



Inspection Report

for

Sample Client

Sample Client

on

07/04/2026 10:00/AM

Inspected By

Derek A. Porter NACHI25090320
American Dream Property Inspection Service
(619) 517-3029
propertyevaluations@gmail.com
Serving All Of Southern California

Sample Property

Southern California



PUBLIC SAMPLE REPORT - Client and property identifying information has been removed.

Saturday, July 4, 2026
Sample Client
Sample Property
Southern California

Dear ,

We have enclosed the report for the property inspection we conducted for you on Saturday, July 4, 2026 at:

Sample Property
Southern California

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

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Major Concern
 = Moderate Concern
 = Minor Concern

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

Sincerely,



Inspector, Derek A. Porter
American Dream Property Inspection Service



Table of Contents

Introduction.....	6
INSPECTION DETAILS.....	8
Insulation/Energy.....	9
Structure.....	10
Roofing.....	11
Attic.....	14
Exterior/Site/Ground.....	15
Interior.....	30
Bedroom.....	35
Bathroom.....	41
Heat.....	49
Air Conditioning.....	54
Electrical System.....	57
Plumbing.....	61
Water Heater.....	65
Hallway.....	70
Dining Room/Area.....	71
Kitchen.....	73
Laundry Area.....	76
Garage.....	77
Pool/Spa.....	84
SEWER CAMERA.....	86
Locations of Emergency Controls.....	87

Executive Summary.....90

InterNACHI Standards of Practice.....101

Introduction

Saturday, July 4, 2026

The major structural components and mechanical systems were inspected for signs of significant non-performance, excessive or unusual wear and general state of repair. 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.



INSPECTION DETAILS

Saturday, July 4, 2026

INSPECTION TYPE USE

1: The building was classified as Residential.

INSPECTION TIME

2: The Inspection started at 10am

NOTES

3: The residence contains 4 bedrooms.

4: The residence contains 3 bathrooms.

FOOTPRINT SIZE

5: The residence was estimated to be approximately 2284 square feet.

YEAR OF ORIGINAL CONSTRUCTION

6: Based on the earliest date public records we could obtain the main structure or building was estimated to have been built in 1978.

UTILITIES

7: All utilities were on at the time of the inspection.

GROUND/SURFACE SOIL CONDITION

8: The ground was dry.

ENERGY SAVING ITEMS

- 9:** Setback clock thermostat: Installed
- 10:** Insulated glass doors: Installed
- 11:** Insulated glass windows: Installed
- 12:** Door weatherstripping: Installed
- 13:** Window weatherstripping: Installed
- 14:** Fireplace damper: Installed

WALL INSULATION

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

Slab On Grade

BASIC INFORMATION

- 16:** Foundation type: Slab-on-grade
- 17:** Slab material: Poured concrete
- 18:** Mudsill: Bolted to slab
- 19:** Exterior wall support: Wood frame

FOUNDATION

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

MUDSILL

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

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

WALL FRAMING

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

ANCHOR BOLTS

24: Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

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

MOISTURE

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

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

Composition Shingle

BASIC INFORMATION

27: Location: Covers whole building

28: Roof slope: Medium

29: Material: Asphalt composition shingle

30: Layers: Multiple layers

31: Connections and penetrations: Sealed with metal flashing

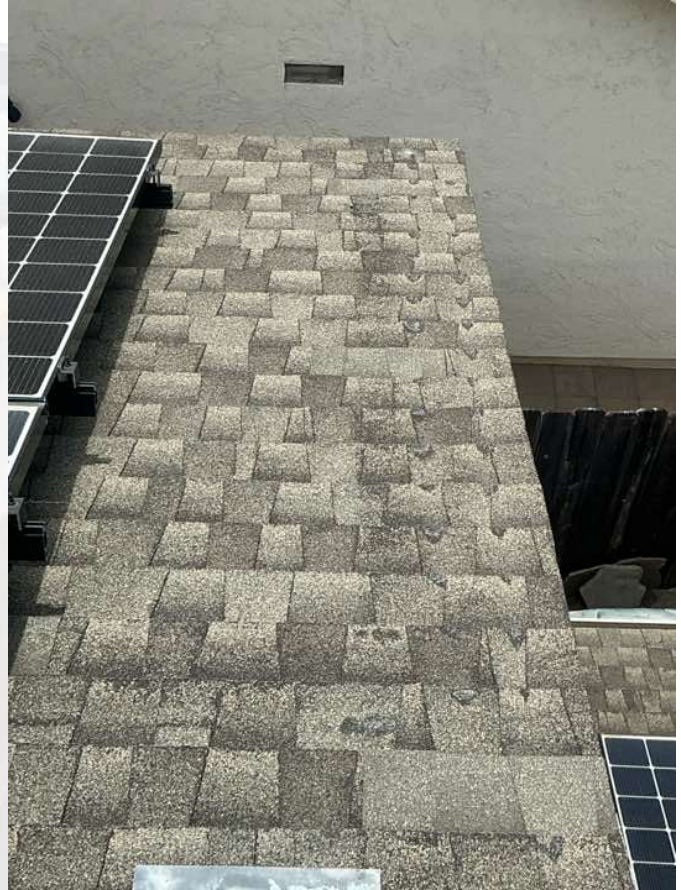
INSPECTION METHOD

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

SURFACE

MED 33: Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging and no action is needed at this time.

MED 34: One or more roof shingles were damaged on the roof. Damaged shingles can allow moisture intrusion and may lead to deterioration of the underlying roofing materials. Recommend repair or replacement of the damaged shingles by a qualified roofing contractor.



GUTTERS

35: Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

MIN 36: Gutters Debris Accumulation (Maintenance Recommended)

The gutters were observed to be filled with debris and pine needles. Accumulated debris can restrict proper drainage, leading to overflow, water intrusion, and potential damage to fascia, siding, and the foundation.

Recommendation: Clean the gutters and downspouts to ensure proper water flow and continue routine maintenance, especially during and after the fall season.



ACCESS/ENTRY

37: The attic access is located in the upstairs left rear bedroom ceiling.

LEAK EVIDENCE

MIN 38: There are water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage is evident or suspected. No action is indicated.



BASIC INFORMATION

39: General lot topography: Flat lot

40: Driveway: Concrete on grade

41: Walkways: Concrete

42: Primary exterior wall covering: Stucco

43: Primary exterior window material: Vinyl/plastic or vinyl clad

EXTERIOR PLUMBING

MIN 44: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.



OUTDOOR RECEPTACLES

MED 45: A receptacle cover plate at the pool equipment is damaged. We recommend it be replaced during the course of normal maintenance.



OUTDOOR LIGHTS

MED 46: The light fixtures at the front steps are damaged. We recommend they be repaired or replaced.



Saturday, July 4, 2026

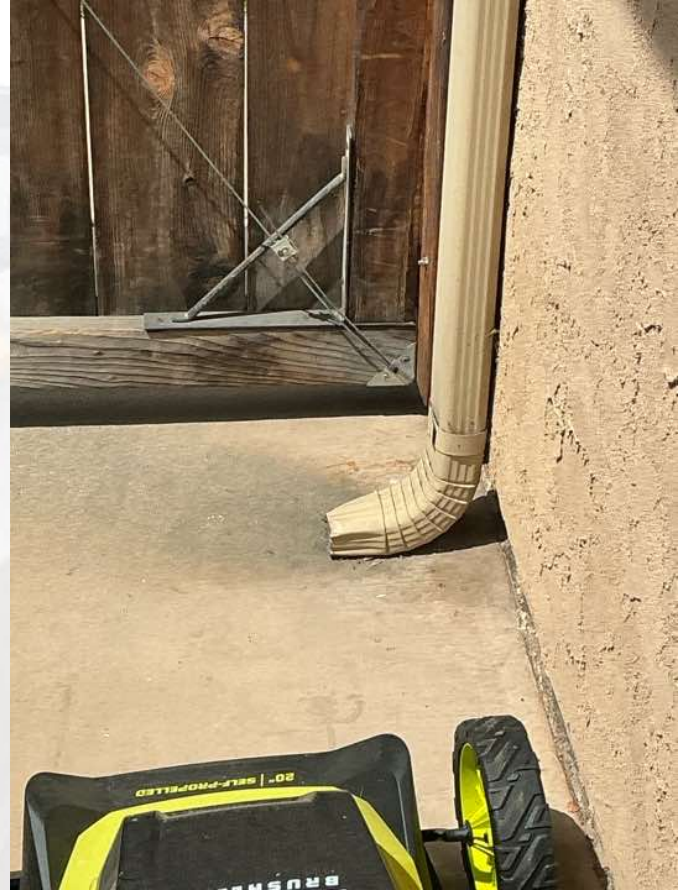


MED 47: A fixture is missing at the rear patio. We recommend the fixture be installed for proper lighting.



DOWNSPOUTS

MED 48: Runoff water from the roof discharges next to the structure. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



PUBLIC WORKS

MIN 49: There are minor cracks of a cosmetic nature in the public sidewalks. Action would only be required if any of the cracks develop into trip hazards in the future.



DRIVEWAY

MIN 50: The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.



PATIO COVERING

MED 51: Evidence of wood-destroying organism activity, including termite damage and frass, was observed at the patio cover. The affected wood may have reduced structural integrity, and concealed damage may be present. Recommend evaluation by a licensed pest control company and repair or replacement of damaged wood as necessary by a qualified contractor after treatment.



FENCING

MIN 52: The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.

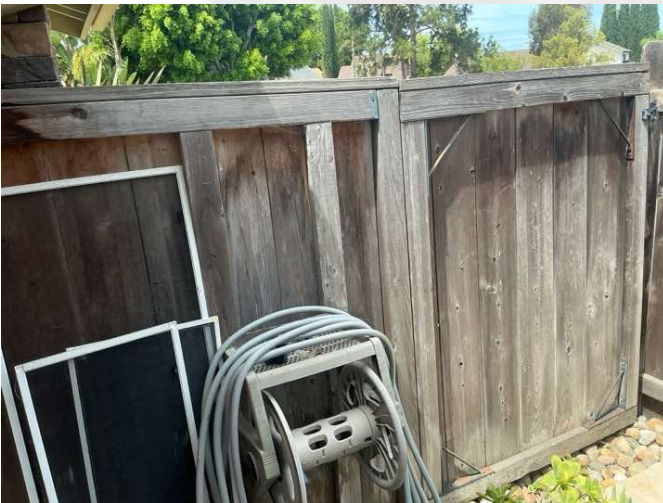


GATES

MED 53: The gate at the front right is difficult to operate and does not self latch. We recommend repair or replacement.



MED 54: The gate at the left is deteriorated and wobbly. For maximum service life with minimum ongoing adjustment problems, we recommend the gate be upgraded to correct this omission.



CHIMNEY

MJR MED 55: Cracking was observed in the Rampart General precast concrete chimney. Cracks in precast chimney components can permit moisture intrusion, accelerate deterioration, and may affect the performance of the chimney system. Recommend evaluation and repair by a qualified chimney contractor in accordance with the manufacturer's recommendations.





TRIM

MED 56: The trim at the window ledges is deteriorated. We recommend it be repaired or replaced.



GENERAL COMMENT

MIN 57: Dryer Vent Hood Requires Cleaning

The exterior dryer vent hood was observed to have lint and debris accumulation. This condition can restrict airflow, reduce dryer efficiency, increase drying times, and create a potential fire hazard. Recommend cleaning the vent hood and verifying the entire dryer exhaust duct is free of lint buildup. Regular maintenance is advised to ensure safe and proper operation.

If the flap is stuck open or closed, you could add:

The vent flap did not operate freely and should be cleaned or repaired as needed to help prevent pest intrusion and maintain proper airflow.



BASIC INFORMATION

- 58:** Number of bedrooms: Four
- 59:** Number of bathrooms: Three
- 60:** Window material: PVC plastic
- 61:** Window glazing: Double pane
- 62:** Finished ceiling material: Drywall
- 63:** Finished wall material: Drywall

SURFACES: OVERALL

- MIN 64:** The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

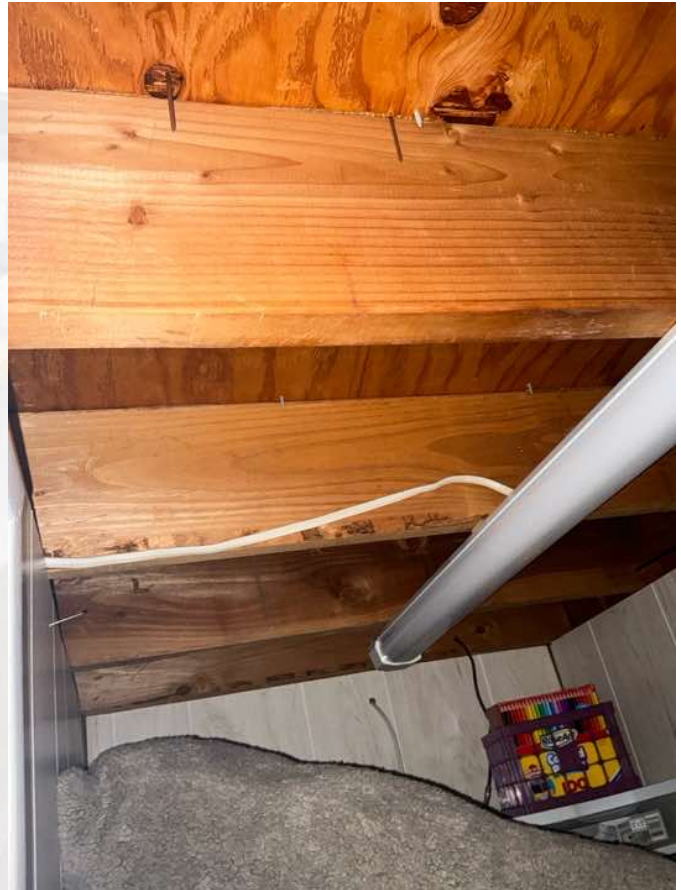


STAIRS

MED 65: The closet below the stairs is not drywalled. Drywall should be installed beneath the stairs to slow the spread of a fire to the stairwell.



MED 66: Exposed electrical wiring was observed beneath the staircase. Exposed wiring is susceptible to physical damage and may present a safety hazard. Recommend evaluation and correction by a qualified licensed electrician.



WINDOWS: OVERALL

MIN 67: The front windows were not sealed in a finished like standard. We recommend caulking or sealing to make a more aesthetically pleasing appearance.



DETECTORS: OVERALL

MJR 68: Life Safety Carbon Monoxide Alarm Missing (Safety Concern)

A carbon monoxide (CO) alarm was not observed in the home downstairs. Carbon monoxide is a colorless, odorless gas that can pose a serious health risk, particularly in homes with fuel-burning appliances.

Recommendation: Install approved carbon monoxide alarm(s) in accordance with current safety standards, typically outside of sleeping areas and on each level of the home as required.



Downstairs

SMOKE DETECTOR

MJR 69: There is no smoke detector in this area, as required. We recommend one be installed.



Upstairs Left Rear

LIGHTS / FAN

MED 70: The ceiling fan light fixture is making unusual noises when operated. We recommend it be repaired or replaced.



SMOKE DETECTOR

MJR 71: There is no smoke detector in this area, as required. We recommend one be installed.



Upstairs Right Rear

SMOKE DETECTOR

MJR 72: There is no smoke detector in this area, as required. We recommend one be installed.



Primary

LIGHTS / FAN

MIN 73: No wall switch or remote control was found to operate the ceiling fan. The fan could not be tested due to the lack of an accessible means of operation. Recommend locating the remote or providing an appropriate means of operation and verifying proper function.



SMOKE DETECTOR

MJR 74: There is no smoke detector in this area, as required. We recommend one be installed.



Downstairs Hallway

FIXTURES

MED 75: Shower wand hose length allows the spray head to rest in the shower pan. The handheld shower wand hose is excessively long, permitting the spray head to lay inside the shower pan. This condition can create a cross-connection/backflow risk if the head becomes submerged, potentially allowing contaminated water to siphon back into the potable water supply. We recommend shortening the hose length or installing an appropriate backflow prevention device, and verifying safe configuration by a qualified plumbing contractor.



TOILET

MED 76: The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.



RECEPTACLES

MJR 77: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



Upstairs Hallway

FIXTURES

MED 78: The tub faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.



MIN 79: The shower/tub diverter is leaking when the shower is operated. We recommend repair.



DRAIN TRAP

MJR MED 80: The drain pipe fitting is leaking. We recommend it be repaired or replaced.



WATER BASIN

MED 81: The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.



RECEPTACLES

MJR 82: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



REGULATOR & CONTROL

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

BURNERS

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

HEAT EXCHANGER

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

IGNITION SYSTEM

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

FAN/LIMIT SWITCH

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

AIR FILTERS

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

MIN 94: The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.



VENT

MED 95: The vent connector terminates within a transite (asbestos cement) flue pipe which does not meet present standards. No problems were noted, but the local building department may require upgrading at the time the heating system is replaced.



COMBUSTION AIR

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

97: There is adequate combustion air for this heating unit.

MED 98: When the furnace is in operation the closet door should be kept closed to prevent the return air inlet from drawing combustion air out of the closet and spreading products of combustion into the house.



THERMOSTAT

99: The thermostat appears to be properly installed and the unit responded to the user controls.

HVAC WIRING

100: All accessible wiring appears in good condition.

101: The HVAC equipment appears to be properly bonded to ground.

HVAC DISCONNECT

102: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

103: The local disconnect appears properly installed and in good condition.

BASIC INFORMATION

104: Manufacturer: Lennox

Serial Number: 1Y25-1673D25815J04099



105: Method of cooling: Gas compression

106: Type of system: Gas heat with air conditioning

107: Number of units: 1

108: Location of equipment: Split or remote system

109: Condenser location: Exterior

110: Electrical disconnect location: Adjacent to condensing unit

HVAC WIRING

111: All accessible wiring appears in good condition.

112: The HVAC equipment appears to be properly bonded to ground.

HVAC DISCONNECT

113: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

114: The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

115: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

MIN 116: The condensing unit is not secured (strapped) as is the current standard.



EVAPORATOR COIL

117: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

DUCTS

118: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

THERMOSTAT

119: The thermostat appears to be properly installed and the unit responded to the user controls.



Electrical System

Saturday, July 4, 2026

BASIC INFORMATION

- 120:** Service entry into building: Underground service lateral
- 121:** Voltage supplied by utility: 120/240 volts
- 122:** Capacity (available amperage): 200 amperes
- 123:** System grounding source: Driven copper rod
- 124:** Branch circuit protection: Circuit breakers
- 125:** Wiring material: Copper wiring where seen
- 126:** Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

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



ELECTRIC METER

- 128:** The electric meter is outside on the left side of the building.

MAIN SERVICE

- 129:** The main electrical service panel is outside on the left side of the building.

MAIN DISCONNECT

130: The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

MIN 131: The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.



MED 132: The required working clearance in front of the electrical panel was inadequate due to permanent obstructions. This condition may impede safe access to the panel. Recommend correction by a qualified licensed electrician or qualified contractor.



MAIN CIRCUITRY

MED 133: No Surge Protection Present

A whole-house surge protective device (SPD) was not observed at the main electrical service equipment. Modern electrical systems contain numerous sensitive electronic components that can be damaged by voltage surges originating from utility power fluctuations, lightning activity, or internal electrical loads.

Implication: Increased risk of damage to appliances, HVAC equipment, electronics, and other sensitive devices.

Recommendation: Consider having a licensed electrician install a listed whole-house surge protective device at the main electrical panel to provide enhanced protection for the home's electrical system and connected equipment.

BREAKER SUBPANEL

134: An additional distribution panel, or subpanel, is located in the pool equipment

MED 135: Some of the subpanel cover screws are missing. We recommend installation of proper blunt-end screws.



AFCI PROTECTION

MED 136: No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms and living areas. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing living area receptacles to provide AFCI protection.

All work should be performed by a qualified contractor.

BASIC INFORMATION

137: Domestic water source: Public supply

138: Landscape water source: Public supply

139: Main water line: Copper

140: Supply piping: Copper where seen

141: Waste disposal: Municipal

142: Waste piping: Plastic where seen

WATER SHUTOFF LOCATION

143: The domestic water supply shut-off valve is in the garage.



WATER PRESSURE

MED 144: The system water pressure, as measured at the exterior hose bibs, is excessive. This can result in unnecessary leakage and damage of system valves, seats and washers. We recommend that a pressure reduction valve be installed.



DRAIN LINES

MED 145: The drain piping for the water softener has been installed in a substandard manner by terminating at the vehicle door. This is causing moisture damage to the door frame. We recommend it be repaired or replaced.



GAS METER COMMENT

MIN 146: There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING

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

GAS METER LOCATION

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



Water Heater

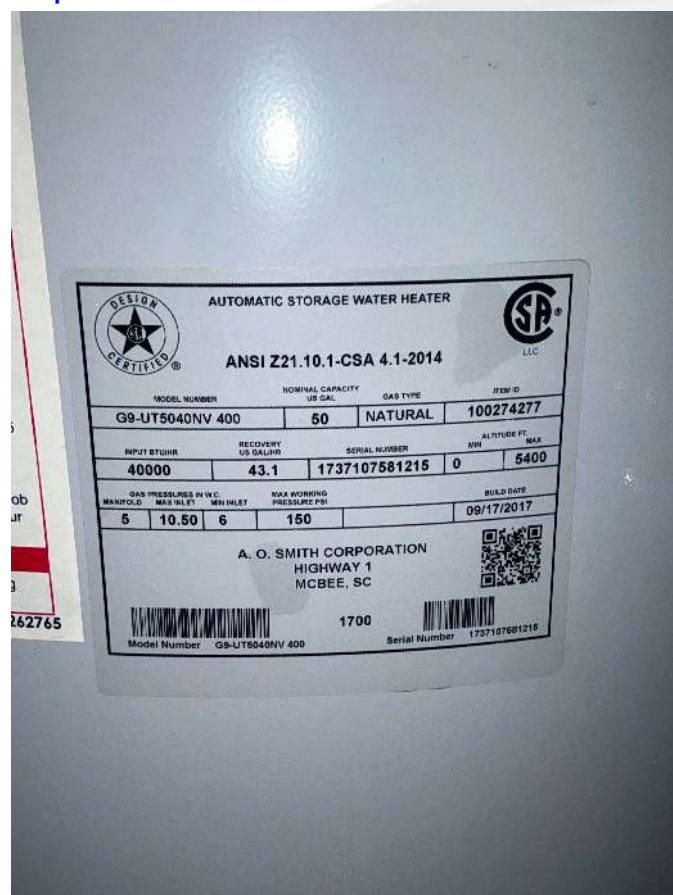
Saturday, July 4, 2026

BASIC INFORMATION

149: Manufacturer: A.O. SMITH

Serial Number: G9-UT5040NV400

<http://wh1.co/?s=107581215?m=G9-UT5040NV>



150: Location: In the garage

151: Energy source: Natural gas

152: Capacity: 50 gallons

153: Unit type: Free standing tank

154: Insulation: None present

T/P RELEASE VALVE

MED 155: The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.



EXPANSION TANK

MED 156: The thermal expansion tank at the water heater is not properly secured with an approved strap or support. Expansion tanks filled with water can become heavy and place stress on the connected plumbing piping if left unsupported. Recommend installation of proper strapping or support by a qualified contractor to help prevent movement, pipe damage, or leaks.



GAS SUPPLY

MIN 157: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



VENTING

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

COMBUSTION AIR

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

160: The combustion air supply is adequate.

IGNITION SYSTEM

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

BURNERS

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

SEISMIC RESTRAINT

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

ELEVATION/LOCATION

MED MIN 164: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.



INSULATION

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

Downstairs

SMOKE DETECTOR

MJR 166: There is no smoke detector in this area, as required. We recommend one be installed.



Dining Room/Area

Saturday, July 4, 2026

Kitchen

WINDOWS

MIN 167: One window screen is missing. We recommend it be replaced.



MIN 168: There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.



RECEPTACLES

MJR 169: A GFCI-protected receptacle is required for the garbage disposal. The disposal was not observed to be GFCI protected at the time of inspection. Correction by a qualified electrician is recommended.



WINDOWS

MIN 170: Window screens are missing. We recommend they be replaced.



VENTILATION

MED 171: The filter in the kitchen exhaust is heavily grease-laden. This can become a fire hazard. We recommend this be corrected by thoroughly cleaning the filter, usually most easily accomplished in the dishwasher.



MICROWAVE

MED 172: Microwave Oven Loose Door

The microwave oven door was observed to be loose. Damage to the door may compromise the proper sealing of the appliance and could affect safe operation.

Recommend repair or replacement of the microwave oven by a qualified appliance professional.



Laundry Area

Saturday, July 4, 2026

WASHER/DRYER

MED 173: Observation:

Lint accumulation was observed inside the dryer beyond the lint trap.

Implications:

Lint buildup beyond the lint trap can restrict airflow and significantly increase the risk of dryer overheating and fire.

Recommendation:

Have the dryer and associated exhaust ducting thoroughly cleaned by a qualified service professional to reduce fire risk and improve dryer performance.



GARAGE DESCRIPTION

174: The home had a two-car attached garage.

FRAMING

MED 175: The garage ceiling insulation appears to be installed with the vapor retarder facing the garage rather than the conditioned living space above. Improper installation can reduce the effectiveness of the vapor retarder and may contribute to moisture-related issues. Recommend correction by a qualified contractor.



RECEPTACLES

MJR 176: No GFCI protection observed for garage receptacles.

The electrical outlets in the garage lack Ground-Fault Circuit-Interrupter (GFCI) protection, which is required by current industry safety standards and the National Electrical Code (NEC) for all 125-volt, 15- and 20-amp receptacles in garages. The absence of GFCI protection increases the risk of electrical shock and electrocution, particularly in areas where concrete floors, tools, vehicles, and possible moisture exposure are present. We recommend installation of proper GFCI protection by a qualified, licensed electrical contractor, followed by verification of correct operation.



MED 177: There is a damaged receptacle cover installed behind the cabinet. We recommend it be replaced during the course of normal maintenance.



CEILING

MED MIN 178: There are water stains on the ceiling, but no indication that this is an active leak. No action is indicated, but if additional staining develops the source should be identified and necessary repairs performed.



GARAGE DOORS

179: The garage door is a single roll up design.

180: Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

VENTILATION

MED 181: Garage vents are blocked, restricting circulation and air flow. We recommend they be cleared.



PASSAGE DOOR

MED 182: The door between the garage and the living space is of fire resistive construction, however, the self-closing mechanism has been disabled and the door is no longer a fire-rated assembly. We recommend the self-closing feature be restored.



MED 183: Garage Fire Separation Door

The door between the garage and the dwelling was observed to lack a visible fire-resistance rating label. Doors serving as part of the required fire separation between a garage and living space are typically required to be fire-rated or constructed to meet fire-resistive standards. A non-rated door may not provide adequate protection against the spread of fire, smoke, and toxic gases from the garage into the home.

Recommendation:

Have a qualified contractor evaluate the door and replace it with an approved fire-rated door assembly (or one meeting current fire-resistive requirements) to restore proper fire separation between the garage and dwelling.



BASIC INFORMATION

184: Type: Pool and spa

185: Location: In ground

186: Pool material: Gunitite

187: Pool heat source: Natural gas

188: Spa heat source: Natural gas

HEATER

MED 189: The pool/spa heater displayed a "PS" error code during testing and did not operate as intended. The code generally indicates that the heater is not detecting adequate water flow or has a pressure switch fault. Recommend evaluation and repair by a qualified pool equipment contractor.



DEFINITIONS

190: The filtration system employs a pleated paper cartridge to cleanse the water.

PUMP

MED 191: Water leaks were observed at the pump. We recommend contacting a qualified contractor for repairs.



Basic Information

BASIC INFORMATION

192: A sewer camera was inserted through the main line. The internal visual inspection revealed the following conditions:

- No tree root intrusion observed
- No pipe offsets or separations
- No sagging or bellies present
- No cracks, breaks, or visible leaks

The sewer line is in good overall condition and functioning properly at the time of inspection.

Video Documentation

<¥ Inspection Footage: <https://youtu.be/C8kHQpCS1zE>

Locations of Emergency Controls

Saturday, July 4, 2026

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

METER & MAIN

ELECTRICAL SYSTEM

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



ELECTRIC METER

ELECTRICAL SYSTEM

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

MAIN SERVICE

ELECTRICAL SYSTEM

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

**MAIN DISCONNECT
ELECTRICAL SYSTEM**

4: The main disconnect is incorporated into the electrical service panel.

**WATER SHUTOFF LOCATION
PLUMBING**

5: The domestic water supply shut-off valve is in the garage.



GAS METER LOCATION

PLUMBING

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



Executive Summary

Saturday, July 4, 2026

This summary is a review of the inspector's findings and includes items that, in the inspector's opinion, require action for safety reasons, or to protect the homeowner's financial investment in the property.

This summary does not list all deficiencies and reading only the summary is not an acceptable alternative to reading the entire report. You must read the entire report! The Inspector recommends that any necessary work be performed by qualified contractors or specialists. To allow for effective negotiation, consultation to discuss needed work should take place before the expiration of your Inspection Objection Deadline.

Roofing - Composition Shingle

SURFACE

MED s-33: Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging and no action is needed at this time.

MED s-34: One or more roof shingles were damaged on the roof. Damaged shingles can allow moisture intrusion and may lead to deterioration of the underlying roofing materials. Recommend repair or replacement of the damaged shingles by a qualified roofing contractor.

GUTTERS

MIN s-36: Gutters Debris Accumulation (Maintenance Recommended)
The gutters were observed to be filled with debris and pine needles. Accumulated debris can restrict proper drainage, leading to overflow, water intrusion, and potential damage to fascia, siding, and the foundation.
Recommendation: Clean the gutters and downspouts to ensure proper water flow and continue routine maintenance, especially during and after the fall season.

Attic

LEAK EVIDENCE

MIN s-38: There are water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage is evident or suspected. No action is indicated.

Exterior/Site/Ground

EXTERIOR PLUMBING

MIN s-44: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

OUTDOOR RECEPTACLES

MED s-45: A receptacle cover plate at the pool equipment is damaged. We recommend it be replaced during the course of normal maintenance.

OUTDOOR LIGHTS

MED s-46: The light fixtures at the front steps are damaged. We recommend they be repaired or replaced.

MED s-47: A fixture is missing at the rear patio. We recommend the fixture be installed for proper lighting.

DOWNSPOUTS

MED s-48: Runoff water from the roof discharges next to the structure. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

PUBLIC WORKS

MIN s-49: There are minor cracks of a cosmetic nature in the public sidewalks. Action would only be required if any of the cracks develop into trip hazards in the future.

DRIVEWAY

MIN s-50: The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.

PATIO COVERING

MED s-51: Evidence of wood-destroying organism activity, including termite damage and frass, was observed at the patio cover. The affected wood may have reduced structural integrity, and concealed damage may be present. Recommend evaluation by a licensed pest control company and repair or replacement of damaged wood as necessary by a qualified contractor after treatment.

FENCING

MIN s-52: The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.

GATES

MED s-53: The gate at the front right is difficult to operate and does not self latch. We recommend repair or replacement.

MED s-54: The gate at the left is deteriorated and wobbly. For maximum service life with minimum ongoing adjustment problems, we recommend the gate be upgraded to correct this omission.

CHIMNEY

MJR MED s-55: Cracking was observed in the Rampart General precast concrete chimney. Cracks in precast chimney components can permit moisture intrusion, accelerate deterioration, and may affect the performance of the chimney system. Recommend evaluation and repair by a qualified chimney contractor in accordance with the manufacturer's recommendations.

TRIM

MED s-56: The trim at the window ledges is deteriorated. We recommend it be repaired or replaced.

GENERAL COMMENT

MIN s-57: Dryer Vent Hood Requires Cleaning

The exterior dryer vent hood was observed to have lint and debris accumulation. This condition can restrict airflow, reduce dryer efficiency, increase drying times, and create a potential fire hazard. Recommend cleaning the vent hood and verifying the entire dryer exhaust duct is free of lint buildup. Regular maintenance is advised to ensure safe and proper operation.

If the flap is stuck open or closed, you could add:

The vent flap did not operate freely and should be cleaned or repaired as needed to help prevent pest intrusion and maintain proper airflow.

Interior

SURFACES: OVERALL

MIN s-64: The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

STAIRS

MED s-65: The closet below the stairs is not drywalled. Drywall should be installed beneath the stairs to slow the spread of a fire to the stairwell.

MED s-66: Exposed electrical wiring was observed beneath the staircase. Exposed wiring is susceptible to physical damage and may present a safety hazard. Recommend evaluation and correction by a qualified licensed electrician.

WINDOWS: OVERALL

MIN s-67: The front windows were not sealed in a finished like standard. We recommend caulking or sealing to make a more aesthetically pleasing appearance.

DETECTORS: OVERALL

MJR s-68: Life Safety Carbon Monoxide Alarm Missing (Safety Concern)
A carbon monoxide (CO) alarm was not observed in the home downstairs. Carbon monoxide is a colorless, odorless gas that can pose a serious health risk, particularly in homes with fuel-burning appliances.
Recommendation: Install approved carbon monoxide alarm(s) in accordance with current safety standards, typically outside of sleeping areas and on each level of the home as required.

Bedroom

Downstairs

SMOKE DETECTOR

MJR s-69: There is no smoke detector in this area, as required. We recommend one be installed.

Upstairs Left Rear

LIGHTS / FAN

MED s-70: The ceiling fan light fixture is making unusual noises when operated. We recommend it be repaired or replaced.

SMOKE DETECTOR

MJR s-71: There is no smoke detector in this area, as required. We recommend one be installed.

Upstairs Right Rear

SMOKE DETECTOR

MJR s-72: There is no smoke detector in this area, as required. We recommend one be installed.

Primary

LIGHTS / FAN

MIN s-73: No wall switch or remote control was found to operate the ceiling fan. The fan could not be tested due to the lack of an accessible means of operation. Recommend locating the remote or providing an appropriate means of operation and verifying proper function.

SMOKE DETECTOR

MJR s-74: There is no smoke detector in this area, as required. We recommend one be installed.

Bathroom

Downstairs Hallway

FIXTURES

MED s-75: Shower wand hose length allows the spray head to rest in the shower pan.

The handheld shower wand hose is excessively long, permitting the spray head to lay inside the shower pan. This condition can create a cross-connection/backflow risk if the head becomes submerged, potentially allowing contaminated water to siphon back into the potable water supply. We recommend shortening the hose length or installing an appropriate backflow prevention device, and verifying safe configuration by a qualified plumbing contractor.

TOILET

MED s-76: The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

RECEPTACLES

MJR s-77: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

Upstairs Hallway

FIXTURES

MED s-78: The tub faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.

MIN s-79: The shower/tub diverter is leaking when the shower is operated. We recommend repair.

DRAIN TRAP

MJR MED s-80: The drain pipe fitting is leaking. We recommend it be repaired or replaced.

WATER BASIN

MED s-81: The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

RECEPTACLES

MJR s-82: There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

Heat - Forced Hot Air

AIR FILTERS

MIN s-94: The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

VENT

MED s-95: The vent connector terminates within a transite (asbestos cement) flue pipe which does not meet present standards. No problems were noted, but the local building department may require upgrading at the time the heating system is replaced.

COMBUSTION AIR

MED s-98: When the furnace is in operation the closet door should be kept closed to prevent the return air inlet from drawing combustion air out of the closet and spreading products of combustion into the house.

Air Conditioning

CONDENSING UNIT

MIN s-116: The condensing unit is not secured (strapped) as is the current standard.

Electrical System

CB MAIN PANEL

MIN s-131: The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.

MED s-132: The required working clearance in front of the electrical panel was inadequate due to permanent obstructions. This condition may impede safe access to the panel. Recommend correction by a qualified licensed electrician or qualified contractor.

BREAKER SUBPANEL

MED s-135: Some of the subpanel cover screws are missing. We recommend installation of proper blunt-end screws.

Plumbing

WATER PRESSURE

MED s-144: The system water pressure, as measured at the exterior hose bibs, is excessive. This can result in unnecessary leakage and damage of system valves, seats and washers. We recommend that a pressure reduction valve be installed.

DRAIN LINES

MED s-145: The drain piping for the water softener has been installed in a substandard manner by terminating at the vehicle door. This is causing moisture damage to the door frame. We recommend it be repaired or replaced.

GAS METER COMMENT

MIN s-146: There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

Water Heater

T/P RELEASE VALVE

MED s-155: The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

EXPANSION TANK

MED s-156: The thermal expansion tank at the water heater is not properly secured with an approved strap or support. Expansion tanks filled with water can become heavy and place stress on the connected plumbing piping if left unsupported. Recommend installation of proper strapping or support by a qualified contractor to help prevent movement, pipe damage, or leaks.

GAS SUPPLY

MIN s-157: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

ELEVATION/LOCATION

MED MIN s-164: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

Hallway Downstairs

SMOKE DETECTOR

MJR s-166: There is no smoke detector in this area, as required. We recommend one be installed.

Dining Room/Area Kitchen

WINDOWS

MIN s-167: One window screen is missing. We recommend it be replaced.

MIN s-168: There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Kitchen

RECEPTACLES

MJR s-169: A GFCI-protected receptacle is required for the garbage disposal. The disposal was not observed to be GFCI protected at the time of inspection. Correction by a qualified electrician is recommended.

WINDOWS

MIN s-170: Window screens are missing. We recommend they be replaced.

VENTILATION

MED s-171: The filter in the kitchen exhaust is heavily grease-laden. This can become a fire hazard. We recommend this be corrected by thoroughly cleaning the filter, usually most easily accomplished in the dishwasher.

MICROWAVE

MED s-172: Microwave Oven Loose Door

The microwave oven door was observed to be loose. Damage to the door may compromise the proper sealing of the appliance and could affect safe operation.

Recommend repair or replacement of the microwave oven by a qualified appliance professional.

Laundry Area

WASHER/DRYER

MED s-173: Observation:
Lint accumulation was observed inside the dryer beyond the lint trap.

Implications:

Lint buildup beyond the lint trap can restrict airflow and significantly increase the risk of dryer overheating and fire.

Recommendation:

Have the dryer and associated exhaust ducting thoroughly cleaned by a qualified service professional to reduce fire risk and improve dryer performance.

Garage

FRAMING

MED s-175: The garage ceiling insulation appears to be installed with the vapor retarder facing the garage rather than the conditioned living space above. Improper installation can reduce the effectiveness of the vapor retarder and may contribute to moisture-related issues. Recommend correction by a qualified contractor.

RECEPTACLES

MJR s-176: No GFCI protection observed for garage receptacles.

The electrical outlets in the garage lack Ground-Fault Circuit-Interrupter (GFCI) protection, which is required by current industry safety standards and the National Electrical Code (NEC) for all 125-volt, 15- and 20-amp receptacles in garages. The absence of GFCI protection increases the risk of electrical shock and electrocution, particularly in areas where concrete floors, tools, vehicles, and possible moisture exposure are present. We recommend installation of proper GFCI protection by a qualified, licensed electrical contractor, followed by verification of correct operation.

MED s-177: There is a damaged receptacle cover installed behind the cabinet. We recommend it be replaced during the course of normal maintenance.

CEILING

MED MIN s-178: There are water stains on the ceiling, but no indication that this is an active leak. No action is indicated, but if additional staining develops the source should be identified and necessary repairs performed.

VENTILATION

MED s-181: Garage vents are blocked, restricting circulation and air flow. We recommend they be cleared.

PASSAGE DOOR

MED s-182: The door between the garage and the living space is of fire resistive construction, however, the self-closing mechanism has been disabled and the door is no longer a fire-rated assembly. We recommend the self-closing feature be restored.

MED s-183: Garage Fire Separation Door

The door between the garage and the dwelling was observed to lack a visible fire-resistance rating label. Doors serving as part of the required fire separation between a garage and living space are typically required to be fire-rated or constructed to meet fire-resistive standards. A non-rated door may not provide adequate protection against the spread of fire, smoke, and toxic gases from the garage into the home.

Recommendation:

Have a qualified contractor evaluate the door and replace it with an approved fire-rated door assembly (or one meeting current fire-resistive requirements) to restore proper fire separation between the garage and dwelling.

Pool/Spa HEATER

MED s-189: The pool/spa heater displayed a "PS" error code during testing and did not operate as intended. The code generally indicates that the heater is not detecting adequate water flow or has a pressure switch fault. Recommend evaluation and repair by a qualified pool equipment contractor.

PUMP

MED s-191: Water leaks were observed at the pump. We recommend contacting a qualified contractor for repairs.

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



www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

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

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

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

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

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

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

Irrevocable Non-Exclusive License for Use by Government Entities

The International Association of Certified Home Inspectors (InterNACHI®) hereby grants this irrevocable, non-exclusive, royalty-free license to any federal, state, or local government located in the United States or Canada, and any agencies thereof, including licensing boards, to use InterNACHI's Standards of Practice, Code of Ethics, and any other materials found on the InterNACHI® website (www.nachi.org) free of charge, without the need for pre-approval, provided that each use is clearly attributed to InterNACHI®.

InterNACHI® specifically authorizes any government or government agency to use and copy, for any public purpose, InterNACHI's Standards of Practice, Code of Ethics, and other materials without further approval from InterNACHI®, even if the materials are protected by copyright or other laws.

Available Online in English, Spanish and French

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

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

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

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

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

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

**InterNACHI's Home Inspection
Standards of Practice**

TABLE OF CONTENTS

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

1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

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

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

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

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

3. Standards of Practice

3.1. Roof

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

3.2. Exterior

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

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

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

IV. The inspector is not required to:

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

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

3.4. Heating

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

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

3.5. Cooling

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

3.6. Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

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

IV. The inspector is not required to:

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

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

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

- M. evaluate fuel storage tanks or supply systems.

- N. inspect wastewater treatment systems.

- O. inspect water treatment systems or water filters.

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

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

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

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

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

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

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

3.7. Electrical

I. The inspector shall inspect:

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

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

II. The inspector shall describe:

- A. the type of fireplace.

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

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

IV. The inspector is not required to:

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

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

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

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

4. Glossary of Terms

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

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

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

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

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

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

III. Duty to the Profession and to InterNACHI®

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

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

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

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