



SUNLIGHT INSPECTION SERVICE

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www.sunlightinspections.com

590 Sandra Lane, Phoenixville, PA 19460



15 Nice Lane Sunnyside, Pennsylvania 19000
REPORT# 23020900D

Tuesday, February 14, 2023

Report Prepared For
John & Joan Buyer

Clients Representative
Sally Sells

Inspector
Dan Keogh
InterNACHI 13121612





Tuesday, February 14, 2023
John & Joan Buyer
15 Nice Lane
Sunnytown, Pennsylvania 19000

Dear John & Joan Buyer,

I have enclosed the report for the property inspection I conducted for you on Tuesday, February 14, 2023 at:

15 Nice Lane
Sunnytown, Pennsylvania 19000

My 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 me to explain, or if there is other information you would like, please feel free to call me 484-995-9444. I would be happy to answer any questions you may have.

Thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Keogh".

Dan Keogh
SunLight Inspection Services
Scheduling Office: 610-450-6056
Office@SunLightInspections.com
www.SunLightInspections.com

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SunLight Inspection Services

Introduction

Please Read Carefully

The following numbered and attached pages are your home inspection report. The report includes photographs, comments, and the Standards of Practice. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. Please find a copy of the InterNACHI Standards of Practice in the attachment section of the report. All components designated in the InterNACHI standards of practices, except for limitations that may be noted in the report, will be inspected. The inspection is for the most part a limited visual inspection only. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Be sure to keep your signed copy of the home inspection agreement with the report for future reference.

SCOPE: This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible, and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

NO WARRANTY IS EXPRESSED OR IMPLIED. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not and should not be considered a guarantee, warranty, or insurance policy of any kind. The inspection is not a code-compliant inspection. This report does not include inspection for mold, lead, asbestos, or wood-destroying insects.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs or corrections should be completed and documented before the closing or purchase of the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

Please refer to the pre-inspection agreement and the ASHI Standards of Practice for a full explanation of the scope of the inspection, its limitations, and exclusions.

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

INSP = Inspector comment: Highlights an Inspector comment or denotes an Inspector recommendation to improve the performance or comfort of the home.

SAFE = Safety Concern: Denotes an observation, defect or recommendation that is considered an immediate safety concern. Safety standards have increased over the years. The inspector will use today's standards as a baseline to evaluate the home. Safety standards may have changed since your home was built. However, it is recommend whenever practical to bring the home up to current standards.

REC = Recommendation: Denotes a system or component of the home that is significantly deficient or at the end of its service life and needs corrective action by a professional to assure proper and reliable function. The professional making any repairs should inspect further, in order to discover and repair related problems that may not have been evident of identifiable in a vissual inspection. All corrections and evaluations should be made prior to purchasing the property.

IMPR = Improvement: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to continue functioning properly.



General Information

DATE OF INSPECTION:

Tuesday, February 14, 2023

REPORT ID:

23020900D

PROPERTY ADDRESS:

15 Nice Lane
Sunnytown, Pennsylvania 19000

REPORT PREPARED FOR:

John & Joan Buyer
484-000-000
emailme@good.com

CLIENTS REPRESENTATIVE:

Sally Sells
Keller Wilaims
(610) 0000000
sally@beatrealtor.com

PRESENT AT INSPECTION:

Buyers
Buyer/s agent

APPROXIMATE AGE:

38 Years

STRUCTURE STYLE:

Bi level

OCCUPANCY STATUS:

Occupied, Furnished

WEATHER AT TIME OF INSPECTION:

Sunny
50 Degrees



SunLight Inspection Services

Dan Keogh Owner/Inspector

I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) and the America Society of Home Inspectors (ASHI). I will Conduct a home inspection of the previously mentioned property in accordance with the InterNACHI code of ethics and the Standards of Practice. I am in compliance with the Pennsylvania Home Inspection Law and the Delaware Home Inspection Law. I carry all the required insurance.

LICENSE & CERTIFICATION



DELAWARE HOME INSPECTION LICENSE

H4-0000167

INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

InterNACHI #13121612

THE AMERICAN SOCIETY OF HOME INSPECTORS

ASHI #212167

CERTIFIED PESTICIDE APPLICATOR

#703024

BU14262

PA DEP RADON

Certification #2109

Roof

I inspect the roof-covering materials flashings, skylights, chimneys, and roof penetrations if accessible. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. I will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection service.

BASIC INFORMATION

Method Used To Inspect: [Walked](#)

Roof Covering Materials: [Asphalt Fiberglass Shingles](#)

Number of Visible Layers: [One Layer](#)

Approximate Age: [10 to 12 years rear side, 20 to 22 years front side \(ages are estimated\)](#)

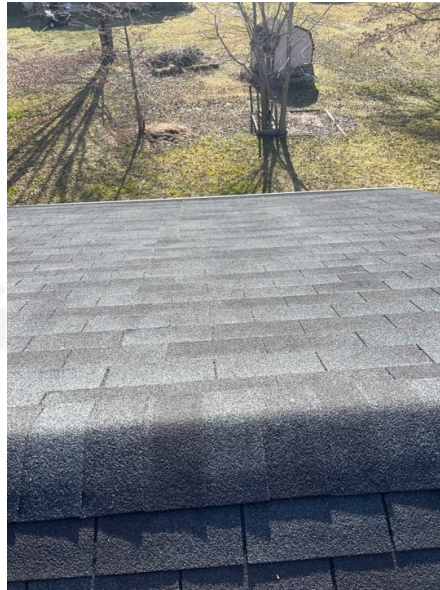
Average Service Life: [20-25 years](#)

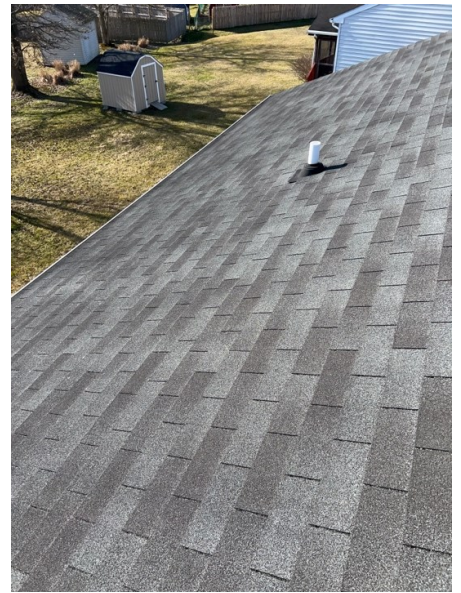
Gutter Type: [5" K gutter](#)

Gutter Guards: [No](#)

ASPHAT SHINGLES

The asphalt fiberglass shingles on the roof appear to be in functional condition.





PLUMBING VENTS

There is visible flashing installed around the plumbing stacks. No damage. Good.



on Services

MANUFACTURED CHIMNEY

REC Rust and corrosion was noted on the chimney cover. The metal cover at the top of the chimney chase that houses the metal flue for the manufactured fireplace was corroded/rusted.

It is very important that the metal cover remain watertight. If water penetrates the metal cover and runs down the chimney chase it may damage the manufactured fireplace, the chimney chase, or other components of the house.

A qualified chimney sweep should replace the cover before pin holes and leaks develop.

Note: This inspection does not include an inspection of the chimney flue.



ight Inspection Services

GUTTERS

REC A loose and sagging gutter was noted. The front gutter is sagging on the right side. The fascia board behind the gutter has deteriorated and is no longer able to hold the gutter hangers.

After the fascia board has been repaired the gutters should be secure to the house and slope continually toward the downspouts.

A qualified roofing contractor should repair the gutters as needed.



SunLight Inspection Services

Exterior

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the home about 6 inches for the first 10 feet. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. I recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water intrusion into the lowest level of the structure, and drainage systems. I recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is controlled. Standing puddles near the house foundation are to be avoided.

BASIC INFORMATION

Exterior Wall Covering Material: [Vinyl](#)

DRIVEWAY & PARKING AREA

The driveway and parking area appeared functional.



DOWNSPOUTS

REC The downspout at the front left corner and back left corner needs to be extended to take water further away from the house. Water should not be allowed to drain right next to the foundations. A qualified person should extend the spout.



GRADING & DRAINAGE

REC Poor drainage (grading) was noted near the foundation. The ground around the home is level and not sloped away from the house.

The soil around the home should be graded to take water away from the foundation.

In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than 6 inches in the first ten feet. Failure to maintain sufficient drainage will cause rain and surface runoff to drain toward the foundation where it can seep into basements and crawlspaces.

A qualified landscaping professional should add and regrade soil around the home so that the ground slopes away from the house.





STEPS & WALKWAYS

The steps and walkways leading to the dwelling entrances appeared functional.
No major trip hazards are apparent.



WATER RESISTANT BARRIER

INSP The vinyl siding was installed without building paper or house wrap behind it (drainage plane). Vinyl siding is a watershed and not waterproof. Water will get behind the siding at the window, door, siding, and J channel locations. A drainage plain, house wrap, or building paper, is needed behind the siding to shed water down the wall and to the exterior.

A drainage plane can only be installed by removing the siding. This should be considered when factoring in repair options for the nailing issue noted below.

General Information

The exterior of the home is made up of two components, the watershed (siding, stucco, simulated stone or brick etc.) and the water barrier or drainage plain (building paper or house wrap). Obviously, the water shed takes most of the weather and deflects most of the rainwater away from the house. However, some water will still get past the watershed. This happens mostly at wall joints, inside and outside corners, window and door penetrations, deck attachments, etcetera, and can be accelerated by wind-driven rain, snow, or ice. For this reason, the water barrier (house wrap or building paper) must form a drainage plain to direct water down the wall and out to the exterior. The seams and overlaps of the water barrier must be installed in shingle-like fashion. The windows and doors as well as any other penetrations in the exterior must be flashed and the flashings must be integrated in shingle-like fashion with the drainage plain. Lack of proper flashings, incorrect overlaps at flashing details, holes or damage in the water barrier, and incorrect overlaps in the water barrier can all allow water to penetrate the drainage plain and lead to damage of the exterior wall.



EXTERIOR FINISH MATERIALS

IMPR Shrubs and trees were noted growing on the side of the house. Shrubs and tree limbs should not be leaning on or touching the house.

Plants on the side of a house can hold moisture against the house for extended periods of time, rub against the siding, and can create a path for insects to enter the house.

Pruning of the shrubs and trees around the house is recommended.



REC Metal flashing is missing at the bottom of the exterior wall sections to the right and the left of the front door. Metal flashing should be installed up behind the siding and run out over the top of the foundation. Flashing is needed to prevent water from running under the wall framing where it could damage the wall. A qualified siding contractor should stall the flashing.

Note: It should be noted that the access to the underside of the stairs has been closed off. I am unable to inspect the interior of the home in this area.



VINYL SIDING



Loose and damaged siding was noted in several locations. The siding has been under-nailed or improperly nailed. This has caused several of the siding panel to come loose from the wall. Loose siding can allow water intrusion and damage to the exterior wall.

To prevent water intrusion and further siding panels from separating a qualified siding contractor should evaluate further and repair as needed.





Bottom corner of the chimney



Left front of the house



Front of the house above the right second floor window.

EAVES, SOFFITS AND FASCIAS

REC Wood deterioration was noted on the fascia board behind the front gutter. The front gutter will need to be removed to determine how much of the fascia board will need to be replaced.

A qualified siding contractor should repair and replace the fascia as needed.

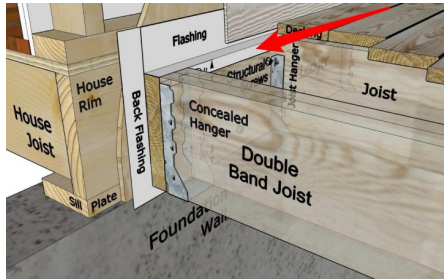


DECK/PORCH STRUCTURE

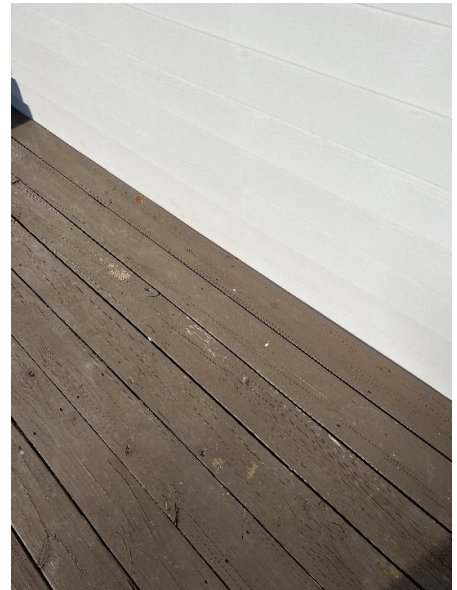
REC There was missing flashing along the ledger board of the deck.

Flashing should extend over the top of the ledger board and up behind the siding material. Water should not be permitted to run between the house and the ledger board.

Water can run behind the ledger board and rot the deck and the framing of the house. Water can also weaken the bolt-to-band joist connections that hold the deck to the house.



Flashing needed to prevent water from running behind the ledger board



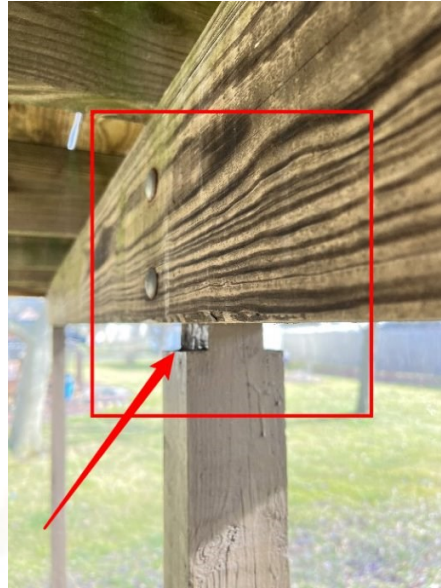
REC The joist hangers are fastened with "common" nails. Using the wrong nails to fasten joist hangers is unsafe. Common nails do not have enough shear strength to be used as joist hanger nails. The proper nails should be installed in the joist hangers for safety.

Special N10 nails (1 1/2' long x 9 gauge hot-dip galvanized) are recommended. N10 nails are specially designed to provide the shear strength needed for joist hangers.

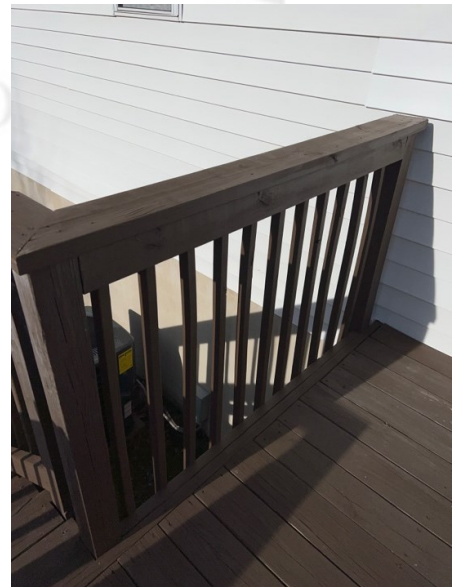


REC

A split beam and incorrect post-to-beam connection were noted at the deck. Current accepted standards recommend that the beam that carries the load of the deck be bolted together. Split beams are not considered strong enough to carry the load of the deck. Current accepted standards recommend that the beam be supported by a post, not the bolts that connect the beam to the post. For increased safety, I recommend having a qualified carpenter improve the deck structure to that it meets today's standards.



The deck railing felt sturdy. The deck railing should be checked regularly and tightened or improved as necessary.



OUTLETS

The outside electric receptacle was live and protected by a functional GFCI (or Ground Fault). However, this receptacle has an open ground and should be repaired. See *electrical* section.



WATER SPIGOTS

There is running water at the exterior faucet.



SunLight Inspection Services

Heating System

This inspection of the heating system is a visual inspection only using the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to taking custody of the home, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

BASIC INFORMATION

Heating Type: **Heat Pump (provides cooling as well)**

Location: **Split, Outside and Basement**

Distribution Method: **Duct Work**

Approximate Age: **1 Year**

Average Service Life: **15-20 years**

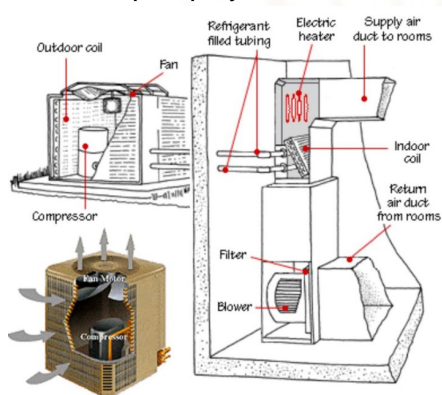
Thermostat(s): **First floor hallway**

HEATING EQUIPMENT

The home is heated and cooled with a Heat Pump.

Using the thermostat I turned the heat pump system on.

The heat pump system functioned normally at the time of the inspection.



Manufactured August 2022

CONDENSER

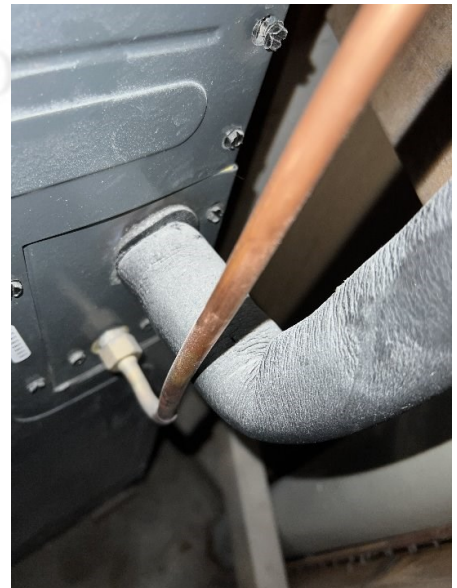
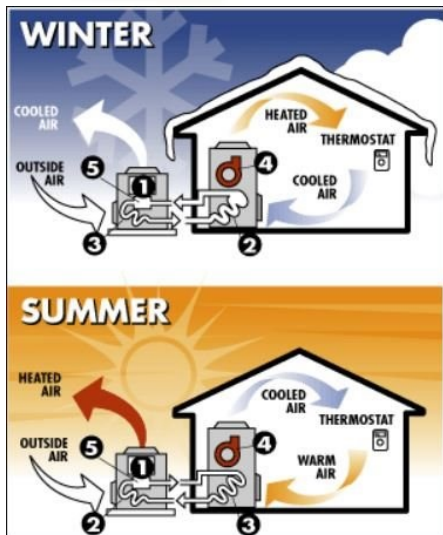
The condenser for the heat pump is located on the back side of the home. The condenser unit appears level and was securely mounted on a base. The insulation around the condenser's suction line was in good condition. There is an electrical service disconnect for the condenser unit. The fins on the condenser appeared clean. No rust or corrosion was noted.



HEAT PUMP OPERATION

I could hear the fan running.

The suction lines that carry the refrigerant to the indoor coil appear to be in good condition and felt warm. No active condensation water leaks seen.



There is an electrical heating element in the air handler for back-up heat. I ran the unit on back-up heat for approximately 15 minutes, the back-up heat produced heat.



The condensation line drains from the unit to a condensation pump and is pumped outside.



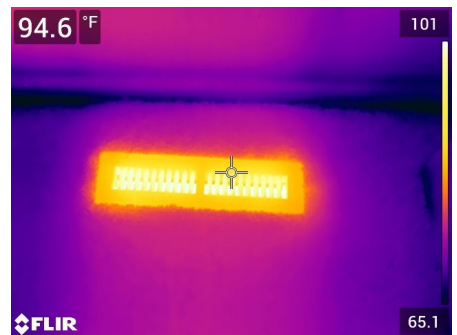
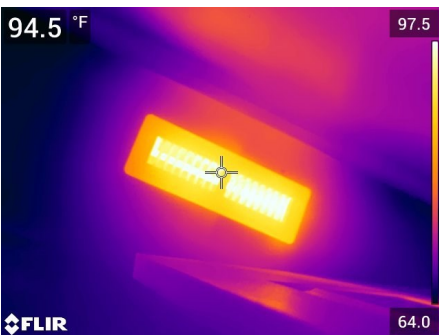
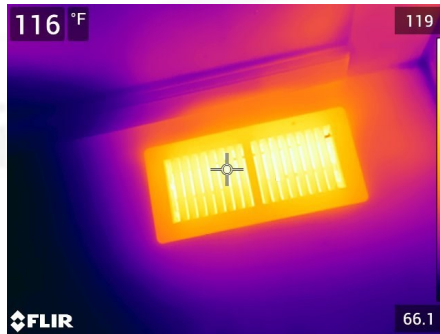
AIR FILTER

At the time of this inspection the air filter for the forced air heating/air conditioner was clean. I recommend that the air filter be checked every month the system is in use and changed as needed. This will prevent dirt from building up on the internal components and and reduce the amount of dirt particles that are distributed through the ductwork a.



DUCT WORK

A thermal imaging camera was used to check the registers. All the HVAC registers were getting conditioned air at the time of the inspection.



Water Heater

I inspect water heating equipment and hot water supply systems. I inspect the water heating equipment for function and configuration. I do not guarantee that the water heater will not leak in the future. Water heaters leak. I do not take responsibility for water heater leaks that happen in the future.

BASIC INFORMATION

Hot Water Source: [Electric Water Heater](#)

Capacity: [50 Gallon](#)

Approximate Age: [7 years](#)

Average Service Life: [10-15 years](#)

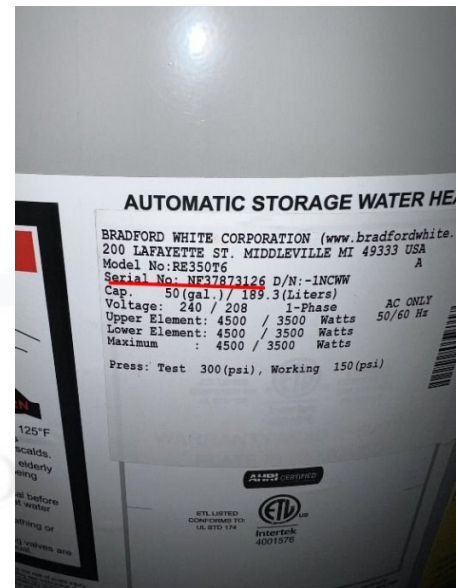
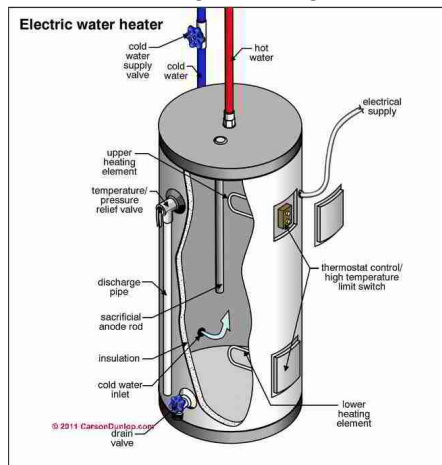
ELECTRIC WATER HEATER

Hot water is supplied to the house with an electrical water heater.

The shut off valve on the incoming water supply pipe is present.

The tank has the properly sized electrical cable connected to it.

The electrical grounding is visible.



Manufactured June 2016



TEMPERATURE & PRESURE RELIEF VALVE

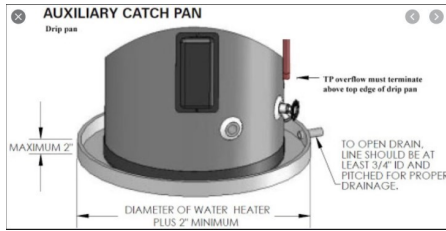
The T&P valve (Temperature and Pressure Relief) for the water heater is present and its discharge pipe is extended to the floor.



DRAIN PAN

IMPR The water heater was observed without an overflow pan under it.

When a water heater is installed in a location where a leak from it could cause damage it's a good idea to have a drain pan (overflow pan) installed under it. The pan should have a drain line installed on it that runs to a suitable location or a water sensor that would sound an alarm or shut off the incoming water supply.



Plumbing System

Plumbing standards and codes have evolved over the years and home plumbing systems and their components are only required to comply with codes that were in effect at the time the home was built. The issue with various plumbing systems is not code compliance but the degree to which the installed system adequately provides for the requirements of the home. This is my concern as a Home Inspector. If in my opinion the installed plumbing system or any of its components is failing to adequately provide for the requirements of the home, I will recommend evaluation and/or correction by a qualified plumbing contractor.

BASIC INFORMATION

Water Supply: [Municipal Supply](#)

Main Water Shut off Location: [Rear of basement](#)

Water Supply Piping: [Copper and CPVC](#)

Sewage/Waste System: [Municipal Waste](#)

Sewage Waste Piping: [PVC](#)

LIMITATIONS

The plumbing system inspection does not include the quality of the water supply.

The source of the water supply should be confirmed with the seller or through public records.

The sewer lateral from the home to the street or home to the septic system is beyond the scope of this inspection. A sewer scan performed with a sewer camera can determine the condition of the sewer lateral. SunLight Inspection Service can perform this service or it can often be requested from a plumbing contractor who offers the service.

The type of sewage waste system should be confirmed with the seller or through public records.

SunLight Inspection Services

WATER SUPPLY

The water meter is located at the rear of the basement.

The main water shut off valve is to the left of the meter.

There is a backflow valve present, good.

There is a jumper wire across the water meter, good.

No leaks were observed near the water meter or at any of the visible fittings in the basement.

The water pressure appeared adequate at the time of inspection.

The meter has an electronic reader on it so the water company will not have to come into the house to read the meter.



DRAIN & WASTE SYSTEM

The waste line pipes were well supported. No visible cracks in any of the lines.

Water was run at all the plumbing fixtures in the house.

The cleanout fitting was visible.



Electrical

If I feel that it is safe enough to open the electrical panel, I will check the interior components of service panels and sub panels, the conductors, and the overcurrent protection devices. Inside the house, I will check a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters. This is not a technically exhaustive inspection of every electrical component and installation detail. I am not an electrician. I do not de-energize circuits to remove fixtures, switches, and receptacles to examine the condition concealed wiring. Therefore, it is essential that any recommendations that I may make for correction should be completed prior to taking custody of the house, because an electrician could reveal other problems or recommend other repairs.

BASIC INFORMATION

Service Cable Location: [Underground Service Cable \(Service Lateral\)](#)

Service Size: [150 Amp](#)

Panel Type: [Circuit breakers](#)

Main Disconnect: [Breaker in panel](#)

ELECTRICAL METER

With normal hand pressure, the electric meter felt securely attached to the house.
There is no major rust or corrosion visible on the meter box.



MAIN ELECTRICAL PANEL

150 amp service at the electrical panel.

There was an inspection sticker visible on the panel.

The main breaker to shut off the electricity is in the panel.

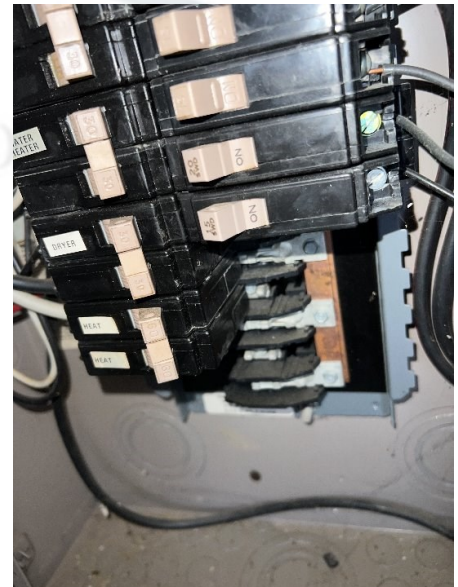
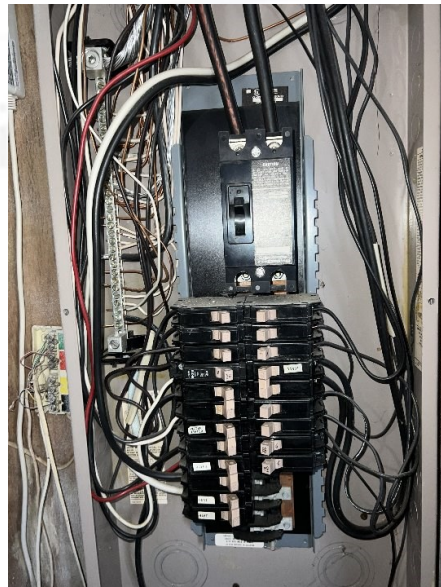
Most of the breakers are labeled.

All the wires running into the panel have cable connectors on them.

The grounding wire from the panel to the grounding rod is visible.

There is room for expansion in the panel.

For safety remember to keep proper clearances around the panel.



ELECTRICAL WIRING

REC A junction with an open knockout (a hole) was noted above the laundry area. There should be no open holes in junction boxes, switch boxes, or outlet boxes. Open holes in junction boxes are an electrical hazard. The hole should be covered with a replacement knockout plate or electrical tape. Electrical repairs should be performed by a qualified electrician.



GFCI PROTECTION

Ground Fault Circuit Interrupter (GFCI) Protection

Current accepted standards for GFCI protected receptacle outlet locations are as follows: Bathroom, kitchen, garage, areas, exterior (including sheds), unfinished basements, crawl spaces, within 6 feet of a sink or other water source.

Safety standards have increased over the years and may have changed since your home was built. However, whenever practical I recommended bringing the home up to current standards.

SAFE The receptacle to the right of the utility tub is not GFCI protected.
Current accepted standards recommend that all receptacles that are within six feet of a water source or in a laundry area be GFCI protected.
For increased safety, a qualified electrician should install GFCI protection for the laundry area receptacles.



SAFE None of the receptacles that serve the kitchen countertops were GFCI protected.
Current accepted standards recommend that all the receptacles that serve a kitchen countertop be GFCI protected.
For increased safety, I recommend having a qualified electrician install GFCI protection for the kitchen receptacles.



SAFE The receptacle above the sump pump is not GFCI-protected. Current accepted standards recommend that all receptacles in unfinished areas of the basement be GFCI-protected. For increased safety, I recommend having a qualified electrician install GFCI protection for the basement receptacles.



RECEPTACLES

REC A receptacle with an open ground was noted on the exterior of the house and in the front left basement room. A qualified electrician should inspect the receptacle circuits and repair as needed.



Left wall of left front room in the basement.



Front exterior

Structural/Basement

I inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

BASIC INFORMATION

Foundation Structure: [Masonry Block](#)

Floor Structure: [Dimensional Joists](#)

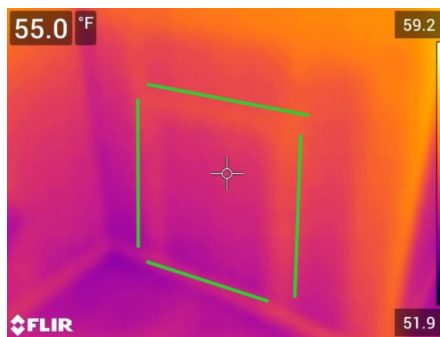
Inspection Restrictions: [Wall Coverings and Ceiling Covering](#)

LIMITATIONS

The inspection of the basement is restricted by the finished walls and ceiling. Limited visual access. Much of the electrical wires, water and sewer pipes, heating ducts/pipes, floor structure and foundation can not be seen. There may be components above the ceiling and behind the walls that need improving or correction that the inspector can not see.

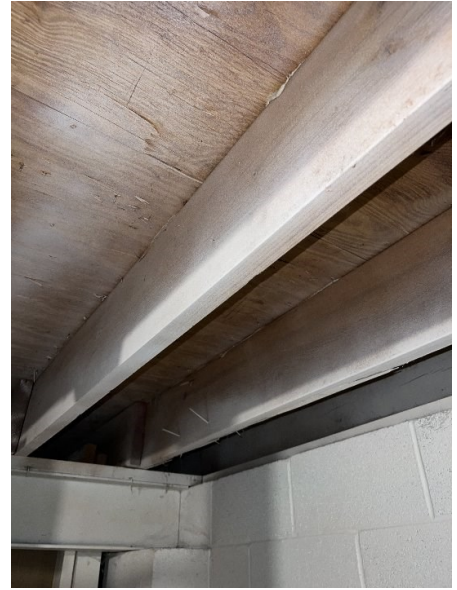


INSP The access to the crawlspace underneath the front stair landing has been closed off. I am unable to inspect the floor structure and foundation underneath the front stair landing. I recommend having access provided to this area so that it can be inspected prior to taking custody of the home.



FLOOR STRUCTURE

The floor joists are constructed of dimensional joists. Readily accessible areas were inspected.



REC Damage to the rear band joists was noted underneath the rear sliding door. Water damage was noted to the band joist underneath the rear sliding door.

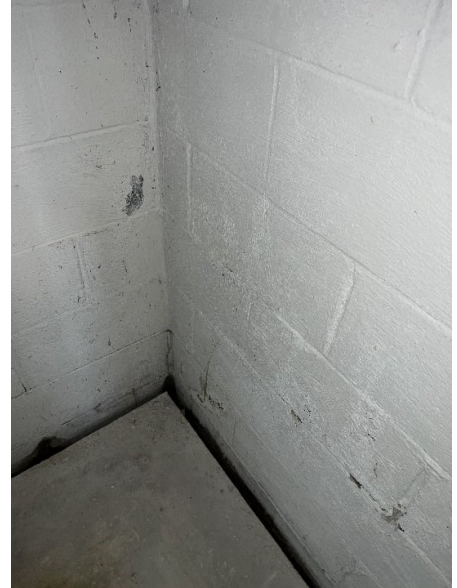
Additional repairs are needed in this location. The band joist serves two functions. One is to transfer the load of the rear exterior wall down to the foundation. The other is to prevent the floor joists from rotating. The repair that has been done to install the new sliding door does not address these two factors. A qualified carpenter should evaluate further and repair as needed.



FOUNDATION

The foundation is constructed of masonry block.

Readily accessible areas were inspected. There are no indications of significant structural deficiencies apparent.



SUMP PUMP

There is a sump pump in the basement.

There was water in the sump pump well at the time of the inspection.

The sump pump functioned when tested.

There is a check valve installed on the discharge pipe, and it appears to be functioning - Good.

Remember to keep the sump pump free of debris and dirt, keep the pump hole covered, and check the pump motor at least once a year.



Attic

The Inspection of the attic is based on what is accessible at the time of the inspection. All accessible areas of the attic will be inspected. I inspect the roof structure. I inspect the insulation and vapor retarders. I inspect ventilation and mechanical ventilation systems.

BASIC INFORMATION

Method Used To Inspect Attic: [Attic access hatch](#)

Roof Structure Type: [Wood Framed \(Stick-built\)](#)

Rafter Board Dimensions: [2 x 6 and 16 inches on center](#)

Attic Ventilation Visible: [Soffit vents, Gable vents and Gable vent fan](#)

Attic Insulation Type: [Fiberglass batt](#)

Approximate R Value: [R18](#)

ATTIC

REC There were signs of condensation and moisture on the underside of the roof sheathing. Excessive moisture in attics is caused by warm air infiltrating the attic and condensing on the underside of the cold roof sheathing. If an attic is properly ventilated and insulated this should not happen. Continued moisture buildup in the attic can lead to reduced R value of the insulation, mold growth, and deterioration of the roof sheathing.

Insulation: warm air from inside the living area should not be permitted to freely flow (infiltrate) into the attic space. Proper insulation of the living space will reduce the amount of warm air that enters the attic space.

Ventilation: proper attic ventilation should allow warm moist air to escape to the exterior.

I recommend a two-prong approach to correct the problem. Reduce airflow into the attic and increase attic ventilation. A qualified contractor should perform the work.



water stains from condensation dripping off of the nail ends

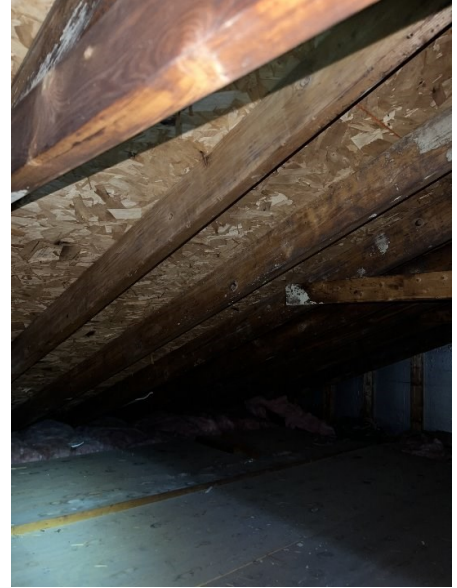
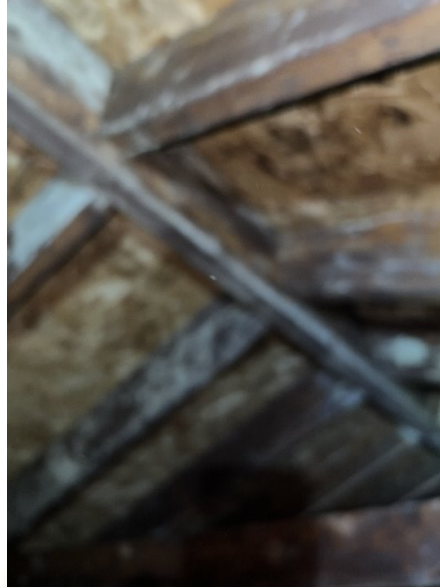


water stains from condensation dripping off of the nail ends

ATTIC ROOF STRUCTURE

Visual inspection only of the attic spaces. Limited access. No major structural defects are readily visible from the access. There were no cut, damage, missing, or loose components of the rafter boards readily visible.

There were no signs of active roof leaks observed from the access. Recommend asking the seller to disclose of any prior roof leaks.



INSULATION

REC Insulation voids were noted on the attic floor. There are some areas in the attic where the insulation is missing. To reduce energy loss I recommend adding/re-disrupting the insulation.



IMPR To reduce energy loss and slow the flow of warm air into the attic I recommend that are insulating the attic access hatch and installing weatherstripping around the opening.



VENTILATION FANS

REC The bathroom fans were observed venting into the attic. The fans should be vented to the exterior. Bathroom fans vent moisture into the attic space. This moisture can reduce the R-value of the insulation. The moisture can also contribute to mold and mildew growth on the underside of the roof sheathing. A qualified contractor should vent the fans to the exterior.



venting into the soffit does not work

ATTIC VENTILATION

REC The gable fan was getting power but did not function at the time of this inspection. I turned the thermostat down to 60 but the fan did not come on.

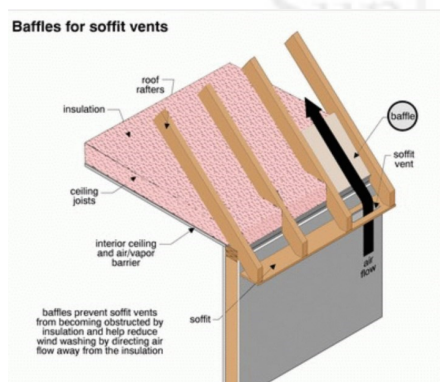
A qualified electrician should remove or replace the fan as desired.



REC Some or all of the intake vents (soffit vents) were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate.

I recommend having all of the intake vents cleared of obstructions.

A qualified person should perform the work.



Bathrooms

I inspect all bathroom fixtures, including toilets, tubs, showers, and sinks. Water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open.

Saunas and steam showers are not operated but will be examined for visual defects. This inspection does not include leak-testing of shower pans or shower enclosures but I will comment on obvious leakage when fixtures are operated during the inspection.

BASIC INFORMATION

Number of Full Bathrooms: **Three**

Number of Half Bathrooms: **None**

Receptacles GFCI Protected: **Yes**

TOILETS

All the toilets flushed and appeared to be operating fine.

The toilets were secure to the floor.

There were no soft spots of flooring detected around the toilets.



SINKS

All the bathroom sinks had hot and cold water running to them.



REC I observed a corrugated drainpipe on the second-floor hall bathroom sink drain. Corrugated drainpipes should only be used in vertical connections above the trap. This drainpipe is set horizontally. I recommend a qualified person replace the drain pipe with an approved drain pipe.



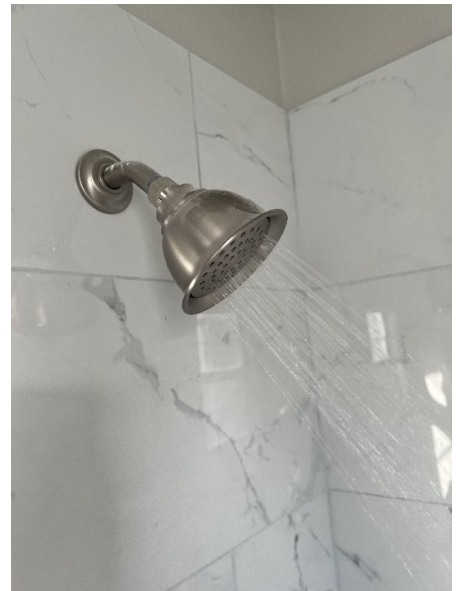
REC I observed a leak at the basement bathroom sink drain pipe. A plumber or qualified person should repair or replace the drain pipe as needed.



TUBS & SHOWERS

All the tubs and showers had hot and cold water running to them.





REC A corrugated drainpipe was noted on the second-floor hall bathroom tub/shower drain. The corrugated drainpipe is on a horizontal section of the drain. Current accepted standards allow corrugated drain pipes to be used on vertical connections only and only above the drain trap. A horizontal corrugated drainpipe can catch debris increasing the chances of a leak or blockage. The drainpipe should be replaced with one that meets today's standards. Plumbing repairs should be performed by a qualified plumber.





REC The leak was noted at the second-floor hall tub shower. The plumbing Access panel opening does not line up well with the plumbing drain lines. I am unable to determine if the leak is coming from the faucet handle or the showerhead above the faucet handle. A qualified Plumber should evaluate further and repair as needed.



OUTLETS

All the bathroom receptacles had functional GFCI protection.



Interiors

I check a representative number of doors and windows for basic function. I do not inspect the paint, wallpaper, carpeting, and window treatment. I do not move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies. I may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. I do not report on odors from pets and cigarette smoke.

BASIC INFORMATION

Smoke Detectors: [None found](#)

Carbon Monoxide Detectors: [None found](#)

Dryer Hook-Up: [Electric](#)

Fireplace: [Manufactured/wood burning](#)

WINDOWS

Please Read Carefully

Fogged windowpanes are normal wear and tear and can accrue at any time in a double pane window. According to the ASHI Standards of Practice home inspectors are not required to report on fogged windowpanes. However, as a courtesy fogged windowpanes if visible and observed at the time of inspection will be reported. Please note, fogged windowpanes are not always visible. Window treatments, different levels of sunlight, angles of the sun, and weather conditions can make it difficult to see fogged windowpanes. We will not take responsibility for fogged windowpanes that were not reported or windowpanes that fog in the future.

REC Two fogged windowpanes were noted in the master bedroom.

In order to correct the fogged appearance of the glass, the glass windowpane or the window sash will need to be replaced.

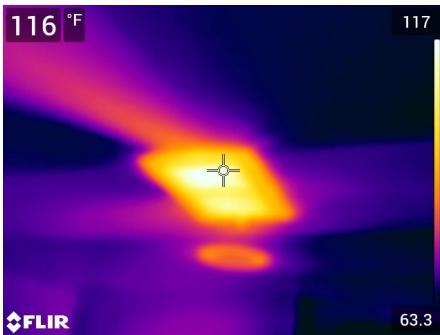
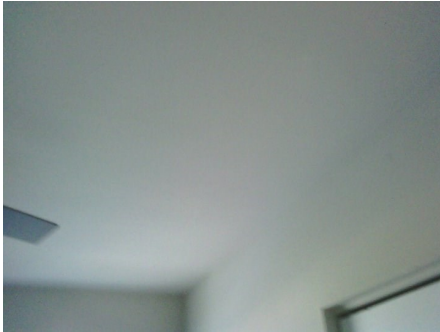
A qualified window contractor should repair or replace as necessary.



CEILINGS

No significant interior defects were not on the ceilings.

No signs of water leaks from the roof or bathrooms were visible on the ceilings.



SMOKE & CARBON MONOXIDE DETECTORS

Smoke & Carbon Monoxide Alarms

Current accepted standards for the placement of Smoke Alarms are as follows: One in each sleeping room, one outside of each separate sleeping area in the immediate vicinity of the bedrooms, and one on each additional story of the dwelling, including basements.

Current accepted standards for the placement of Carbon Monoxide Alarms are as follows: For homes with combustion appliances or an attached garage-one outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a bedroom or adjacent bathroom has a fuel burning appliance one within that bedroom.

It is recommended that all Smoke Alarms and Carbon Monoxide Alarms be checked at least once a month.

Smoke Alarms expire after 10 years. Carbon Monoxide Alarms expire after 6 years. Older Smoke and Carbon Monoxide Alarms should be replaced (date of manufacture is typically posted on that back side of the alarm).

SAFE For increased safety I recommend adding smoke alarms in the following locations:

- first-floor hallway
- second-floor hallway
- All the bedrooms

For increased safety I recommend adding carbon monoxide alarms in the following locations:

- second-floor hallway

Smoke alarms and carbon monoxide alarms are available in stand-alone battery-powered systems, interconnected hardwired units (if your home is wired for them), and interconnected WIFI units.

LAUNDRY

I do not test clothes dryers, or washing machines and their water connections and drainpipes. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water to the washer after every load.

The dryer is hook up is electric. The dryer duct should be cleaned and inspected once or twice a year.



IMPR There was no overflow pan for the washing machine. There is no requirement for an overflow pan under the washing machine however since a leak from the washing machine could cause damage to the home I recommend that an overflow pan with a drain line to the exterior, or other location that would not ruin interior finishes, be installed under the washing machine.

Hot and cold water ran at the utility tub. There were no leaks seen in the drainpipe for the tub, or the hot and cold water supply pipes.



FIREPLACE FACTORY BIULT

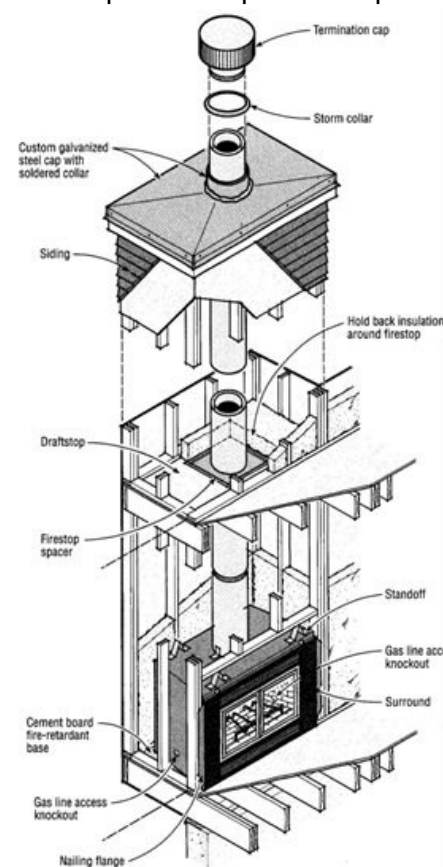
This inspection does not include an inspection of the chimney flue.

Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America: 'The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.' Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned (level two inspection) prior to settlement. Only a level two inspection performed by a CSIA (Chimney safety Institute of America) certified chimney sweep can determine the condition of the flue and if the fireplace is safe to use.

More information about fireplaces and chimneys can be obtained at www.csia.com.

The home has a factory-built fireplace installed.

The fireplace damper door opened and closed by hand.





IMPR The log holder for the fireplace is missing. A new log holder is needed.

Factory-built fireplaces are tested by Underwriter Laboratories and are listed as a complete unit. All the parts on the fireplace need to be made for, and tested with the particular unit they are designed for. Replacing worn parts or adding accessories that are not designed for this model fireplace can damage the fireplace and could cause a fire hazard.



log holder should fit in brackets



log holder should fit in brackets



REC Cracks were noted in the rear and bottom refractory panels. The refractory panels are no longer reliable and may fail to perform their intended function. For safety, the damaged panels should be replaced.

Refractory panels are designed to protect the steel firebox from the heat of the fire and to deflect heat into the room. The broken panel should be replaced with the appropriate panel for this make and model fireplace.



SunLight Inspection Services

Kitchen

I check built in appliances for basic function. I am not required to evaluate them for their performance nor for the accuracy of their settings or cycles. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. I recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

BASIC INFORMATION

Stove Cook-Top: **Electric**

Oven: **Electric**

Microwave: **Yes**

Dishwasher: **Yes**

Garbage Disposal: **No**

Receptacles GFCI Protected: **No**

STOVE & OVEN

Stove cook top and oven turned on with normal controls.



MICROWAVE

The microwave turned on with normal controls.



DISHWASHER

The dishwasher appeared to be in serviceable condition at the time of the inspection. The dishwasher was securely mounted. The dishwasher ran through a short cycle. The dishwasher filled and drained. There were no visible leaks coming from the dishwasher.



SunLight Inspection Services

KITCHEN SINK

Hot and cold water ran at the kitchen sink.

There were no leaks under the sink at the water supply lines or the drain pipe.



Pre-closing Walk Through

The pre-closing walk-through is the final time for you the buyer to inspect the property. Conditions can change between the time of the Home Inspection and the time of closing. Restrictions that existed during the Home Inspection may not exist during the final walk-through. Defects that were not noted in the Home Inspection Report may become evident during the pre-closing walk-through. The buyer should take time and look closely at the home.

Any defect discovered during the pre-closing walk-through should be addressed with the seller prior to closing. Purchasing a home with a known defect relieves SunLight Inspection Services of all responsibility. The buyer should be aware that they assume responsibility for all known defects after settlement.

Conditions can change between the time of the inspection and the time of closing. The following are some of the items recommended for the pre-closing walk-through inspection.

1. Check the heating and cooling systems. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask the seller questions about anything that was not covered during the home inspection.
9. Ask the seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Report Summary

The summary is supplemental to the report, not a substitute. The list is provided for the convenience of our clients to help them prioritize items mentioned in the report. We recommended referring to the full body of this report for further details on these and other items.

This summary list is not intended to be a complete list. There may be other items that are in need of improvement, repair or correction that are not listed here. There may also be improvements that are necessary but are outside the scope of this inspection.

If any evaluations or corrections are needed, a professional should inspect the property further, in order to discover and repair related problems that may not have been identified in the report. All corrections and evaluations should be made prior to taking custody of the property.

EXTERIOR WATER RESISTANT BARRIER

INSP 1: The vinyl siding was installed without building paper or house wrap behind it (drainage plane). Vinyl siding is a watershed and not waterproof. Water will get behind the siding at the window, door, siding, and J channel locations. A drainage plain, house wrap, or building paper, is needed behind the siding to shed water down the wall and to the exterior.

A drainage plane can only be installed by removing the siding. This should be considered when factoring in repair options for the nailing issue noted below.

General Information

The exterior of the home is made up of two components, the watershed (siding, stucco, simulated stone or brick etc.) and the water barrier or drainage plain (building paper or house wrap). Obviously, the water shed takes most of the weather and deflects most of the rainwater away from the house. However, some water will still get past the watershed. This happens mostly at wall joints, inside and outside corners, window and door penetrations, deck attachments, etcetera, and can be accelerated by wind-driven rain, snow, or ice. For this reason, the water barrier (house wrap or building paper) must form a drainage plain to direct water down the wall and out to the exterior. The seams and overlaps of the water barrier must be installed in shingle-like fashion. The windows and doors as well as any other penetrations in the exterior must be flashed and the flashings must be integrated in shingle-like fashion with the drainage plain. Lack of proper flashings, incorrect overlaps at flashing details, holes or damage in the water barrier, and incorrect overlaps in the water barrier can all allow water to penetrate the drainage plain and lead to damage of the exterior wall.

STRUCTURAL/BASEMENT LIMITATIONS

INSP 2: The access to the crawlspace underneath the front stair landing has been closed off. I am unable to inspect the floor structure and foundation underneath the front stair landing. I recommend having access provided to this area so that it can be inspected prior to taking custody of the home.

ELECTRICAL GFCI PROTECTION

SAFE 3: The receptacle to the right of the utility tub is not GFCI protected. Current accepted standards recommend that all receptacles that are within six feet of a water source or in a laundry area be GFCI protected. For increased safety, a qualified electrician should install GFCI protection for the laundry area receptacles.

SAFE 4: None of the receptacles that serve the kitchen countertops were GFCI protected. Current accepted standards recommend that all the receptacles that serve a kitchen countertop be GFCI protected. For increased safety, I recommend having a qualified electrician install GFCI protection for the kitchen receptacles.

SAFE 5: The receptacle above the sump pump is not GFCI-protected. Current accepted standards recommend that all receptacles in unfinished areas of the basement be GFCI-protected. For increased safety, I recommend having a qualified electrician install GFCI protection for the basement receptacles.

INTERIORS SMOKE & CARBON MONOXIDE DETECTORS

SAFE 6: For increased safety I recommend adding smoke alarms in the following locations:

- first-floor hallway
- second-floor hallway
- All the bedrooms

For increased safety I recommend adding carbon monoxide alarms in the following locations:

- second-floor hallway

Smoke alarms and carbon monoxide alarms are available in stand-alone battery-powered systems, interconnected hardwired units (if your home is wired for them), and interconnected WIFI units.

ROOF MANUFACTURED CHIMNEY

REC 7: Rust and corrosion was noted on the chimney cover. The metal cover at the top of the chimney chase that houses the metal flue for the manufactured fireplace was corroded/rusted. It is very important that the metal cover remain watertight. If water penetrates the metal cover and runs down the chimney chase it may damage the manufactured fireplace, the chimney chase, or other components of the house. A qualified chimney sweep should replace the cover before pin holes and leaks develop.

Note: This inspection does not include an inspection of the chimney flue.

ROOF GUTTERS

REC 8: A loose and sagging gutter was noted. The front gutter is sagging on the right side. The fascia board behind the gutter has deteriorated and is no longer able to hold the gutter hangers. After the fascia board has been repaired the gutters should be secure to the house and slope continually toward the downspouts. A qualified roofing contractor should repair the gutters as needed.

EXTERIOR DOWNSPOUTS

REC 9: The downspout at the front left corner and back left corner needs to be extended to take water further away from the house. Water should not be allowed to drain right next to the foundations. A qualified person should extend the spout.

EXTERIOR GRADING & DRAINAGE

REC 10: Poor drainage (grading) was noted near the foundation. The ground around the home is level and not sloped away from the house.

The soil around the home should be graded to take water away from the foundation.

In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than 6 inches in the first ten feet. Failure to maintain sufficient drainage will cause rain and surface runoff to drain toward the foundation where it can seep into basements and crawlspaces.

A qualified landscaping professional should add and regrade soil around the home so that the ground slopes away from the house.

EXTERIOR FINISH MATERIALS

REC 11: Metal flashing is missing at the bottom of the exterior wall sections to the right and the left of the front door. Metal flashing should be installed up behind the siding and run out over the top of the foundation. Flashing is needed to prevent water from running under the wall framing where it could damage the wall. A qualified siding contractor should stall the flashing.

Note: It should be noted that the access to the underside of the stairs has been closed off. I am unable to inspect the interior of the home in this area.

EXTERIOR VINYL SIDING

REC 12: Loose and damaged siding was noted in several locations. The siding has been under-nailed or improperly nailed. This has caused several of the siding panel to come loose from the wall.

Loose siding can allow water intrusion and damage to the exterior wall.

To prevent water intrusion and further siding panels from separating a qualified siding contractor should evaluate further and repair as needed.

EXTERIOR EAVES, SOFFITS AND FASCIAS

REC 13: Wood deterioration was noted on the fascia board behind the front gutter.

The front gutter will need to be removed to determine how much of the fascia board will need to be replaced.

A qualified siding contractor should repair and replace the fascia as needed.

EXTERIOR DECK/PORCH STRUCTURE

REC 14: There was missing flashing along the ledger board of the deck.

Flashing should extend over the top of the ledger board and up behind the siding material. Water should not be permitted to run between the house and the ledger board.

Water can run behind the ledger board and rot the deck and the framing of the house. Water can also weaken the bolt-to-band joist connections that hold the deck to the house.

REC 15: The joist hangers are fastened with "common" nails. Using the wrong nails to fasten joist hangers is unsafe. Common nails do not have enough shear strength to be used as joist hanger nails. The proper nails should be installed in the joist hangers for safety.

Special N10 nails (1 1/2' long x 9 gauge hot-dip galvanized) are recommended. N10 nails are specially designed to provide the shear strength needed for joist hangers.

REC 16: A split beam and incorrect post-to-beam connection were noted at the deck. Current accepted standards recommend that the beam that carries the load of the deck be bolted together. Split beams are not considered strong enough to carry the load of the deck. Current accepted standards recommend that the beam be supported by a post, not the bolts that connect the beam to the post.

For increased safety, I recommend having a qualified carpenter improve the deck structure to that it meets today's standards.

ELECTRICAL WIRING

REC 17: A junction with an open knockout (a hole) was noted above the laundry area. There should be no open holes in junction boxes, switch boxes, or outlet boxes. Open holes in junction boxes are an electrical hazard. The hole should be covered with a replacement knockout plate or electrical tape. Electrical repairs should be performed by a qualified electrician.

ELECTRICAL RECEPTACLES

REC 18: A receptacle with an open ground was noted on the exterior of the house and in the front left basement room.

A qualified electrician should inspect the receptacle circuits and repair as needed.

STRUCTURAL/BASEMENT FLOOR STRUCTURE

REC 19: Damage to the rear band joists was noted underneath the rear sliding door. Water damage was noted to the band joist underneath the rear sliding door.

Additional repairs are needed in this location. The band joist serves two functions. One is to transfer the load of the rear exterior wall down to the foundation. The other is to prevent the floor joists from rotating. The repair that has been done to install the new sliding door does not address these two factors. A qualified carpenter should evaluate further and repair as needed.

ATTIC

REC 20: There were signs of condensation and moisture on the underside of the roof sheathing. Excessive moisture in attics is caused by warm air infiltrating the attic and condensing on the underside of the cold roof sheathing. If an attic is properly ventilated and insulated this should not happen. Continued moisture buildup in the attic can lead to reduced R value of the insulation, mold growth, and deterioration of the roof sheathing.

Insulation: warm air from inside the living area should not be permitted to freely flow (infiltrate) into the attic space. Proper insulation of the living space will reduce the amount of warm air that enters the attic space.

Ventilation: proper attic ventilation should allow warm moist air to escape to the exterior.

I recommend a two-prong approach to correct the problem. Reduce airflow into the attic and increase attic ventilation. A qualified contractor should perform the work.

ATTIC INSULATION

REC 21: Insulation voids were noted on the attic floor. There are some areas in the attic where the insulation is missing. To reduce energy loss I recommend adding/re-disrupting the insulation.

ATTIC VENTILATION FANS

REC 22: The bathroom fans were observed venting into the attic. The fans should be vented to the exterior.

Bathroom fans vent moisture into the attic space. This moisture can reduce the R-value of the insulation. The moisture can also contribute to mold and mildew growth on the underside of the roof sheathing. A qualified contractor should vent the fans to the exterior.

ATTIC VENTILATION

REC 23: The gable fan was getting power but did not function at the time of this inspection. I turned the thermostat down to 60 but the fan did not come on.

A qualified electrician should remove or replace the fan as desired.

REC 24: Some or all of the intake vents (soffit vents) were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate.

I recommend having all of the intake vents cleared of obstructions.

A qualified person should perform the work.

BATHROOMS SINKS

REC 25: I observed a corrugated drainpipe on the second-floor hall bathroom sink drain. Corrugated drainpipes should only be used in vertical connections above the trap. This drainpipe is set horizontally. I recommend a qualified person replace the drain pipe with an approved drain pipe.

REC 26: I observed a leak at the basement bathroom sink drain pipe. A plumber or qualified person should repair or replace the drain pipe as needed.

BATHROOMS TUBS & SHOWERS

REC 27: A corrugated drainpipe was noted on the second-floor hall bathroom tub/shower drain. The corrugated drainpipe is on a horizontal section of the drain.

Current accepted standards allow corrugated drain pipes to be used on vertical connections only and only above the drain trap. A horizontal corrugated drainpipe can catch debris increasing the chances of a leak or blockage. The drainpipe should be replaced with one that meets today's standards.

Plumbing repairs should be performed by a qualified plumber.

REC 28: The leak was noted at the second-floor hall tub shower. The plumbing Access panel opening does not line up well with the plumbing drain lines. I am unable to determine if the leak is coming from the faucet handle or the showerhead above the faucet handle.

A qualified Plumber should evaluate further and repair as needed.

INTERIORS WINDOWS

REC 29: Two fogged windowpanes were noted in the master bedroom.

In order to correct the fogged appearance of the glass, the glass windowpane or the window sash will need to be replaced.

A qualified window contractor should repair or replace as necessary.

INTERIORS FIREPLACE FACTORY BIULT

REC 30: Cracks were noted in the rear and bottom refractory panels. The refractory panels are no longer reliable and may fail to perform their intended function. For safety, the damaged panels should be replaced.

Refractory panels are designed to protect the steel firebox from the heat of the fire and to deflect heat into the room. The broken panel should be replaced with the appropriate panel for this make and model fireplace.



**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
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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

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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.

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

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

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

3. Standards of Practice

3.1. Roof

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

3.2. Exterior

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

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

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

IV. The inspector is not required to:

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

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

3.4. Heating

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

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

3.5. Cooling

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

3.6. Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

3.8. Fireplace

- I. The inspector shall inspect:
- A. readily accessible and visible portions of the fireplaces and chimneys;
 - B. lintels above the fireplace openings;
 - C. damper doors by opening and closing them, if readily accessible and manually operable; and
 - D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

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

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

IV. The inspector is not required to:

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

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

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

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

4. Glossary of Terms

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

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

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

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply

with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI® member shall not:
 - a. have any disclosed or undisclosed conflict of interest with the client;
 - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
 - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
 - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
 - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

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

III. Duty to the Profession and to InterNACHI®

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

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

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

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