Confidential Inspection Report

LOCATED AT:
134 Sandpiper Lane
Aliso Viejo, California 92656

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Friday, March 25, 2022

Inspector, Brian Gapik NACHI21070645
Provision Property Inspections

Friday, March 25, 2022

134 Sandpiper Lane
Aliso Viejo, California 92656

Dear ,

We have enclosed the report for the property inspection we conducted for you on Friday, March 25, 2022 at:

134 Sandpiper Lane
Aliso Viejo, California 92656

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:

CR = Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

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

Sincerely,

Inspector, Brian Gapik
Provision Property Inspections

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Introduction

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

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

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

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

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

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

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

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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 CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

106 WEATHER/SOIL
1: Weather conditions during the inspection:
2: clear
3: 80-90 degrees
4: and the ground was dry

108 STRUCTURE
5: Year built:1989, 1 story, 975 sq. ft.,

109 FOUNDATION
6: Foundation types:
7: Concrete slab on grade.

113 UTILITIES
8: All utilities on

114 ATTENDING
9: People present:
10: buyers agent

115 OCCUPIED
11: The building is not occupied at this time.
The lack of occupancy and/or use can accelerate structural breakdown or disrepair. Plumbing is particularly susceptible to deterioration, as pipes, valves, gaskets, hoses, etc. can dry out and crack. Other systems, including air conditioning systems, appliances, mechanical devices such as garage door opener, etc. may also deteriorate or fail after periods of non-use. The buyer acknowledges the possibility of such deterioration or failure and that the inspection report reflects the condition of the property at the time of inspection only.

116 INSPECTED BY
12: Brian Gapik

118 IMPORTANT INFORMATION
13: [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building.

14: [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

15: We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

16: [NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons.

17: [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

18: [NOTE] This report is soley produced for the client listed. Reproduction of this report is unauthorized and not to be used for insurance purposes or any other other matters.

19: [NOTE] "The residential dwelling unit appears to be part of a complex that is managed and maintained by a Home Owners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Home Owners Association or their representative. It is suggested that the Home Owners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed. It is also suggested that the current residential unit owner (the seller) and the Home Owners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& Rs" and Reserve Study for disclosure of pertinent facts effecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation."

FE **20:** The interior of the home has been repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be visible.

FE **21:** Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

22: [NOTE] As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. We recommend inquiring with the seller on the condition noted.

119 ENVIRONMENTAL CONCERNS

23: Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, mold/mildew, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

120 SAFETY CONCERNS

SC **24:** Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

121 FURTHER EVALUATION

FE **25:** Further Evaluation: Conditions noted that warrant further evaluation before close of escrow by specialists in the appropriate trades.

122 CORRECTIONS RECOMMENDED

CR **26:** Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

123 RECOMMENDED UPGRADE

RU **27:** Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

124 SERVICEABLE

28: As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

125 FUNCTIONED

29: As defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action."

126 FAILED

30: As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not function, then it was not serviceable and was considered to have failed.

127 SPECIALIST

31: As defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a " Specialist " as well as qualified state licensed contractors in specific occupations.

128 CLOSE OF ESCROW

CR FE RU SC **32:** Safety Concerns, Further Evaluation, Corrections Recommended, Recommended Upgrades: When the above listed items/abbreviations are stated in the report. We recommend the listed items be evaluated and/or corrected prior to the close of escrow.

ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

401 INSPECT METHOD

33: Condominium roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken so not to damage the roof and for inspector safety.

402 ROOF COVERING

34: Materials:
35: clay tile

404 CHIMNEY/FLUE

36: Materials:
37: stucco chimney with a metal flue

405 ROOF DRAINAGE

38: Materials:
39: metal rain gutters

406 ASSOCIATIONS

40: Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Conditions" page of the report.

FOUNDATION/UNDER-FLOOR AREAS

Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means and assessing the structural integrity of a building is excluded from this report. The inspectors observations take into account the age of the building and the construction standards of that time, older buildings may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted

away from the foundation system. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

201 TYPE
41: Foundation types observed:
42: The foundation of this building is the concrete slab over the parking garage. The foundation is a common area and not part of this inspection.

203 EXTERIOR CONDITION
43: The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

204 INTERIOR CONDITION
44: The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

EXTERIORS

The items listed below were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

301 SIDING TYPE
45: Materials:
46: stucco

303 EXT TRIM TYPE
47: Materials:
48: wood

307 ASSOCIATIONS
49: Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Conditions" page of the report.

318 EXTERIOR DOORS
50: The exterior wood doors were in serviceable condition

319 WINDOWS
51: The windows viewed from the exterior appeared serviceable

320 BALCONIES
52: The balcony/deck coating appeared serviceable.

321 GUARD RAILS
53: The railings appeared serviceable

322 EXTERIOR ELECTRICAL
54: The lights and accessible GFCI protected receptacles appeared to be in serviceable condition

324 FIREPLACE
55: The fireplace and visible areas of the flue appeared serviceable
CR FE **56:** with exceptions noted, I was not able to operate the fireplace
SC **57:** The glass doors were missing.

325 MOISTURE CONTROL
FE **58:** Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

337 ASSOCIATIONS
59: Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Conditions" page of the report.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

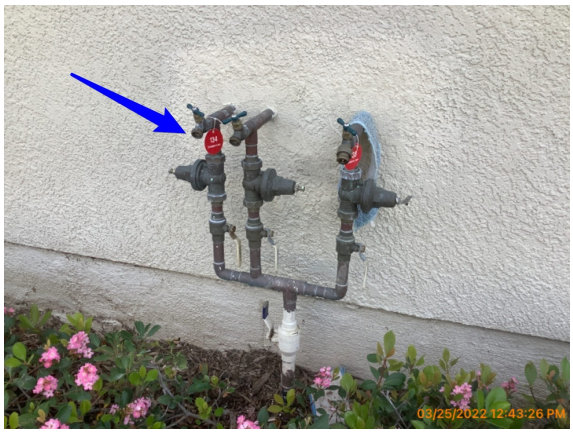
501 ATTIC ACCESS
60: There is no attic access provided in this building or unit.

PLUMBING

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

601 MAIN WATER LINE
61: Materials:
62: copper piping
63: where visible

602 WATER SHUTOFF
64: The main water shutoff valve was located at the right side of the building.



606 GAS SHUTOFF
65: The gas meter and shutoff valve are located at the left side of the building

607 WATER SHUTOFF

66: The main water shutoff valve appeared serviceable, no leakage observed. We do not operate these devices.

608 WATER PRESSURE

67: The water pressure measured at an exterior hose faucet was within the acceptable range.

609 WATER PIPING

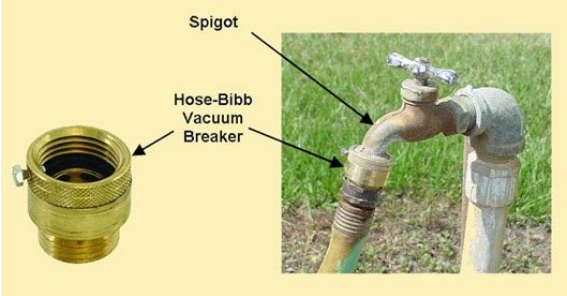
68: The visible water supply piping appeared serviceable

610 WATER FLOW

69: A number of fixtures were operated simultaneously with a serviceable water flow.

611 HOSE FAUCETS

RU **70:** The vacuum breakers were missing from the hose faucet(s). We recommend correcting the condition(s) noted.



612 WASTE PIPING

FE **71:** The underground main sewer line is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

72: The visible waste piping appeared serviceable.

613 WASTE FLOW

73: A number of drains were emptied simultaneously and appeared serviceable.

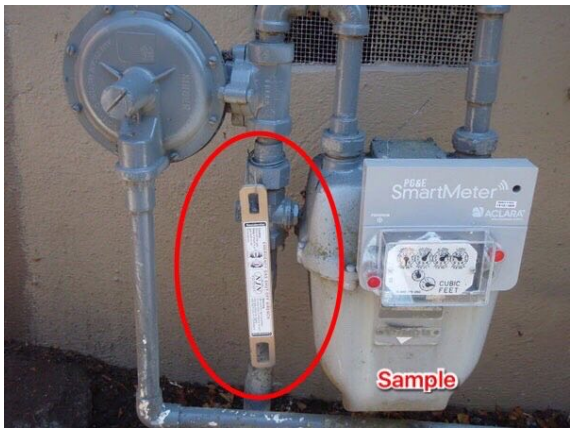
615 VENT PIPING

74: The visible areas of the vent pipes appeared serviceable

616 GAS SHUTOFF

75: The supply shutoff appeared serviceable, we do not operate these devices. There was an emergency shutoff wrench present.

RU **76:** The supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.



617 GAS PIPING
77: The visible areas of the gas piping appeared serviceable.

WATER HEATER

701 LOCATION
78: The water heater was located in the laundry room.

702 MANUFACTURER
79: A.O. Smith

703 MANUFACTURE DATE
80: 2017

704 SIZE / GALLONS
81: 40 gallon

705 ENERGY TYPE
82: Natural gas

707 VENTING SYSTEM
83: The visible areas of the flue vent piping were intact and secured at the connections

708 WATER PIPES

RU **84:** The water pipes are not bonded. If the bonding is not in place, it is possible for the hot and cold pluming to be at different voltage potentials. Which means if you grab a hot and cold handle, you could complete a circuit. We recommend correcting the condition(s) noted.

709 T&P VALVE

85: A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

710 TANK

86: The water heater tank appeared serviceable, no leakage noted.

87: Note: The water heater manufacture recommends flushing the water heater yearly. This will help prolong the life of the unit.

711 SEISMIC

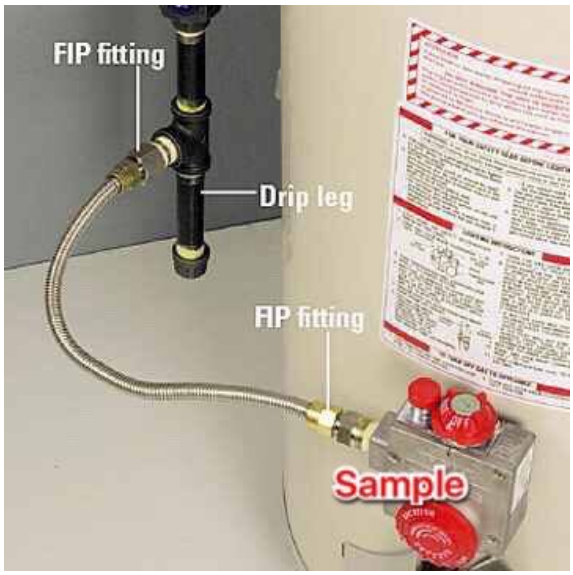
88: The water heater was double strapped and stabilized/blocked to resist movement.

712 COMBUSTION AIR

89: A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

713 ENERGY SUPPLY

CR **90:** There were no drip leg/sediment traps installed on the gas supply line. We recommend correcting the condition(s) noted.



714 CONTROLS

91: The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

715 ELEVATION

92: The water heater ignition source/pilot light was elevated 18" inches or more above the floor.

ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Main Panel

801 SERVICE TYPE

93: Underground.

802 MAIN PANEL
94: Located at the left side of the building

803 SERVICE RATING
95: 120/240 volt system, rated at 100 Amperes

804 SERVICE WIRING
96: Material observed:
97: copper
98: where visible in the main panel

805 BRANCH WIRING
99: Material observed:
100: copper
101: where visible in the

806 DISCONNECT TYPE
102: Circuit breakers

807 GROUNDING
103: The grounding connection was not visible

808 SERVICE WIRING
104: The underground service lateral was not visible to inspect

810 MAIN PANEL
105: The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

Sub Panel

801 SERVICE TYPE
106: Underground.

802 MAIN PANEL
107: Bedroom

803 SERVICE RATING
108: 120/240 volt system, rated at 100 Amperes

804 SERVICE WIRING
109: Not visible at the main panel

805 BRANCH WIRING
FE **110:** not visible

806 DISCONNECT TYPE
111: Circuit breakers

807 GROUNDING
112: The grounding connection was not visible

811 WORKMANSHIP
113: The wiring within the panel appeared serviceable

HEATING SYSTEM

901 LOCATION
114: and served the main living spaces.

902 MANUFACTURER
115: First Company

903 MANUFACTURE DATE
FE **116:** No identifiable manufactured date. We recommend further evaluation by a professional in the appropriate trade.

904 TYPE & FUEL
117: [Heat Pump] An air condition system, that when operated in reverse generates heat

906 FILTER TYPE
118: Disposable

908 VENTING SYSTEM
119: The visible areas of the flue vent piping were intact and secured at the connections

910 HEATING UNIT
120: The furnace was serviceable

912 ENERGY SUPPLY
121: The gas shutoff valve and flexible gas connector appeared serviceable

914 HEAT EXCHANGER
122: [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 BLOWER / FILTER
123: The blower and filter appeared serviceable

916 RETURN PLENUM
124: The return air ducting appeared serviceable

917 THERMOSTAT
125: The thermostat was operated and the system responded.

918 SUGGESTIONS

FE **126:** The furnace and related components were dirty. We recommend having the furnace, related parts and cooling system components when present, cleaned and serviced by a specialist in the appropriate trade.

920 DUCT TYPE

127: [NOTE] The ducts are not visible to inspect or identify.

CENTRAL COOLING SYSTEMS

The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1001 LOCATION(S)

128: and served the main living spaces.

1002 MANUFACTURER

129: First Company

1003 MANUFACTURE DATE

130: The date was not identifiable

1004 SYSTEM TYPE

131: "Heat Pump" An air conditioning system, that generates heat when operated in reverse

1005 APPROX. SIZE
132: 2 ton

1007 ENERGY SUPPLY
133: An electrical disconnect was present, in sight of and providing power to the condensing unit.

1008 CONDENSING UNIT
134: The condensing unit was serviceable.

1009 SYSTEM CONDITION
135: The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

1010 CONDENSATE LINE
136: The condensate pump functioned.

1011 THERMOSTAT
137: The thermostat was operated and the system responded.

1012 AIR DUCTS
138: The air conditioning ducts are the same as the heating system

1014 TYPE
139: [NOTE] The ducts are not visible to inspect or identify

1015 CONDITION
140: The ducts were not visible to inspect or identify due to their locations, in the walls or ceilings

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not include in the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC]

Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1101 WALLS/CEILING
141: The visible areas of the walls and ceiling appeared serviceable

1105 WOOD FLOOR
142: The visible areas of the simulated wood flooring serviceable

1109 WINDOWS
143: The accessible window(s) were serviceable

1111 LIGHTS/FIXTURES
144: The light(s) were serviceable

1112 RECEPTACLES
145: The accessible receptacles were serviceable and GFCI protected where required.

1113 CABINETS/TOPS
146: The cabinet(s)/ counter(s) were serviceable

1114 SINK/PLUMBING
147: The faucet(s), sink(s) and piping were serviceable, no leakage observed.

1115 DISPOSAL
148: The garbage disposal(s) functioned

1118 EXHAUST VENT
149: The exhaust fan(s)/ light(s) functioned

1119 COOKTOP
150: Freestanding
151: Gas
CR SC **152:** The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.

1120 OVEN(S)
153: Gas
154: The oven functioned

1121 MICROWAVE
155: The microwave functioned

1124 REFRIGERATOR
FE **156:** These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

157: The built-in refrigerator functioned

1125 FOOD PROCESSOR
FE **158:** These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Interior Information

1401 ROOMS INSPECTED
159: Bedrooms #:2
160: front entry
161: living room
162: dining room
163: hallway(s)

1402 WALLS/CEILINGS
164: Materials:
165: sheetrock

1403 FLOORS
166: Materials:
167: simulated wood

1405 FIREPLACES #
168: Fireplace's:
169: 1

1406 SMOKE DETECTORS
170: Location:
171: hallway
172: bedrooms

1406 CARBON MONOXIDE DETECTORS
173: Location:
174: living room

Front Entry / Living Room

1408 WALLS/CEILING
175: The visible areas of the walls and ceiling appeared serviceable.

1412 WOOD FLOOR
176: The visible areas of the simulated wood flooring serviceable

1415 EXTERIOR DOORS
177: The door(s) were serviceable

1416 WINDOWS
178: The accessible window(s) were serviceable
CR **179:** The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

1419 RECEPTACLES
180: The accessible receptacles were serviceable

1420 CLOSET(S)
181: The closet(s) were serviceable

Hallway

1408 WALLS/CEILING
182: The visible areas of the walls and ceiling appeared serviceable.

1412 WOOD FLOOR
183: The visible areas of the simulated wood flooring serviceable

1414 INTERIOR DOORS
184: The door(s) were serviceable

1421 SMOKE DETECTOR
185: To examine or test smoke detectors is outside the scope of the inspection.

Left Bedroom

1408 WALLS/CEILING
186: The visible areas of the walls and ceiling appeared serviceable.

1414 INTERIOR DOORS
187: The door(s) were serviceable

1416 WINDOWS
188: The accessible window(s) were serviceable

1419 RECEPTACLES
189: The accessible receptacles were serviceable

1420 CLOSET(S)
190: The closet(s) were serviceable

1421 SMOKE DETECTOR
191: To examine or test smoke detectors is outside the scope of the inspection.

Primary Bedroom

1408 WALLS/CEILING
192: The visible areas of the walls and ceiling appeared serviceable.

1414 INTERIOR DOORS
193: The door(s) were serviceable

1418 LIGHTS/FIXTURES
194: The light(s) were serviceable

1419 RECEPTACLES
195: The accessible receptacles were serviceable

1421 SMOKE DETECTOR
196: To examine or test smoke detectors is outside the scope of the inspection.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety

Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Hall Bath

1307 INTERIOR DOORS
197: The door(s) were serviceable

1309 WINDOWS
198: The accessible window(s) were serviceable
CR **199:** The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

1311 LIGHTS/FIXTURES
200: The light(s) were serviceable

1312 RECEPTACLES
201: The accessible receptacles were serviceable and GFCI protected where required
202: Note; This GFCI receptacle is the master reset for all bathrooms.

1313 VENTILATION
203: The ventilation was be provided by a vent fan or the window, both were functional.

1314 CABINETS/TOPS
204: The cabinet(s)/ counter(s) were serviceable

1315 SINK/PLUMBING
205: The faucet(s), sink(s) and piping were serviceable, no leakage observed

1316 TOILETS
206: The toilet(s) functioned, no leakage observed

1319 TUB/SHOWER
207: The tub/shower and faucet(s) were serviceable

1322 ENCLOSURE
208: The enclosure(s) were serviceable

1325 MEDICINE
209: The medicine cabinet(s) were serviceable

1326 MIRRORS
210: [NOTE] The mirror was hung like a picture and may not be staying with the building. We recommend inquiring about the condition(s) noted.

1327 TOWEL BARS
211: The towel bar(s) and toilet paper holder(s) were serviceable

Primary Bathroom

1301 WALLS/CEILING
212: The visible areas of the walls and ceiling appeared serviceable

1305 WOOD FLOOR
213: The visible areas of the simulated wood flooring serviceable

1309 WINDOWS
CR **214:** There was moisture stains and damage in the window(s). We recommend locating and correcting the source and any damaged materials.

1311 LIGHTS/FIXTURES
215: The light(s) were serviceable

1312 RECEPTACLES
216: The accessible receptacles were serviceable and GFCI protected where required

1313 VENTILATION
217: The exhaust fan functioned.

1314 CABINETS/TOPS
218: The cabinet(s)/ counter(s) were serviceable

1315 SINK/PLUMBING
219: The faucet(s), sink(s) and piping were serviceable, no leakage observed

1316 TOILETS
220: The toilet(s) functioned, no leakage observed

1319 TUB/SHOWER
221: The tub/shower and faucet(s) were serviceable

1322 ENCLOSURE
222: The enclosure(s) were serviceable

1325 MEDICINE
223: The medicine cabinet(s) were serviceable

1326 MIRRORS
224: [NOTE] The mirror was hung like a picture and may not be staying with the building. We recommend inquiring about the condition(s) noted.

1327 TOWEL BARS
225: The towel bar(s) and toilet paper holder(s) were serviceable

LAUNDRY ROOM

1201 LOCATION
226: Located in an exterior closet

1202 WALLS/CEILING
227: The visible areas of the walls and ceiling appeared serviceable

1207 CONCRTE FLOOR
228: The visible areas of the concrete floor appeared serviceable

1209 EXTERIOR DOORS
229: The door(s) were serviceable

1212 LIGHTS/FIXTURES
230: The light(s) were serviceable

1213 RECEPTACLES
231: The accessible receptacles were serviceable

1214 VENTILATION
232: Exterior wall vents

1217 WASHER SERVICE
233: The laundry faucets were serviceable, no visible leaks, no machine connected. We do not operate the faucets.

1218 DRYER SERVICE
234: There was both gas and 220 volt electric hookups for a dryer.

1219 DRYER VENTING
235: Dryer venting was provided and terminated at the exterior.

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The

accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1501 TYPE & LOCATION
236: Garage
237: attached
238: one car

1513 CAR DOOR(S)
239: Metal
240: sectional(s)

1515 INTERIOR WALLS
241: Materials:
242: sheetrock

1516 INTERIOR FLOOR
243: Materials:
244: concrete

1545 EXT DOOR(S)
245: The exterior doors were in serviceable condition.

1548 INTERIOR WALLS
246: The visible areas of the walls and ceiling appeared serviceable

1549 GARAGE FLOOR
247: The visible areas of the garage floor appeared serviceable

1550 CABINETS/TOPS
248: The cabinet(s) / counter(s) were serviceable

1554 CAR DOOR(S)
249: The car door was operated and appeared serviceable.

1555 DOOR OPENERS
250: The automatic car door opener was operational and the automatic reversing system(s) functioned when the door(s) hit an object placed in its path.

251: The secondary safety system (electric eyes) functioned.

1556 LIGHTS/FIXTURES
252: The lights were serviceable

1557 RECEPTACLES
253: The accessible receptacles were serviceable

Environmental Concerns

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

InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

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

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

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

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

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

InterNACHI's Home Inspection Standards of Practice

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1. Definitions and Scope

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

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

I. The inspector is not required to determine:

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

I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.

B. any system that does not function properly.

C. or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;
2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.

D. any system that does not turn on with the use of normal operating controls.

E. any shut-off valves or manual stop valves.

F. any electrical disconnect or over-current protection devices.

G. any alarm systems.

H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

B. dismantle, open or uncover any system or component.

C. enter or access any area that may, in the inspector's opinion, be unsafe.

D. enter crawlspaces or other areas that may be unsafe or not readily accessible.

E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

G. inspect decorative items.

H. inspect common elements or areas in multi-unit housing.

I. inspect intercoms, speaker systems or security systems.

J. offer guarantees or warranties.

K. offer or perform any engineering services.

L. offer or perform any trade or professional service other than general home inspection.

M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

O. determine the insurability of a property.

P. perform or offer Phase 1 or environmental audits.

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

3. Standards of Practice

3.1. Roof

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

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

D. the vents, flashing, skylights, chimney, and other roof penetrations; and

E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

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

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. move insulation.

F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.

H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

I. perform a water test.

J. warrant or certify the roof.

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

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;

B. the eaves, soffits and fascia;

C. a representative number of windows;

D. all exterior doors;

E. flashing and trim;

F. adjacent walkways and driveways;

G. stairs, steps, stoops, stairways and ramps;

H. porches, patios, decks, balconies and carports;

I. railings, guards and handrails; and

J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

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

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.

C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, breakwalls or docks.

F. inspect erosion-control or earth-stabilization measures.

G. inspect for safety-type glass.

H. inspect underground utilities.

I. inspect underground items.

J. inspect wells or springs.

K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.

M. inspect wastewater treatment systems, septic systems or cesspools.

N. inspect irrigation or sprinkler systems.

O. inspect drainfields or dry wells.

P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

A. the foundation;

B. the basement;

C. the crawlspace; and

D. structural components.

II. The inspector shall describe:

A. the type of foundation; and

B. the location of the access to the under-floor space.

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

A. observed indications of wood in contact with or near soil;

B. observed indications of active water penetration;

C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and

D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.

B. move stored items or debris.

C. operate sump pumps with inaccessible floats.

D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.

E. provide any engineering or architectural service.

F. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

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

B. the energy source; and

C. the heating method.

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

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

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

D. light or ignite pilot flames.

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

F. override electronic thermostats.

G. evaluate fuel quality.

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

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

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

B. the cooling method.

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

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

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

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

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

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

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

E. all toilets for proper operation by flushing;

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

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

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

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

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

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

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

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

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

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

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

IV. The inspector is not required to:

A. light or ignite pilot flames.

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

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

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

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

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

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

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

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

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

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

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

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

R. evaluate or determine the adequacy of combustion air.

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

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

U. determine the existence or condition of polybutylene plumbing.

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

3.7. Electrical

I. The inspector shall inspect:

A. the service drop;

B. the overhead service conductors and attachment point;

C. the service head, gooseneck and drip loops;

D. the service mast, service conduit and raceway;

E. the electric meter and base;

F. service-entrance conductors;

G. the main service disconnect;

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

I. service grounding and bonding;

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

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

L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

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

B. the type of wiring observed.

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

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

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

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

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

E. the absence of smoke detectors.

IV. The inspector is not required to:

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

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

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

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

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

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

H. inspect ancillary wiring or remote-control devices.

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

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

K. verify the service ground.

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

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

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

B. lintels above the fireplace openings;

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

D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

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

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

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

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

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

IV. The inspector is not required to:

A. inspect the flue or vent system.

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

C. determine the need for a chimney sweep.

D. operate gas fireplace inserts.

E. light pilot flames.

F. determine the appropriateness of any installation.

G. inspect automatic fuel-fed devices.

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

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

J. ignite or extinguish fires.

K. determine the adequacy of drafts or draft characteristics.

L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.

N. dismantle or remove any component.

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

P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

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

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

II. The inspector shall describe:

A. the type of insulation observed; and

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

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

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

IV. The inspector is not required to:

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

B. move, touch or disturb insulation.

C. move, touch or disturb vapor retarders.

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

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

F. activate thermostatically operated fans.

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

H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

B. floors, walls and ceilings;

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

D. railings, guards and handrails; and

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

II. The inspector shall describe:

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

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

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

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

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

IV. The inspector is not required to:

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

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

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

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

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

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

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

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

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

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

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

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

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

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

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

4. Glossary of Terms

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

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

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

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

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

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

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

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

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

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

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

6. The InterNACHI® member shall not:

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

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

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

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

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

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

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

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

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

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

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

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

III. Duty to the Profession and to InterNACHI®

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

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

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

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

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

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