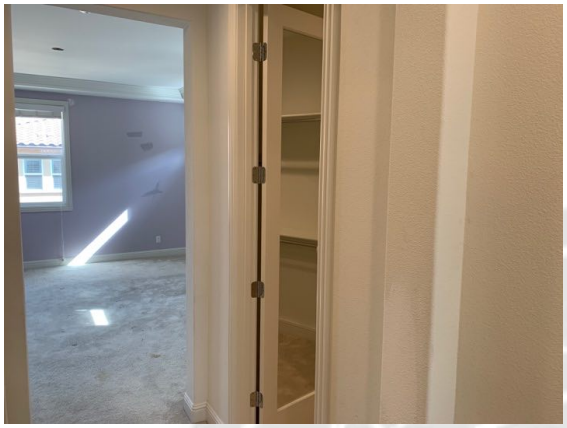
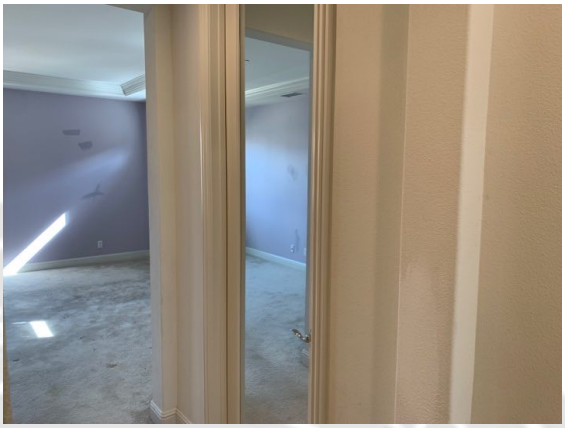



BEDROOM SMOKE DETECTOR

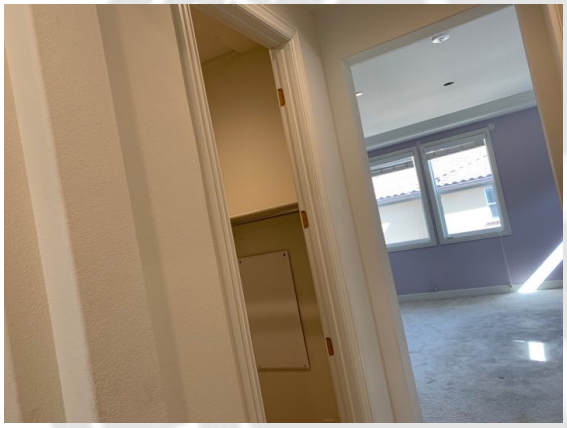
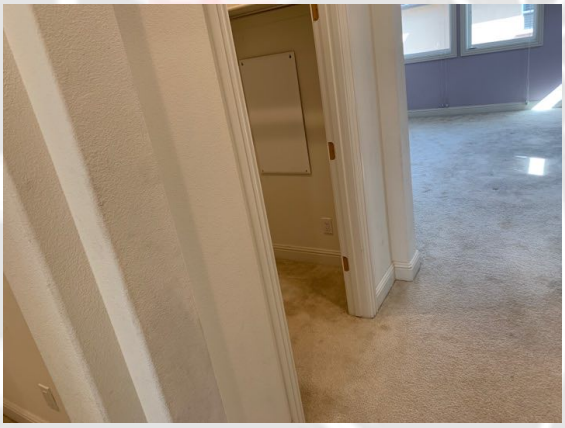
185: Smoke detector present and functional.


BEDROOM WARDROBE DOORS

186: The door was in satisfactory condition.

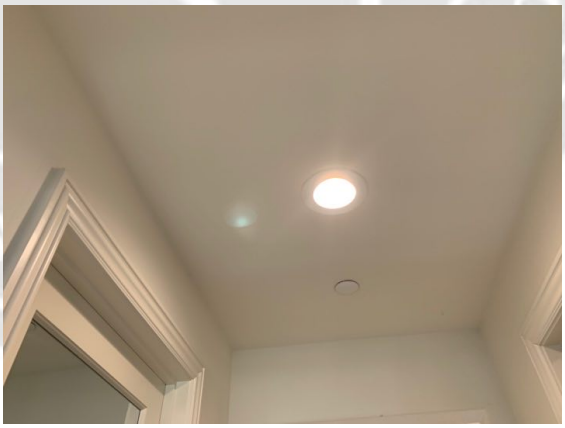



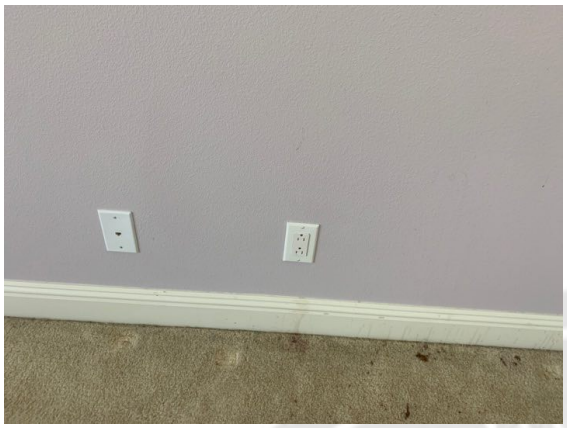
REP **187:** The wardrobe doors were missing. Upgrades are recommended. Consult with a qualified contractor for resolution.

BEDROOM OUTLETS LIGHTS AND SWITCHES

188: Plugs lights and switches were satisfactory throughout.



REP **189:** Damaged and/or missing device cover was noted. Replace covers as needed.

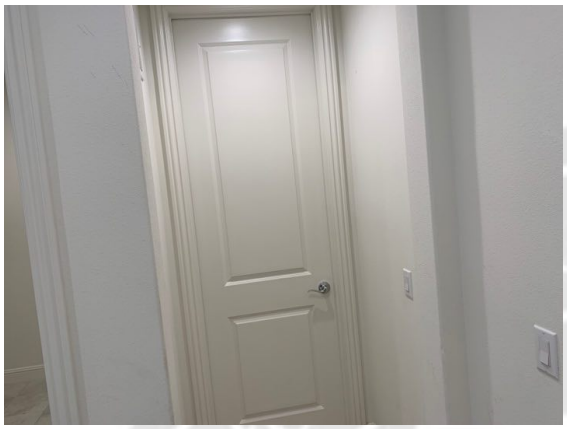
WINDOW CONDITIONS WINDOWS

190: Window was functional.

Bedroom #2

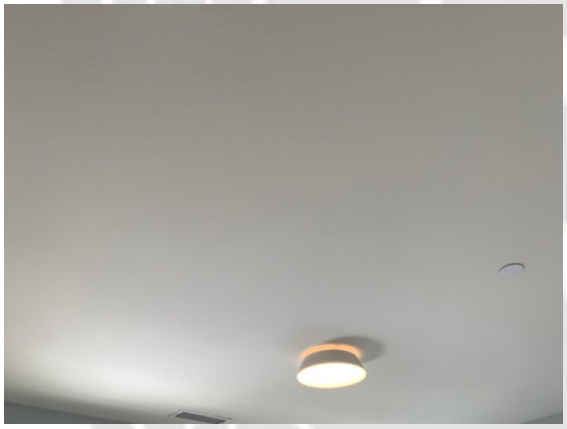
BEDROOM PRIVACY DOOR

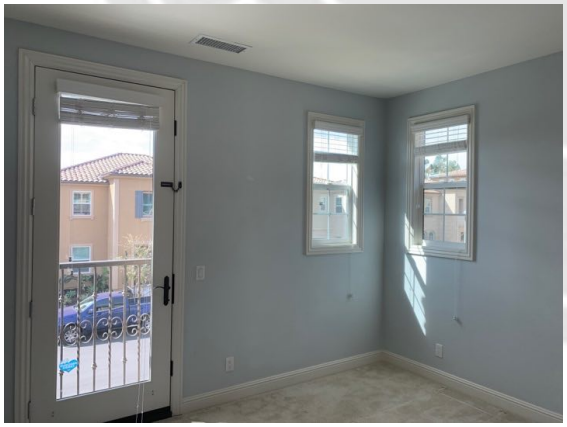
191: The door was in satisfactory condition.

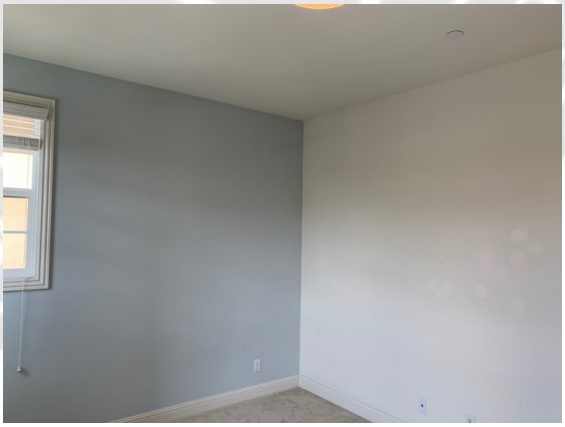


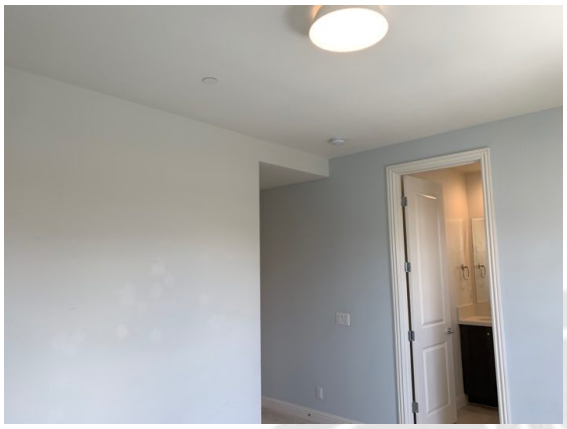
BEDROOM GENERAL CONDITION

192: The bedroom is showing signs of general wear and tear.





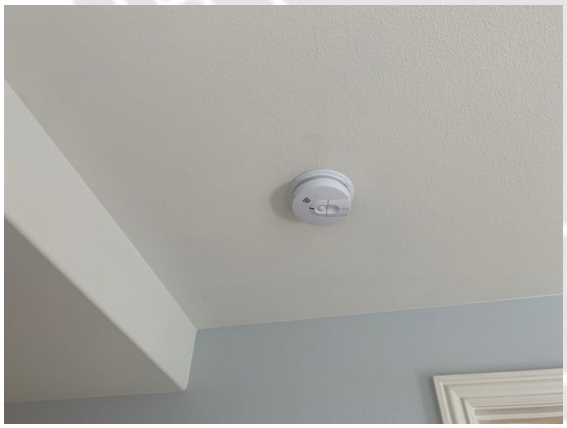





REP **193:** The carpet was soiled and or stains were noted, general cleaning and or replacement. Consult with a licensed flooring contractor for resolution.

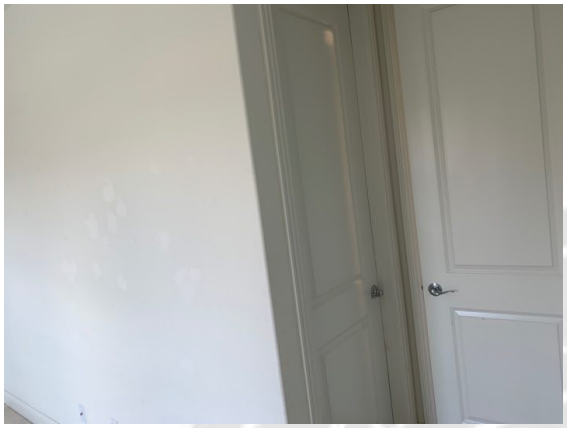

BEDROOM SMOKE DETECTOR

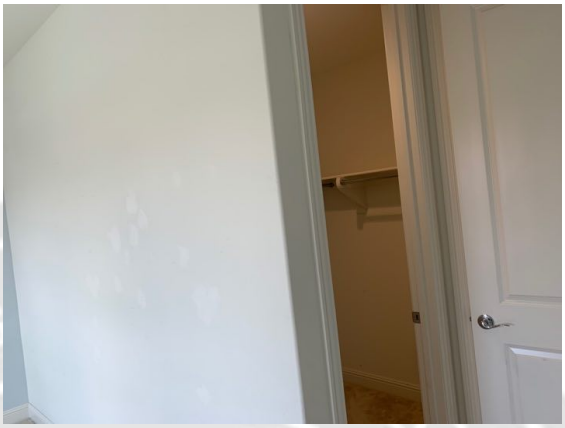
194: Smoke detector present and functional.



BEDROOM WARDROBE DOORS

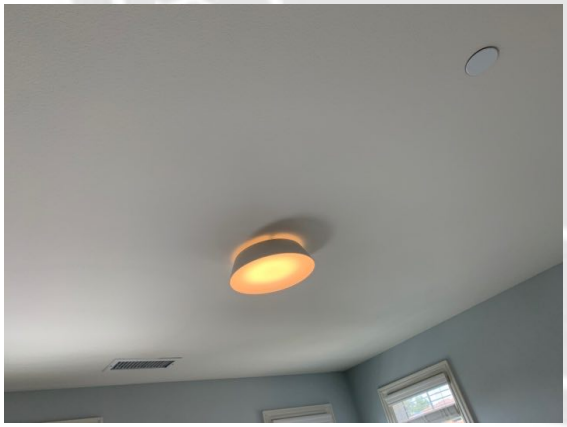
195: The door was in satisfactory condition.





BEDROOM OUTLETS LIGHTS AND SWITCHES

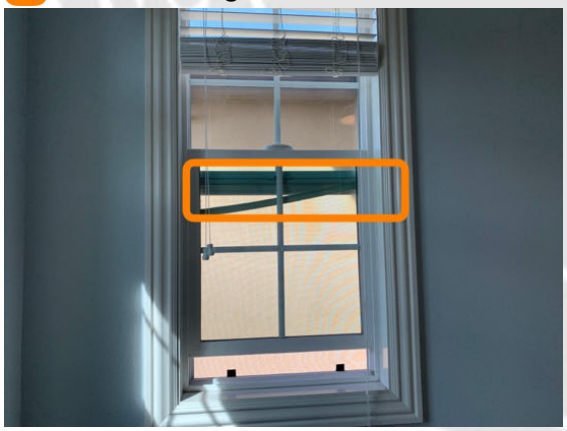
196: Plugs lights and switches were satisfactory throughout.



WINDOW CONDITIONS WINDOWS

197: Window was functional.

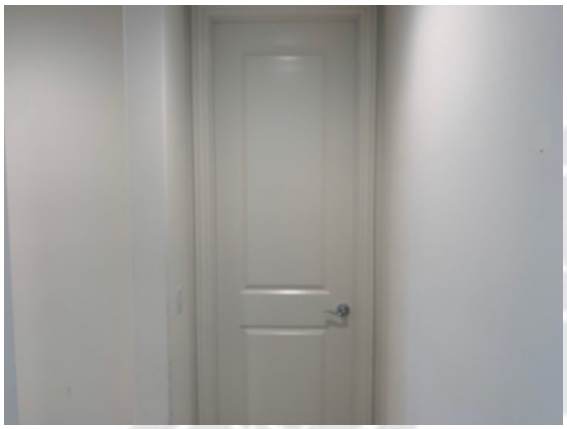
REP **198:** Damaged window seal it was noted. Repairs are recommended.



Bedroom #3

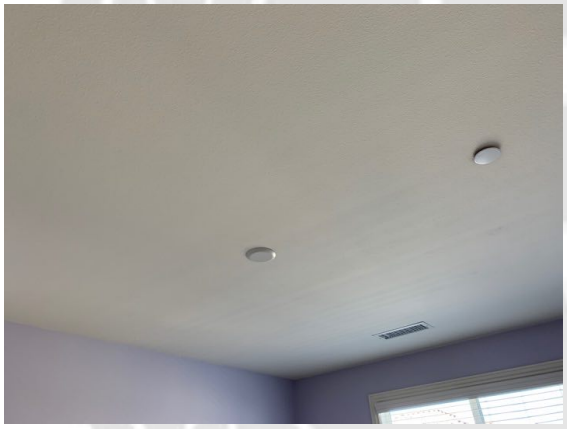
BEDROOM PRIVACY DOOR

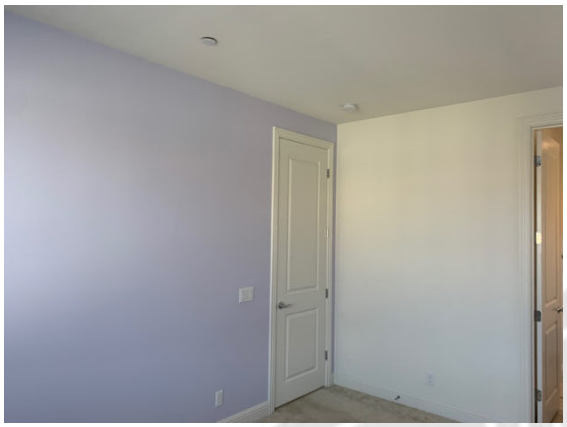
199: The door was in satisfactory condition.



BEDROOM GENERAL CONDITION

200: The bedroom is showing signs of general wear and tear.

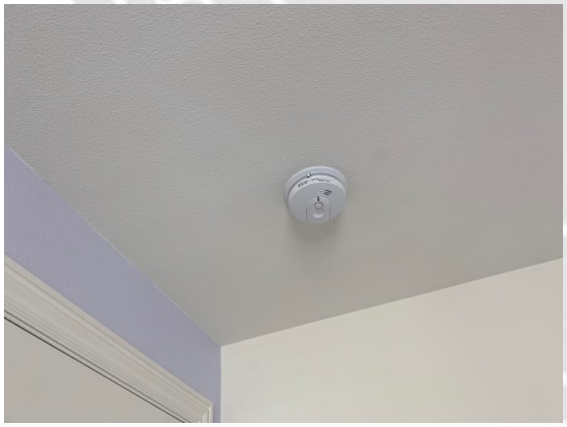





REP **201:** The carpet was soiled and or stains were noted, general cleaning and or replacement. Consult with a licensed flooring contractor for resolution.

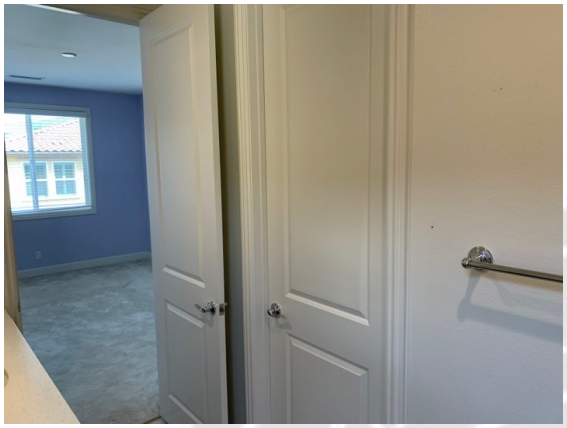

BEDROOM SMOKE DETECTOR

202: Smoke detector present and functional.



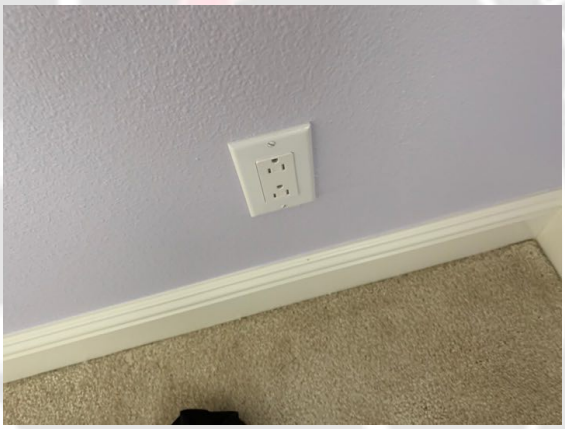
BEDROOM WARDROBE DOORS

203: The door was in satisfactory condition.



BEDROOM OUTLETS LIGHTS AND SWITCHES

204: Plugs lights and switches were satisfactory throughout.



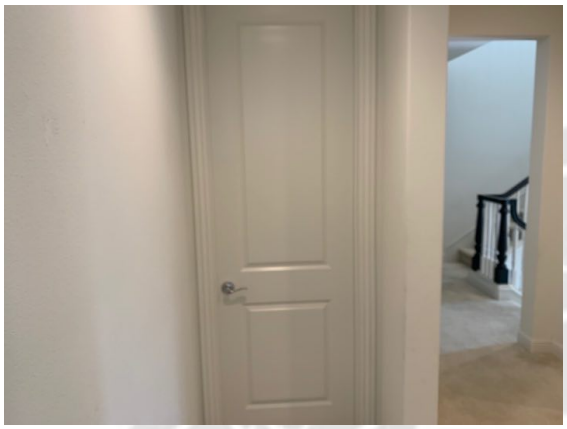
WINDOW CONDITIONS WINDOWS

205: Window was functional.

Bedroom #3

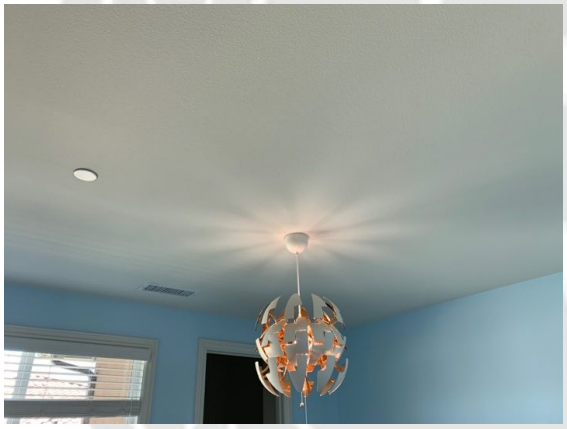
BEDROOM PRIVACY DOOR

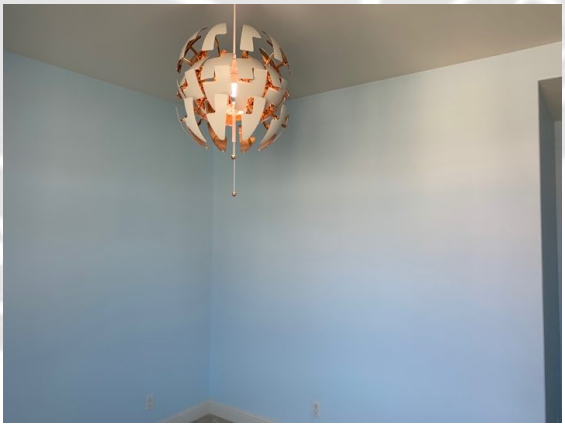
206: The door was in satisfactory condition.



BEDROOM GENERAL CONDITION

207: The bedroom is showing signs of general wear and tear.





BEDROOM SMOKE DETECTOR

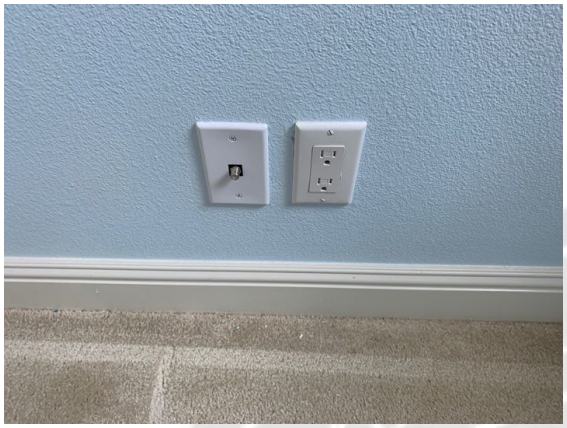
208: Smoke detector present and functional.

BEDROOM WARDROBE DOORS

209: The door was in satisfactory condition.

BEDROOM OUTLETS LIGHTS AND SWITCHES

210: Plugs lights and switches were satisfactory throughout.



WINDOW CONDITIONS WINDOWS

211: Window was functional.

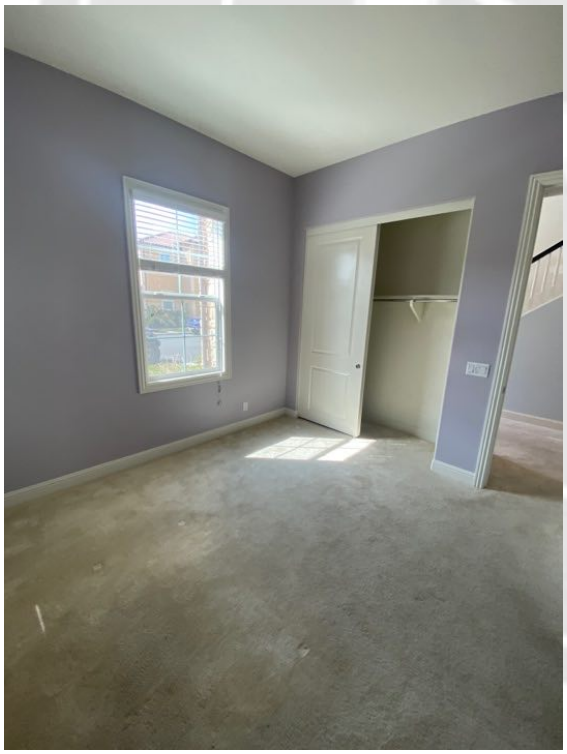
Bedroom #4

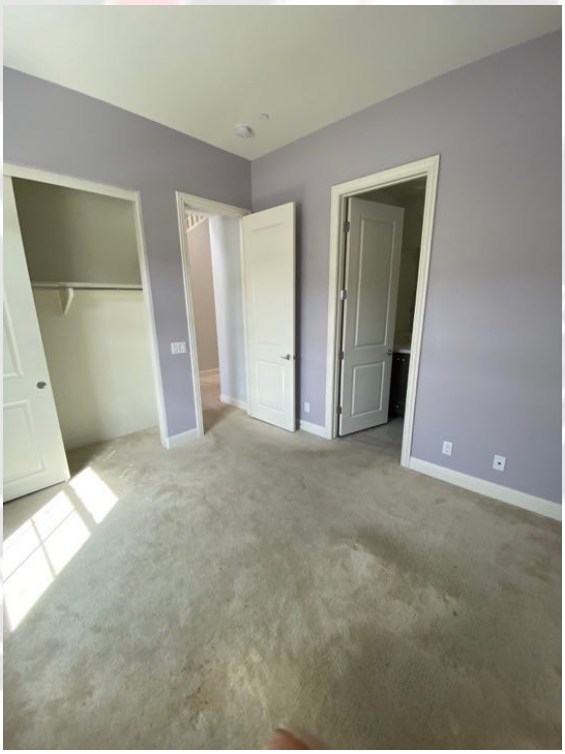
BEDROOM PRIVACY DOOR

212: The door was in satisfactory condition.

BEDROOM GENERAL CONDITION

213: Bedroom was satisfactory.





BEDROOM SMOKE DETECTOR

214: Smoke detector present and functional.

BEDROOM WARDROBE DOORS

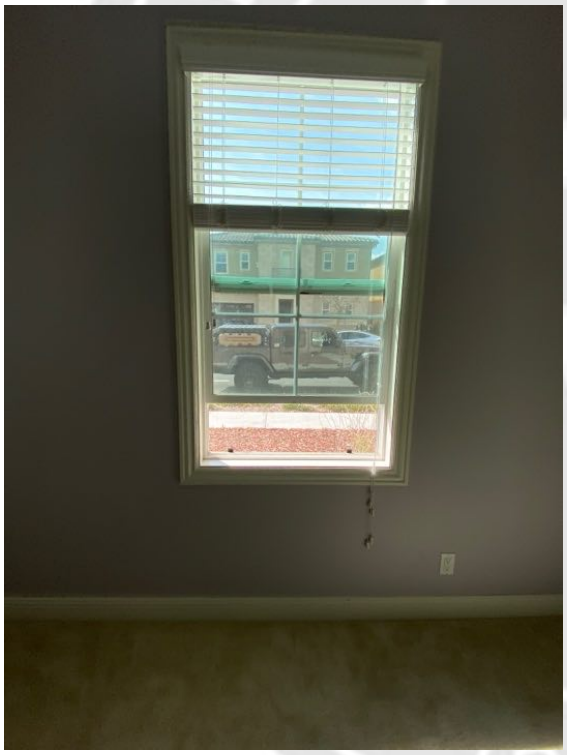
215: The door was in satisfactory condition.

BEDROOM OUTLETS LIGHTS AND SWITCHES

216: Plugs lights and switches were satisfactory throughout.

WINDOW CONDITIONS WINDOWS

217: Window was functional.

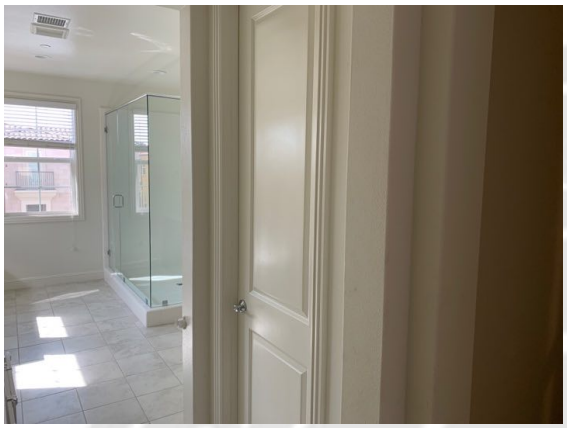


Bathroom

Bath #1

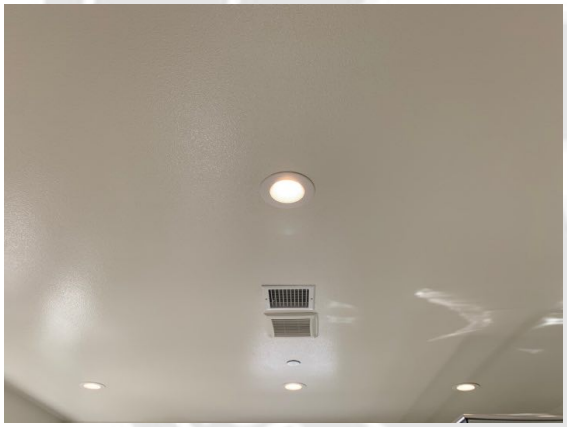
BATHROOM PRIVACY DOOR

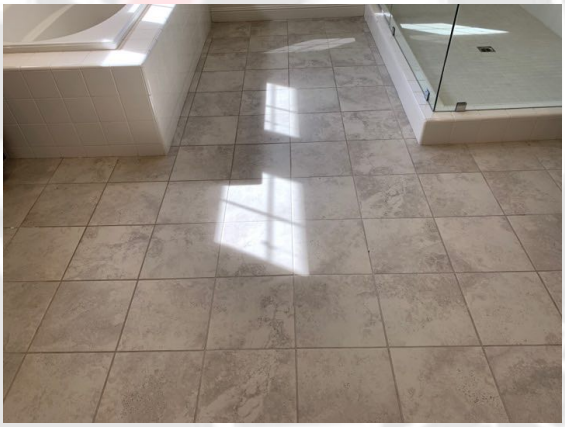
218: The door was in satisfactory condition.



BATHROOM OVERALL CONDITIONS

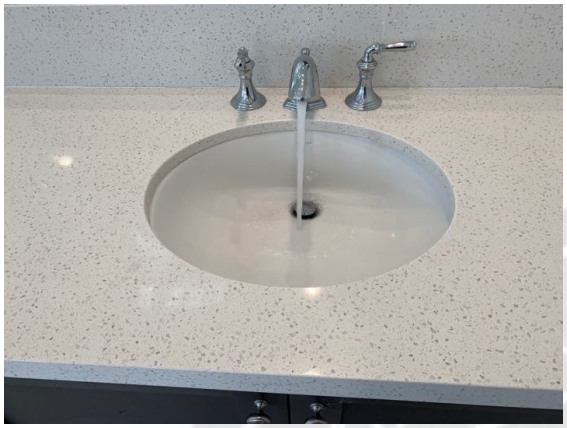
219: The floor, walls and ceiling were showing signs of wear and tear.

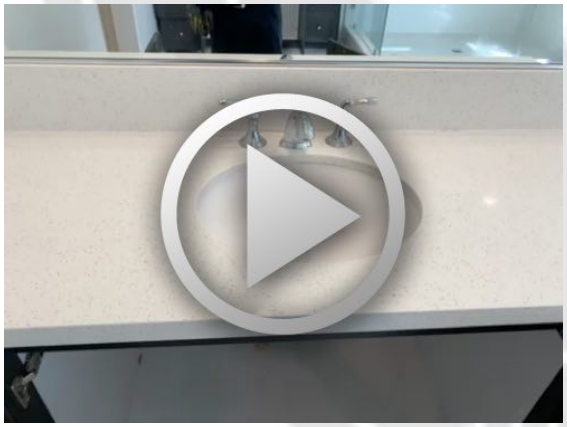




BATHROOM SINK AND PLUMBING

220: Sink and faucet were functional. Hot and cold water were present.





MANT **221:** General caulking is recommended throughout.

BATHROOM GFCI OUTLETS

222: GFCI receptacle was present and functional.

223: Bathroom receptacle was GFCI protected from another location.

REP **224:** Damaged cover plate was noted. Replacement is recommend . Consult a handyman for improvements.

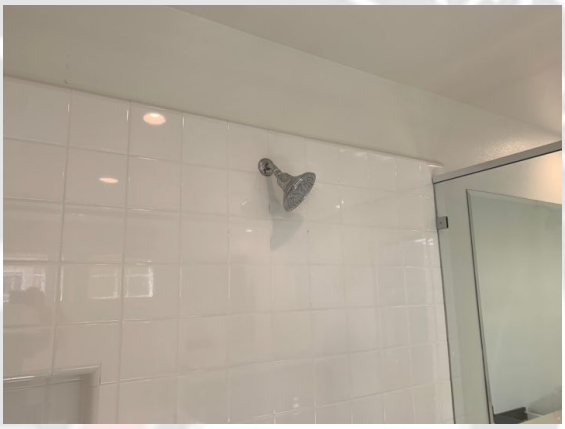
BATHROOM TOILET

225: The toilet was functional and in satisfactory condition.

BATHROOM TUB AND SHOWERS

226: Tub and shower are showing signs of normal wear and tear.



MANT **227:** General cleaning and re-caulking is recommended throughout.

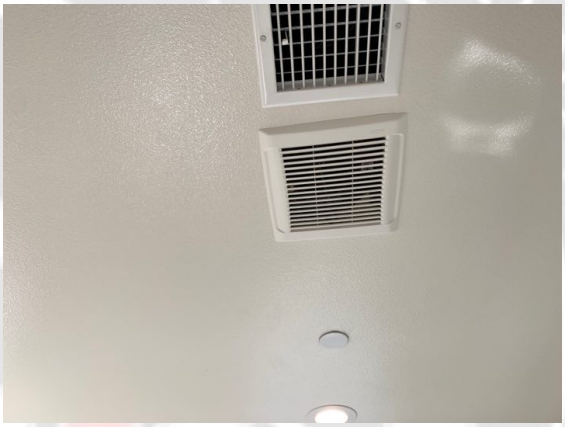
REP **228:** Damage and cracked tiles were observed on the day of inspection. Damaged or cracked tiles can lead to water infiltration and concealed mold. Repairs needed.


REP **229:** Deficient and or missing tile grout was noted. This condition can lead to water infiltration and concealed mold. Repairs needed.




BATHROOM VENTILATOR CONDITIONS

230: The bathroom ventilator was tested and found to be functional on the day of inspection.

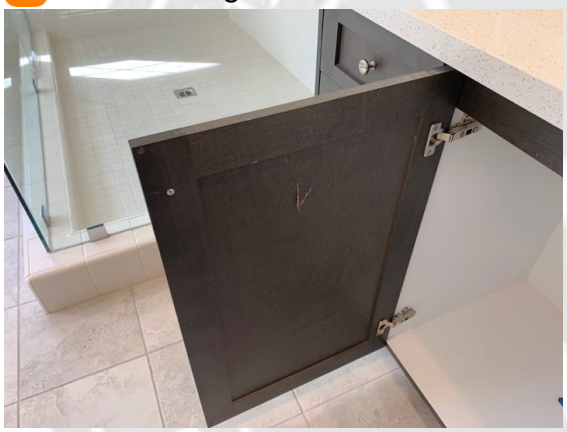


CABINETS CABINET CONDITION

231: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

REP **232:** The top drawer glide was damaged and or showing signs of wear and tear. Repairs are warranted.

REP **233:** Damage to the cabinet door was noted on the inside. Replacement is recommended.



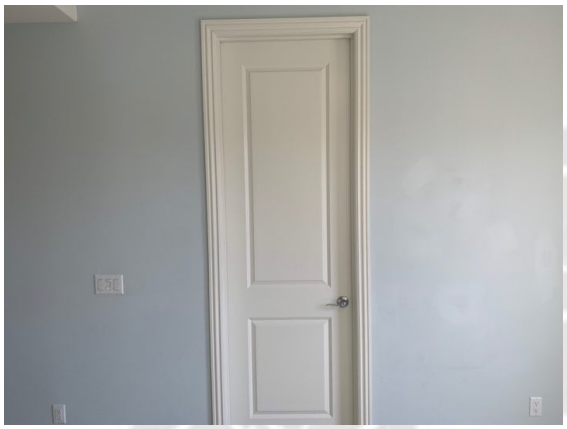
WINDOW CONDITIONS WINDOWS

234: The window was functional.

Bath #2

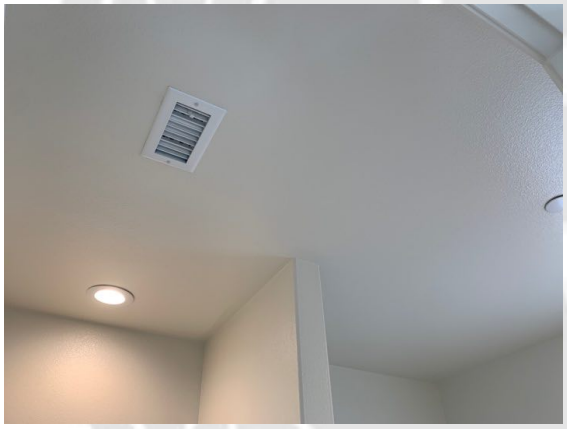
BATHROOM PRIVACY DOOR

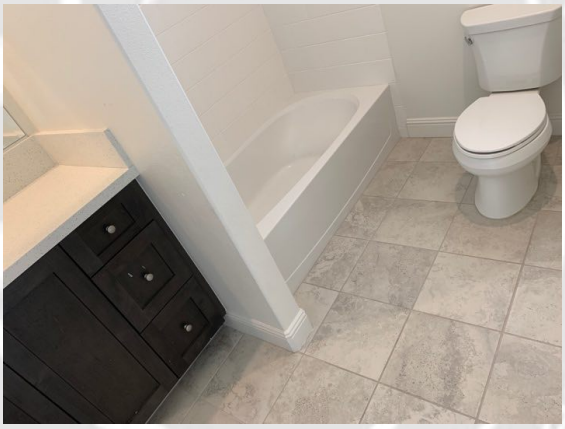
235: The door was in satisfactory condition.

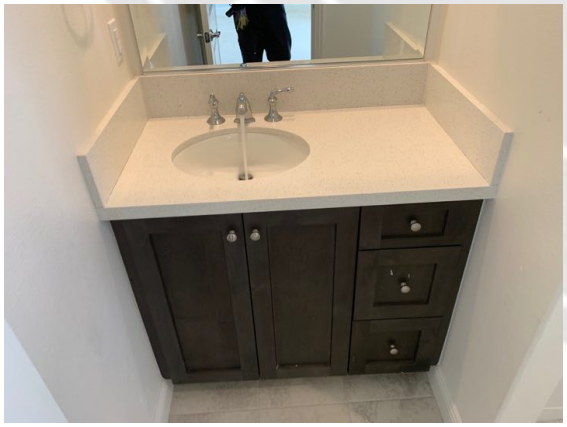


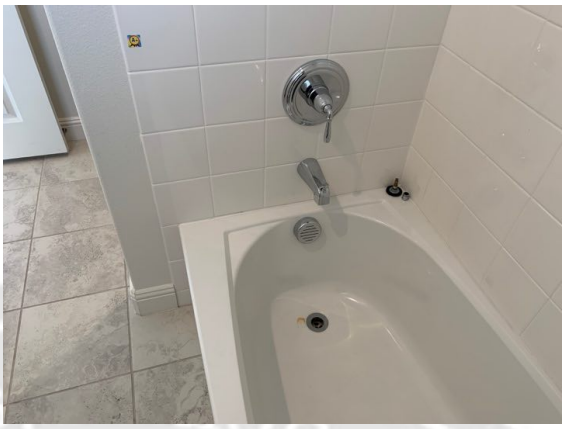
BATHROOM OVERALL CONDITIONS

236: The floor, walls and ceiling were showing signs of wear and tear.









BATHROOM SINK AND PLUMBING

237: Sink and faucet were functional. Hot and cold water were present.

BATHROOM GFCI OUTLETS

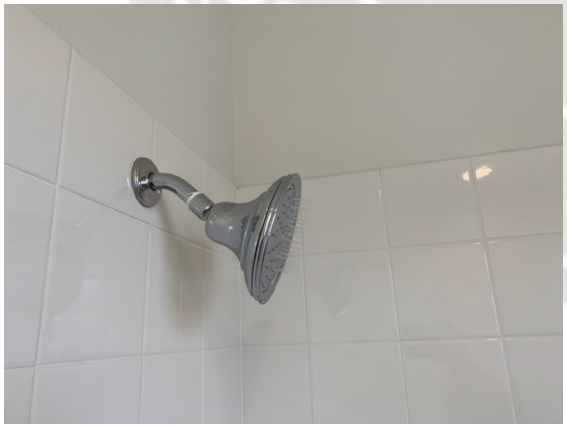
238: GFCI receptacle was present and functional.

BATHROOM TOILET

239: The toilet was functional and in satisfactory condition.

BATHROOM TUB AND SHOWERS

240: Tub and shower are showing signs of normal wear and tear.



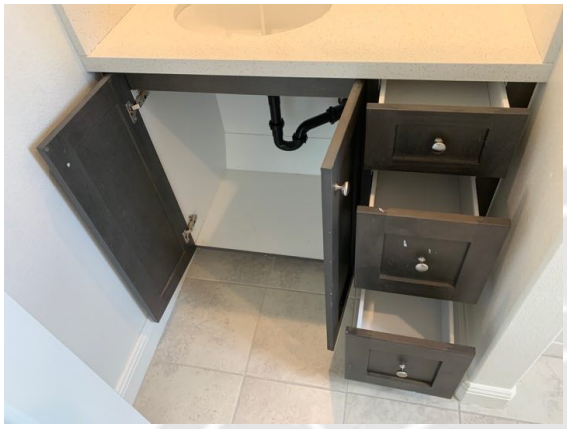
REP **241:** Tub stopper was missing. This poses an inconvenience.

BATHROOM VENTILATOR CONDITIONS

242: The bathroom ventilator was tested and found to be functional on the day of inspection.

CABINETS CABINET CONDITION

243: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.



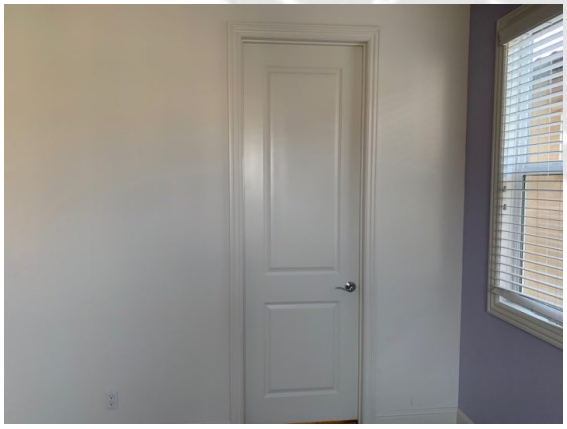
WINDOW CONDITIONS WINDOWS

244: The window was functional.

Bath #3

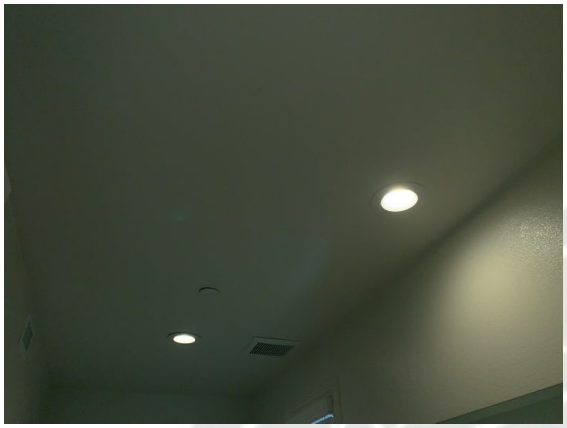
BATHROOM PRIVACY DOOR

245: The door was in satisfactory condition.



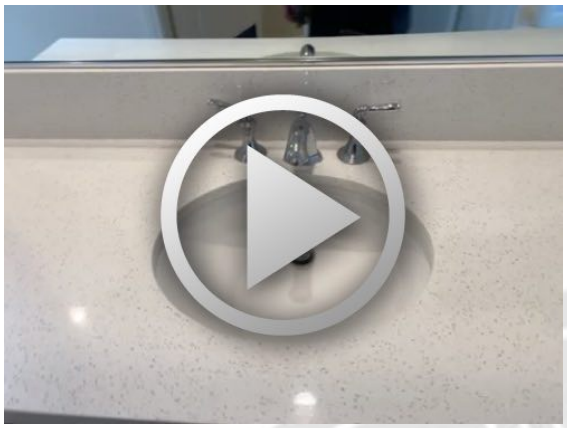
BATHROOM OVERALL CONDITIONS

246: The floor, walls and ceiling were showing signs of wear and tear.




BATHROOM SINK AND PLUMBING

247: Sink and faucet were functional. Hot and cold water were present.

BATHROOM GFCI OUTLETS

248: Bathroom receptacle was GFCI protected from another location.

BATHROOM TOILET

249: The toilet was functional and in satisfactory condition.

BATHROOM TUB AND SHOWERS

250: Tub and shower are showing signs of normal wear and tear.

REP **251:** The diverter valve is a component used to divert water from the tub spout to the shower head. A fair amount of water was still flowing through the tub spout when the diverter valve was actuated. This is an early sign of failure. Replacement recommended.

BATHROOM VENTILATOR CONDITIONS

252: The bathroom ventilator was tested and found to be functional on the day of inspection.

CABINETS CABINET CONDITION

253: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

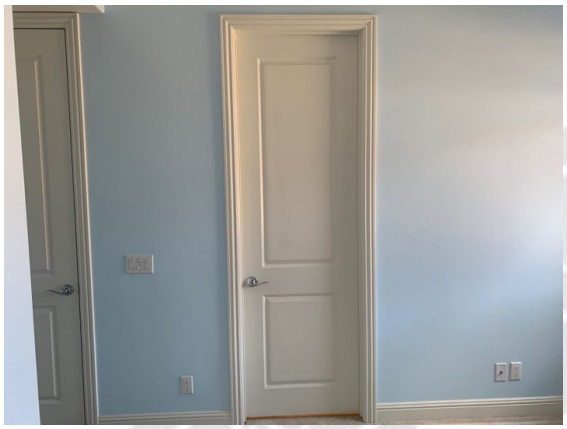
WINDOW CONDITIONS WINDOWS

REP **254:** Damage to the window seal was noted. Repairs are recommended.

Bath #4

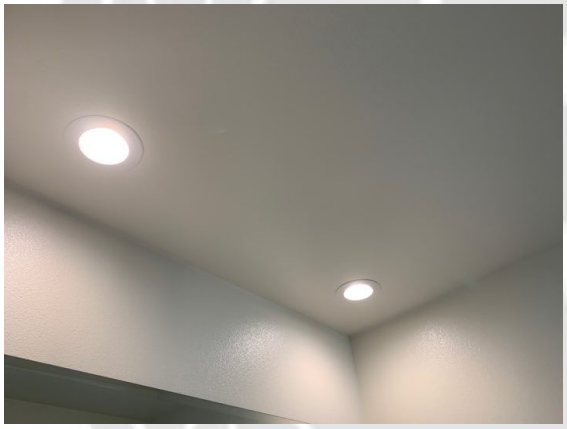
BATHROOM PRIVACY DOOR

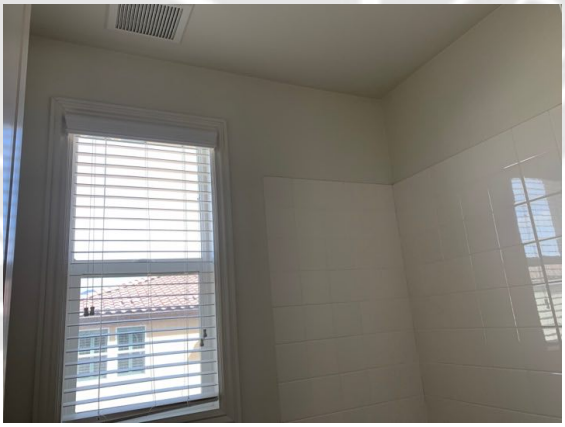
255: The door was in satisfactory condition.



BATHROOM OVERALL CONDITIONS

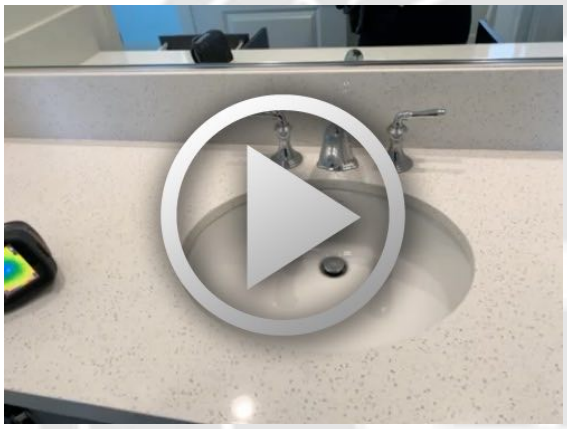
256: The floor, walls and ceiling were showing signs of wear and tear.





BATHROOM SINK AND PLUMBING

257: Sink and faucet were functional. Hot and cold water were present.



BATHROOM GFCI OUTLETS

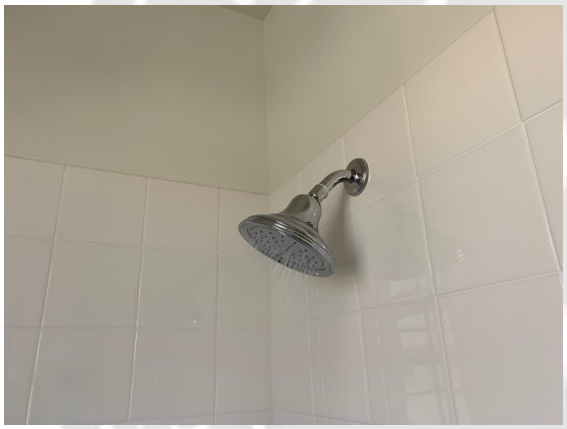
258: Bathroom receptacle was GFCI protected from another location.

BATHROOM TOILET

259: The toilet was functional and in satisfactory condition.

BATHROOM TUB AND SHOWERS

260: Tub and shower are showing signs of normal wear and tear.



REP **261:** Tub stopper was missing. This poses an inconvenience.

MANT **262:** Debris was noted in the shower drain. Cleaning is recommended.

BATHROOM VENTILATOR CONDITIONS

263: The bathroom ventilator was tested and found to be functional on the day of inspection.

CABINETS CABINET CONDITION

264: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

WINDOW CONDITIONS WINDOWS

265: The window was functional.

Bath #5

BATHROOM PRIVACY DOOR

266: The door was in satisfactory condition.

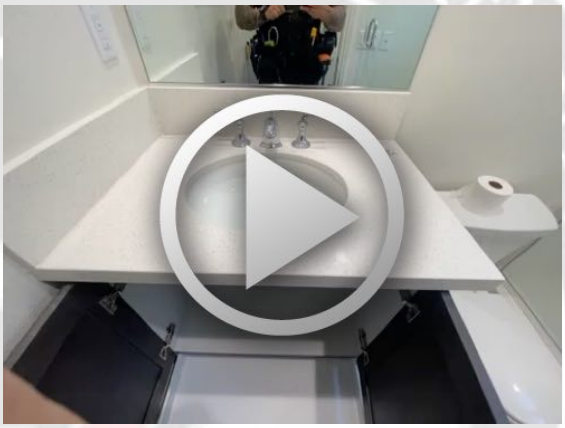
BATHROOM OVERALL CONDITIONS

267: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.

BATHROOM SINK AND PLUMBING

268: Sink and faucet were functional. Hot and cold water were present.



BATHROOM GFCI OUTLETS

269: Bathroom receptacle was GFCI protected from another location.

BATHROOM TOILET

270: The toilet was functional. Cleaning and or replacement needed.

BATHROOM TUB AND SHOWERS

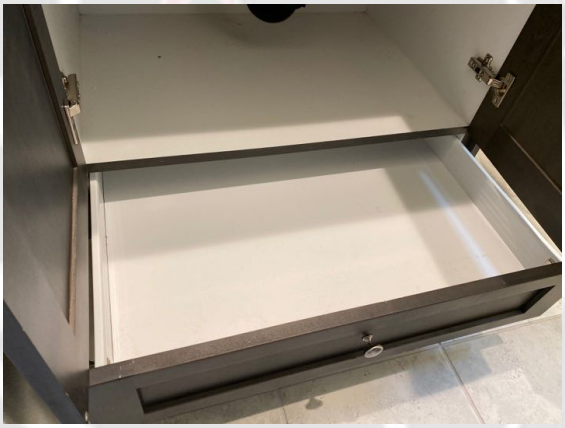
271: The shower is showing signs of normal wear and tear.

BATHROOM VENTILATOR CONDITIONS

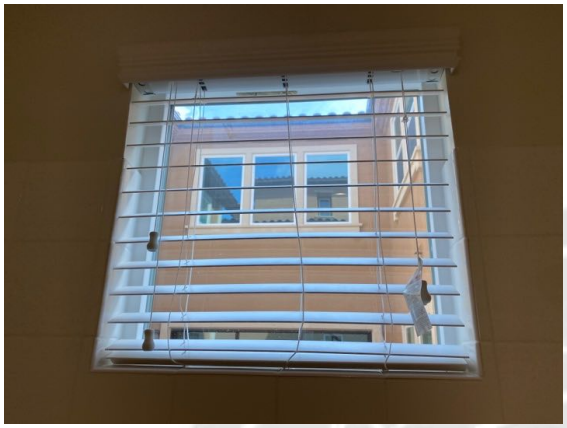
272: The bathroom ventilator was tested and found to be functional on the day of inspection.

CABINETS CABINET CONDITION

273: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

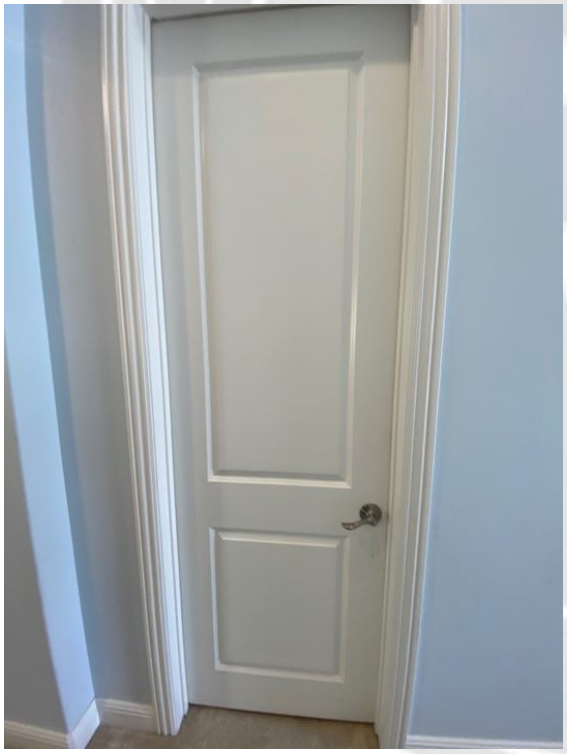


WINDOW CONDITIONS WINDOWS
274: The window was functional.



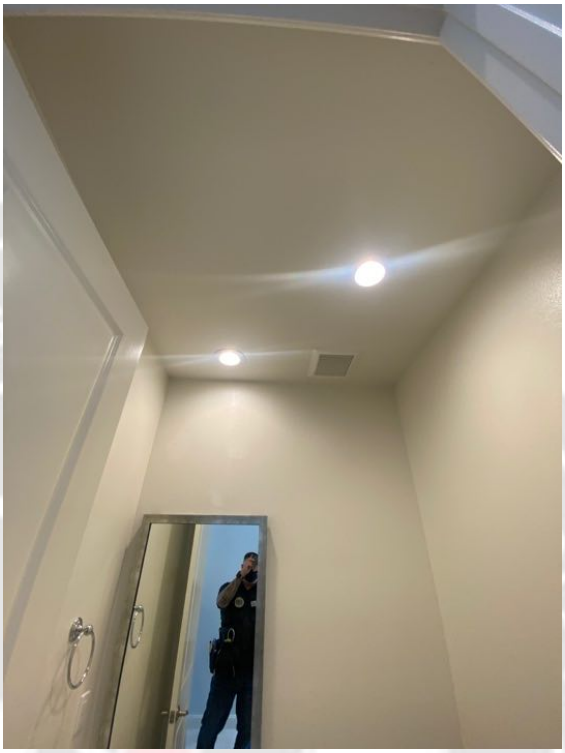
Bath #6

BATHROOM PRIVACY DOOR
275: The door was in satisfactory condition.



BATHROOM OVERALL CONDITIONS

276: The floor, walls and ceiling were showing signs of wear and tear.



BATHROOM SINK AND PLUMBING

SAF **277:** The sink was cracked. Replacement recommended.

BATHROOM GFCI OUTLETS

278: Bathroom receptacle was GFCI protected from another location.

BATHROOM TOILET

279: The toilet was functional and in satisfactory condition.

BATHROOM VENTILATOR CONDITIONS

280: The bathroom ventilator was tested and found to be functional on the day of inspection.

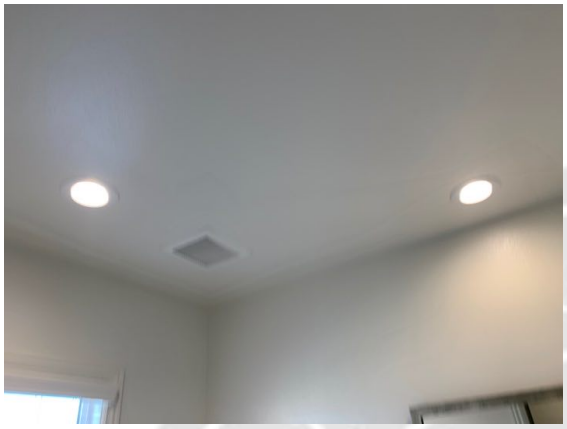
Bath #7

BATHROOM PRIVACY DOOR

281: The door was in satisfactory condition.

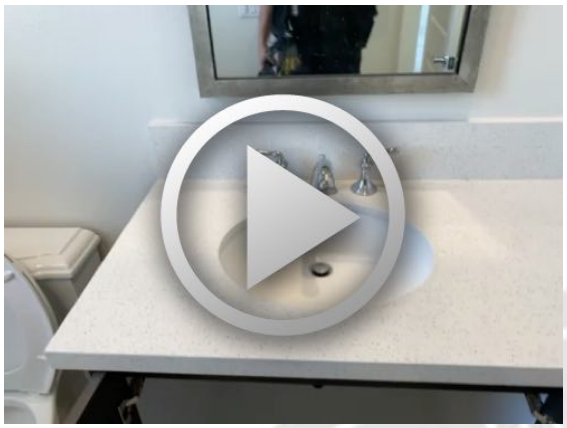
BATHROOM OVERALL CONDITIONS

282: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.




BATHROOM SINK AND PLUMBING

283: Sink and faucet were functional. Hot and cold water were present.

BATHROOM GFCI OUTLETS

284: Bathroom receptacle was GFCI protected from another location.

BATHROOM TOILET

285: The toilet was functional and in satisfactory condition.

BATHROOM VENTILATOR CONDITIONS

286: The bathroom ventilator was tested and found to be functional on the day of inspection.

CABINETS CABINET CONDITION

287: Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.

WINDOW CONDITIONS WINDOWS

288: The window was functional.

Attic

ATTIC ENTRANCE

289: The attic access was limited to a visible area of 6 feet around the opening. Significant amount of ductwork obstructed view and access.

REP **290:** The attic access hatch was damaged or broken. Additionally there are wires and ducting obstructing the hatch from being opened completely. These conditions prevent the attic area from being inspected.

ATTIC STRUCTURE TYPE

291: The roof trusses were in good condition. There were no apparent signs of alterations. There was no rust or corrosion noted at roof truss plates.

Mold Inspection

Mold is a fungus that comes in various colors (black, white, green, or gray) and shapes. While some molds are visible and even odorous, mold can also grow between walls, under floors and ceilings, or in less accessible spots, such as crawlspaces, basements and attics. Some homes can have a higher mold count than others. These molds may not be visible at all. Mold does best in water-soaked materials (paneling, wallboard, carpet, paint, ceiling tiles, and the like), but can survive in almost any damp location. Mold can grow in houses situated in the desert, and it can grow in homes in hot and humid climes. Besides presenting an ugly appearance and, sometimes, an unpleasant odor, mold can cause health problems. In the worst cases, a few types of molds produce mycotoxins, which can cause rashes, seizures, unusual bleeding, respiratory problems, and severe fatigue in some people. Fortunately, most molds are of the non-toxic variety. Indoor air quality test are always recommended for occupational health and safety.

HALLWAY/ENTRYWAY
292: There was no visible signs of mold present on the day of inspection.

LIVING AND DINING ROOM
293: There was no visible signs of mold present on the day of inspection.

KITCHEN AREA
294: There was no visible signs of mold present on the day of inspection.

BEDROOMS
295: There was no visible signs of mold present on the day of inspection.

BATHROOM
296: There was no visible signs of mold present on the day of inspection.

LAUNDRY ROOM
297: There was no visible signs of mold present on the day of inspection.

GARAGE
298: There was no visible signs of mold present on the day of inspection.

ATTIC
299: There was no visible signs of mold present on the day of inspection.

AIR-QUALITY TEST
WARN **300:** While there were no visible signs of mold in the home. It is suggested that an indoor air quality test be performed. As most mold spores are not visible. They can still lead to poor indoor air quality and health concerns for those who are sensitive to mold conditions.

InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

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

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

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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To find an InterNACHI® Certified Professional Inspector®, visit InspectorSeek.com.

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Available Online in English, Spanish and French

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

The International Code of Ethics for Home Inspectors is available online at http://www.nachi.org/code_of_ethics.htm

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

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

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

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

InterNACHI's Home Inspection Standards of Practice

TABLE OF CONTENTS

1. Definitions and Scope

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.

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.

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.

I. perform a water test.

J. warrant or certify the roof.

K. confirm proper fastening or installation of any roof-covering material.

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.

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;

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.

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the heating system;

B. the energy source; and

C. the heating method.

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

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

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

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

B. inspect fuel tanks or underground or concealed fuel supply systems.

C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

D. light or ignite pilot flames.

E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

F. override electronic thermostats.

G. evaluate fuel quality.

H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and

B. the cooling method.

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

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

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

B. inspect portable window units, through-wall units, or electronic air filters.

C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

D. the interior water supply, including all fixtures and faucets, by running the water;

E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

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

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

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

A. light or ignite pilot flames.

B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

E. determine the water quality, potability or reliability of the water supply or source.

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

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

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

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

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

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

R. evaluate or determine the adequacy of combustion air.

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

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

U. determine the existence or condition of polybutylene plumbing.

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

3.7. Electrical

I. The inspector shall inspect:

A. the service drop;

B. the overhead service conductors and attachment point;

C. the service head, gooseneck and drip loops;

D. the service mast, service conduit and raceway;

E. the electric meter and base;

F. service-entrance conductors;

G. the main service disconnect;

H. panelboards and over-current protection devices (circuit breakers and fuses);

I. service grounding and bonding;

J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and

B. the type of wiring observed.

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

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

B. any unused circuit-breaker panel opening that was not filled;

C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

E. the absence of smoke detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

D. operate or re-set over-current protection devices or overload devices.

E. operate or test smoke or carbon-monoxide detectors or alarms.

F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.

K. verify the service ground.

L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

A. readily accessible and visible portions of the fireplaces and chimneys;

B. lintels above the fireplace openings;

C. damper doors by opening and closing them, if readily accessible and manually operable; and

D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

B. manually operated dampers that did not open and close;

C. the lack of a smoke detector in the same room as the fireplace;

D. the lack of a carbon-monoxide detector in the same room as the fireplace; and

E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

A. inspect the flue or vent system.

B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

C. determine the need for a chimney sweep.

D. operate gas fireplace inserts.

E. light pilot flames.

F. determine the appropriateness of any installation.

G. inspect automatic fuel-fed devices.

H. inspect combustion and/or make-up air devices.

I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

J. ignite or extinguish fires.

K. determine the adequacy of drafts or draft characteristics.

L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.

N. dismantle or remove any component.

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

P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and

C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

A. the type of insulation observed; and

B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

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

IV. The inspector is not required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

B. move, touch or disturb insulation.

C. move, touch or disturb vapor retarders.

D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.

E. identify the composition or R-value of insulation material.

F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

A. a representative number of doors and windows by opening and closing them;

B. floors, walls and ceilings;

C. stairs, steps, landings, stairways and ramps;

D. railings, guards and handrails; and

E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

B. photo-electric safety sensors that did not operate properly; and

C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

J. inspect or operate equipment housed in the garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

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

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

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

- **verify:** To confirm or substantiate.

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.

2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.

3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.

4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.

6. The InterNACHI® member shall not:

   a. have any disclosed or undisclosed conflict of interest with the client;

   b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or

   c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:

   a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;

   b. the client has provided explicit, prior written consent for the release of his/her information.

8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.

9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.

10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

1. The InterNACHI® member shall comply with InterNACHI's current Continuing Education requirements.

2. The InterNACHI® member shall pass InterNACHI's Online Inspector Exam once every three years.

III. Duty to the Profession and to InterNACHI®

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.

3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.

4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.

5. The InterNACHI® member shall abide by InterNACHI's current message board rules.

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