



Confidential Inspection Report

LOCATED AT:
2166 Your Home Dr.
Pasadena, California 91107

PREPARED EXCLUSIVELY FOR:
Mr. & Mrs. John Doe

INSPECTED ON:
Saturday, August 26, 2023



Inspector, Jerry Holt
Brooke And Sons Inspections



Saturday, August 26, 2023
Mr. & Mrs. John Doe
2166 Your Home Dr.
Pasadena, California 91107

Dear Mr. & Mrs. John Doe,

We have enclosed the report for the property inspection we conducted for you on Saturday, August 26, 2023 at:

2166 Your Home Dr.
Pasadena, California 91107

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

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

Sincerely,



Inspector, Jerry Holt
Brooke And Sons Inspections



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Introduction

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

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

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information

regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer

Product Safety website. These items may be present but are not reviewed

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

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

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

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

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

GENERAL INFORMATION

REPORT LIMITATIONS This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request). Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

CLIENT INFORMATION

INSPECTION DATE

1: August 27, 2023

TIME

2: 10:00AM

OCCUPIED?

3: Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection

INSPECTOR

4: Jerry Holt

PEOPLE PRESENT

5: Listing agent, Purchaser and Buyers agent

COMMENTS

6: The illustrations in this report are intended to help client have a visual understanding of what is being commented in the report.

BUILDING

MAIN ENTRY FACES

7: North

BUILDING TYPE

8: 1 family

STORIES

9: Two story

SPACE BELOW GRADE

10: Crawl space

CLIMATIC CONDITIONS

OUTSIDE TEMPERATURE (F)

11: 80-90

UTILITY SERVICES

WATER SOURCE

12: Public

SEWAGE DISPOSAL

13: Public

ELECTRIC

14: Municipal

FUEL

15: Natural Gas. Supplied by local utility company

UTILITIES STATUS

16: All utilities on



DEFINITION OF TERMS

DEFENATION OF TERMS

17: EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

UNSATISFACORY: This term indicates that there is an unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

PRESENT: Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

NOT INSPECTED: Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. Please read the report in its entirety. Having a summary does not limit or negate other items that Need Attention in the body of the report. All noted items that require further inspection need to be done during the inspection contingency prior to the close of escrow. Not after you move in.

INTERIORS

INSPECTOR COMMENT

18: The client should be aware that there is old abandoned transite pipe in the attic and crawl space that may contain asbestos.

19: Be aware that we are conducting a precursory inspection of the interiors. So as to not overlook any major deficiency with the major systems that could affect life and safety issues we conduct a nonexhaustive inspection of the interior components and only touch on relevant conditions as they exist at the time of inspection. Any cosmetic anomalies should be gone over during your walk through inspection

MECHANICAL

INSPECTORS COMMENT

20: A licensed heating and air contractor needs to conduct further inspection of the system(s) to determine what corrections or repairs are needed as well as cost

ELECTRICAL

INSPECTORS COMMENT

21: Some repairs and further evaluation is needed. All electrical repairs, no mater how simple, should only be attempted by licensed and insured electrician.

FOUNDATION

INSPECTORS COMMENT

22: Recommend that a licensed foundation expert conduct further inspection of the foundation system at this time. His inspection would be to determine what steps would be needed to improve any defect as well as cost

EXTERIORS

INSPECTOR COMMENT

23: Have a qualified fireplace expert conduct a more invasive inspection of the fireplace component at this time.

GROUNDINGS

INSPECTORS COMMENT

24: Drainage improvements needed around portions of the foundation to prevent water entry into the crawl space and any other interference of the structures foundation.

ADDITIONAL COMMENTS

INSPECTOR COMMENT

25: The structure has undergone Additions, modifications or upgrades. Recommend that client research permit records with local building department as verification is not provided. Client should understand that acceptance of report does not constitute any assumption that approval was given by local building authority having jurisdiction.

26: Animal activity noted in areas. Contact licensed pest control operator for additional inspection

STRUCTURE

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.

STRUCTURE

TYPE OF CONSTRUCTION

27: Conventional wood framing With stucco cladding.

OBSERVATIONS

28: Satisfactory - The siding is in serviceable condition.

FASCIA & RAKE BOARDS

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

SOFIT & EAVES

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

PAINT SURFACE

31: Satisfactory - The finish or exposed painted surfaces are satisfactory

DOORS & WINDOWS

EXTERIOR DOORS

32: The exterior door(s) is/are satisfactory.

WINDOWS CONDITION

33: The window framing and glass are in a satisfactory condition.

FRAMING

FRAMING MEMBERS.

34: The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

FLOOR/CEILING FRAMING

35: Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

INTERIOR FINISHES

WALL COVERING

36: The wall covering material is predominantly sheetrock

CEILING MATERIAL

37: The ceiling covering material is predominantly sheetrock

COMMENTS

38: Interior walls and ceilings are in good repair. No visible deficiencies.

PORCH/PATIO

MATERIALS/CONDITION

39: Satisfactory



DECKS

CONDITION

40: Satisfactory

RAILINGS

41: Client should be aware that hand railings are not constructed to industry standards. Ideally had rails would allow for easy hand grip.



SUPPORT POSTS

42: Satisfactory - The supporting posts appear to be in satisfactory condition.

FOUNDATION FOR DECKS

43: The deck support posts are set in concrete.

STAIRS

44: Satisfactory - The steps are in useable condition.

STAIRS

LOCATION

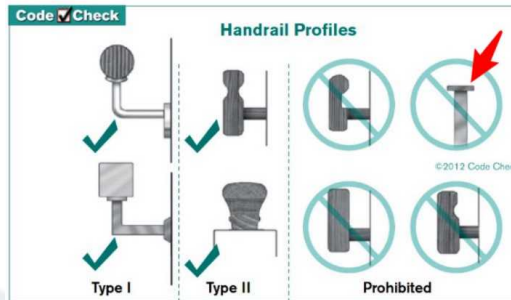
45: Back exit stairs

MATERIALS

46: Brick/pavers

CONDITION

47: Attention: Client should be aware that hand railings are not constructed to industry standards. Ideally had rails would allow for easy hand grip.



SUPPORT POSTS

48: Satisfactory - The supporting posts appear to be in satisfactory condition.

FOUNDATION FOR STAIRS

49: The deck support posts are set in concrete.

FIREPLACE/CHIMNEY

FIREPLACE LOCATION

50: Living room



DAMPER CONDITION

51: The flue damper is operational

EVIDENCE OF DRAFT PROBLEMS?

52: Unable to determine however, I did not light a fire to determine if it drafts well.

MATERIALS USED

53: The exterior fireplace stack is made of mortar and brick.



CONDITION

54: The exterior stack is in satisfactory condition.

SPARK ARRESTOR?

55: Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

FLASHING

56: The installed flashing around the chimney stack appears to be functional.

COMBUSTION AIR

57: Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

FUEL TYPE

58: Wood - The fireplace is designed to burn wood.

59: The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

FIREBOX CONDITION

60: Satisfactory



61: There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.

FLUE CONDITION

62: The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. It is always recommended that a qualified professional chimney specialist conduct a more invasive inspection.

CHIMNEY TERMINATION

63: The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended.

CHIMNEY HEIGHT

64: Yes - The chimney installation appears to meet clearance requirements.

HEARTH CONDITION

65: The hearth is in satisfactory condition.

ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

ROOFING

ROOF TYPE

66: Hip



67: Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

68: The roof covering was inspected by walking on the roof.

LAYERS

69: The roof covering on the main structure appears to be the first covering.

UNDERLAYMENT?

70: Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

ROOF CONDITION

71: The roof covering material is in a condition that is consistent with its age and method of installation.

FLASHING

72: Satisfactory

RIDGES

73: The ridge covering material appears to be in satisfactory condition.

ROOF DRAINAGE

GUTTERS & DOWNSPOUTS

74: Satisfactory

ROOF ASSEMBLY & VENTILATION

ACCESS LOCATION

75: Bathroom ceiling

METHOD OF INSPECTION

76: The attic cavity was inspected by entering the area.

FRAMING

77: The roof framing appears to be in functional condition.

78: A rafter system is installed in the attic cavity to support the roof decking.



ROOF DECKING

79: The roof decking material is 1/2 " plywood sheeting.

VENTILATION

80: Satisfactory

INSULATION

81: The attic insulation appears to be adequate and properly installed.

82: The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place.



83: There is an average of at least 4" of insulation installed.

INTERIORS

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

DOORS

EXIT DOORS

84: Satisfactory. Exit doors operated as intended.

INTERIOR DOORS

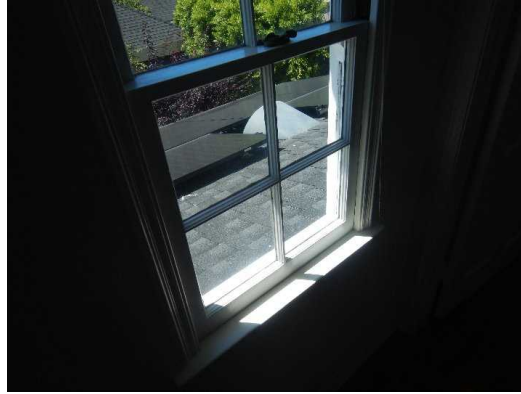
85: A representative sampling of doors was achieved. Those operated were in serviceable condition.

WINDOWS

TYPE & CONDITION

86: Windows are: Wood single pane.

87: Some of the windows are painted shut and do not operate. Repairs are needed as this does compromise safety egress and hinder ventilation.



88: Some of the windows do not operate. Repairs needed

FLOORS

TYPE/CONDITION

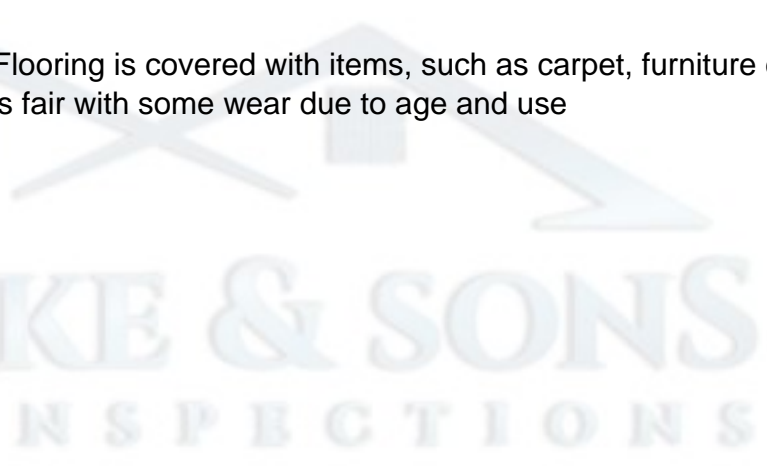
89: Satisfactory at visible areas only. Flooring is covered with items, such as carpet, furniture etc. and The general condition of flooring is fair with some wear due to age and use

90: Wood and tile used as finish

STAIRS

CONDITION

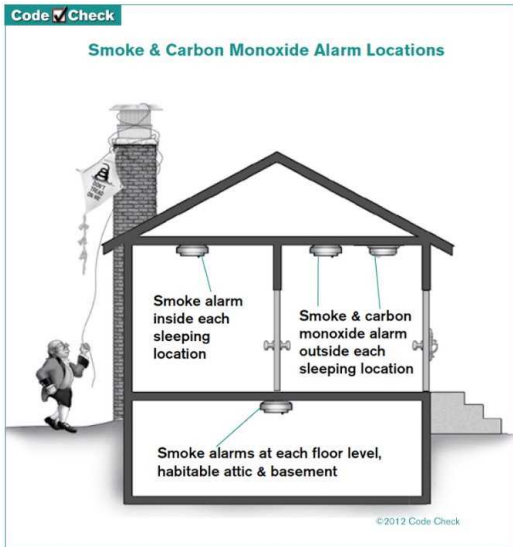
91: Satisfactory



DETECTORS

NOTE

92: Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas of both upper and lower floors.



LAUNDRY

LAUNDRY

LOCATION

93: Closet in dining room



GROUND FAULT INTERRUPT OUTLETS

94: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

WASHER HOOK UPS

95: There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

DRYER EXHAUST

96: Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

DRYER HOOK UPS

97: There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

AREA VENTILATION

98: Satisfactory - The area ventilation seems adequate.

LAUNDRY BASIN

99: There is a laundry basin installed. The unit is functional. No leaks were noted.



KITCHEN

Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device. Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

KITCHEN

LOCATION

100: Right side of house



FIXTURES

FAUCET

101: Faucets and supply lines appear satisfactory with no leaks noted.

SINK & DRAIN

102: The sink and drainage lines appear to be satisfactory.

CAULKING

103: Attention needed: The caulking in water contact areas appears to need attention, such as along where countertop meets splash wall. If left unsealed, water can cause costly damage.



WALLS & CEILING

CONDITION

104: The walls and ceiling in the kitchen appear to be satisfactory.

FLOORS

CONDITION & TYPE

105: The flooring in the kitchen is satisfactory.

COUNTER TOPS & CABINETS

CABINETS

106: The cabinets, doors, and drawers are satisfactory in both appearance and function.

COUNTER TOPS

107: The countertops in the kitchen are satisfactory.

ELECTRICAL

LIGHTING

108: The ceiling lights in the kitchen are in satisfactory condition.

RECEPTACLES

109: Satisfactory

APPLIANCES

DISPOSAL

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

DISHWASHER

111: Operational at time of inspection. Operated on one cycle only.



RANGE HOOD

112: The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.



RANGE/OVEN

113: Free Standing - There is a removable gas range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.



MICROWAVE OVEN

114: There is a countertop microwave oven. The unit functioned as intended.

REFRIGERATOR

115: Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures.

BATHROOM 1

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

BATHROOM 1

LOCATION

116: Lower hall



FAUCET

117: Sink fixture loose. Repairs needed.



SINK & DRAIN

118: Satisfactory

TOILET

119: The toilet in this bathroom appears to be functional.

SHOWER FIXTURES

120: The shower, shower head, and mixing valves are all performing as required.

SHOWER PAN

121: Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

WALLS

122: The walls in this bathroom are satisfactory.

FLOOR

123: Flooring in this bathroom is satisfactory.

ENCLOSURE

124: Satisfactory

LIGHTING

125: The ceiling light and fixture in this bathroom are in satisfactory condition.

EXHAUST FAN

126: There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

HEAT SOURCE

127: There is a heat source in this room.

GFCI(S)

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

BATHROOM 2

LOCATION

129: Upper front right bedroom



FAUCET

130: Faucets and supply lines appear satisfactory.

SINK & DRAIN

131: Satisfactory

TOILET

132: The toilet in this bathroom appears to be functional.

SHOWER FIXTURES

133: The shower, shower head, and mixing valves are all performing as required.

SHOWER PAN

134: **Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.**

WALLS

135: The walls in this bathroom are satisfactory.

FLOOR

136: Flooring in this bathroom is satisfactory.

ENCLOSURE

137: Satisfactory

LIGHTING

138: The ceiling light and fixture in this bathroom are in satisfactory condition.

EXHAUST FAN

139: There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

HEAT SOURCE

140: There is a heat source in this room.

GFCI(S)

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

BATHROOM 3

LOCATION

142: Upper front left bedroom



FAUCET

143: Faucets and supply lines appear satisfactory.

SINK & DRAIN

144: Satisfactory

TOILET

145: The toilet in this bathroom appears to be functional.

SHOWER FIXTURES

146: The shower, shower head, and mixing valves are all performing as required.

TUB

147: Satisfactory

SHOWER PAN

148: Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

WALLS

149: The walls in this bathroom are satisfactory.

FLOOR

150: Flooring in this bathroom is satisfactory.

ENCLOSURE

151: Satisfactory

LIGHTING

152: The ceiling light and fixture in this bathroom are in satisfactory condition.

EXHAUST FAN

153: There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

HEAT SOURCE

154: There is a heat source in this room.

GFCI(S)

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

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but

whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. Be aware that the inspector can not detect gas leaks and is only commenting on visual portions of the gas lines. We do not operate gas valves nor light pilots to appliances that are off at the time of the inspection. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for inspecting. Inspector is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.

WATER SUPPLY

SOURCE

156: City/Municipal.

Meter is located at Front parkway

Shut valve is located at front of building

157: Meter is located at Front parkway



158: Shut off valve is located at front of building



TYPE/CONDITION

159: Main service shut off should be located in an accessible location to facilitate operation in the event of an emergency.

Valve buried in soil. Improvements needed.



BUILDING WATER SUPPLY

PIPE SIZE

160: The interior water supply piping is 1/2" to 3/4" in diameter.

WATER PRESSURE

161: Attention Needed - Water pressure was over 80 pounds per square inch and is considered excessive. Suggest the supply should be adjusted to below the 80 pound maximum. If the supplying utility company cannot adjust the pressure for you, then a water pressure regulator valve is recommended.



MATERIAL & CONDITION

162: By testing multiple fixtures at one time, functional flow of the water supply was verified.

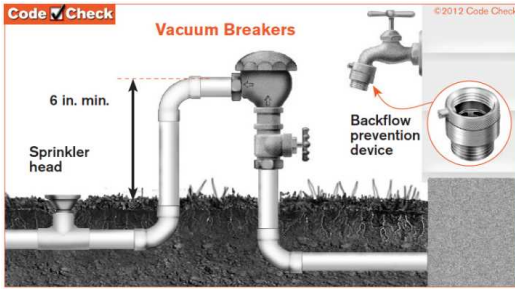
163: The interior supply piping in the structure is predominantly copper.

164: Only 40% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

165: There are also some interior plastic water lines installed.

EXTERIOR HOSE BIBS

166: There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.



WASTE DISPOSAL

SEWAGE DISPOSAL TYPE

167: Client should understand that the sewer line from the dwelling to the street sewer is not visible in this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition

MATERIAL & CONDITION

168: Visible portions of waste lines seem to be in satisfactory condition and functioned as intended

169: Only 40% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

170: Cast iron, galvanized and plastic ABS pipe are used.

LOCATION OF CLEANOUTS

171: New cleanout added. This can mean one of two things. Either it was added because the waste drain from the dwelling to the city sewer was changed or it was added because the system needs to be rooted out more often.

OTHER PLUMBING

LAWN SPRINKLERS

172: The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

WATER HEATER

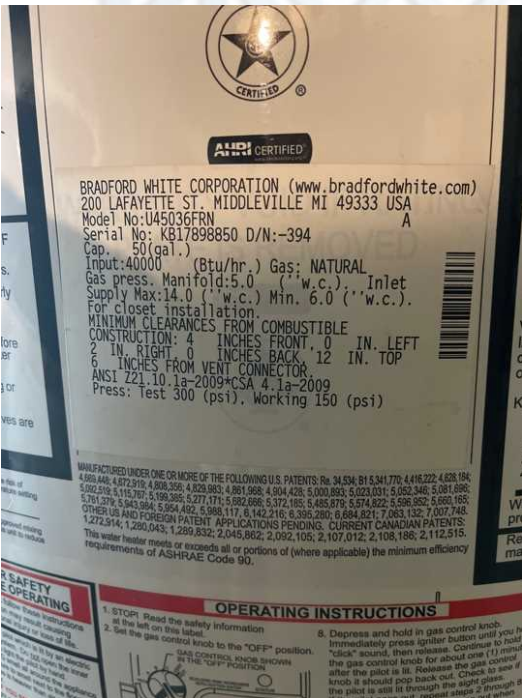
LOCATION

173: Basement



AGE

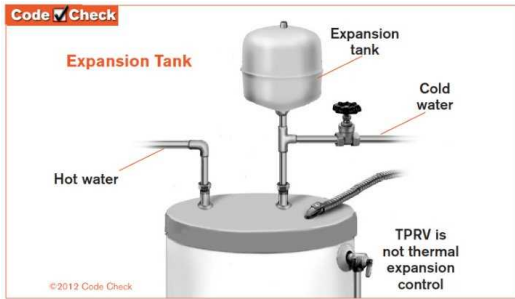
174: 17 years old, 50 gallon natural gas fired. Average life span of a water heater is 12 to 15 years.



CONDITION

175: Unit was working at time of inspection

176: The 2012 International Residential Code (P2903.4.2) requires the installation of an expansion tank on a hot water tank where thermal expansion may cause an increase in pressure. The tank or device shall be sized in accordance with the manufacturer's recommendation.

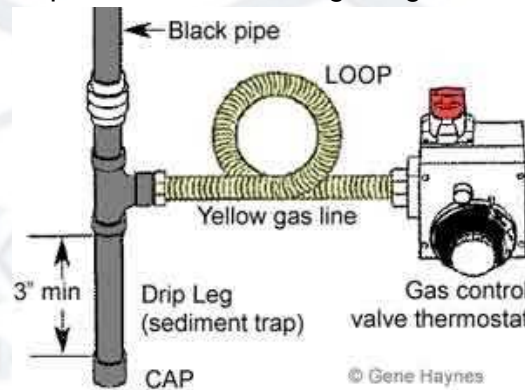


COMBUSTION AIR

177: There appears to be an adequate amount of fresh air supply to ensure complete combustion

DRIP LEG?

178: No - There is no drip leg/sediment trap installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.



GAS VALVE

179: There is a gas valve cutoff installed adjacent to the hot water tank.

VENT PIPE CONDITION

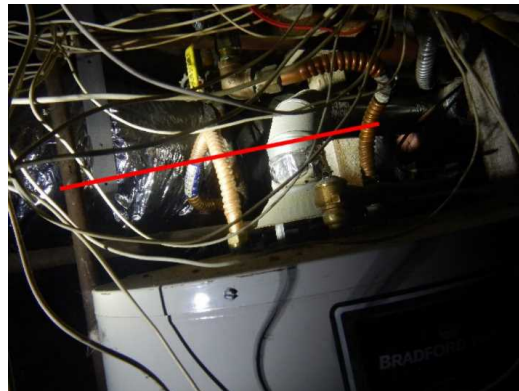
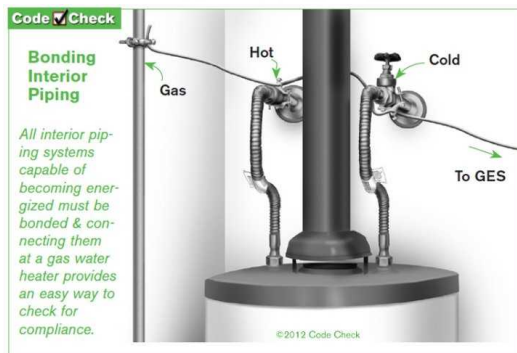
180: Unsatisfactory: There is inadequate clearance from flue pipe to adjacent combustible product. Corrections are needed as this is a potential fire hazard. Have licensed plumber remake corrections.



WATER PIPES

181: Satisfactory

182: The water piping is not bonded to the electrical system ground which is now standard practice. The water heater is an easy location to accomplish this. We recommend the hot and cold supply connections be bonded to the electrical system ground.



FILL VALVE?

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

TEMPERATURE CONTROL

184: Not operated or tested

DRAIN VALVE?

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

TPRV

186: The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location

BRACING

187: Satisfactory

188: The platform that this water heater rests on should also be anchored to the structure to prevent movement



GAS SERVICE

METER LOCATION

189: Right side Crawlspace



190: An automatic seismic gas shut off valve is not installed
Los Angeles City Ordinance 174478 requires that seismic gas shut-off valves be installed on designated buildings within the City. Seismic gas shut-off valves are designed to automatically shut off the supply of natural gas to a building to prevent a fire or explosion due to accumulation of gas in the building in the event of a major earthquake.

GAS SUPPLY TYPE

191: Natural Gas.

PIPE MATERIAL USED

192: Black Iron Pipe.

193: Galvanized.

CONDITION

194: Satisfactory

HEATING, VENTILATION & AIR CONDITIONING

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. 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 a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. 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. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HVAC

195: A forced air furnace is installed as the primary source of heat.

HEATING ELEMENT LOCATION

196: Attic: Upper floor zone



197: Basement



Lower level

DISTRIBUTED THROUGH THE MITIGATION COMPLIANCE OPTION OF RULE 1111 ALTERNATE COMPLIANCE PLAN. 580004-01

HEATING DATA		CHAUFFAGE	
EQUIPPED FOR USE WITH NATURAL GAS	EQUIPE POUR GAZ NATUREL		
INPUT (BTUH)	POISSANCE NOMINALE (BTUH)	66,000	THIS FURNACE HAS CLEARANCE REQUIREMENTS
OUTPUT (BTUH)	RENDREMENT NOMINALE (BTUH)	53,000	SEE LOCAL CODES FOR CLEARANCE
MANIFOLD PRESSURE (IN. W.C.)	PRESSEION DANS LA CANALISATION DE GAZ (MAXIMUM PSI. D'EAU) POUR BESOIN D'AJUSTEMENT	3.5	
GAS SUPPLY LINE PRESS. (MAXIMUM IN. W.C.) FOR PURPOSE OF INPUT ADJUSTMENT	PRESSEION STATIQUE MAX. (PSI. D'EAU)	13.0 / 4.5	
MAXIMUM OUTLET AIR TEMPERATURE (°F) TEMPERATURE SORTIE (°F)	TEMP. MAXIMALE D'AIR DE SORTIE (°F) L'ELEVATION DE TEMPERATURE (°F)	180° / 70	
MFR. RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDEE PAR FABRICANT (PO.)	.063	
MAX. STATIC PRESSURE (IN. W.C.)	PRESSEION STATIQUE MAX. (PSI. D'EAU)	0.5	
FOR ALTITUDES TO (FEET)	POUR L'ALTITUDE JUSQU'A (PIEDS)	0 - 4500	
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	VOIR LE MANUEL D'INSTALLATION POUR DES INSTALLATIONS A DES ALTITUDES EXCEDANT (PIEDS)	4500	
A CONVERSION KIT, AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO LP/PROPANE.	UNE TROUSSE DE CONVERSION, FOURNIE PAR LE FABRICANT, DOIT ETRE UTILISEE POUR PASSER D'UN COMBUSTIBLE A L'AUTRE.	04000-1211849	
MFR.'S RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDEE PAR FABRICANT (PO.)	.034	
MANIFOLD PRESSURE (IN. W.C.)	PRESSEION DU COLLECTEUR (PO. D'EAU)	10.0	
FOR INDOOR INSTALLATION IN A BUILDING CONSTRUCTED ON SITE IN HEATED OR UNHEATED SPACES, THIS FURNACE MUST BE INSTALLED SO THERE ARE PROVISIONS FOR VENTILATING AIR. SEE INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.	POUR INSTALLATION DANS UN BATIMENT CONSTRUIT SUR LES LIEUX POUR INSTALLATION A L'INTERIEUR DANS DES PIECES CHAUFFEES OU NON. UTILISEZ COMME AEROTHERME. CET APPAREIL DOIT ETRE INSTALLE HORIZONTALEMENT ET LE COMPARTIMENT DU SOUS-FLEUR D'AIR CIRCULANT DOIT DE TROUVER DE COTE DE L'APPAREIL, DU DE DEVANT. (MAXIMUM PSI.)	24" / 3/4"	
THICKNESS OF CONSTRUCTION THROUGH WHICH VENTILATING INTAKE PIPES MAY BE INSTALLED (MAXIMUM IN.)			
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.	NOTE: POUR COMMANDER DES PIECES DE RECHANGE, INDIQUEZ TOUJOURS LE NUMERO DU MODELE ET LE NUMERO DE SERIE.		
LENNOX DALLAS, TEXAS		ASSEMBLED IN MEXICO M/N ML195UH0XP06B-58 S/N 1718B19076	

APPROXIMATE AGE

198: Lower floor unit is 6 years old 66,000btu natural gas fired.
 Upper level unit is 6 years old 44,000 btu natural gas fired.
 The typical service life for a forced air natural gas furnace is 18 - 20 years.

Lower level

DISTRIBUTED THROUGH THE MITIGATION COMPLIANCE OPTION OF RULE 1111 ALTERNATE COMPLIANCE PLAN. 580804-01

HEATING DATA	CHAUFFAGE	THIS FURNACE MIN. CLEARANCE AT UNIT CLEARANCE MIN. FRONT
EQUIPPED FOR USE WITH NATURAL GAS	EQUIPE POUR GAZ NATUREL	44,000
INPUT (BTU/H)	PUISSANCE NOMINALE (BTU/H)	43,000
OUTPUT (BTU/H)	RENDREMENT NOMINALE (BTU/H)	3.5
MANIFOLD PRESSURE (IN. W.C.)	PRESSION DU COLLECTEUR (PO. D'EAU)	13.0 / 4.5
GAS SUPPLY LINE PRESS (MAXIMUM IN. W.C.) FOR PURPOSE OF INPUT ADJUSTMENT	PRESSION DANS LA CANALISATION DE GAZ (MAXIMUM PO. D'EAU) POUR BESOIN D'AJUSTEMENT	180"
MAXIMUM OUTLET AIR TEMPERATURE (°F)	TEMP. MAXIMALE D'AIR DE SORTIE (°F)	40 - 70
TEMPERATURE RISE (°F)	LEVÉE DE TEMPÉRATURE (°F)	.063
MFR. RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	0.5
MAX. STATIC PRESSURE (IN. W.C.) FOR ALTITUDE TO (FEET)	PRESSION STATIQUE MAX. (PO. D'EAU) POUR L'ALTITUDE JUSQU'À (PIEDS)	0 - 4500
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	POUR LES INSTALLATIONS AU-DESSUS (PIEDS)	4500
A CONVERSION KIT, AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO LP/PROPANE.	UNE TROUSSE DE CONVERSION, FOURNIE PAR LE FABRICANT, DOIT ÊTRE UTILISÉE POUR PASSER D'UN COMBUSTIBLE À L'AUTRE.	94088-1211668
MFR'S RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	.034
MANIFOLD PRESSURE (IN. W.C.)	PRESSION DU COLLECTEUR (PO. D'EAU)	10.0
FOR INDOOR INSTALLATION IN A BUILDING CONSTRUCTED ON SITE IN HEATED OR UNHEATED SPACES, THIS FURNACE MUST BE INSTALLED SO THERE ARE PROVISIONS FOR VENTILATING AIR. SEE INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.	POUR INSTALLATION DANS UN BÂTIMENT CONSTRUIT SUR LES LIEUX POUR INSTALLATION À L'INTÉRIEUR DANS DES PIÈCES CHAUFFÉES OU NON, UTILISEZ COMME APPELÉ. CET APPAREIL DOIT ÊTRE INSTALLÉ HORIZONTALEMENT ET LE COMPARTIMENT DU SOUFFLEUR D'AIR CIRCULANT DOIT SE TROUVER DE CÔTÉ DE L'APPAREIL OU DE DESSUS (MAXIMUM PO.)	24" / 3/4"
THICKNESS OF CONSTRUCTION THROUGH WHICH VENT/FAIR INTAKE PIPES MAY BE INSTALLED (MAXIMUM IN.)	ÉPAISSEUR DE CONSTRUCTION À TRAVERS LAQUELLE LES TUYAUX D'ADMISSION D'AIR PEUVENT ÊTRE INSTALLÉS (MAXIMUM IN.)	24" / 3/4"
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.	NOTE: POUR COMMANDER DES PIÈCES DE RECHANGE, INDIQUEZ TOUJOURS LE NUMÉRO DU MODÈLE ET LE NUMÉRO DE SÉRIE.	

LENNOX DALLAS, TEXAS

ASSEMBLED IN MEXICO
 MIN. MIL 195U1070XP36B-58
 S/N 1718814976

Upper level zone

DISTRIBUTED THROUGH THE MITIGATION COMPLIANCE OPTION OF RULE 1111 ALTERNATE COMPLIANCE PLAN. 580804-01

Enter Here

HEATING DATA	CHAUFFAGE	THIS FURNACE IS APPROX. MIN. CLEARANCES TO CEILING & WALLS TO BE MAINTAINED TO CEILING & WALLS TO CEILING & WALLS TO CEILING
EQUIPPED FOR USE WITH NATURAL GAS	EQUIPE POUR GAZ NATUREL	44,000
INPUT (BTU/H)	PUISSANCE NOMINALE (BTU/H)	43,000
OUTPUT (BTU/H)	RENDREMENT NOMINALE (BTU/H)	3.5
MANIFOLD PRESSURE (IN. W.C.)	PRESSION DU COLLECTEUR (PO. D'EAU)	13.0 / 4.5
GAS SUPPLY LINE PRESS (MAXIMUM IN. W.C.) FOR PURPOSE OF INPUT ADJUSTMENT	PRESSION DANS LA CANALISATION DE GAZ (MAXIMUM PO. D'EAU) POUR BESOIN D'AJUSTEMENT	180"
MAXIMUM OUTLET AIR TEMPERATURE (°F)	TEMP. MAXIMALE D'AIR DE SORTIE (°F)	35 - 55
TEMPERATURE RISE (°F)	LEVÉE DE TEMPÉRATURE (°F)	.063
MFR. RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	0.5
MAX. STATIC PRESSURE (IN. W.C.) FOR ALTITUDE TO (FEET)	PRESSION STATIQUE MAX. (PO. D'EAU) POUR L'ALTITUDE JUSQU'À (PIEDS)	0 - 4500
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	POUR LES INSTALLATIONS AU-DESSUS (PIEDS)	4500
A CONVERSION KIT, AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO LP/PROPANE.	UNE TROUSSE DE CONVERSION, FOURNIE PAR LE FABRICANT, DOIT ÊTRE UTILISÉE POUR PASSER D'UN COMBUSTIBLE À L'AUTRE.	94088-1211668
MFR'S RECOMMENDED ORIFICE SIZE (IN.)	TAILLE D'ORIFICE RECOMMANDÉE PAR FABRICANT (PO.)	.034
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THICKNESS OF CONSTRUCTION THROUGH WHICH VENT/FAIR INTAKE PIPES MAY BE INSTALLED (MAXIMUM IN.)	ÉPAISSEUR DE CONSTRUCTION À TRAVERS LAQUELLE LES TUYAUX D'ADMISSION D'AIR PEUVENT ÊTRE INSTALLÉS (MAXIMUM IN.)	24" / 3/4"
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.	NOTE: POUR COMMANDER DES PIÈCES DE RECHANGE, INDIQUEZ TOUJOURS LE NUMÉRO DU MODÈLE ET LE NUMÉRO DE SÉRIE.	

LENNOX DALLAS, TEXAS

ASSEMBLED IN MEXICO
 MIN. MIL 195UH045XP24B-58
 S/N 1718833163

FLUES, VENTS, PLENUM

199: The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

GENERAL OPERATION & CABINET

200: Unit was operational at the time of inspection. General condition appears serviceable

BURNERS / HEAT EXCHANGERS

201: Burner Flame(s) appear typical

INTERIOR FAN COIL/AIR HANDLER

202: Attention needed: Water was seek leaking from ducts in lower level crawlspace. Inspector suspects water is coming from interior fan coil. Further evaluation is needed by licensed HVAC technician to its cause.



SECONDARY AIR ADEQUACY

203: Satisfactory, however, no calculation was performed by the inspector.

Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

AIR FILTERS

204: A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.

205: The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



DUCT INSULATION IN UNHEATED SPACES

206: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

DOES EACH HABITABLE ROOM HAVE A HEAT SOURCE?

207: Yes

NORMAL CONTROLS

208: General condition appears serviceable

AIR CONDITIONING

209: Split system

LOCATION

210: Condenser unit Location- Rear of building



BROOKE AND SONS
HOME INSPECTIONS

MODEL/ SERIAL NUMBER/ SIZE

211: Both units are 8 years old.

Lower unit is 3 tons

Upper level unit is 2 tons

The typical service life for an AC unit is 12 - 15 years.



UNIT TESTED

212: Yes

213: The scope of this inspection does not include the effectiveness or adequacy of the system.

INSULATION WRAP ON THE SUCTION LINE

214: Insulation wrap is functional, without significant damage.

CONDENSER CLEAR OF OBSTRUCTION

215: Clearance appears adequate

CONDENSER CABINET LEVEL

216: Cabinet is basically level.

CONDITION

217: Operational

SERVICE DISCONNECT

218: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

CONDENSATE LINE

219: The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

DUCTS CONDITION

220: Unsatisfactory - Some of the ducts for the lower floor need to be replaced due to high water content inside of them. Further evaluation and repairs by licensed HVAC contractor to determine cause of water in ducts.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, 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 or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

GARAGE

TYPE

221: The garage is detached and free standing.



SIZE

222: Two car garage.

OVERHEAD DOORS

NUMBER OF DOORS

223: There is a single overhead door.

224: The overhead doors are made of steel.

CONDITION

225: The overhead door is in satisfactory condition, and it is functional.

AUTOMATIC GARAGE DOOR

226: Satisfactory

GARAGE INTERIORS

FLOOR SLAB

227: The garage floor is in satisfactory condition.

228: Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.



GARAGE EXTERIORS

TYPE OF CONSTRUCTION

229: Conventional wood framing

SIDING

230: Stucco.

CONDITION

231: Satisfactory - The siding is in serviceable condition.

SOFFIT & EAVES

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

FASCIA & RAKE BOARDS

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

PAINT SURFACE

234: Satisfactory - The finish or exposed painted surfaces are satisfactory

GARAGE ROOF

CONDITION

235: Satisfactory

TYPE

236: Pyramid with composition shingles

ELECTRICAL SYSTEMS

We are not 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 or during inspection contingency period, 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. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. 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.

PRIMARY POWER SOURCE

SERVICE VOLTAGE

237: The incoming electrical service to this structure is 120/240 volts.

238: 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

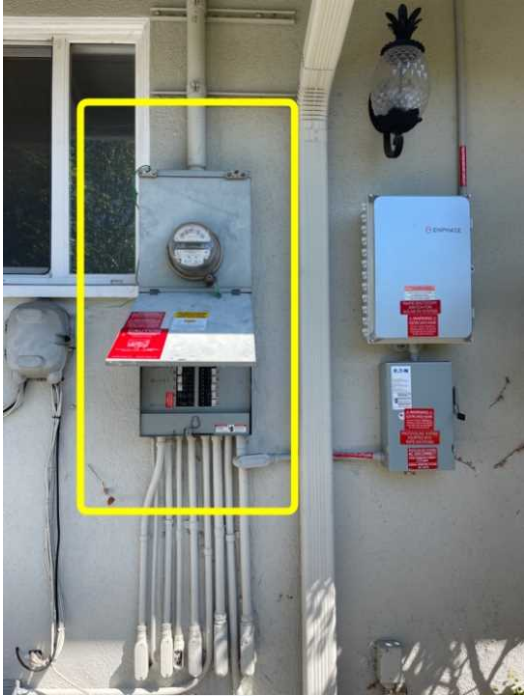
SERVICE TYPE & CONDITION

239: The overhead electrical service lines are secure at the pole and masthead.

MAIN PANEL

MAIN PANEL / SERVICE DISCONNECTS LOCATION

240: Exterior back



SERVICE CABLE TYPE

241: Copper

PANEL ACCESSIBLE?

242: Yes - The electrical panel is in a location that makes it readily accessible.

PANEL TYPE & CONDITION

243: Breakers - The structure is equipped with a breaker type main power panel.

BREAKER/FUSE

244: Satisfactory - The breakers/fuses in the main power panel appear to be in serviceable condition.

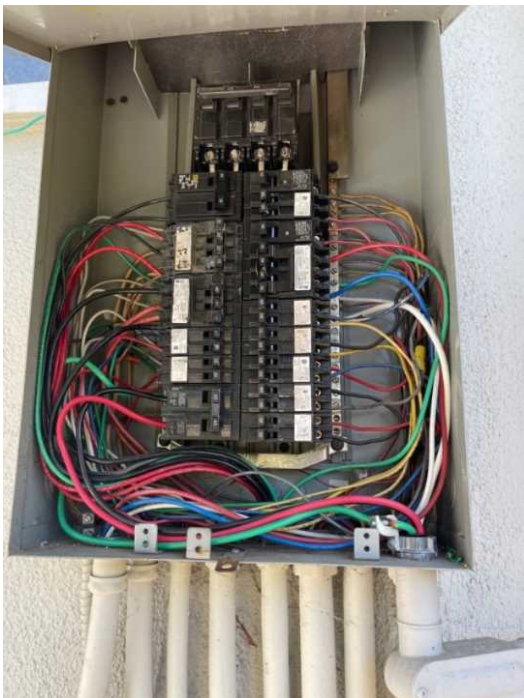
LEGEND

245: The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.



PANEL COVER REMOVED

246: Yes



CONDITION OF PANEL WIRES

247: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

GROUNDING

248: The main service ground wire was located by the inspector.

SUB PANELS

LOCATION

249: Rear left side of guest house



SIZE

250: 125 amp - The ampacity appears to be within normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

SERVICE CABLE TYPE

251: Copper

PANEL ACCESSIBLE?

252: Yes - The electrical panel is in a location that makes it readily accessible.

PANEL TYPE & CONDITION

253: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

BREAKER/FUSE

254: The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

WIRING TYPE & CONDITION

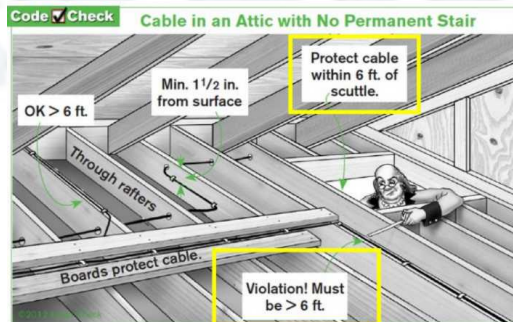
WIRING TYPE & CONDITION

255: Copper - The structure is wired using plastic insulated copper single conductor. Some in nonmetallic sheathing and some within conduit.

256: Attention needed: There is abandoned cable throughout. We recommend this cable be disconnected at its source or terminated in an approved manner in a covered junction box.



257: Attention needed: Unprotected electrical wires near attic access does not meet clearance requirements.



258: Attention needed: There are noted sections of nonmetallic electrical wiring, also referred to as "romex" (This is the white, yellow or grey flexible conduit) in areas improperly installed and prone to damage such as basement.

Have electrician make corrections.



OUTLETS & SWITCHES

RECEPTACLES

259: A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

LIGHTING

260: A representative sampling of lighting was achieved. These tested appeared to be operating properly.

GROUND FAULT CIRCUIT INTERRUPTERS

261: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

SWITCHES

262: A representative sampling of switches was achieved. These tested appeared to be operating properly.

SMOKE DETECTORS

263: Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

COMMENTS

ADDITIONAL

264: Additional notes are photovoltaic system installed. The solar system is an accessory that is beyond the scope of this inspection. If further investigation is desired, please contact an expert in the field or the installing company.



FOUNDATION

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 ease 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, we routinely recommend further evaluation be made by a qualified structural engineer. 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

265: Combined Foundation - Means the foundation is made up of a combination of the foundation types noted.

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

267: Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

MATERIALS

268: Poured in place concrete

CONDITION

269: The foundation is performing the job it was intended to do in supporting the structure.

ADJACENT GRADE

270: Attention needed: The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation.



271: Efflorescence noted. (This is the white chalk like substance) is seen on areas of concrete indicating past water infiltration. Corrections are needed to adjacent grade as this can promote decay



FOUNDATION ANCHORED?

272: Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

CRAWLSPACE

ENTRANCE

273: Satisfactory - The crawlspace entrance is adequately sized.

METHOD OF INSPECTION

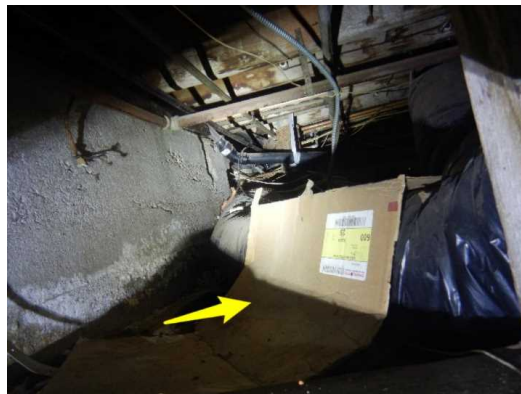
274: The crawlspace was inspected by entering and crawling through.

ENTRANCE LOCATION

275: Basement

CONDITION

276: Attention needed: There is debris noted in crawl area. Crawl spaces should be clean and free of any debris. Maintenance needed at this time



VENTILATION

277: Satisfactory - The cross - ventilation in the crawlspace appears to be adequate.

FOUNDATION FRAMING

SUB FRAMING

278: Attention: Water staining noted in areas such as under bathroom and kitchen areas

SILL PLATE

279: Most all of the sill plates were visible.

BEAMS

280: Satisfactory

SUPPORT POST

281: Satisfactory

PIER MATERIAL

282: Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

CONDITION OF PIERS

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

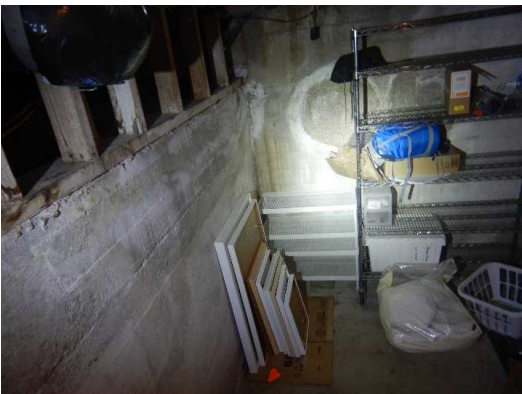
CRIPPLE WALLS?

284: The cripple walls have not been braced. We recommend improvements by adding shear walls to help stabilize the structure during seismic activity.

BASEMENT

INTERIOR OF BASEMENT PERCENTAGE FINISHED INTO LIVING SPACE

285: None



BASEMENT CEILING EXPOSED

286: Most of the ceiling is open allowing visibility of the ceiling/floor joists.

PERCENT INTERIOR FOUNDATION WALL EXPOSED

287: Most all of the interior foundation walls are available for viewing.

INTERIOR STAIRWAY ACCESS FROM

288: Hallway

STAIRCASE CONDITION

289: Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. Center support cut and not performing. Have licensed framer make repairs.



SITE

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. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

SITE

SITE DRAINAGE

290: Satisfactory - Inspector is noting satisfactory as viewed during a dry period. Inspector can not fully determine adequacy of drainage. Consult seller or pertinent party as to any known problems with site drainage.

TREES

291: Some trees and/or shrubs on the site need to be trimmed.

GENERAL PLANTING

292: Planter box adjacent to structure is not properly flashed. This can be a source of water entry into substrate.



PAVING CONDITION

MATERIAL

293: Pavers



DRIVEWAY CONDITION

294: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

WALKWAYS

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

ENTRY STOOP

296: Satisfactory - The entry way stoop is in functional condition.

PATIO

MATERIALS

297: Brick.



CONDITION

298: Satisfactory



PATIO COVER CONDITION

299: Satisfactory - The patio cover is functional.

FENCES & GATES

MATERIALS

300: Concrete masonry block walls are installed as fencing.

301: Fencing is generally shared with neighboring property. Neighbors would need to be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.

CONDITION

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

GATES

303: Automatic gates are not inspected by this inspection report. These components more than likely do not have child safety reverse safety features. Highly recommend consulting installer for more details and further evaluation as relates to the system.



BONUS ROOM/SHED

TYPE

304: Guest house



DOORS

305: A representative sampling of doors was achieved. Those operated were in serviceable condition.

WALLS AND CEILING

306: Serviceable



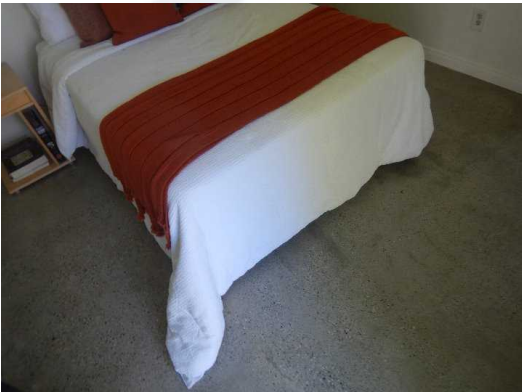
WINDOWS

307: Serviceable. Windows are of single pane type. A representative sampling was achieved. Those tested were in operational condition.

FLOORS

308: Serviceable at visible areas only. Flooring is covered with items, such as carpet and furniture etc.

Finished concrete used as flooring.



ELECTRICAL

309: Serviceable

FOUNDATION

310: Slab on grade - Refers to a concrete slab poured at grade level. Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection. The monolithic slab as viewed from common observation appears to be performing as intended. It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen.

Environmental Concerns

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



Executive Summary

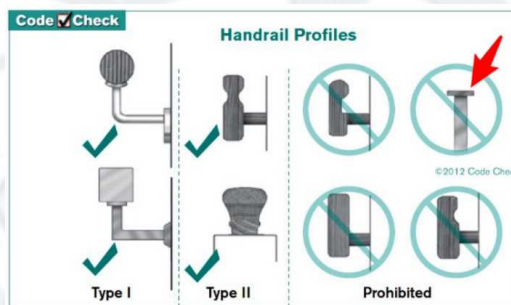
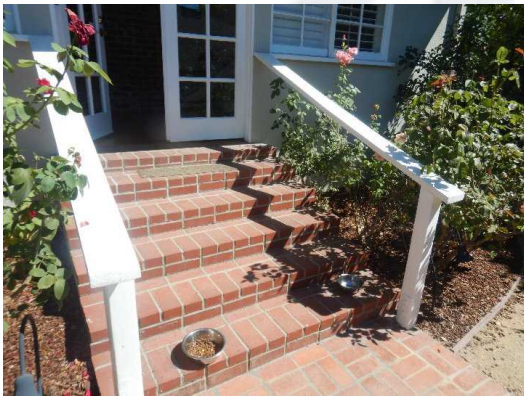
This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further 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. 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:

STRUCTURE - STAIRS

CONDITION

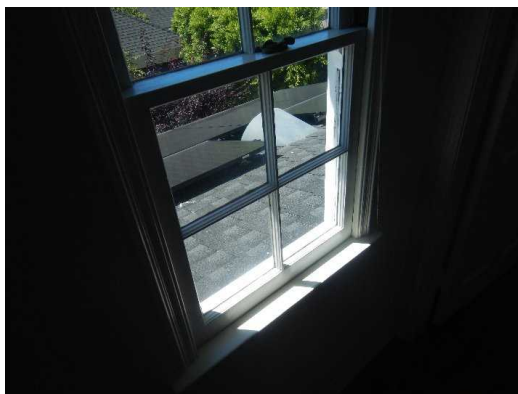
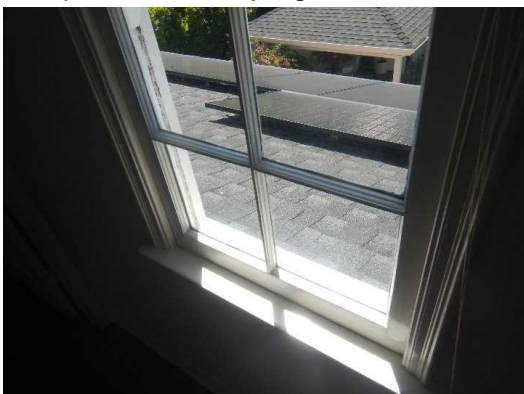
s-47: Attention: Client should be aware that hand railings are not constructed to industry standards. Ideally had rails would allow for easy hand grip.



INTERIORS - WINDOWS

TYPE & CONDITION

s-87: Some of the windows are painted shut and do not operate. Repairs are needed as this does compromise safety egress and hinder ventilation.



LAUNDRY - LAUNDRY

GROUND FAULT INTERRUPT OUTLETS

s-94: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

KITCHEN - FIXTURES

CAULKING

s-103: Attention needed: The caulking in water contact areas appears to need attention, such as along where countertop meets splash wall. If left unsealed, water can cause costly damage.



PLUMBING SYSTEM - WATER SUPPLY

TYPE/CONDITION

s-159: Main service shut off should be located in an accessible location to facilitate operation in the event of an emergency.

Valve buried in soil. Improvements needed.

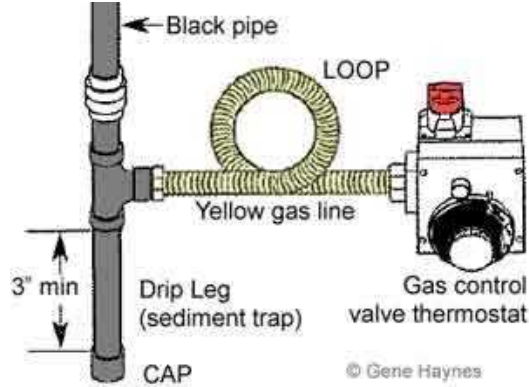


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HOME INSPECTIONS

PLUMBING SYSTEM - WATER HEATER

DRIP LEG?

s-178: No - There is no drip leg/sediment trap installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.



VENT PIPE CONDITION

s-180: Unsatisfactory: There is inadequate clearance from flue pipe to adjacent combustible product. Corrections are needed as this is a potential fire hazard. Have licensed plumber remake corrections.



BRACING

s-188: The platform that this water heater rests on should also be anchored to the structure to prevent movement



HEATING, VENTILATION & AIR CONDITIONING

INTERIOR FAN COIL/AIR HANDLER

s-202: Attention needed: Water was seek leaking from ducts in lower level crawlspace. Inspector suspects water is coming from interior fan coil. Further evaluation is needed by licensed HVAC technician to its cause.



DUCTS CONDITION

s-220: Unsatisfactory - Some of the ducts for the lower floor need to be replaced due to high water content inside of them. Further evaluation and repairs by licensed HVAC contractor to determine cause of water in ducts.



ELECTRICAL SYSTEMS - MAIN PANEL

LEGEND

s-245: The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.



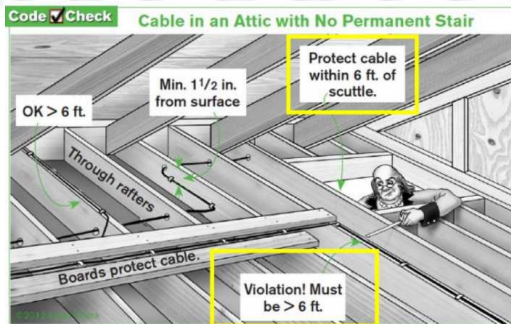
ELECTRICAL SYSTEMS - WIRING TYPE & CONDITION

WIRING TYPE & CONDITION

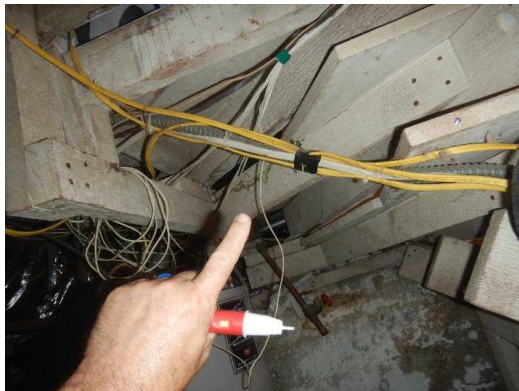
s-256: Attention needed: There is abandoned cable throughout. We recommend this cable be disconnected at its source or terminated in an approved manner in a covered junction box.



s-257: Attention needed: Unprotected electrical wires near attic access does not meet clearance requirements.



s-258: Attention needed: There are noted sections of nonmetallic electrical wiring, also referred to as "romex" (This is the white, yellow or grey flexible conduit) in areas improperly installed and prone to damage such as basement. Have electrician make corrections.



ELECTRICAL SYSTEMS - OUTLETS & SWITCHES

GROUND FAULT CIRCUIT INTERRUPTERS

s-261: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

FOUNDATION - FOUNDATION

ADJACENT GRADE

s-270: Attention needed: The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation.



FOUNDATION - BASEMENT

STAIRCASE CONDITION

s-289: Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. Center support cut and not performing. Have licensed framer make repairs.



SITE - SITE

TREES

s-291: Some trees and/or shrubs on the site need to be trimmed.



**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](#).

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

Headquarters

International Association of Certified Home Inspectors
InterNACHI®
1750 30th Street
Boulder, CO 80301
USA

(303) 223-0861
fastreply@internachi.org
U.S. DUNS #015117501

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

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

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

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

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InterNACHI's Home Inspection
Standards of Practice

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1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

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

InterNACHI's Home Inspection Standards of Practice

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

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

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

3. Standards of Practice

3.1. Roof

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

3.2. Exterior

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

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

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

IV. The inspector is not required to:

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

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

3.4. Heating

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

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

3.5. Cooling

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

3.6. Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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- E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
 - B. deficiencies in the installation of hot and cold water faucets;
 - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
 - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
 - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - E. determine the water quality, potability or reliability of the water supply or source.
 - F. open sealed plumbing access panels.
 - G. inspect clothes washing machines or their connections.
 - H. operate any valve.
 - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
 - J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
 - K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 - L. determine whether there are sufficient cleanouts for effective cleaning of drains.
 - M. evaluate fuel storage tanks or supply systems.
 - N. inspect wastewater treatment systems.
 - O. inspect water treatment systems or water filters.
 - P. inspect water storage tanks, pressure pumps, or bladder tanks.
 - Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 - R. evaluate or determine the adequacy of combustion air.
 - S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
 - T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
 - U. determine the existence or condition of polybutylene 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;

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- 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.