



SUNLIGHT INSPECTION SERVICE

(610) 450-6056

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www.sunlightinspections.com

590 Sandra Lane, Phoenixville, PA 19460



5 Sunny Dr Great Twon, PA 19000
REPORT# 22100000D

Saturday, October 22, 2022

Report Prepared For

John & Joan Nice

Clients Representative

Sally Sells

Inspector

Dan Keogh

InterNACHI 13121612





Saturday, October 22, 2022
John & Joan Nice
5 Sunny Dr
Great Twon, PA 19000

Dear John & Joan Nice,

I have enclosed the report for the property inspection I conducted for you on Saturday, October 22, 2022 at:

5 Sunny Dr
Great Twon, PA 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

Table of Contents

Introduction.....	4
General Information.....	6
Dan Keogh Owner/Inspector.....	7
Roof.....	8
Exterior.....	14
Heating System.....	24
Cooling System.....	33
Water Heater.....	38
Plumbing System.....	41
Electrical.....	44
Structural/Basement.....	49
Attic.....	52
Bathrooms.....	54
Interiors.....	60
Kitchen.....	69
Garage.....	74
Pre-closing Walk Through.....	76
Report Summary.....	77
InterNACHI Standards of Practice.....	82

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:

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

 = 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.

 = 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.

 = 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:

Saturday, October 22, 2022

REPORT ID:

22100000D

PROPERTY ADDRESS:

5 Sunny Dr
Great Twon, PA 19000

REPORT PREPARED FOR:

John & Joan Nice
10000000000
John@work.edu

CLIENTS REPRESENTATIVE:

Sally Sells
Keller Williams
(610) 000-0000
sally@sells.com

PRESENT AT INSPECTION:

Buyers
Buyer/s agent

APPROXIMATE AGE:

34 Years

STRUCTURE STYLE:

Colonial

OCCUPANCY STATUS:

Occupied, Furnished

WEATHER AT TIME OF INSPECTION:

Sunny
39 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: [Viewed from ladder at gutters edge](#)

Roof Covering Materials: [Asphalt Fiberglass Shingles and Metal Standing Seam](#)

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

Approximate Age: [18 years](#)

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

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

Gutter Guards: [No](#)

ASPCHAT SHINGLES

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





METAL ROOF

I inspected the metal roof. The standing seam metal roof appeared to be in good condition. The surface of the metal was in good condition. The seams are all tight.



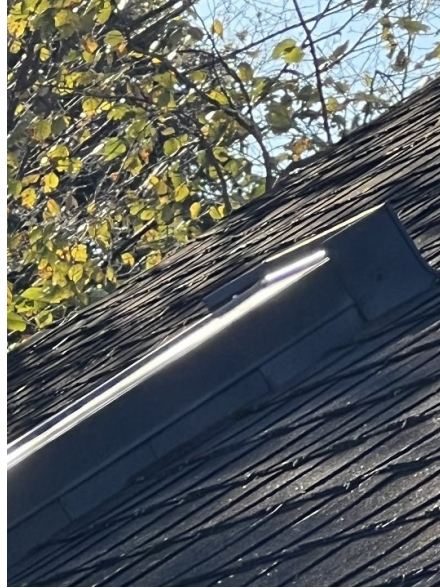
PLUMBING VENTS

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



SKYLIGHTS

There was visible metal flashing installed around the perimeter of the skylights. Good. I recommend monitoring the skylights during a heavy rainstorm is recommended.



CHIMNEY STRUCTURE

REC Damage/deterioration was noted on the chimney crown.

The chimney crown directs water off the top of the chimney and prevents water intrusion inside the chimney structure. Water intrusion in the chimney structure can cause deterioration and lead to leaks. The crown should be repaired or replaced by a qualified roofer or mason.

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





MANUFACTURED CHIMNEY

The chimney chase appears vertical and straight. The galvanized steel cap and termination cap appear to be in good shape. The storm collar and flue pipe appear to be well sealed. This joint should be checked annually and maintained to prevent water from entering the chimney chase and running down the flue pipe.

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



GUTTERS

The gutters appear to be functional.

The gutters appear to be securely attached to the house.

The gutters appear sloped towards the downspouts.

Gutters require regular maintenance to function properly. The gutters should be kept clean and the gutter seam and joints re-sealed as needed.



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Exterior

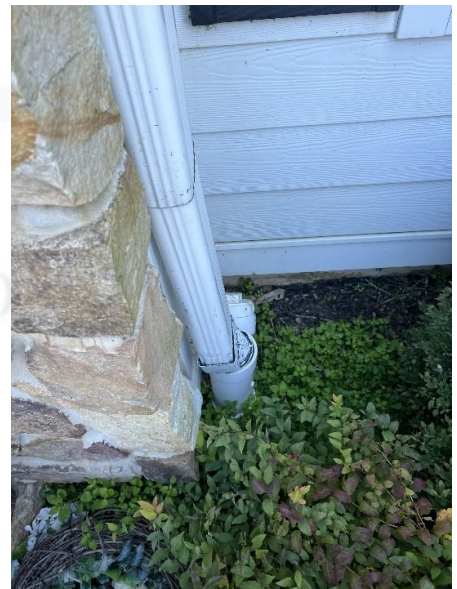
Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the home about 6 inches for the first 10 feet. The sellers or occupants will have a more intimate knowledge of the 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: [Simulated Stone \(Adhered Masonry Veneer\)](#) and [Composite \(Fiber Cementitious Siding\)](#)

LIMITATIONS

The downspouts lead into underground pipes. The condition of the underground pipes was not determined and is beyond the scope of the inspection. The location of the discharge end of the pipes is undetermined. I recommend asking the seller how well the underground drainage system works and where the underground pipes lead to. If the underground drainage pipes are not working water will pond near the foundation which can cause soil erosion and water intrusion into the basement/crawl space.



The swimming pool and its associated equipment are not part of this inspection. Swimming pools are outside the scope of a home inspection. I recommend getting a separate pool inspection by a qualified pool company. I also recommend asking the seller about the pool and the maintenance that is required.



DRIVEWAY & PARKING AREA

The driveway and parking area appeared functional.



GRADING & DRAINAGE

IMPR Poor drainage (grading) was noted near the foundation.
The ground was 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. I recommend consulting a landscaping professional to re-grade the yard around the home or devise means of diverting rainwater and runoff away from the foundation as appropriate.



STEPS & WALKWAYS

SAFE A high step was noted at the front entrance. Steps should not exceed 8 1/4 of an inch in height. The high step may be a trip hazard for some people.

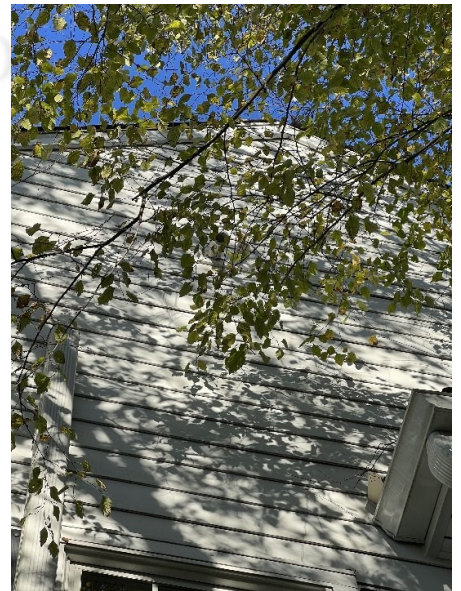


SAFE The rear exterior stairs were noted without a hand railing. Current accepted standards recommend that any set of stairs with 4 or more steps should have a continuous hand railing for safety. For increased safety, I recommend installing a hand railing on the rear exterior stairs.



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.



STONE VENEER

The Stone veneer appeared to be in functional condition.



FIBER CEMENT SIDING

The fiber cement siding appears to be in functional condition.

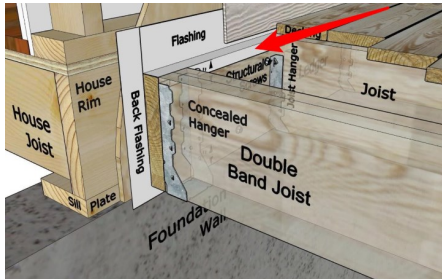


DECK/PORCH STRUCTURE

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

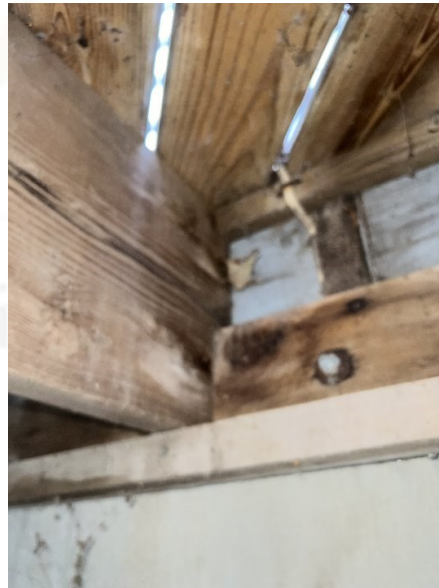
Flashing should extend over the top of the ledger board and up behind the siding material. Water should not be permitted to run between the house and the ledger board.

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

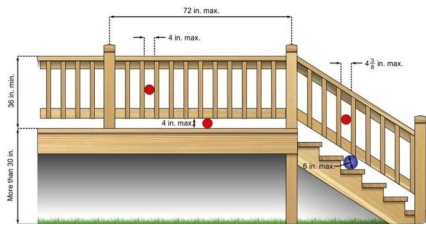
SAFE The deck joist to deck ledger board connection was done using nails that have been toe nailed into the ends of the joist. This connection is not considered strong enough. Toe nailing the joist ends to the ledger board does not provide enough lateral strength. Joist hangers should be used to make this connection.



SAFE The spindles (or balusters) on the railing are spaced more than 4 inches apart. Current accepted standards recommend that spindles be spaced so that a four-inch sphere cannot pass through the railing.

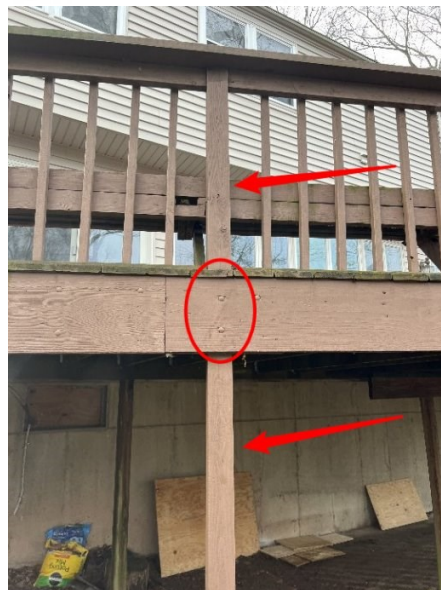
Railings that have spindles spaced more than 4 inches apart are considered a safety hazard for small children.

I recommend action by a qualified carpenter according to the standards contained in the American Wood Council document DCA6-15.

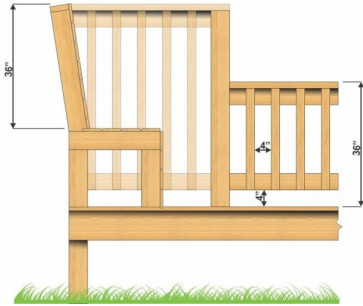


SAFE Inadequate railing support was noted. The posts that are used to support the deck are also used as supports for the railing. This is not considered structurally sound by current accepted standards. If a railing post fails, it usually fails at the deck to post connection. Since this connection also supports the deck platform a railing failure here could cause the deck to collapse.

I recommend repair by a qualified contractor according to the standards contained in the American Wood Council document DCA6-15.



SAFE A permanent bench was noted built on the deck near the railing. Current accepted standards recommend there be a railing 36 inches high above the surface of the bench. A child or person could stand on the bench and fall over. For increased safety, I recommend raising the railing or removing the bench.



OUTLETS

The outside electric receptacles were live and protected by a functional GFCI (or Ground Fault). Good.



WATER SPIGOTS

REC A dripping exterior faucet was noted.



GAS SUPPLY

INSP The propane storage tank is located back side. The fuel line enters the house at the back side. There is a fuel shut off valve at the tank and on the flue line just under the pressure regulator as the line enters the house. This inspection does not include the condition or adequacy of the flue storage tank. Recommend asking the seller if they own the tank, or if they rent it, and if there a service agreement with a fuel supplier for maintaining and filling the tank.



OTHER EXTERIOR COMPONENTS

INSP A low PVC pipe was noted at the rear of the house. The function of this pipe is undetermined. I recommend asking the sellers if they know what this pipe is for or used to be used for.



SWIMMING POOL

SAFE The gate on the right side of the house does not latch. The gate's function is important to form an effective barrier around the pool. A qualified contractor should repair the latch.



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.

First Floor

BASIC INFORMATION

Heating Type: [Gas Furnace](#)

Location: [Basement](#)

Distribution Method: [Duct Work](#)

Approximate Age: [18 Years](#)

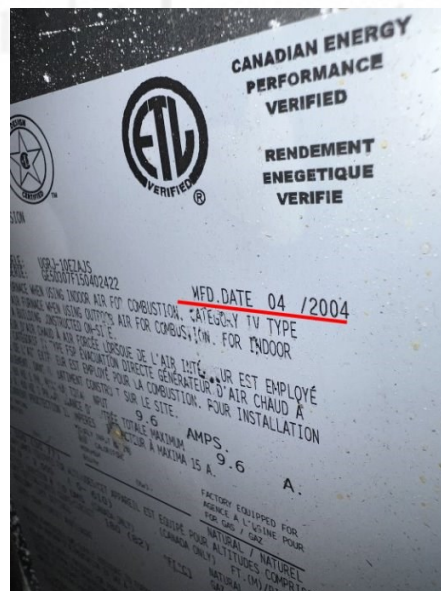
Average Service Life: [20-25 years](#)

Thermostat(s): [Dining Room](#)

HEATING EQUIPMENT

INSP The first floor of the home is heated with a gas furnace. Using the thermostat I turn the heating system on. The heating system functioned normally at the time of the inspection.

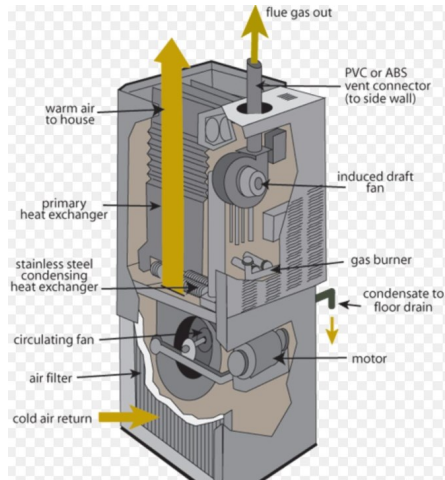
Heating and air conditioning systems require regular maintenance. There is no visible service tag on the HVAC system. The heating system appeared dirty and is in need of annual service. I recommend asking the seller for recent service records. Prior to taking custody of the home, I recommend having the heating system cleaned and serviced by a qualified HVAC professional. Need service call



Manufactured April 2004

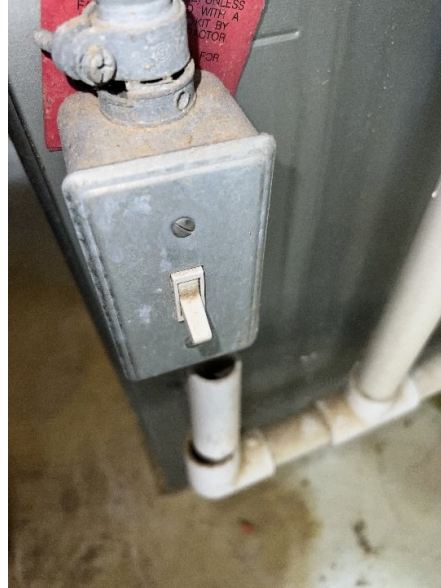
FURNACE OPERATION

The draft fan could be heard running. The burners came on. The circulating fan could be heard running.



SWITCHES & VALVES

The shut off switches for the heating system functioned when test. Testing fuel shut off valves is outside the scope of the home inspection. The gas shut off valve for the furnace was accessible and appeared to be in functional condition.



FLUE PIPE

SAFE I observed the flue pipe for the heating system installed too low on the exterior of the home. A side wall flue pipe should be at least 12' above the ground or higher than the expected snow height. This flue pipe could easily be blocked in a snowstorm. A block flue pipe could allow for combustion gases to back up into the house.

I recommend consulting the manufactures venting instructions and having the flue pipe raised by a qualified HVAC contractor.



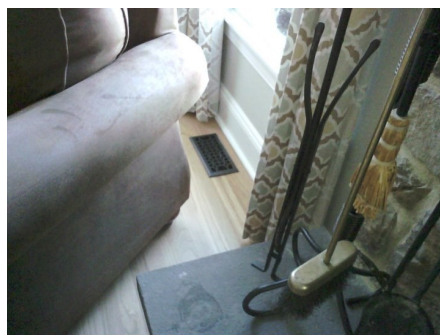
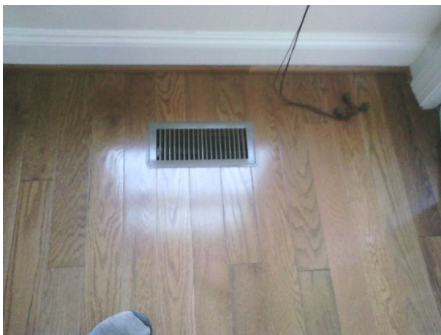
AIR FILTER

IMPR At the time of this inspection the air filter for the forced air heating/air conditioner was dirty. 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 where getting conditioned air at the time of the inspection.



GAS LINE

The gas lines in the home are corrugated stainless steel tubing (CSST). The gas manifold was well mounted. There were no gas leaks detected at the manifold.



Second Floor

BASIC INFORMATION

Heating Type: [Gas Furnace](#)

Location: [Attic](#)

Distribution Method: [Duct Work](#)

Approximate Age: [18 Years](#)

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

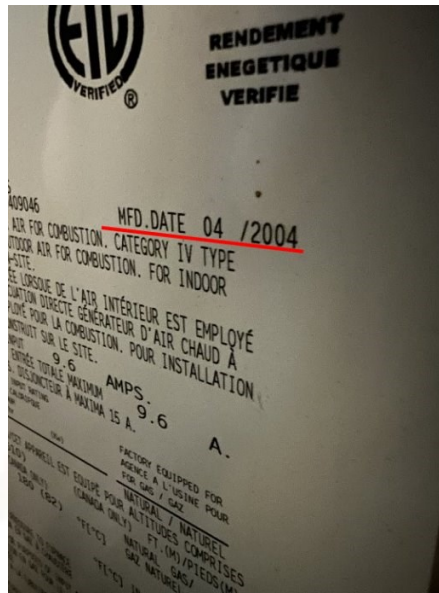
Thermostat(s): [Master bedroom](#)

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HEATING EQUIPMENT

INSP The second floor of the home is heated with a gas furnace. Using the thermostat I turn the heating system on. The heating system functioned normally at the time of the inspection.

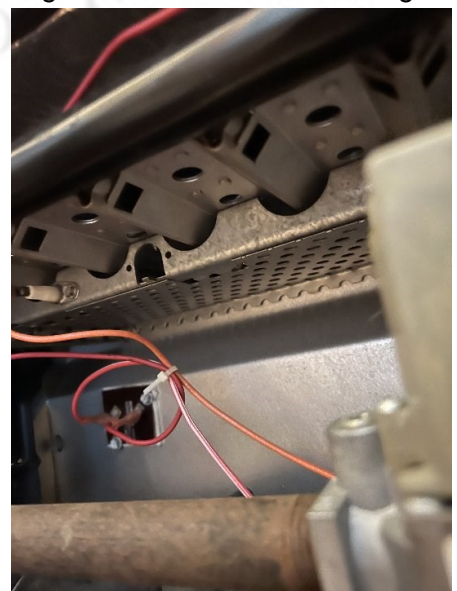
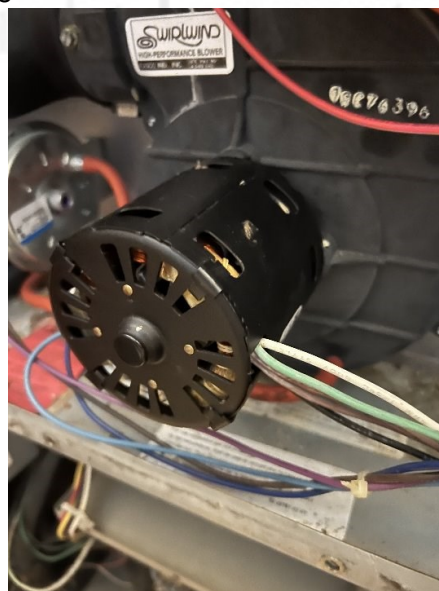
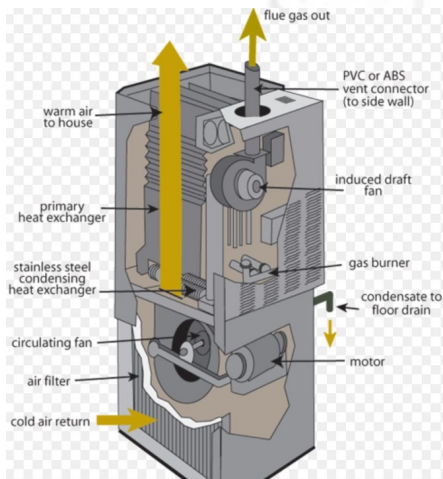
Heating and air conditioning systems require regular maintenance. There is no visible service tag on the HVAC system. I recommend asking the seller for recent service records. Prior to taking custody of the home, I recommend having the heating system cleaned and serviced by a qualified HVAC professional. Need service call



Manufactured April 2004

FURNACE OPERATION

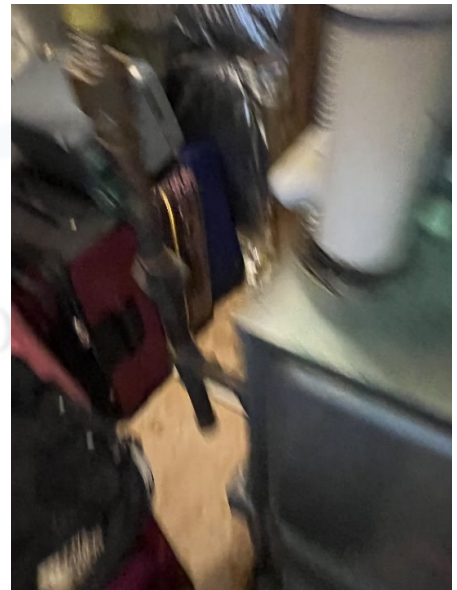
The draft fan could be heard running. The burners came on. The circulating fan could be heard running.





SWITCHES & VALVES

The shut-off switches for the heating system function when tested. Testing fuel shut-off valves is outside the scope of the home inspection.



FLUE PIPE

The flue pipe was intact and in good condition.



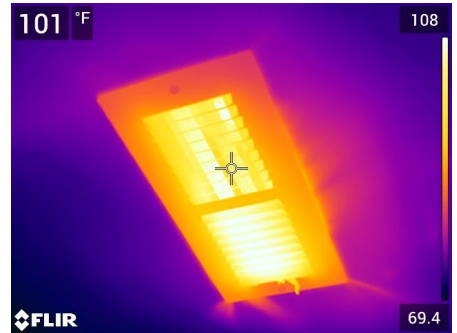
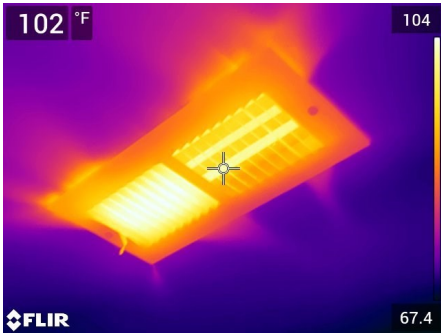
AIR FILTER

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 where getting conditioned air at the time of the inspection.



Cooling System

This inspection of the cooling system is a visual inspection only using the normal operating controls for the system. The inspection of the cooling systems is general and not technically exhaustive. A detailed evaluation of the interior components of the cooling 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.

First Floor

BASIC INFORMATION

Cooling Type: [Central Air](#)

Location: [Split, Outside and Basement](#)

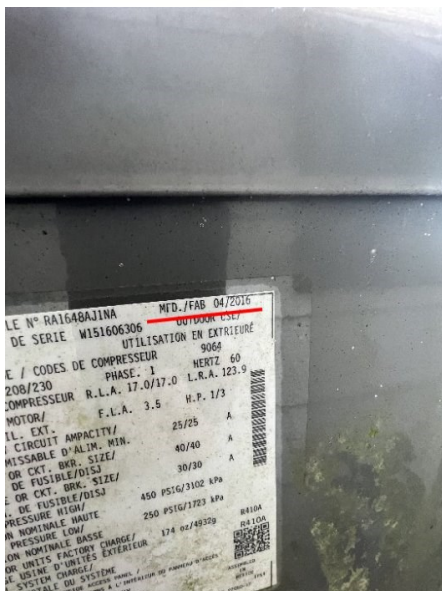
Distribution Method: [Duct Work](#)

Approximate Age: [6 years](#)

Average Service Life: [15-20 years](#)

LIMITATIONS

INSP The first floor central air conditioning was not operationally tested during this inspection. To avoid damaging the compressor most manufacturers of air conditioning systems recommend that these units not be tested if the ambient temperature for the previous 24 hours was below 60 degrees. It is recommended that a service company check the unit when ambient temperatures permit. If this is during the winter months and temperatures are not expected to rise to this level there is an alternative option. You may wish to contact a qualified licensed HVAC contractor, who can bring special equipment to heat up the crankcase of the compressor in order to safely test the equipment. This method of testing is beyond the scope of this visual inspections



Manufactured April 2016

CONDENSER

The condenser for the air conditioner is located on the right 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.



AIR HANDLER

The air conditioning is distributed through the house using the same ductwork as the furnace. The refrigerant lines that carry the liquid coolant to the unit appeared to be in good order. The insulation around the return line was in good condition. The fan was heard operating. No rattling or vibration.



Second Floor

BASIC INFORMATION

Cooling Type: **Central Air**

Location: Split, Outside and Attic
Distribution Method: Duct Work
Approximate Age: 18 years
Average Service Life: 15-20 years

LIMITATIONS

INSP The second floor central air conditioning was not operationally tested during this inspection. To avoid damaging the compressor most manufacturers of air conditioning systems recommend that these units not be tested if the ambient temperature for the previous 24 hours was below 60 degrees. It is recommended that a service company check the unit when ambient temperatures permit. If this is during the winter months and temperatures are not expected to rise to this level there is an alternative option. You may wish to contact a qualified licensed HVAC contractor, who can bring special equipment to heat up the crankcase of the compressor in order to safely test the equipment. This method of testing is beyond the scope of this visual inspections



Manufactured April 2004



CONDENSER

The condenser for the air conditioner is located on the right 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.



IMPR I observed plants growing into the condenser. It is important to keep the sides of the condenser free of obstructions. There should be nothing blocking the fins of the condenser. Blocked fin will reduce the overall efficiency of the system. I recommend removing/cutting back the plants from around the condenser.



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AIR HANDLER

The air conditioning is distributed through the house using the same ductwork as the furnace.

The refrigerant lines that carry the liquid coolant to the unit appeared to be in good order.

The insulation around the return line was in good condition.

The fan was heard operating. No rattling or vibration.



SunLight Inspection Services

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: [Gas Water Heater](#)

Capacity: [75 Gallon](#)

Approximate Age: [New this year](#)

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

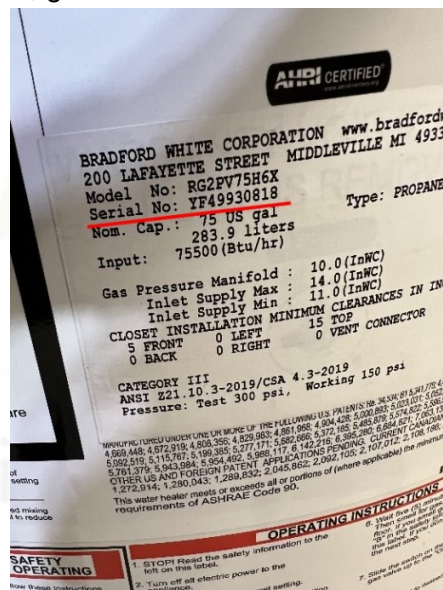
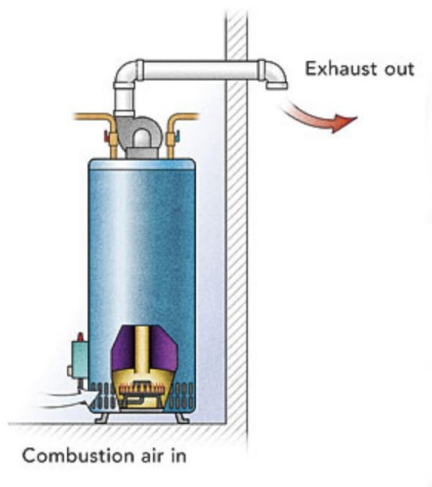
GAS WATER HEATER

Hot water is supplied to the house with a gas water heater.

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

The gas shut off valve is installed on the gas line next to the water heater.

The drip leg on the gas line is present, good.



Manufactured June 2022



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.



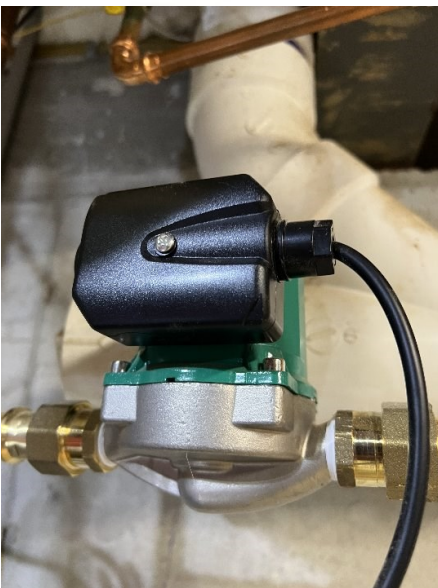
FLUE PIPE

SAFE The flue pipe for the water heater was too low on the exterior of the house. The flue pipe should be at least 12' above the ground. The low flue pipe could be blocked by snow during the winter months. A qualified HVAC contractor should raise the flue pipe.



HOT WATER PIPING

IMPR There is a circulator pump on a hot water line coming off of the water heater. There should be a shut-off switch or timer readily accessible for the pump so that it can be shut off when the pump is not needed.



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: [Well System](#)

Main Water Shut off Location: [Near the bladder tank](#)

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

Sewage Waste Piping: [PVC](#)

LIMITATIONS

The inspection of the plumbing system 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.

There is a water treatment system installed in the home. The function and adequacy of the water treatment system is beyond the scope of this inspection. Recommend asking the seller for information about the water treatment system. when was it last serviced? who has been servicing it?



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.

WATER SUPPLY

Water is supplied to the house from a well with a submersible pump. The well head is located in the front yard.

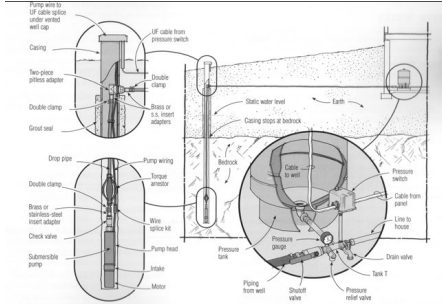
The main water shut off for the water supply is located near the bladder tank. The water pressure appeared adequate at the time of this inspection.

The well's bladder-type pressure tank appears to be in good shape. No corrosion seen on the bladder tank.

No water leaks observed at the bladder tank. The tank is stable.

Note: This inspection does not include the components of the well system or an opinion of the water quality.

We recommend having the well water tested every year.



WATER SUPPLY PIPES

REC A water leak was found at the pressure gauge on the water treatment system. A qualified plumber should repair as needed.



DRAIN & WASTE SYSTEM

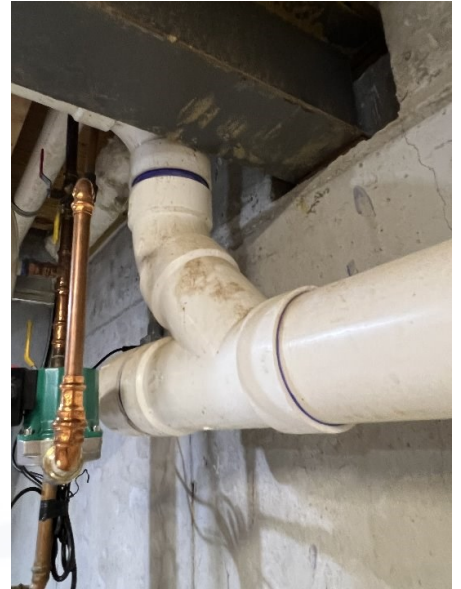
The house is serviced with an onsite waste disposal system. This inspection does not include the disposal system or any of its components. I recommend that the septic system be inspected by a qualified septic company prior to settlement.

The waste disposal system appeared to be functional at the time of this inspection.

The pipes are well supported with no visible cracks in any of the lines.

Water was run at all the plumbing fixtures in the house there were no leaks observed in any of the visible sewer lines.

The clean out is visible



SunLight Inspection Services

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: [Two 200 Amp](#)

Panel Type: [Circuit breakers](#)

Main Disconnect: [Breaker in panel](#)

Wiring Method: [Romex \(Non-Metallic Cable\) \(NM\)](#)

Service Grounding: [Ground Rod Exterior](#)

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

Two 200 amp services at the electrical panels.

There was an inspection sticker visible on one of the panels.

The main breakers to shut off the electricity are in the panels.

All of the breakers are labeled.

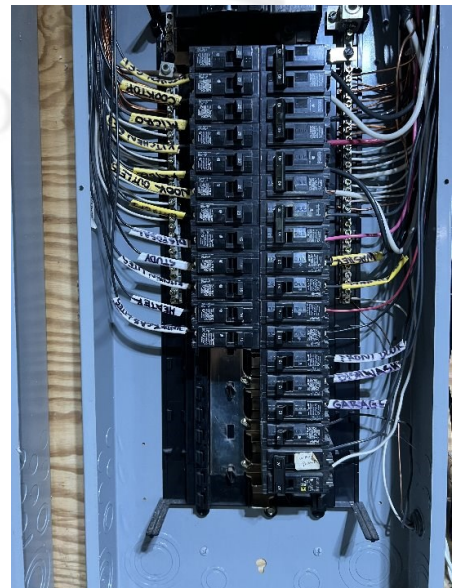
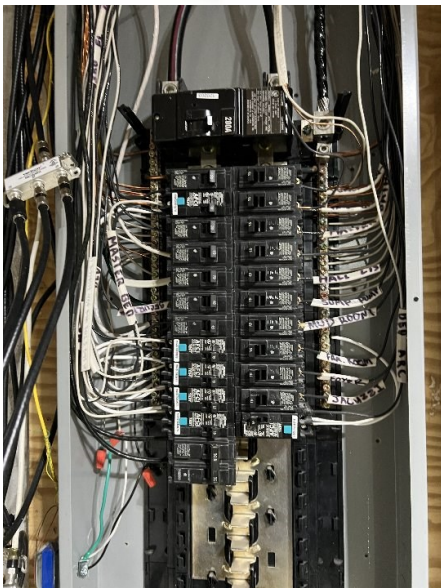
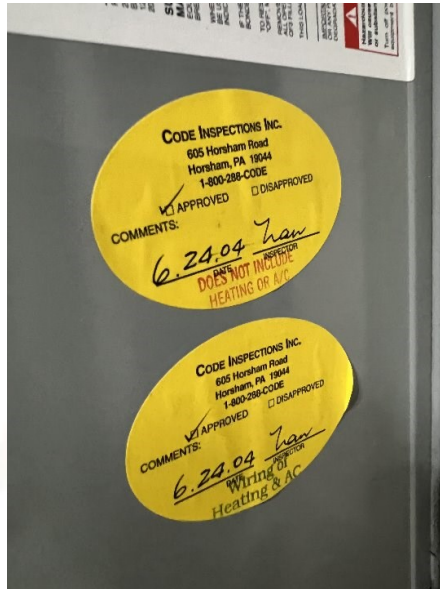
All the wires running into the panel have cable connectors on them.

No rust or corrosion is visible inside the panels, on the wires, breakers, or metal boxes.

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

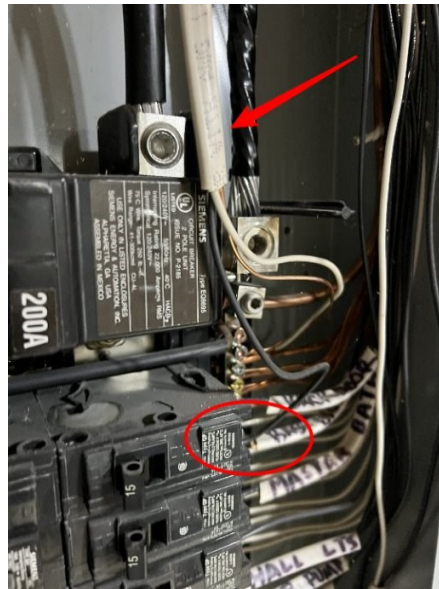
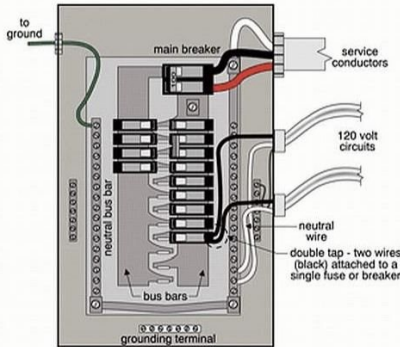
There is room for expansion in the panels.

For safety remember to keep proper clearances around the panel.



REC I observed one circuit within the left main electrical panel doubled up (referred to as a "double tap"). A double tap is when two circuit wires are connected to only one breaker. The circuits should be separated so that each circuit is serviced by its own circuit breaker. A qualified electrician should make the necessary corrections.

Double tapping (double lugging)

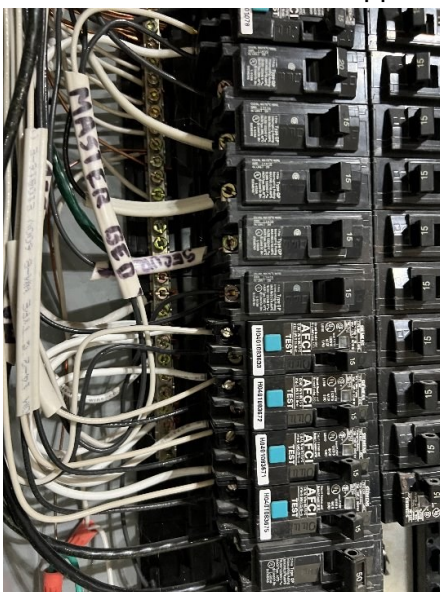


double tap, cable should be on run on outside of gutter

ARC FAULT BREAKERS

The electrical panel is equipped with Arc fault circuit interrupter, or AFCI breakers. AFCI's are the breakers with the blue buttons. When this home was built AFCI breakers were installed on all the bedroom circuits in the home. These safety devices are intended to detect the kinds of electrical arcs that can cause fires. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring or in a defective extension cord or appliance.

The AFCI breakers were tested using the test button on the breakers. The AFCI breakers tripped when tested. The AFCI breakers appear to be functioning as intended.



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.

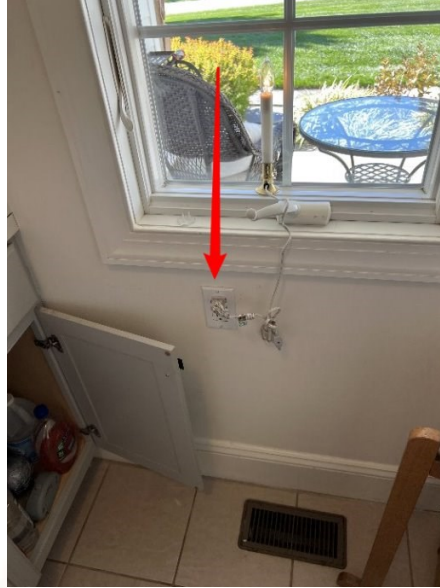
SAFE The receptacles in the garage were not GFCI (ground Fault Circuit Interrupter) protected. Current accepted standards recommend that all garage receptacles be GFCI-protected. For increased safety, I recommend having a qualified electrician install GFCI protection for the garage receptacles.

Note: the GFCI receptacle near the electric panel did not trip when tested and needs to be replaced. This receptacle may protect the receptacle in the garage near the door. The GFCI receptacle underneath the laundry room window did not trip when tested and needs to be replaced. This receptacle is most likely protecting the receptacles under the garage windows.



SAFE The two receptacles in the laundry area are not GFCI protected. Current accepted standards recommend GFCI protection for receptacles in laundry areas. For increased safety, I recommend having a qualified electrician GFCI protect for the laundry area receptacle.

Note: The GFCI receptacle under the window is protecting the two receptacles under the garage windows.



GFCI receptacle does not trip, shows open ground

SAFE The GFCI receptacle near the electrical panel does not trip when tested. The receptacle should be replaced by a qualified electrician.

Note: This receptacle may protect the receptacle in the garage.



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: [Poured Concrete](#)

Floor Structure: [Manufactured I Joists](#)

Inspection Restrictions: [Stored Items and Insulation](#)

FLOOR STRUCTURE

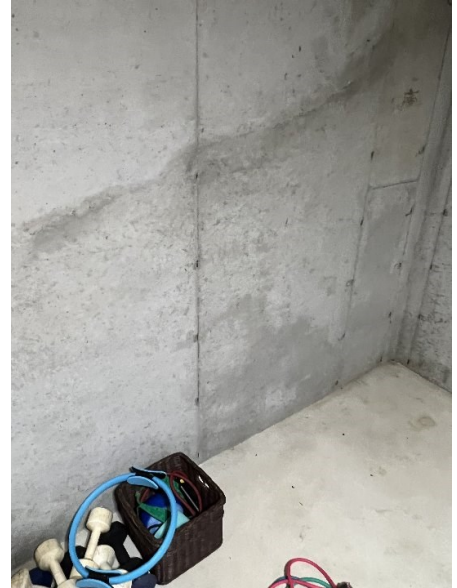
The floor joists are constructed of Manufactured I Joists. Readily accessible areas were inspected. No visible deficiencies observed.



FOUNDATION

The foundation is constructed of poured concrete.

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



INSP A repaired crack in the poured concrete foundation was noted underneath one of the steel beams. The repairs appear to be holding up. I recommend asking the seller for more information about the repairs; When were they done? , Who performed the repairs? , Is there any documentation and/or warranty for the repair(s).



SunLight Inspection Services

At the time of the inspection there were no signs of active water intrusion in the basement. The basement appeared dry.

Recommend asking the seller the extent of water leakage, accumulation or dampness there is within the basement.

In the short time of this inspection, it is impossible to determine prior or future water penetration problems. Conditions that affect the basement's dryness (weather, wind, and temperature) will vary greatly during the course of a year. Recommend referring to the sellers disclosure form to determine if the sellers are aware of any water leakage, accumulation, or dampness in the basement.

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.

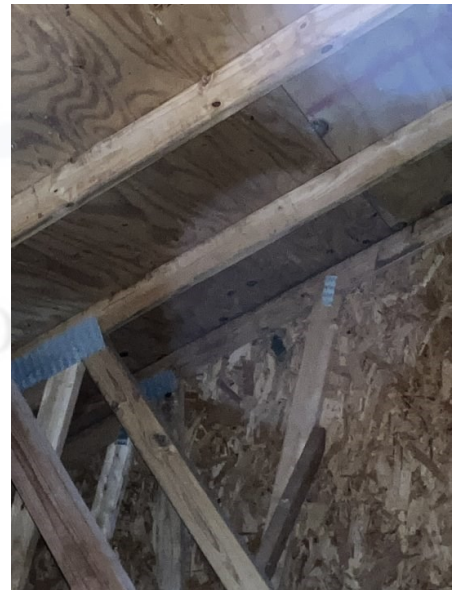
BASIC INFORMATION

Method Used To Inspect Attic: [Attic door](#)
Roof Structure Type: [Engineered roof trusses](#)
Rafter Board Dimensions: [2 x 4 and 24 inches on center](#)
Attic Ventilation Visible: [Ridge vent and Soffit vents](#)
Attic Insulation Type: [Blown fiberglass](#)
Approximate R Value: [R30](#)
Attic Restrictions: [Limited access, No flooring](#)

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

I inspected the attic insulation. The attic floor area was insulated with approximately 10 to 12 inches of insulation. Providing an approximate R-value of R30



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: **Four**

Number of Half Bathrooms: **One**

Receptacles GFCI Protected: **Yes**

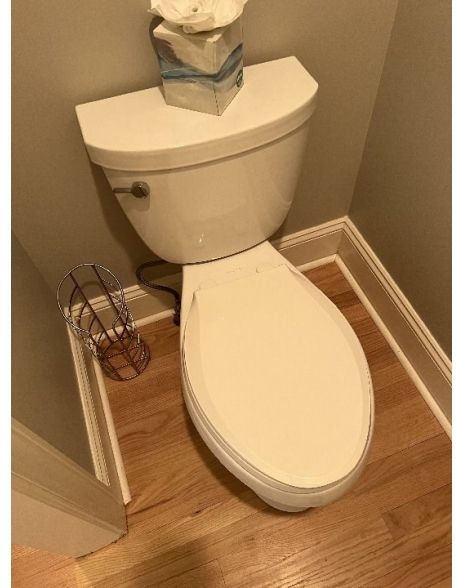
LIMITATIONS

There is no access panel to service the tub motor. I am unable to inspect the motors electrical connection or the jet lines for leaks.



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.
All the bathroom sinks drained with no visible leaks at the drain pipes





IMPR The front Jack & Jill bathroom sink drained slowly. The drain trap should be cleaned out. This is a minor repair that should be done by a qualified person.



SunLight Inspection Services

TUBS & SHOWERS

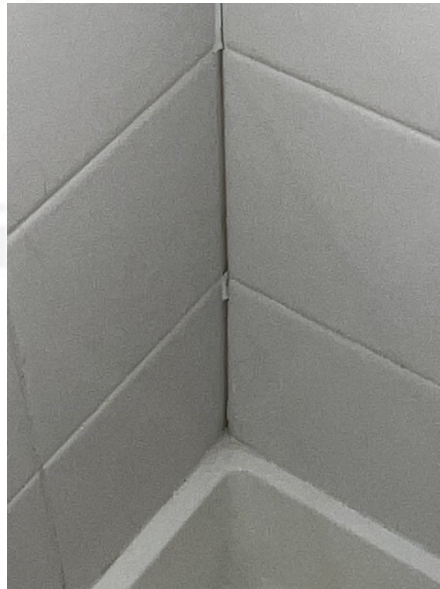
All the tubs and showers had hot and cold water running to them.

All the tubs and showers drained with no visible leaks.

There were no soft spots of flooring detected around the tubs and showers.



IMPR Grout or caulk is needed at the corner of the third-floor shower. This is a simple repair that should be done by a handyman or qualified person.



OUTLETS

All the bathroom receptacles had functional GFCI protection.

The bathroom electrical receptacles are all tied together and are protected by the GFCI receptacle located in them master bathroom. If you find one of the bathroom receptacles without power the master bathroom GFCI receptacle needs to be reset. Over time GFCI receptacles can fail. There is a spring in the receptacle that can break and an electronic chip that can wear out. If the GFCI receptacle can not be reset with the reset button it should be replaced.



JETTED TUB

The jetted bathtub in the master bathroom was filled up with water and was turned on. The water circulated.

There was hot and cold water running at the faucets. The tub was drained.



The jetted bathtub is on a GFCI circuit.

The window(s) above the tub are glazed with tempered glass, good.



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: [Hardwired with battery back-up](#)

Carbon Monoxide Detectors: [No](#)

Dryer Hook-Up: [Both gas & electric](#)

Fireplace: [Gas/Direct vent and Manufactured/wood burning](#)

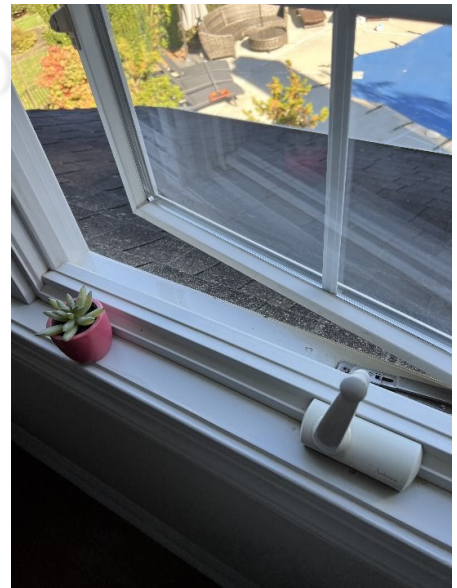
WINDOWS

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.

Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

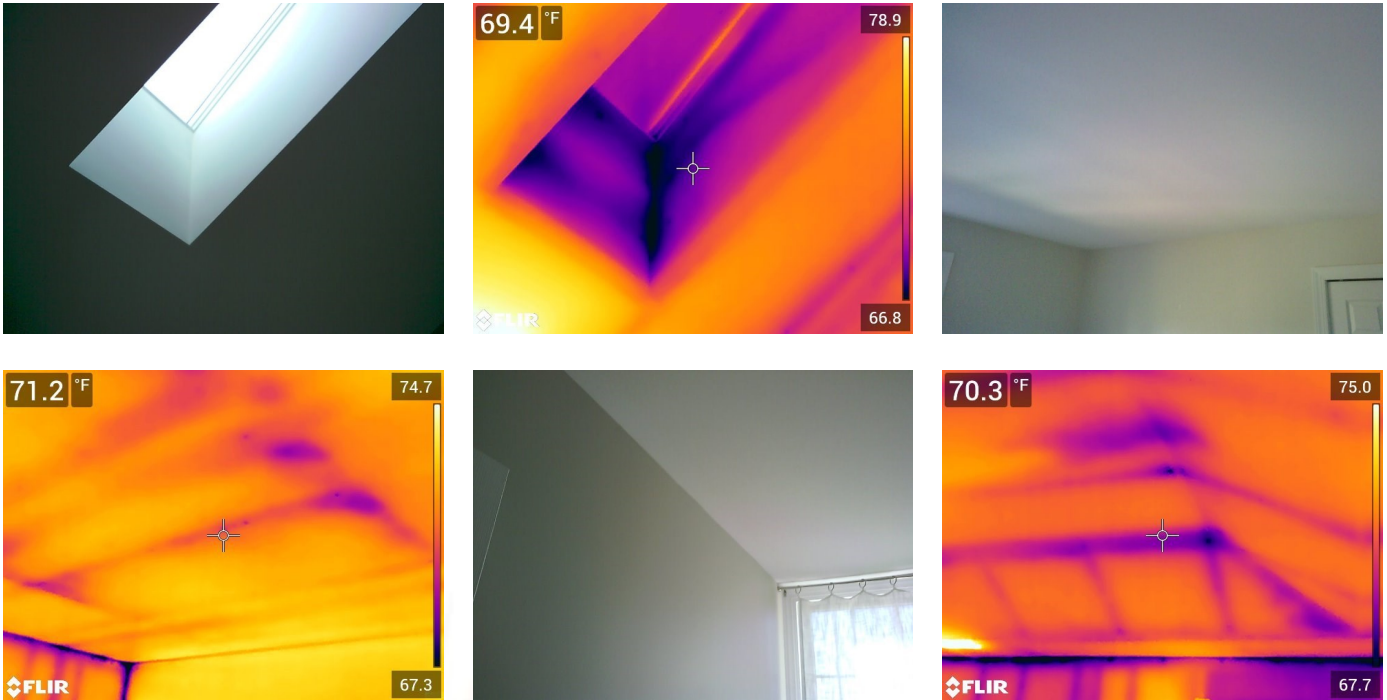
The windows that were inspected were functional with no significant defects observed



CEILING

No significant interior defects were observed.

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

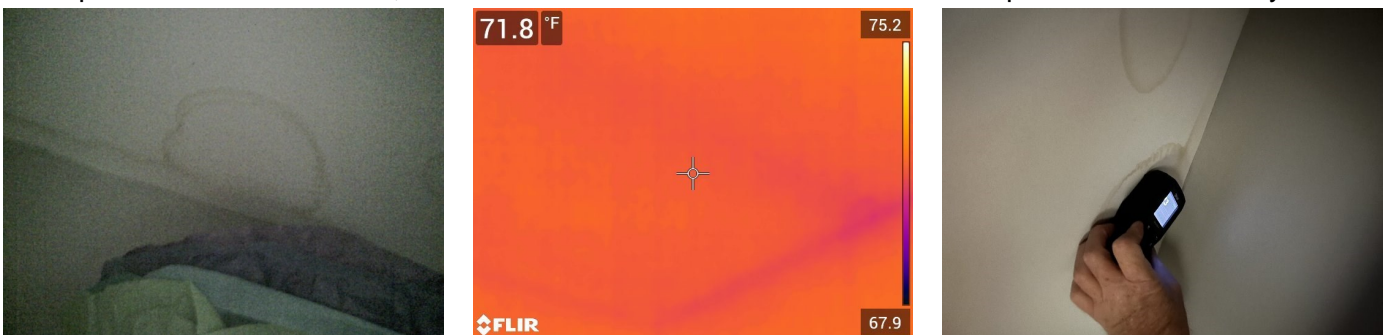


INSP A water stain was observed on the third floor closet ceiling. A moisture meter was used to probe the water stain. The meter did not detect elevated levels of moisture in the ceiling. The stain appears to be from a past roof leak.

A dry-water stain does not necessarily mean that there is not a leak. Water dries in 3 to 5 days in sheetrock. So, if the source of water has not been present recently the stain may have dried.

I recommend asking the seller for more information about the water stains. What corrective action was taken (if any to correct the water issue).

If a repair has been confirmed, the stained areas should be cleaned and/or repainted as necessary.





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).

The smoke alarms in the home were Hardwired with battery back-up.

At the time of the inspection the installed smoke alarms sounded when the test button was pushed.



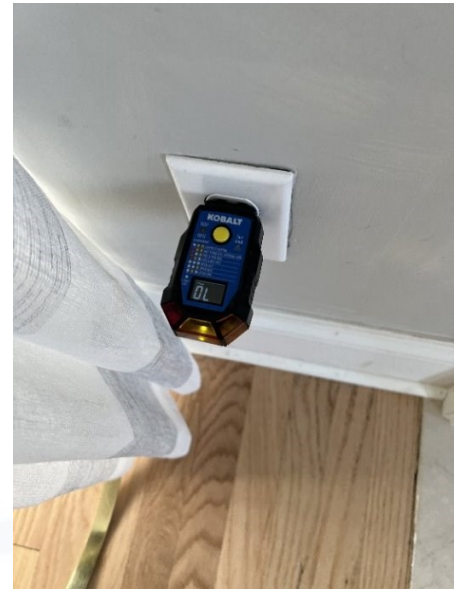
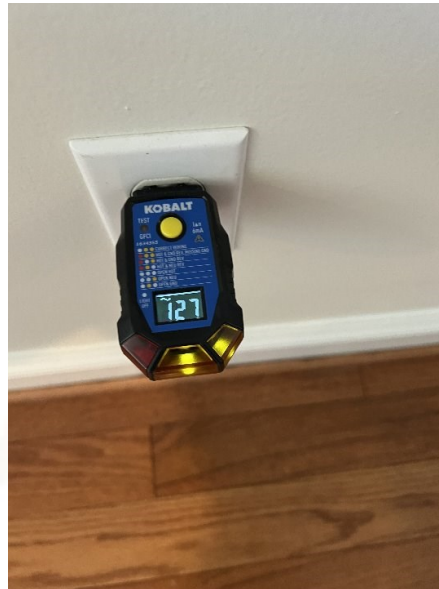
SAFE No carbon monoxide alarms were found in the home.

Current accepted standards recommend that carbon monoxide alarms be installed outside of each separate sleeping area, in the immediate vicinity of the bedrooms, in homes that have fuel-fired appliances, and/or homes that have attached garages.

For increased safety, I recommend installing at least one carbon monoxide alarm in the second-floor hallway.

RECEPTACLES

The receptacles that were inspected are properly wired.



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 both gas and 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.



FIREPLACE

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.

SAFE The wooden form under the fireplace should be removed. This is often over looked when a home is built. According to the National Fire Protection Association (NFPA) the wood form under the hearth poses a potential fire hazard and should be removed after the hearth is built. The form is relatively easy to remove. A qualified carpenter or hand person should remove the form.

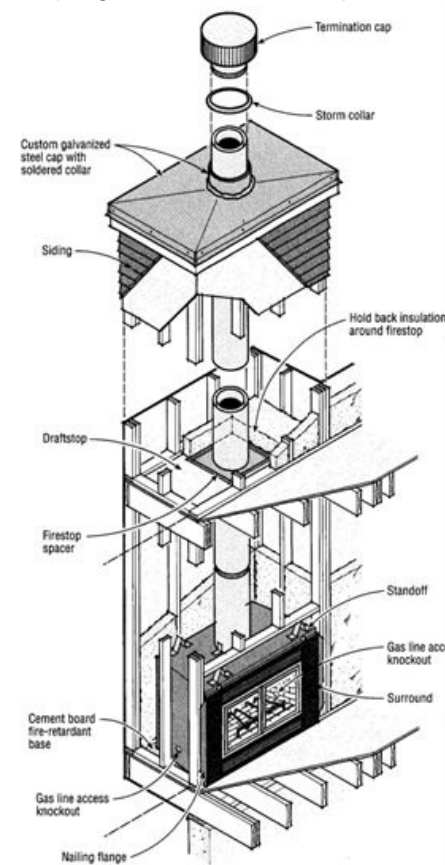


FIREPLACE FACTORY BIULT

The home has a factory-built fireplace installed.

The fireplace damper door opened and closed by hand.

The fire box appeared to be in good condition, with no major cracks in the refractory panels. No major warping observed. No major rust or corrosion was visible on the interior and exterior of the fireplace.



SunLight Inspection Services

REC I observed two cracks in the bottom refractory panel. The refractory panel is no longer reliable and should be replaced. Refractory panels are designed to protect the steel firebox and deflect heat into the room. The broken panel should be replaced with the appropriate panel for this make and model fireplace.

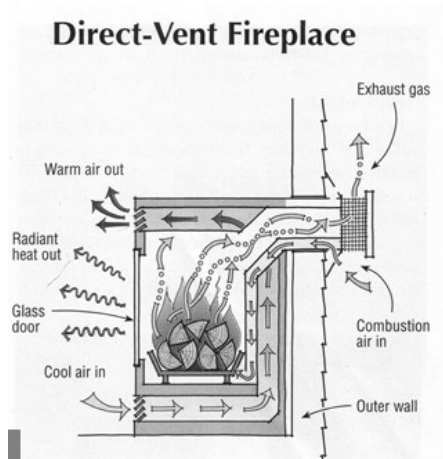


The home has a direct-vent factory-built fireplace in the living room. The firebox appears in good condition, with no major cracks in the refractory panels or rust on the interior of the box observed.

The gas log set came on when tested.



General over view of a direct vent fireplace.



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: **Gas**

Oven: **Electric**

Microwave: **Yes**

Dishwasher: **Yes**

Garbage Disposal: **Yes**

Receptacles GFCI Protected: **Yes**

Refrigerator: **Mini-Fridge**

STOVE & OVEN

Stove cook top and oven turned on with normal controls.



MICROWAVE

The microwave turned on with normal controls.



SAFE The bottom of the microwave was too close to the cooktop. There should be at least 18" from the cooktop to the bottom of the microwave. If there were a flare-up on the stovetop it could burn the microwave.



ight Inspection Services

DISHWASHER

The dishwasher ran through a short cycle. There were no visible leaks coming from the dishwasher.



KITCHEN SINK

Hot and cold water ran at the kitchen sinks.

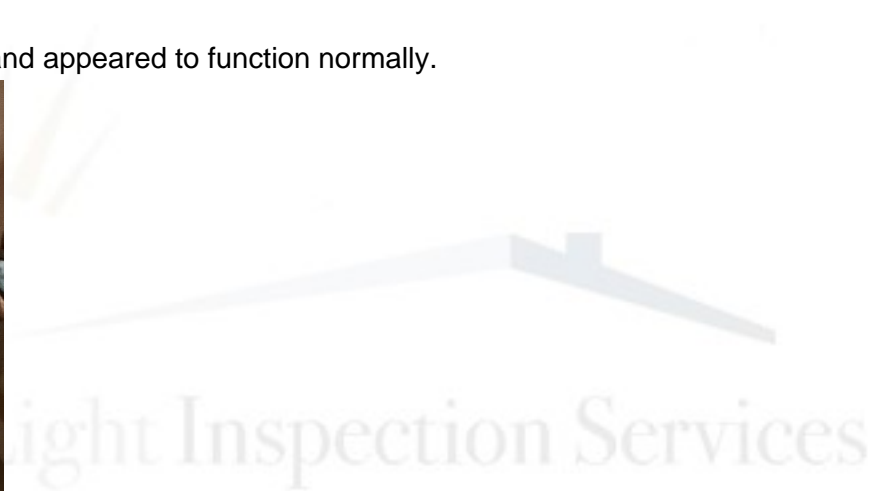
There were no leaks under the sink at the water supply lines or the drain pipes.





GARBAGE DISPOSAL

The garbage disposal turned on and appeared to function normally.



OUTLETS

All the receptacles that serve a kitchen countertop are protected by functional GFCI protection. (Ground Fault Circuit Interrupter).



REFRIGERATOR

The mini refrigerator was functional at the time of the inspection.



OTHER KITCHEN COMPONENTS

INSP I was unable to determine what the keypad on the kitchen wall was for. At the time of the inspection, the screen would not light. I recommend asking the sellers what the keypad is for.

Garage

I inspect the garage doors and garage door openers. I check the accessible receptacles for GFCI protection. I inspect the walls, ceiling and floor.

BASIC INFORMATION

Number of Garage Doors: **Two**

Number of Openers: **Two**

Photoelectric Eyes: **Installed**

Receptacle(s) GFCI Protected: **No, Not functional**

Garage Restrictions: **Stored Items**

GARAGE DOOR(S)

REC The smaller garage door opener did not operate properly. The door opener needs adjustment. The door returned to the fully open position when it reached the bottom. The door would not stay down without hitting the wall button. The tension screws on the back of the door opener should be adjusted so that the door functions properly. This is a simple repair that should be done by a handyman or qualified person. The rough operation of the door prevented me from testing the auto return eye beam function. This should be tested after the door has been properly adjusted.



WALLS & CEILING

REC Failing sheet rock seems were noted in the garage. The tape is loose and falling down. In order to maintain the fire separation between the house and the garage sheetrock seems should be re-taped by a qualified contractor.

The standard for garage fire separation: Fire separation between the house and the garage. A fire separation usually consists of a 1/2 inch sheetrock wall with no holes in it and all the seams and nails tapped and sparkled. A 5/8 inch sheetrock ceiling if there is living space above the garage, 1/2 inch sheetrock otherwise. The door from the house to the garage should be a solid wood door 1 3/8" thick, a steel door not less than 1/3/8 inches thick, or a 20-minute fire-rated door. Openings in HVAC ducts or vents are not permitted. Plastic flex duct is not permitted to be run through the garage. If attic steps are added they should be (or should be made to be) fire-rated.



SunLight Inspection Services

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 GAS SUPPLY

INSP 1: The propane storage tank is located back side. The fuel line enters the house at the back side. There is a fuel shut off valve at the tank and on the flue line just under the pressure regulator as the line enters the house. This inspection does not include the condition or adequacy of the flue storage tank. Recommend asking the seller if they own the tank, or if they rent it, and if there a service agreement with a fuel supplier for maintaining and filling the tank.

EXTERIOR OTHER EXTERIOR COMPONENTS

INSP 2: A low PVC pipe was noted at the rear of the house. The function of this pipe is undetermined. I recommend asking the sellers if they know what this pipe is for or used to be used for.

FIRST FLOOR HEATING SYSTEM HEATING EQUIPMENT

INSP 3: The first floor of the home is heated with a gas furnace. Using the thermostat I turn the heating system on. The heating system functioned normally at the time of the inspection.

Heating and air conditioning systems require regular maintenance. There is no visible service tag on the HVAC system. the heating system appeared dirty and is in need of annual service. I recommend asking the seller for recent service records. Prior to taking custody of the home, I recommend having the heating system cleaned and serviced by a qualified HVAC professional.

Need service call

SECOND FLOOR HEATING SYSTEM HEATING EQUIPMENT

INSP 4: The second floor of the home is heated with a gas furnace. Using the thermostat I turn the heating system on. The heating system functioned normally at the time of the inspection.

Heating and air conditioning systems require regular maintenance. There is no visible service tag on the HVAC system. I recommend asking the seller for recent service records. Prior to taking custody of the home, I recommend having the heating system cleaned and serviced by a qualified HVAC professional.

Need service call

FIRST FLOOR COOLING SYSTEM LIMITATIONS

INSP 5: The first floor central air conditioning was not operationally tested during this inspection. To avoid damaging the compressor most manufacturers of air conditioning systems recommend that these units not be tested if the ambient temperature for the previous 24 hours was below 60 degrees. It is recommended that a service company check the unit when ambient temperatures permit. If this is during the winter months and temperatures are not expected to rise to this level there is an alternative option. You may wish to contact a qualified licensed HVAC contractor, who can bring special equipment to heat up the crankcase of the compressor in order to safely test the equipment. This method of testing is beyond the scope of this visual inspections

SECOND FLOOR COOLING SYSTEM LIMITATIONS

INSP 6: The second floor central air conditioning was not operationally tested during this inspection. To avoid damaging the compressor most manufacturers of air conditioning systems recommend that these units not be tested if the ambient temperature for the previous 24 hours was below 60 degrees. It is recommended that a service company check the unit when ambient temperatures permit. If this is during the winter months and temperatures are not expected to rise to this level there is an alternative option. You may wish to contact a qualified licensed HVAC contractor, who can bring special equipment to heat up the crankcase of the compressor in order to safely test the equipment. This method of testing is beyond the scope of this visual inspections

STRUCTURAL/BASEMENT FOUNDATION

INSP 7: A repaired crack in the poured concrete foundation was noted underneath one of the steel beams. The repairs appear to be holding up. I recommend asking the seller for more information about the repairs; When were they done? , Who performed the repairs? , Is there any documentation and/or warranty for the repair(s).

INTERIORS CEILINGS

INSP 8: A water stain was observed on the third floor closet ceiling. A moisture meter was used to probe the water stain. The meter did not detect elevated levels of moisture in the ceiling. The stain appears to be from a past roof leak.

A dry-water stain does not necessarily mean that there is not a leak. Water dries in 3 to 5 days in sheetrock. So, if the source of water has not been present recently the stain may have dried. I recommend asking the seller for more information about the water stains. What corrective action was taken (if any to correct the water issue).

If a repair has been confirmed, the stained areas should be cleaned and/or repainted as necessary.

KITCHEN OTHER KITCHEN COMPONENTS

INSP 9: I was unable to determine what the keypad on the kitchen wall was for. At the time of the inspection, the screen would not light. I recommend asking the sellers what the keypad is for.

EXTERIOR STEPS & WALKWAYS

SAFE 10: A high step was noted at the front entrance. Steps should not exceed 8 1/4 of an inch in height. The high step may be a trip hazard for some people.

SAFE 11: The rear exterior stairs were noted without a hand railing. Current accepted standards recommend that any set of stairs with 4 or more steps should have a continuous hand railing for safety. For increased safety, I recommend installing a hand railing on the rear exterior stairs.

EXTERIOR DECK/PORCH STRUCTURE

SAFE 12: The deck joist to deck ledger board connection was done using nails that have been toe nailed into the ends of the joist. This connection is not considered strong enough. Toe nailing the joist ends to the ledger board does not provide enough lateral strength. Joist hangers should be used to make this connection.

SAFE 13: The spindles (or balusters) on the railing are spaced more than 4 inches apart. Current accepted standards recommend that spindles be spaced so that a four-inch sphere cannot pass through the railing.

Railings that have spindles spaced more than 4 inches apart are considered a safety hazard for small children.

I recommend action by a qualified carpenter according to the standards contained in the American Wood Council document DCA6-15.

SAFE 14: Inadequate railing support was noted. The posts that are used to support the deck are also used as supports for the railing. This is not considered structurally sound by current accepted standards. If a railing post fails, it usually fails at the deck to post connection. Since this connection also supports the deck platform a railing failure here could cause the deck to collapse.

I recommend repair by a qualified contractor according to the standards contained in the American Wood Council document DCA6-15.

SAFE 15: A permanent bench was noted built on the deck near the railing. Current accepted standards recommend there be a railing 36 inches high above the surface of the bench. A child or person could stand on the bench and fall over. For increased safety, I recommend raising the railing or removing the bench.

EXTERIOR SWIMMING POOL

SAFE 16: The gate on the right side of the house does not latch. The gate's function is important to form an effective barrier around the pole. A qualified contractor should repair the latch.

FIRST FLOOR HEATING SYSTEM FLUE PIPE

SAFE 17: I observed the flue pipe for the heating system installed too low on the exterior of the home. A side wall flue pipe should be at least 12' above the ground or higher than the expected snow height. This flue pipe could easily be blocked in a snowstorm. A block flue pipe could allow for combustion gases to back up into the house.

I recommend consulting the manufactures venting instructions and having the flue pipe raised by a qualified HVAC contractor.

WATER HEATER FLUE PIPE

SAFE 18: The flue pipe for the water heater was too low on the exterior of the house. The flue pipe should be at least 12' above the ground. The low flue pipe could be blocked by snow during the winter months. A qualified HVAC contractor should raise the flue pipe.

ELECTRICAL GFCI PROTECTION

SAFE 19: The receptacles in the garage were not GFCI (ground Fault Circuit Interrupter) protected. Current accepted standards recommend that all garage receptacles be GFCI-protected. For increased safety, I recommend having a qualified electrician install GFCI protection for the garage receptacles.

Note: the GFCI receptacle near the electric panel did not trip when tested and needs to be replaced. This receptacle may protect the receptacle in the garage near the door. The GFCI receptacle underneath the laundry room window did not trip when tested and needs to be replaced. This receptacle is most likely protecting the receptacles under the garage windows.

SAFE 20: The two receptacles in the laundry area are not GFCI protected. Current accepted standards recommend GFCI protection for receptacles in laundry areas. For increased safety, I recommend having a qualified electrician GFCI protect for the laundry area receptacle.

Note: The GFCI receptacle under the window is protecting the two receptacles under the garage windows.

SAFE 21: The GFCI receptacle near the electrical panel does not trip when tested. The receptacle should be replaced by a qualified electrician.

Note: This receptacle may protect the receptacle in the garage.

INTERIORS SMOKE & CARBON MONOXIDE DETECTORS

SAFE 22: No carbon monoxide alarms were found in the home.

Current accepted standards recommend that carbon monoxide alarms be installed outside of each separate sleeping area, in the immediate vicinity of the bedrooms, in homes that have fuel-fired appliances, and/or homes that have attached garages.

For increased safety, I recommend installing at least one carbon monoxide alarm in the second-floor hallway.

INTERIORS FIREPLACE

SAFE 23: The wooden form under the fireplace should be removed. This is often overlooked when a home is built. According to the National Fire Protection Association (NFPA) the wood form under the hearth poses a potential fire hazard and should be removed after the hearth is built. The form is relatively easy to remove. A qualified carpenter or handy person should remove the form.

KITCHEN MICROWAVE

SAFE 24: The bottom of the microwave was too close to the cooktop. There should be at least 18" from the cooktop to the bottom of the microwave. If there were a flare-up on the stovetop it could burn the microwave.

ROOF CHIMNEY STRUCTURE

REC 25: Damage/deterioration was noted on the chimney crown.

The chimney crown directs water off the top of the chimney and prevents water intrusion inside the chimney structure. Water intrusion in the chimney structure can cause deterioration and lead to leaks. The crown should be repaired or replaced by a qualified roofer or mason.

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

EXTERIOR DECK/PORCH STRUCTURE

REC 26: 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.

EXTERIOR WATER SPIGOTS

REC 27: A dripping exterior faucet was noted.

PLUMBING SYSTEM WATER SUPPLY PIPES

REC 28: A water leak was noted at the pressure gauge on the water treatment system. A qualified plumber should repair as needed.

ELECTRICAL MAIN ELECTRICAL PANEL

REC 29: I observed one circuit within the left main electrical panel doubled up (referred to as a "double tap"). A double tap is when two circuit wires are connected to only one breaker. The circuits should be separated so that each circuit is serviced by its own circuit breaker. A qualified electrician should make the necessary corrections.

INTERIORS FIREPLACE FACTORY BIULT

REC 30: I observed two cracks in the bottom refractory panel. The refractory panel is no longer reliable and should be replaced. Refractory panels are designed to protect the steel firebox and deflect heat into the room. The broken panel should be replaced with the appropriate panel for this make and model fireplace.

GARAGE DOOR(S)

REC 31: The smaller garage door opener did not operate properly. The door opener needs adjustment. The door returned to the fully open position when it reached the bottom. The door would not stay down without hitting the wall button. The tension screws on the back of the door opener should be adjusted so that the door functions properly. This is a simple repair that should be done by a handyman or qualified person.

The rough operation of the door prevented me from testing the auto return eye beam function. This should be tested after the door has been properly adjusted.

GARAGE WALLS & CEILING

REC 32: Failing sheet rock seems were noted in the garage. The tape is loose and falling down. In order to maintain the fire separation between the house and the garage sheetrock seems should be re-taped by a qualified contractor.

The standard for garage fire separation: Fire separation between the house and the garage.

A fire separation usually consists of a 1/2 inch sheetrock wall with no holes in it and all the seams and nails tapped and sparkled. A 5/8 inch sheetrock ceiling if there is living space above the garage, 1/2 inch sheetrock otherwise. The door from the house to the garage should be a solid wood door 1 3/8" thick, a steel door not less than 1/3/8 inches thick, or a 20-minute fire-rated door. Openings in HVAC ducts or vents are not permitted. Plastic flex duct is not permitted to be run through the garage. If attic steps are added they should be (or should be made to be) fire-rated.

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



www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

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

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

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

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

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To find an InterNACHI® Certified Professional Inspector®, visit [InspectorSeek.com](#).

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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>

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InterNACHI's Home Inspection
Standards of Practice

TABLE OF CONTENTS

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

1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

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

InterNACHI's Home Inspection Standards of Practice

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

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

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

3. Standards of Practice

3.1. Roof

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

3.2. Exterior

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

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

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

IV. The inspector is not required to:

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

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

3.4. Heating

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

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

3.5. Cooling

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

3.6. Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

InterNACHI's Home Inspection Standards of Practice

- 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;

InterNACHI's Home Inspection Standards of Practice

- 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

InterNACHI's Home Inspection Standards of Practice

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.