SUNLIGHT INSPECTION SERVICE
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Office@sunlightinspections.com
www.sunlightinspections.com
590 Sandra Lane, Phoenixville, PA 19460

123 Sunny Street Nice Town, PA 19460
REPORT# 230600000D

Wednesday, June 14, 2023

Report Prepared For
John & Jill Buyers

Clients Representative
N/A

Inspector
Daniel Keogh
InterNACHI 212167

SunLight Inspection Services

Wednesday, June 14, 2023
John & Jill Buyers
123 Sunny Street
Nice Town, PA 19460

Dear John & Jill Buyers,

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

123 Sunny Street
Nice Town, PA 19460

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,

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

Table of Contents

Introduction

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

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

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

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

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

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

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

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

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

R = Reference: A reference to support the inspector's opinion.

General Information

INSPECTION TYPE
New construction pre-acquisition inspection

HOME BUILDER
New Homes USA

DATE OF INSPECTION:
Wednesday, June 14, 2023

REPORT ID:
230600000D

PROPERTY ADDRESS:
123 Sunny Street
Nice Town, PA 19460

REPORT PREPARED FOR:
John & Jill Buyers

notreal@gmail.com

PRESENT AT INSPECTION:
Workman

APPROXIMATE AGE:
New Construction

STRUCTURE STYLE:
Colonial

OCCUPANCY STATUS:
Vacant, Unfurnished

WEATHER AT TIME OF INSPECTION:
Overcast
72 Degrees

INSPECTORS COMMENTS

CODE REFERENCES

Your new home should be built to three standards: the Pennsylvania Uniform Construction Code (UCC), manufacture specifications when applicable, and current workmanship and industry standards.
While inspecting your home to the InterNACHI Standards of Practice, if in the opinion of the inspector discrepancies are found in the visible areas of the home between the home's construction and the current building code they will be noted in the report. Code sections may be provided in the report to support the inspector's opinion.

Your inspector is not a building code official and has no authority to enforce the building code.
This inspection is not a code complaint inspection. The responsibility to build to the current Building Code is solely that of the home builder.

A quick word about Building Codes:

In July 2004 Pennsylvania adopted the Uniform Construction Code (UCC). For residential construction the bases of the UCC is the International Residential Code (IRC) published by the International Code Council (ICC), with some modification adopted by the state legislature. All builders are required to follow the UCC and all Building Code Officials are required to enforce the UCC. A Building Code Official is someone who is employed directly or indirectly by a municipality. Only the Building Code Official has the authority to enforce the building code. Building Code Officials and the UCC are regulated by the Pennsylvania Department of Labor and industry (L&I).

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

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STATE OF DELAWARE
DIVISION OF PROFESSIONAL REGULATION
PROFESSIONAL LICENSE

LICENSE TYPE: Home Inspector
LICENSE NUMBER: H4-0010220
LICENSE STATUS: Active
EXPIRATION DATE: 08/31/2023
ISSUED TO: DANIEL C KEOGH

LICENSEE SIGNATURE NOT TRANSFERABLE

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE.

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

INTERNATIONAL CODE COUNCIL #5228682
Residential Building Inspector
Residential Mechanical Inspector
Residential Plumbing Inspector
Residential Electrical Inspector
Residential Energy/Plans Examiner

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: A camera mounted to a drone quad-copter
Roof Covering Materials: Asphalt Fiberglass Shingles and Metal Standing Seam
Number of Visible Layers: One Layer
Approximate Age: New
Average Service Life: 25-30 years
Gutter Type: 6" K gutter
Gutter Guards: No

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






INSP The hooks for the roofer's fall protection harnesses are still in place. When the hooks are removed the shingles under the hooks need to be re-sealed and made water tight.



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

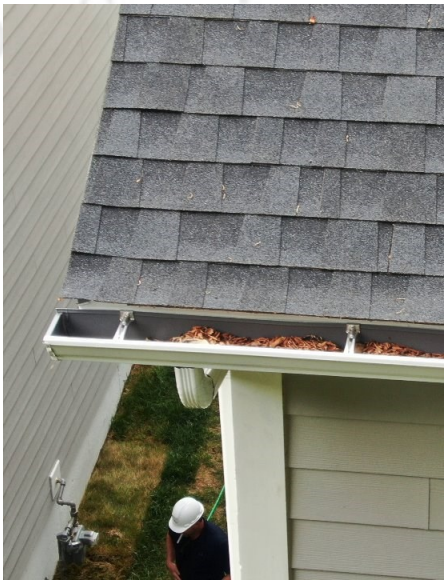
There is visible flashing installed around the plumbing stacks. No damage. Good.



GUTTERS

The gutters appear to be functional but they need to be cleaned.
The gutters appear to be securely attached to the house.
The gutters appear sloped towards the downspouts.





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 Cementitous Siding)

DRIVEWAY & PARKING AREA

INSP The driveway and parking area appeared functional. The final coating of the driveway was not installed yet. Typically in new construction the final finish coat on the driveway does not get installed until after the roads have been dedicated to the Township/Borough. Recommend asking the builder for information about his time table to finish the driveway.

DOWNSPOUTS

The downspouts appeared to be functioning.

Remember to adjust the downspouts, splash-blocks, and drain pipes to divert rain water away from the house foundation. Recommend watching how the rain water is controlled during a heavy rainstorm and adjusting the spouts as necessary.





GRADING & DRAINAGE

REC Poor drainage (grading) was noted near the foundation on the right side.
The ground slopes slightly towards 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 the basement.

R Code Reference:
R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

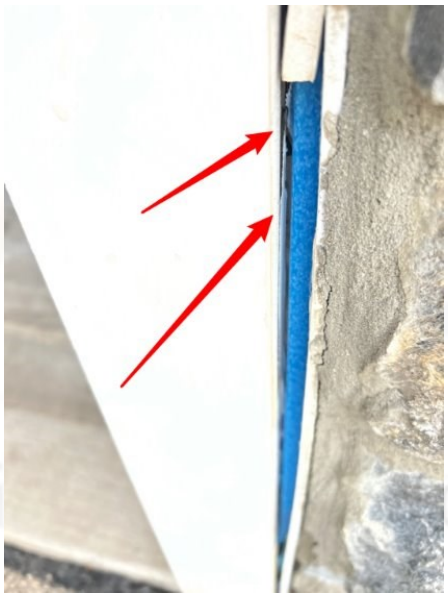
Exception: Where lot lines , walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

R404.1.6 Height above finished grade.
Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

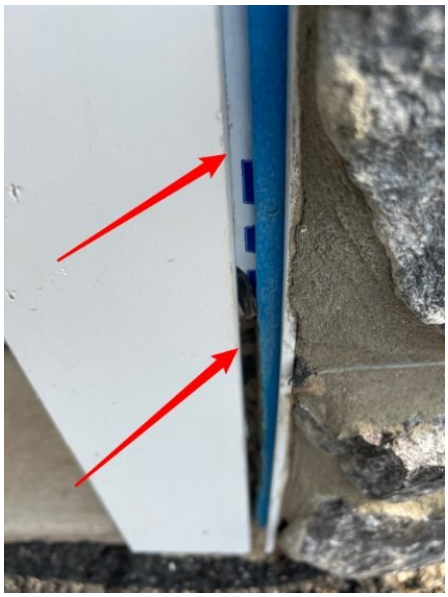
STONE VENEER

REC The casement bead (E-Z bead) has not been caulked properly. Several of the caulk joints our shallow. there are other tradition joints that don't have enough caulk backer in them. The caulk backer must fully fill the space. The caulk backer has a film on it that serves as a bond break and prevents a three sided bond. Transition joints with a three sided bond will have an adhesive failure. The adhesive failure typically takes place on the face of the caulk joint.

When stucco or stone veneer runs to any dissimilar material, window frames, door frames, siding, exedra, it must be separated by a soft joint (caulked joint) to allow for expansion and contraction between the dissimilar materials. A soft joint can be formed using a stop bead and caulk backer rod or as in this case, a pre-made E-Z bead can be used. E-Z bead is a stop bead and backer rod built together. After the stucco or stone veneer is installed the E-Z bead is sealed (caulked) with exterior caulking that meets ASTM standard 920. The caulking should be pushed into the E-Z bead joint and then tooled with a caulk trowel, not a finger. The built-in backer rod has a silicone release tape on it that prevents the caulking from adhering to the backer rod. This prevents the caulking from forming a three-sided bond which would cause an adhesive caulk failure.



additional caulk backer needs to be installed where there are gaps



additional caulk backer needs to be installed where there are gaps

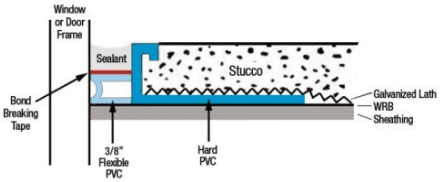
additional caulk backer needs to be installed where there are gaps

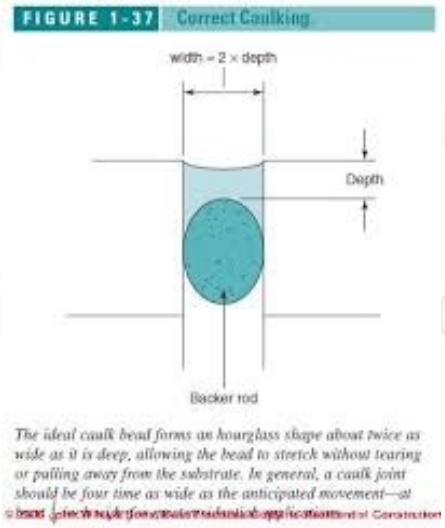
caulk should meet the edge of the caulking knife

caulk should meet the edge of the caulking knife

caulk should meet the edge of the caulking knife

R The picture shows what a mechanical caulk joint should look like. The depth of the caulking should be 1/2 the width of the joint. The back of the joist should have a release tape or film to avoid a three-sided bond. A three-sided bond will cause an adhesive failure on one side of the joint.





REC Coping flashing sloping the wrong way was noted to the left of the left garage door. The coping flashing should direct water away from the exterior wall.

coping flashing sloped the wrong way.

FIBER CEMENT SIDING

REC Missing caulking and incomplete and dams were noted at mounting blocks added one of the vent caps. Bulk water should not be permitted to run behind the fiber cement siding. Excessive moisture behind the siding can contribute decay of the siding. Caulking should seal the joints between the siding and trim and around utility penetrations that are mounted to or that pass through the siding.

no caulking behind the vent

REC Missing caulking and vent caps were noted on the right side of the house.





REC The hole where the electrical bonding wire for the gas meter passes through the siding on the left side of the house needs to be sealed with caulking.

REC Missing caulking was noted where the siding meets the left garage door trim. The siding should be sealed with caulk where it meets trim boards, windows, and door frames.

WINDOWS

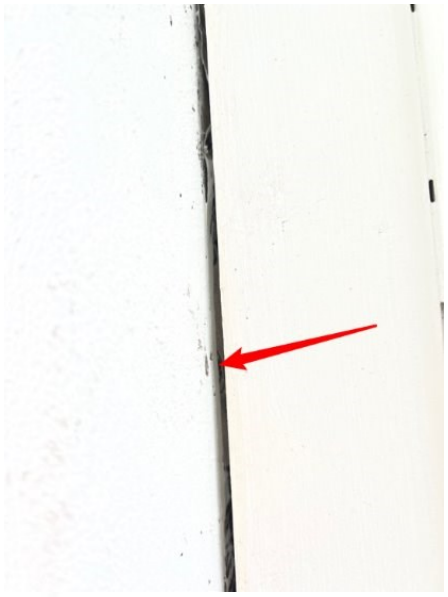
REC Caulking is needed where the basement window trim meets the foundation. The joints between the window trim and the foundation need to be sealed to prevent water intrusion.





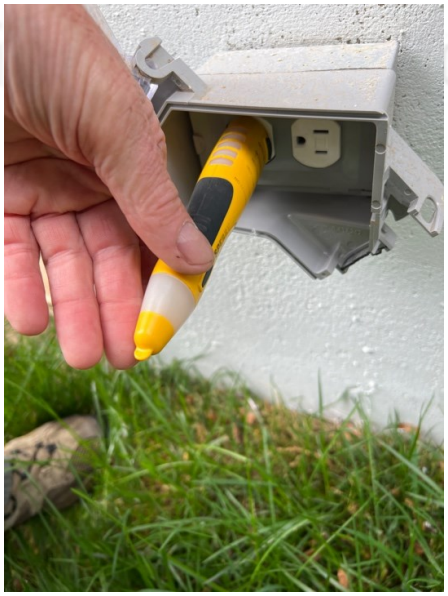

DOORS

REC Caulking is needed where the basement exterior door trim meets the foundation. The joints between the door trim and the foundation need to be sealed to prevent water intrusion.

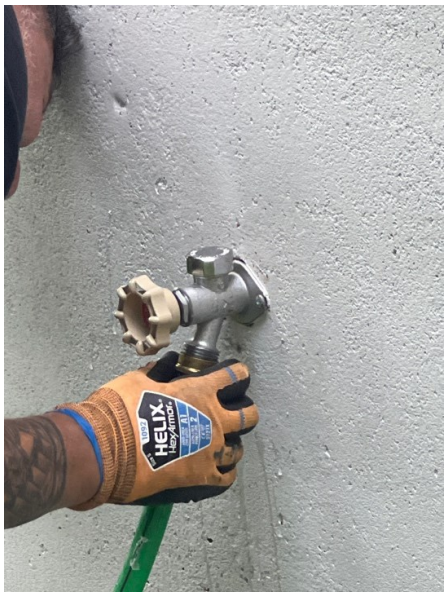

OUTLETS

The outside electric receptacles were live and protected by a functional GFCI (or Ground Fault). Good. The exterior electrical receptacles are all tied together and are protected by the GFCI receptacle located breaker in the electric panel. If you find one of the exterior receptacles without power the GFCI receptacle breaker in the electric panel. 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.


WATER SPIGOTS

There is running water at the exterior faucets.



GAS SUPPLY

The left side of the house is where the gas meter is located. There were no gas leaks detected at the gas meter. There is adequate clearance between the meter and the ground. The meter is well mounted with no visual damage noted.

OTHER EXTERIOR COMPONETS

REC A vinyl siding mounting block was used to mount the exterior light fixture near the basement door. This is not the correct use of the vinyl siding mounting block. This will not prevent water from running into the electrical junction box.

Incorrect siding block application

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

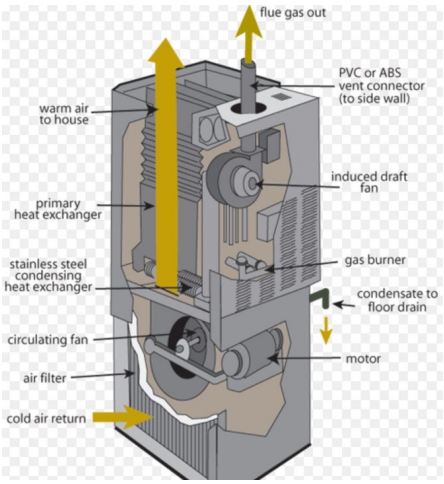
Heating Type: Gas Furnace
Location: Basement
Distribution Method: Duct Work
Approximate Age: New
Average Service Life: 20-25 years
Thermostat(s): First floor hallway

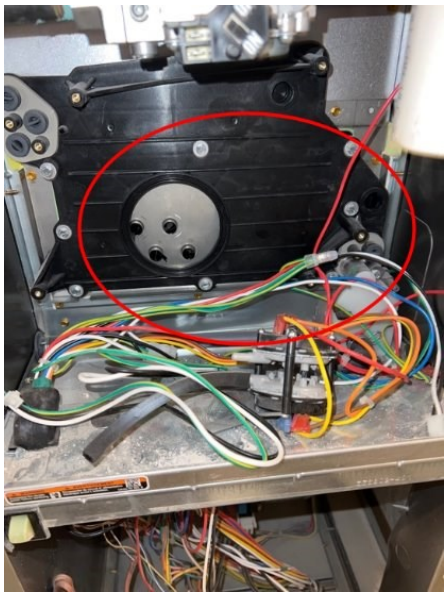
HEATING EQUIPMENT

INSP The first floor of the home is heated with a gas furnace.
at the time of the inspection, the first-floor furnace was not operable. The draft fan's not installed in the furnace. The system was in shutdown condition.
I was unable to test the first-floor HVAC system.

FURNACE OPERATION

The draft fan was missing from the inside of the furnace. The HVAC system was in shutdown condition.





no draft fan

SWITCHES & VALVES

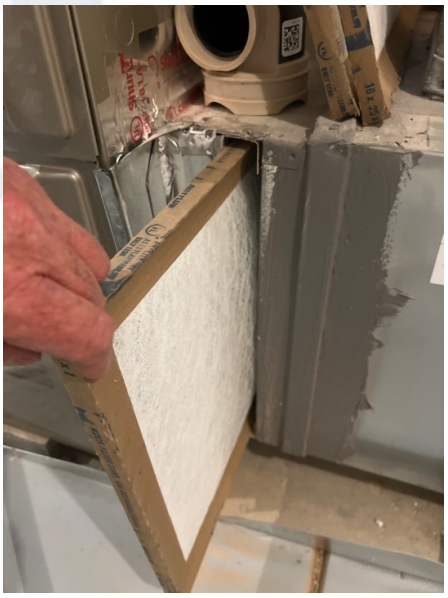
The shut off switch for the heating system function when tested. Testing fuel shut-off valves are outside the scope of the home inspection. The gas shut off valve for the furnace was accessible and appeared to be in functional condition.

FLUE PIPE

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.



HUMIDIFIER

REC The electronic steam humidifier has not been installed plumb as required by the manufacturer. This may have an adverse effect on the unit's function and longevity. The humidifier should be re-installed pre the manufactures installation instructions.

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

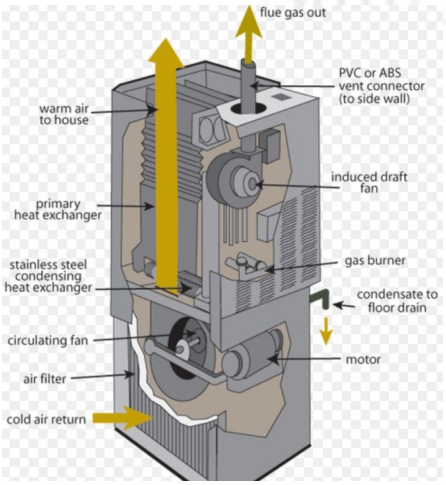
Heating Type: Gas Furnace
Location: Attic
Distribution Method: Duct Work
Approximate Age: New

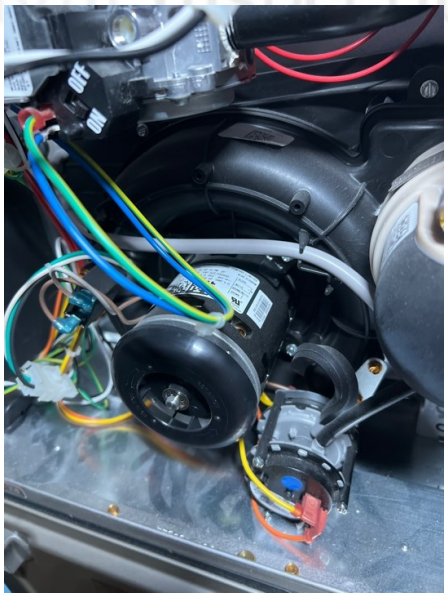
Average Service Life: 20-25 years
Thermostat(s): Master bedroom

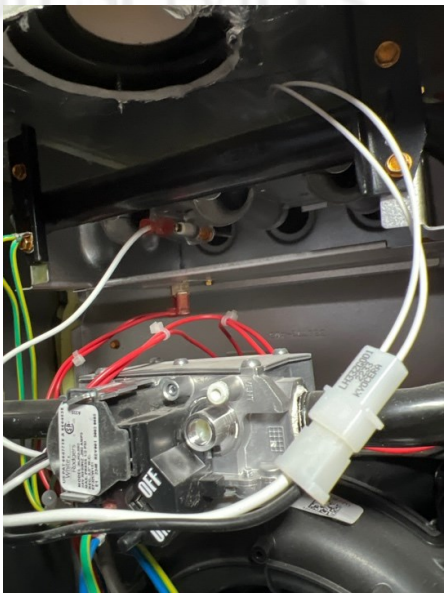
HEATING EQUIPMENT
The second floor of the home is heated with a gas furnace.
Using the thermostat I turn the heating system on.
The heating system functioned normally at the time of the inspection.

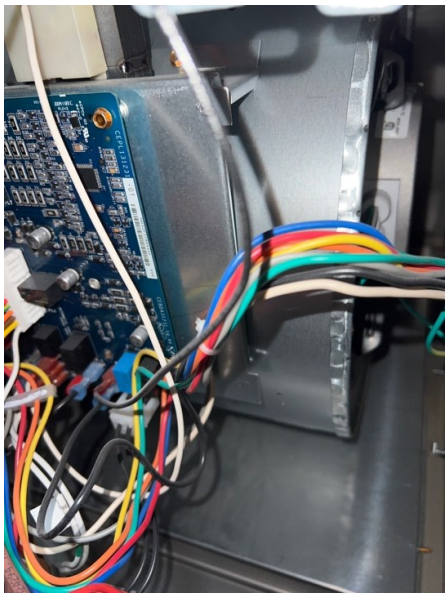
Heating and air conditioning systems require regular maintenance. I recommend having the HVAC system cleaned and serviced annually by an HVAC contractor.

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 switch for the heating system function when tested. Testing fuel shut-off valves are 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

The flue pipe was intact and in good condition.

AIR FILTER

REC At the time of this inspection, the air filters for the forced air heating/air conditioner was missing. The system should never be run without the filters in place. Running the system without the filters in place can allow dirty particles to build up in the ductwork and HVAC equipment.

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: New
Average Service Life: 15-20 years

AIR CONDITIONING SYSTEM

INSP The first floor of the home is cooled with a central air conditioning system.
the first floor HVAC system was an shutdown condition. I was unable to test the first floor air conditioning.

CONDENSER

The condenser for the air conditioner is located on the right side of the home.
The condenser unit appears level.
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.

REC Both air conditioning condensers are installed on the outer edge of the mounting brackets. The brackets wobble easily. Additional support should be added to the brackets to prevent them from moving excessively.



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.


CONDENSATION DRAIN

The condensation line drains from the unit to the basement floor drain.

Second Floor

BASIC INFORMATION

Cooling Type: Central Air
Location: Split, Outside and Attic
Approximate Age: New
Average Service Life: 15-20 years

AIR CONDITIONING SYSTEM

The second floor of the home is cooled with a central air conditioning system.
Using the thermostat I turned the air conditioning system on.
The central air conditioning system functioned normally at the time of the inspection.

CONDENSER

The condenser for the air conditioner is located on the right side of the home.
The condenser unit appears level.
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.

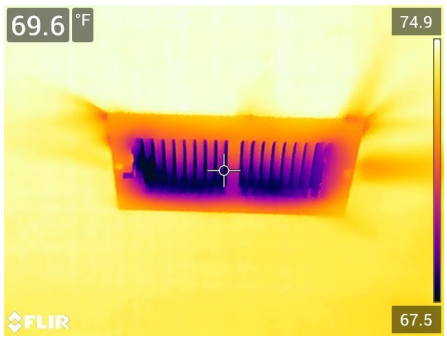


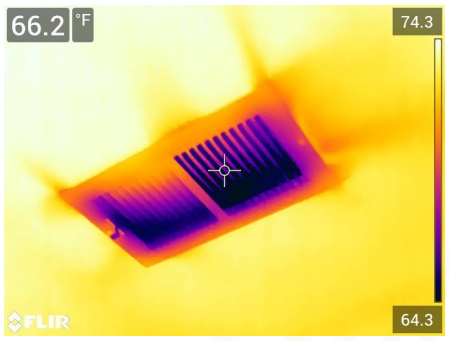
AIR HANDLER

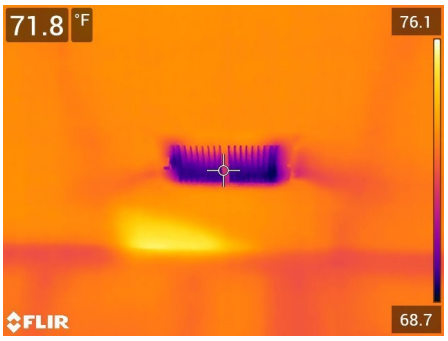
The air conditioning is distributed through the house using the same ductwork as the furnace.
The refrigerant lines that carry the liquid coolant to the unit appeared to be in good order.
The insulation around the return line was in good condition.
The fan was heard operating. No rattling or vibration.


DUCT WORK

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





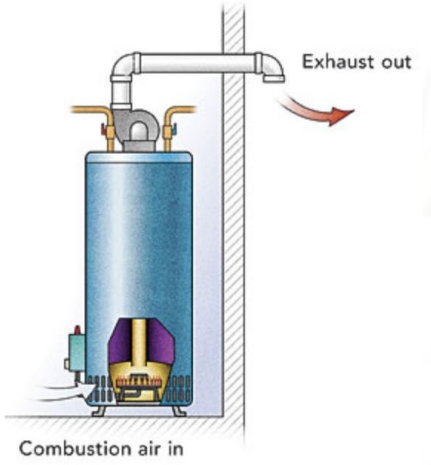


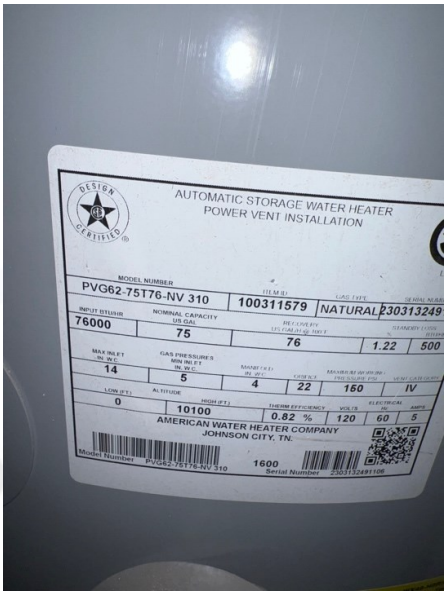
Water Heater

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

BASIC INFORMATION
Hot Water Source: Gas Water Heater
Capacity: 75 Gallon
Approximate Age: New
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.





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

REC The flue pipe for the water heater was not glued together on the exterior of the house. The elbow can easily be removed.

The elbow should be glued in place

DRAIN PAN

REC The overflow pan under the water heater was noted without a drain line. The overflow pan should have a drain line installed on it that runs to a suitable location. In this case, the sump that is right next to it When a water heater is installed in a location where a leak could cause damage, current accepted standards recommend that a drain pan (overflow pan) be installed under it. The pan should have a drain line installed on it that runs to a suitable location.

R Code Reference:

P2801.6 Required pan. Where A storage tank type water heater or hot water storage tank is installed in the location or water leakage from the tank will cause damage, tank shall be installed in a pan constructed of one of the following:

1.Galvanized steel or aluminum of not less than 0.0236 inch in thickness.
2.Plastic not less than 0.036 inch in thickness.
3.Other approved materials.

A plastic pan shall not be installed beneath the gas fired water heater.

P2801.6.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials indicated in Table P2906.5. Where pan drain was not previously installed, a pan drain shall not be required for replacement water heater installation.

P2801.6.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

Plumbing System

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

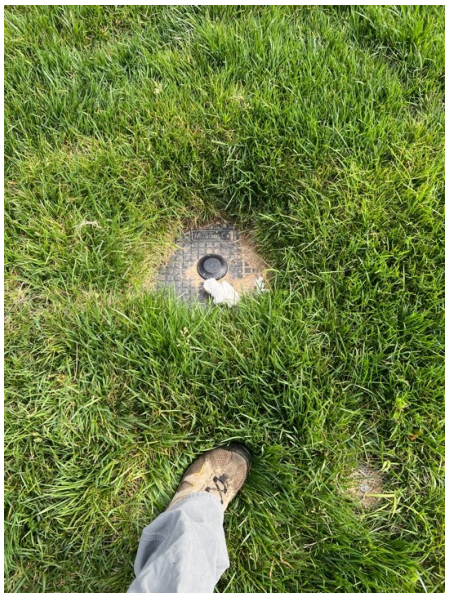
BASIC INFORMATION
Water Supply: Municipal Supply
Main Water Shut off Location: Front of basement
Water Supply Piping: Cross linked polyethylene (PEX)
Sewage/Waste System: Municipal Waste
Sewage Waste Piping: PVC

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

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.

WATER SUPPLY
The water supply to the house is public.
The water meter is located in a meter box at the front exterior of the house.
The main shut-off valve is at the front of the basement.
There is a backflow valve present, good.
The water pressure appeared adequate at the time of inspection.

REC The water meter box is set too low. The top of the water meter box is below grade. This can allow storm water to run into the meter box. It also poses a trip hazard for people walking in the yard.



THERMAL EXPANSION TANK

The water heater has an expansion tank installed above it. There is a back flow valve installed on the water supply line coming into the house. The back flow valve allows water to enter the home and prevents water from flowing back out to the street. This is to prevent water being pulled out of the home if there were a back siphoning event were to accrue in the public water supply and it makes the homes plumbing system a closed water system. When the water heater makes hot water the water in the homes plumbing system expands. The expansion of water increases the pressure in the homes water pipes. The expansion tank absorbs the extra pressure. The action of the expansion tank reduces knocking of the pipes and ware and tear on the faucets and shut off valves due to the increased pressure.
This tank appeared to be in good order.

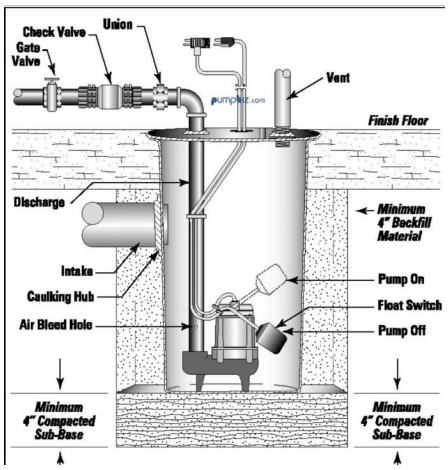
DRAIN & WASTE SYSTEM

The waste line pipes were well supported.No visible cracks in any of the lines.
Water was run at all the plumbing fixtures in the house.
The cleanout fitting was visible.

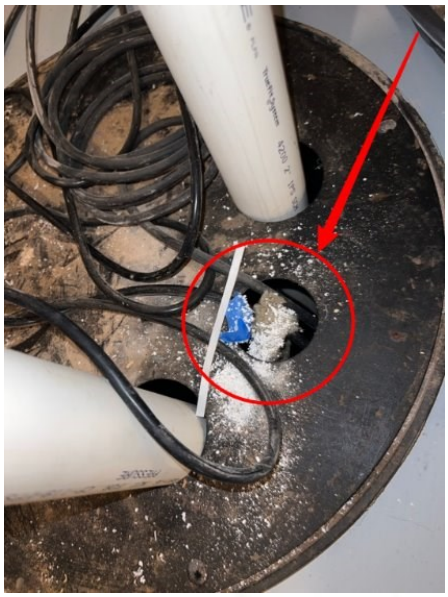
WASTE EJECTOR

There is a sewage ejector installed in the basement. The sewage ejector receives the wastewater from the plumbing fixtures in the basement and pumps the wastewater up into the sewer lines.
There is a gate valve on the discharge line.
There is a check valve on the discharge line.
Water was run at the basement fixtures. The pump could be heard turning on and wastewater could be heard running through the discharge pipe.

Note: This inspection does not include the interior components of the Sewage Ejector



REC The top of the sewage basin is not sealed airtight. The rubber gaskets are missing around the pipes and electrical cord.

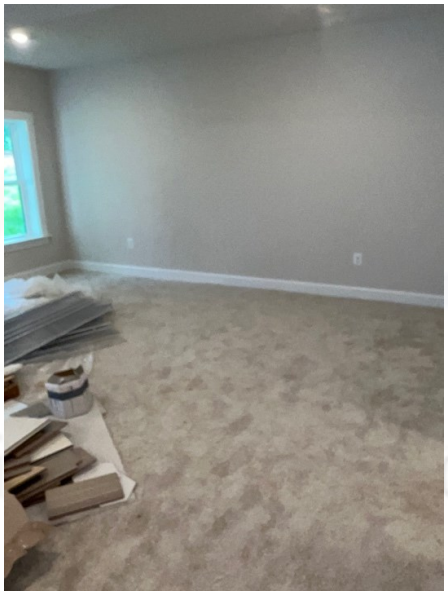


Structural/Basement

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: Insulation, Ceiling Covering and Wall Coverings

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



FLOOR STRUCTURE

The floor joists are constructed of Manufactured I Joists. Readily accessible areas were inspected.



REC The steel beam to the right of the basement furnace is not properly supported on the foundation. The steel beam should be fully bearing on the foundation a minimum of 3 inches. The concrete beam pocket is damaged under the beam. There is a large void under the bottom of the steel plates used to shim the beam in place.



R Code Reference

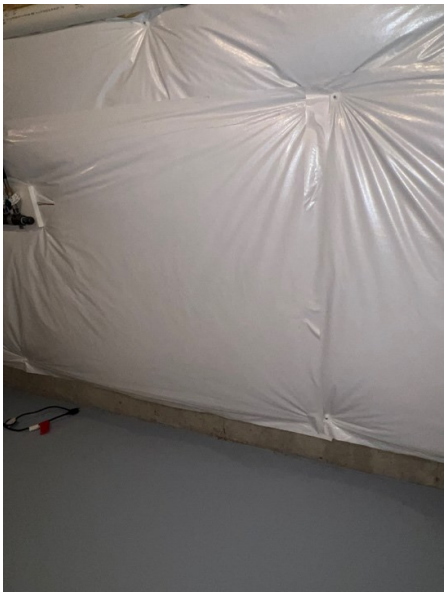
R502.6 Bearing.

The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

FOUNDATION

The foundation is constructed of poured concrete.
Readily accessible areas were inspected. There are no indications of significant structural deficiencies apparent.





SUMP PUMP

REC The sump pump did not function at the time of the inspection. The pump was getting power but it would not come on. A new pump is needed.


Electrical

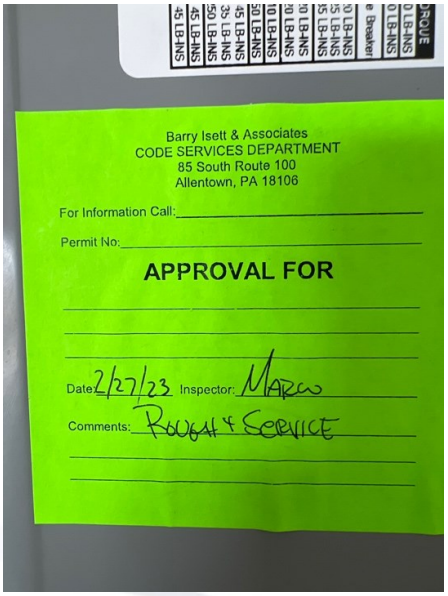
If I feel that it is safe enough to open the electrical panel, I will check the interior components of service panels and sub panels, the conductors, and the overcurrent protection devices. Inside the house, I will check a representative number of installed lighting fixtures, switches, receptacles, and 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.

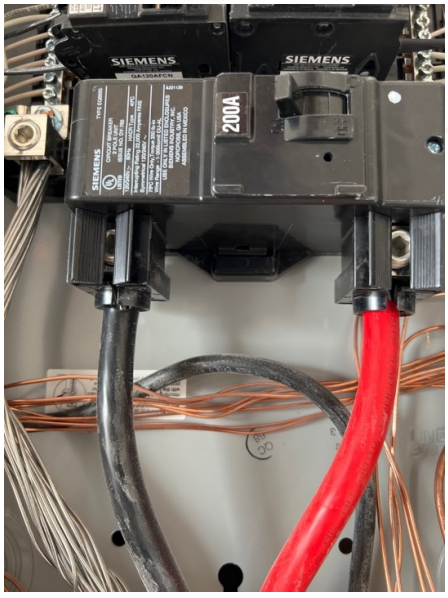
BASIC INFORMATION
Service Cable Location: Underground Service Cable (Service Lateral)
Service Size: 200 Amp
Panel Type: Circuit breakers
Main Disconnect: Breaker in panel
Wiring Method: Romex (Non-Metallic Cable) (NM)
Service Grounding: Ground Rod Exterior

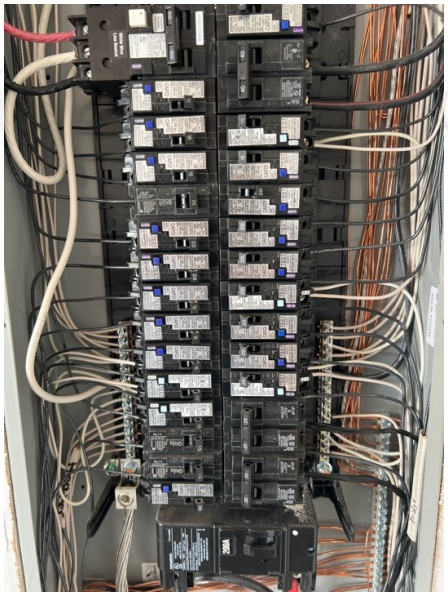
ELECTRICAL METER
With normal hand pressure, the electric meter felt securely attached to the house.

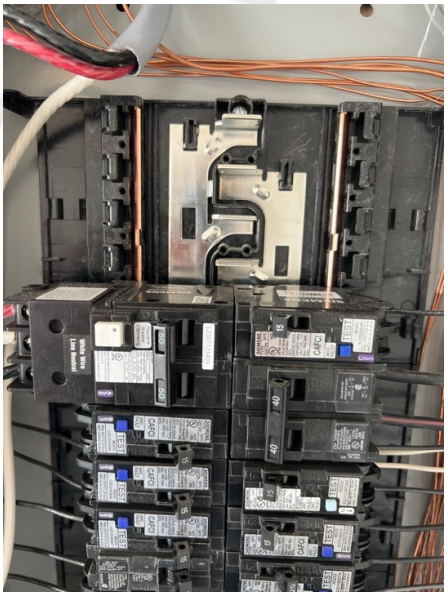
MAIN ELECTRICAL PANEL

200 amp service at the electrical panel.
There was an inspection sticker visible on the panel.
The main breaker to shut off the electricity is in the panel.
All of the breakers are labeled.
All the wires running into the panel have cable connectors on them.
The bonding wire from the metal plumbing line to the panel is visible.
The grounding wire from the panel to the grounding rod is visible.
There is room for expansion in the panel.
For safety remember to keep proper clearances around the panel.









Attic

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

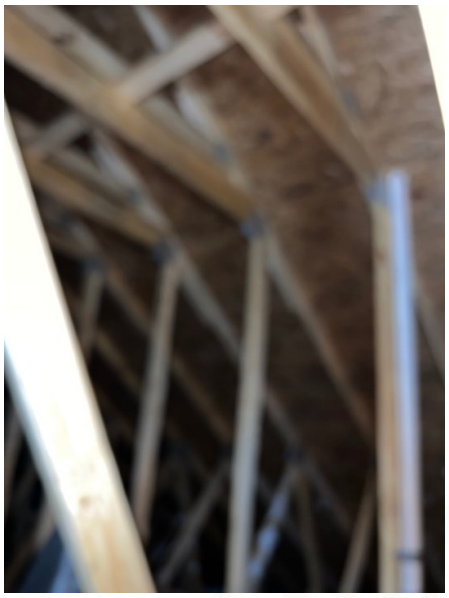
BASIC INFORMATION
Method Used To Inspect Attic: Attic access hatch
Roof Structure Type: Engineered roof trusses
Rafter Board Dimensions: 2 x 4 and 24 inches on center
Attic Ventilation Visible: Ridge vent and Soffit vents
Attic Insulation Type: Blown fiberglass
Approximate R Value: R38

LIMITATIONS
The attic was not floored. The blown insulation and the lack of floor prevents me from walking the attic.
The attic inspection was limited to what could be viewed from the attic access hatch.

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 14 to 16 inches of insulation. Providing an approximate R-value of R38.



REC There were low levels of insulation on the attic floor were people have moved it to work. Workmen often move the loose fill insulation out of the way while they are working in the attic and then fail to replace it once the work is done. I recommend added/re-disrupting the insulation to maintain the R value of the attic insulation and reduce energy lose.

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: 3
Number of Half Bathrooms: One
Receptacles GFCI Protected: Yes

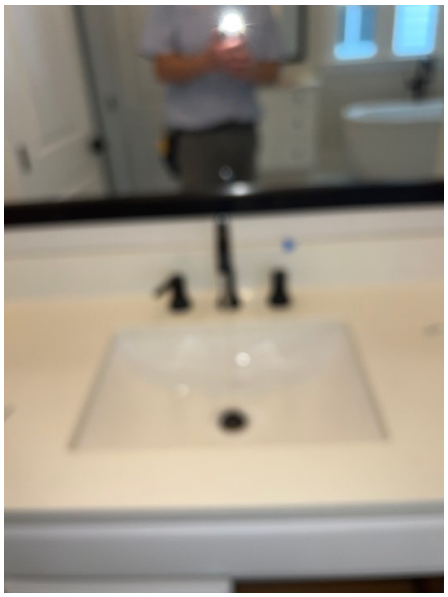
TOILETS
All the toilets flushed and appeared to be operating fine.
The toilets were secure to the floor.
There were no soft spots of flooring detected around the toilets.



SINKS

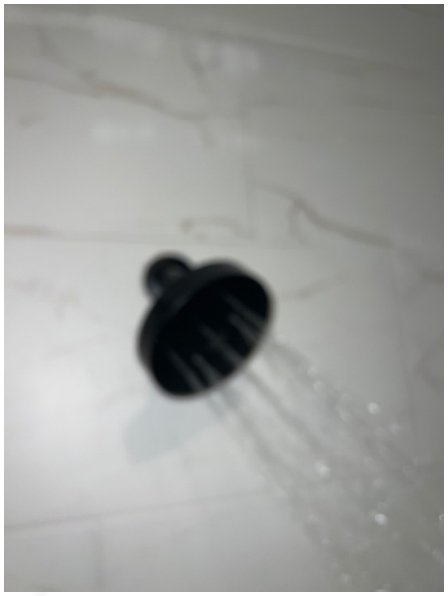
All the bathroom sinks had hot and cold water running to them.

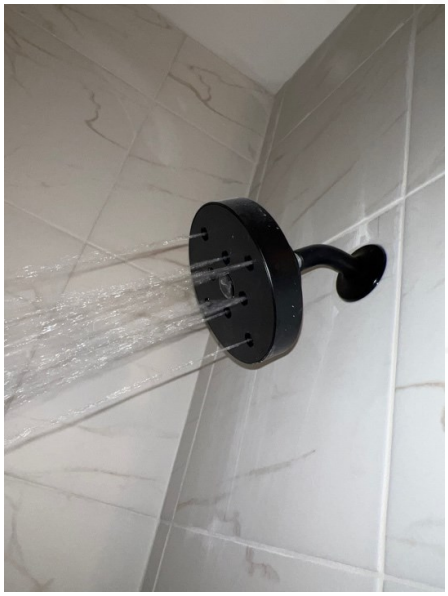
All the bathroom sinks drained with no visible leaks at the drain pipes


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.

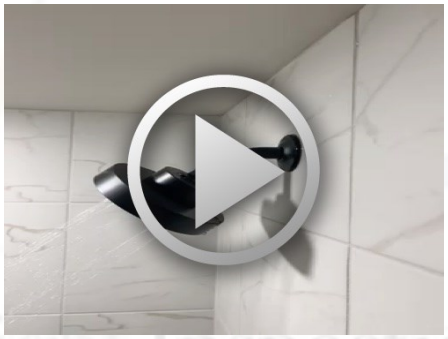



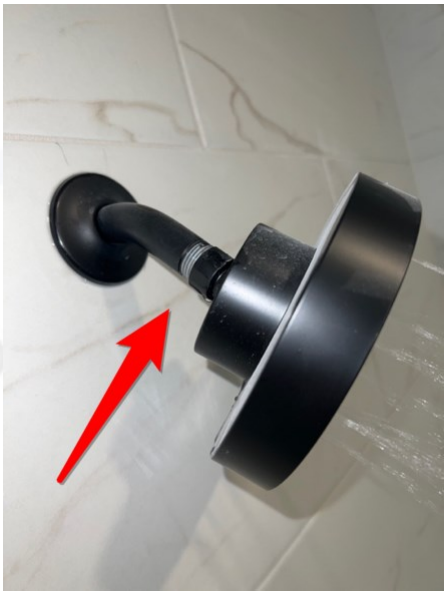


The windows over the tub were glazed with tempered glass, good.

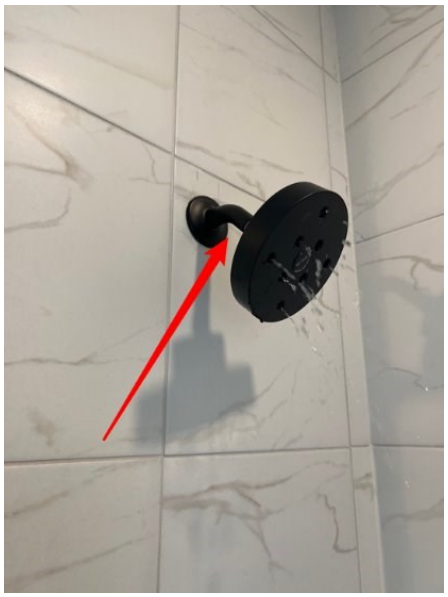
REC Leaks were noted at the basement bathroom, master bathroom, and back right bathroom shower head stems. The shower faucets leak at the stems where the shower heads are attached.

Basement bathroom





Master bathroom


Back right bathroom

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 cannot be reset with the reset button it should be replaced.




OTHER BATHROOM COMPONETS

REC A chip was noted at the back splash of one of the master bathroom vanity counters.

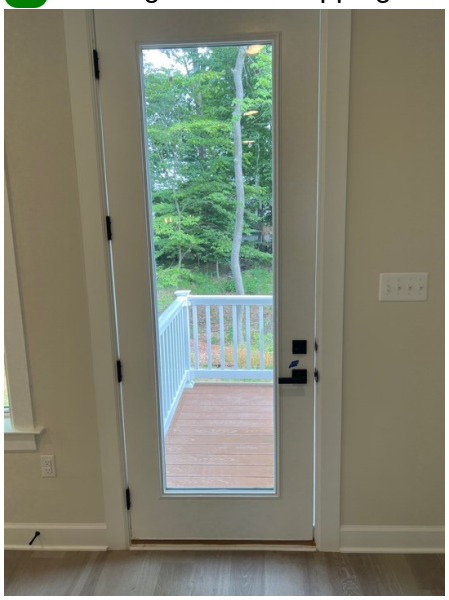

Interiors

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: Yes
Dryer Hook-Up: Gas

DOORS
REC A fogged glass panel was noted on the front door.
In order to correct the fogged appearance of the glass replacement of the glass pane or the door panel will be necessary.

REC Missing weather stripping was noted on the exterior kitchen door.




WINDOWS

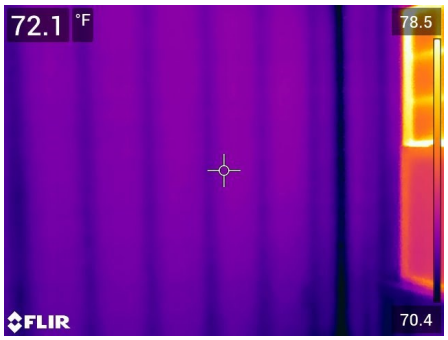
Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather-sealing components.

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

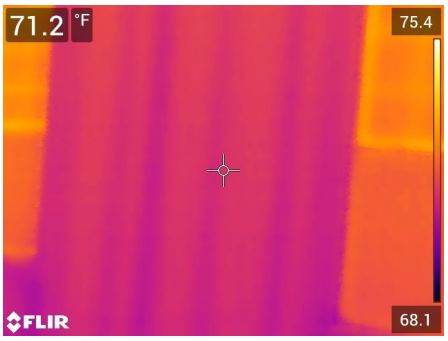


WALLS

The exterior walls were scanned with an infrared camera to check for voids in insulation. No voids were noted.

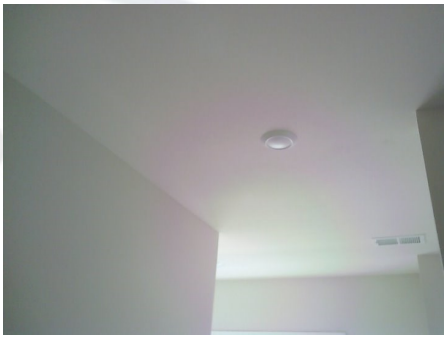



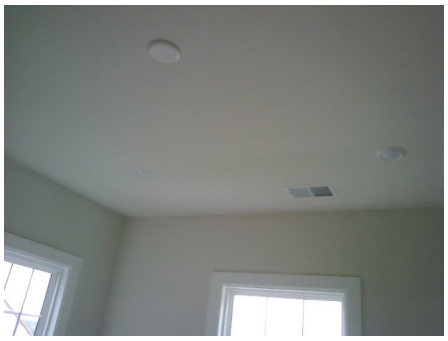




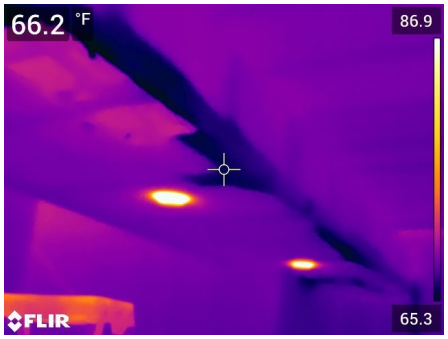
CEILINGS

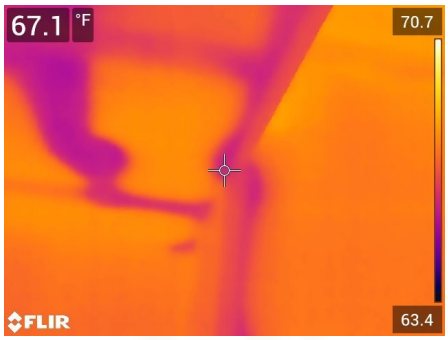
The ceiling was scanned with an infrared camera to look for voids in insulation. No voids were noted.

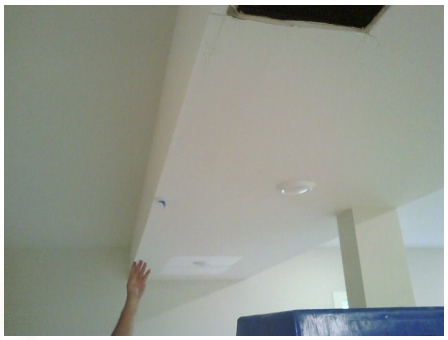




REC A water was noted that the time of the inspection. Water was dripping through the soffit in the basement. At the time of the inspection to plumbers working to locate the source of the leak and take corrective action.





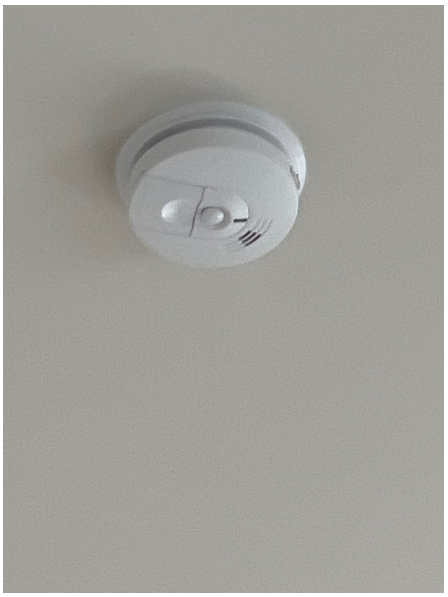


SMOKE & CARBON MONOXIDE DETECTORS

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.



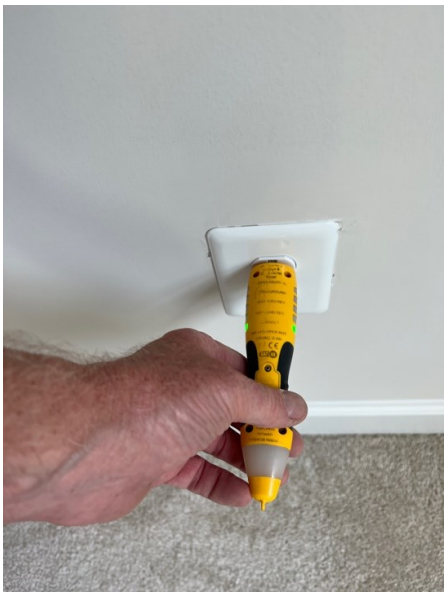


At the time of the inspection, the carbon monoxide alarms all sounded when the test button was pushed.

RECEPTACLES

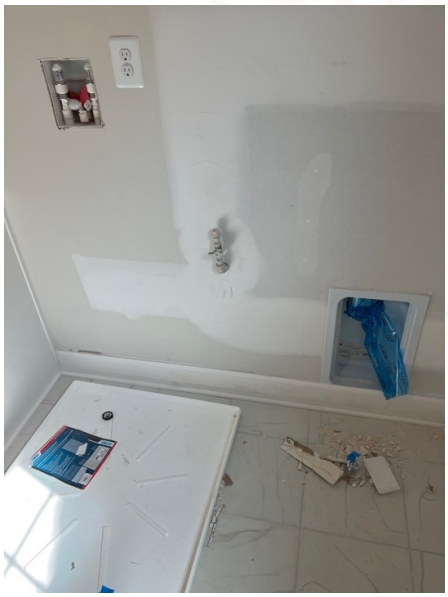
The receptacles that were inspected are properly wired.





LAUNDRY

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



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

The laundry area receptacles are GFCI protected.

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: Yes

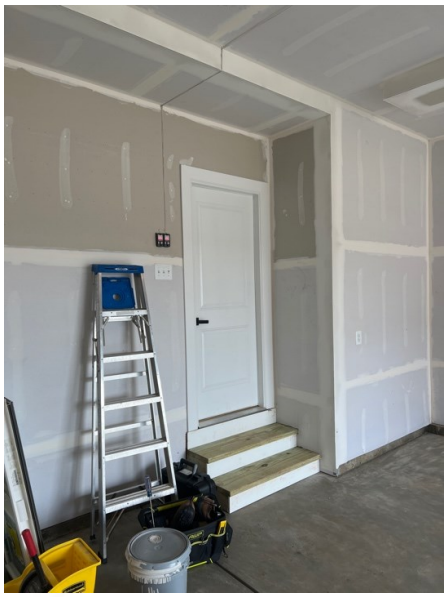
GARAGE DOOR(S)
There is a garage door opener installed on each of the garage doors.
The garage doors opened and closed using the automatic garage door opener.

Photoelectric eyes were installed. The doors reversed and returned to the fully open position when I waved my foot in the path of the eye beam as the door was closing, Good. To prevent damaging the doors or the door openers, I did not test the contact resistance automatic reverse feature.
I recommend asking the seller if there are any remote controls for the garage door opener.



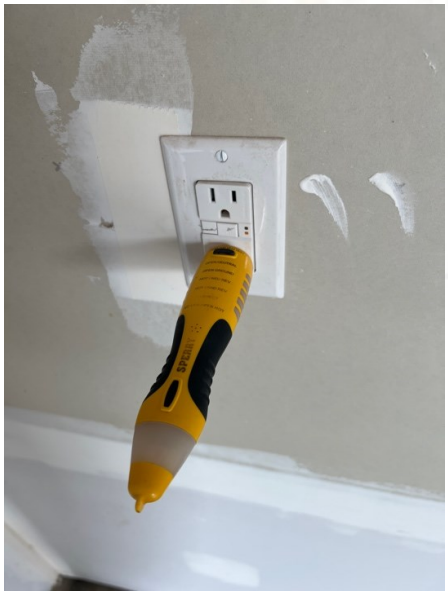
WALLS & CEILING

The walls and ceiling (which is considered the fire wall) appear to be in good condition. No significant deficiencies observed.



OUTLETS

The garage receptacles are live and are protected by functional GFCI protection



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

STOVE & OVEN
Stove cook top and oven turned on with normal controls.


MICROWAVE

The microwave turned on with normal controls.

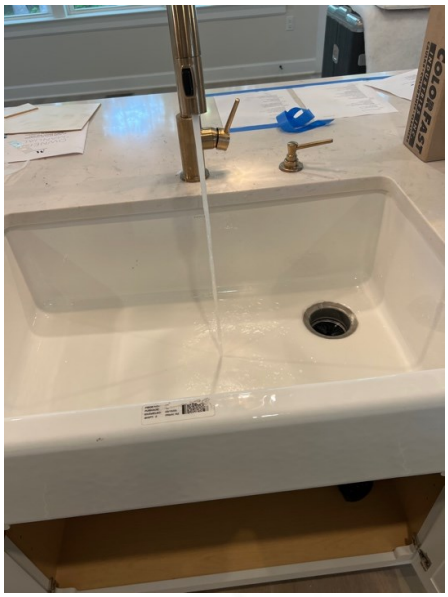
DISHWASHER

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

KITCHEN SINK

Hot and cold water ran at the kitchen sink.

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

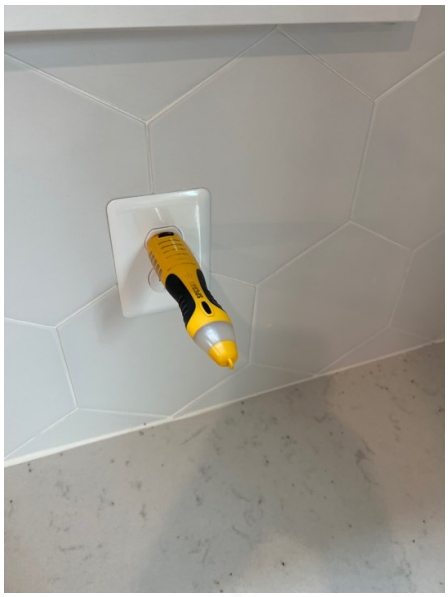


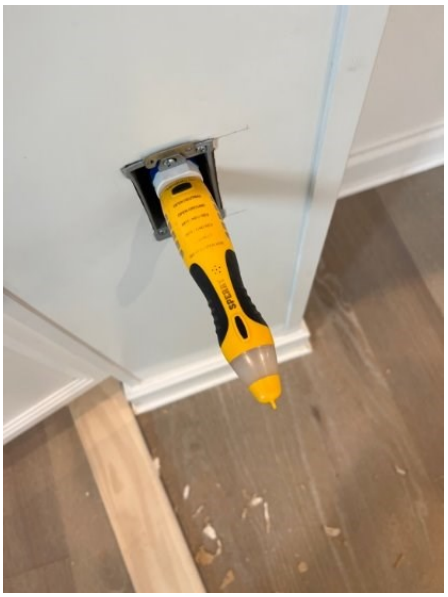
GARBAGE DISPOSAL

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).





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.

ROOF ASPHAT SHINGLES

INSP **1:** The hooks for the roofer's fall protection harnesses are still in place. When the hooks are removed the shingles under the hooks need to be re-sealed and made water tight.

EXTERIOR DRIVEWAY & PARKING AREA

INSP **2:** The driveway and parking area appeared functional. The final coating of the driveway was not installed yet. Typically in new construction the final finish coat on the driveway does not get installed until after the roads have been dedicated to the Township/Borough. Recommend asking the builder for information about his time table to finish the driveway.

FIRST FLOOR HEATING SYSTEM HEATING EQUIPMENT

INSP **3:** The first floor of the home is heated with a gas furnace.
at the time of the inspection, the first-floor furnace was not operable. The draft fan's not installed in the furnace. The system was in shutdown condition.
I was unable to test the first-floor HVAC system.

FIRST FLOOR COOLING SYSTEM AIR CONDITIONING SYSTEM

INSP **4:** The first floor of the home is cooled with a central air conditioning system.
the first floor HVAC system was an shutdown condition. I was unable to test the first floor air conditioning.

EXTERIOR GRADING & DRAINAGE

REC **5:** Poor drainage (grading) was noted near the foundation on the right side.
The ground slopes slightly towards 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 the basement.

EXTERIOR STONE VENEER

REC **6:** The casement bead (E-Z bead) has not been caulked properly. Several of the caulk joints our shallow. there are other tradition joints that don't have enough caulk backer in them. The caulk backer must fully fill the space. The caulk backer has a film on it that serves as a bond break and prevents a three sided bond. Transition joints with a three sided bond will have an adhesive failure. The adhesive failure typically takes place on the face of the caulk joint.

When stucco or stone veneer runs to any dissimilar material, window frames, door frames, siding, exedra, it must be separated by a soft joint (caulked joint) to allow for expansion and contraction between the dissimilar materials. A soft joint can be formed using a stop bead and caulk backer rod or as in this case, a pre-made E-Z bead can be used. E-Z bead is a stop bead and backer rod built together. After the stucco or stone veneer is installed the E-Z bead is sealed (caulked) with exterior caulking that meets ASTM standard 920. The caulking should be pushed into the E-Z bead joint and then tooled with a caulk trowel, not a finger. The built-in backer rod has a silicone release tape on it that prevents the caulking from adhering to the backer rod. This prevents the caulking from forming a three-sided bond which would cause an adhesive caulk failure.

REC **7:** Coping flashing sloping the wrong way was noted to the left of the left garage door. The coping flashing should direct water away from the exterior wall.

EXTERIOR FIBER CEMENT SIDING

REC **8:** Missing caulking and incomplete and dams were noted at mounting blocks added one of the vent caps. Bulk water should not be permitted to run behind the fiber cement siding. Excessive moisture behind the siding can contribute decay of the siding. Caulking should seal the joints between the siding and trim and around utility penetrations that are mounted to or that pass through the siding.

REC **9:** Missing caulking and vent caps were noted on the right side of the house.

REC **10:** The hole where the electrical bonding wire for the gas meter passes through the siding on the left side of the house needs to be sealed with caulking.

REC **11:** Missing caulking was noted where the siding meets the left garage door trim. The siding should be sealed with caulk where it meets trim boards, windows, and door frames.

EXTERIOR WINDOWS

REC **12:** Caulking is needed where the basement window trim meets the foundation. The joints between the window trim and the foundation need to be sealed to prevent water intrusion.

EXTERIOR DOORS

REC **13:** Caulking is needed where the basement exterior door trim meets the foundation. The joints between the door trim and the foundation need to be sealed to prevent water intrusion.

EXTERIOR OTHER EXTERIOR COMPONETS

REC **14:** A vinyl siding mounting block was used to mount the exterior light fixture near the basement door. This is not the correct use of the vinyl siding mounting block. This will not prevent water from running into the electrical junction box.

FIRST FLOOR HEATING SYSTEM HUMIDIFIER

REC **15:** The electronic steam humidifier has not been installed plumb as required by the manufacturer. This may have an adverse effect on the unit's function and longevity. The humidifier should be re-installed pre the manufactures installation instructions.

SECOND FLOOR HEATING SYSTEM AIR FILTER

REC **16:** At the time of this inspection, the air filters for the forced air heating/air conditioner was missing. The system should never be run without the filters in place. Running the system without the filters in place can allow dirty particles to build up in the ductwork and HVAC equipment.

FIRST FLOOR COOLING SYSTEM CONDENSER

REC **17:** Both air conditioning condensers are installed on the outer edge of the mounting brackets. The brackets wobble easily. Additional support should be added to the brackets to prevent them from moving excessively.

WATER HEATER FLUE PIPE

REC **18:** The flue pipe for the water heater was not glued together on the exterior of the house. The elbow can easily be removed.

WATER HEATER DRAIN PAN

REC **19:** The overflow pan under the water heater was noted without a drain line. The overflow pan should have a drain line installed on it that runs to a suitable location. In this case, the sump that is right next to it When a water heater is installed in a location where a leak could cause damage, current accepted standards recommend that a drain pan (overflow pan) be installed under it. The pan should have a drain line installed on it that runs to a suitable location.

PLUMBING SYSTEM WATER SUPPLY

REC **20:** The water meter box is set too low. The top of the water meter box is below grade. This can allow storm water to run into the meter box. It also poses a trip hazard for people walking in the yard.

PLUMBING SYSTEM WASTE EJECTOR

REC **21:** The top of the sewage basin is not sealed airtight. The rubber gaskets are missing around the pipes and electrical cord.

STRUCTURAL/BASEMENT FLOOR STRUCTURE

REC **22:** The steel beam to the right of the basement furnace is not properly supported on the foundation. The steel beam should be fully bearing on the foundation a minimum of 3 inches. The concrete beam pocket is damaged under the beam. There is a large void under the bottom of the steel plates used to shim the beam in place.

STRUCTURAL/BASEMENT SUMP PUMP

REC **23:** The sump pump did not function at the time of the inspection. The pump was getting power but it would not come on. A new pump is needed.

ATTIC INSULATION

REC **24:** There were low levels of insulation on the attic floor were people have moved it to work. Workmen often move the loose fill insulation out of the way while they are working in the attic and then fail to replace it once the work is done. I recommend added/re-disrupting the insulation to maintain the R value of the attic insulation and reduce energy lose.

BATHROOMS TUBS & SHOWERS

REC **25:** Leaks were noted at the basement bathroom, master bathroom, and back right bathroom shower head stems. The shower faucets leak at the stems where the shower heads are attached.

BATHROOMS OTHER BATHROOM COMPONETS

REC **26:** A chip was noted at the back splash of one of the master bathroom vanity counters.

INTERIORS DOORS

REC **27:** A fogged glass panel was noted on the front door.
In order to correct the fogged appearance of the glass replacement of the glass pane or the door panel will be necessary.

REC **28:** Missing weather stripping was noted on the exterior kitchen door.

INTERIORS CEILINGS

REC **29:** A water was noted that the time of the inspection. Water was dripping through the soffit in the basement. At the time of the inspection to plumbers working to locate the source of the leak and take corrective action.

EXTERIOR GRADING & DRAINAGE

R **30: Code Reference:**
R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines , walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

R404.1.6 Height above finished grade.
Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

EXTERIOR STONE VENEER

R **31:** The picture shows what a mechanical caulk joint should look like. The depth of the caulking should be 1/2 the width of the joint. The back of the joist should have a release tape or film to avoid a three-sided bond. A three-sided bond will cause an adhesive failure on one side of the joint.

WATER HEATER DRAIN PAN

R 32: Code Reference:

P2801.6 Required pan. Where A storage tank type water heater or hot water storage tank is installed in the location or water leakage from the tank will cause damage, tank shall be installed in a pan constructed of one of the following:

1.Galvanized steel or aluminum of not less than 0.0236 inch in thickness.
2.Plastic not less than 0.036 inch in thickness.
3.Other approved materials.

A plastic pan shall not be installed beneath the gas fired water heater.

P2801.6.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials indicated in Table P2906.5. Where pan drain was not previously installed, a pan drain shall not be required for replacement water heater installation.

P2801.6.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

STRUCTURAL/BASEMENT FLOOR STRUCTURE

R 33: Code Reference

R502.6 Bearing.

The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

www.NACHI.org

Effective October 2017

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

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

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InterNACHI's Home Inspection Standards of Practice

TABLE OF CONTENTS

1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

I. The inspector is not required to determine:

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

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

II. The inspector is not required to operate:

A. any system that is shut down.

B. any system that does not function properly.

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

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

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

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

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

G. any alarm systems.

H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

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

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

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

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

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

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

G. inspect decorative items.

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

I. inspect intercoms, speaker systems or security systems.

J. offer guarantees or warranties.

K. offer or perform any engineering services.

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

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

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

O. determine the insurability of a property.

P. perform or offer Phase 1 or environmental audits.

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

3. Standards of Practice

3.1. Roof

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

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

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

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

II. The inspector shall describe:

A. the type of roof-covering materials.

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

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

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

E. move insulation.

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

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

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

I. perform a water test.

J. warrant or certify the roof.

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

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;

B. the eaves, soffits and fascia;

C. a representative number of windows;

D. all exterior doors;

E. flashing and trim;

F. adjacent walkways and driveways;

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

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

I. railings, guards and handrails; and

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

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

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

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

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

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, breakwalls or docks.

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

G. inspect for safety-type glass.

H. inspect underground utilities.

I. inspect underground items.

J. inspect wells or springs.

K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.

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

N. inspect irrigation or sprinkler systems.

O. inspect drainfields or dry wells.

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

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

A. the foundation;

B. the basement;

C. the crawlspace; and

D. structural components.

II. The inspector shall describe:

A. the type of foundation; and

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

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

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

B. observed indications of active water penetration;

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

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

IV. The inspector is not required to:

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

B. move stored items or debris.

C. operate sump pumps with inaccessible floats.

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

E. provide any engineering or architectural service.

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

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

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

B. the energy source; and

C. the heating method.

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

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

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

D. light or ignite pilot flames.

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

F. override electronic thermostats.

G. evaluate fuel quality.

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

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

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

B. the cooling method.

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

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

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

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

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

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

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

E. all toilets for proper operation by flushing;

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

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

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

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

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

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

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

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

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

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

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

IV. The inspector is not required to:

A. light or ignite pilot flames.

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

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

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

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

F. open sealed plumbing access panels.

G. inspect clothes washing machines or their connections.

H. operate any valve.

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

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

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

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

M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems.

O. inspect water treatment systems or water filters.

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

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

R. evaluate or determine the adequacy of combustion air.

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

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

U. determine the existence or condition of polybutylene plumbing.

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

3.7. Electrical

I. The inspector shall inspect:

A. the service drop;

B. the overhead service conductors and attachment point;

C. the service head, gooseneck and drip loops;

D. the service mast, service conduit and raceway;

E. the electric meter and base;

F. service-entrance conductors;

G. the main service disconnect;

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

I. service grounding and bonding;

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

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

L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

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

B. the type of wiring observed.

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

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

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

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

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

E. the absence of smoke detectors.

IV. The inspector is not required to:

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

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

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

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

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

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

H. inspect ancillary wiring or remote-control devices.

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

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

K. verify the service ground.

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

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

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

B. lintels above the fireplace openings;

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

D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

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

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

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

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

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

IV. The inspector is not required to:

A. inspect the flue or vent system.

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

C. determine the need for a chimney sweep.

D. operate gas fireplace inserts.

E. light pilot flames.

F. determine the appropriateness of any installation.

G. inspect automatic fuel-fed devices.

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

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

J. ignite or extinguish fires.

K. determine the adequacy of drafts or draft characteristics.

L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.

N. dismantle or remove any component.

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

P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

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

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

II. The inspector shall describe:

A. the type of insulation observed; and

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

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

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

IV. The inspector is not required to:

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

B. move, touch or disturb insulation.

C. move, touch or disturb vapor retarders.

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

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

F. activate thermostatically operated fans.

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

H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

B. floors, walls and ceilings;

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

D. railings, guards and handrails; and

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

II. The inspector shall describe:

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

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

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

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

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

IV. The inspector is not required to:

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

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

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

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

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

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

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

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

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

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

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

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

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

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

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

4. Glossary of Terms

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

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

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

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

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

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

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

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

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

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

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

6. The InterNACHI® member shall not:

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

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

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

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

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

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

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

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

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

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

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

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

III. Duty to the Profession and to InterNACHI®

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

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

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

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

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

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