

Sample Home Inspection Report

Client / Owner's Name

Mr. John Homeowner

Property's Address

1234 Any Street
Lakeland FL 33823

Date & Time of Inspection

2019-05-20 09:00:17

Inspector's Company

Lucent Inspections, LLC
Lakeland, FL 33801
Phone: 863-333-3698

Inspector

August Brinkman HI-10759 August@lucent.email

Signature of Inspector

First, we want to Thank You! Our entire team at Lucent Inspections, LLC understands and appreciates the trust you have placed in us by selecting us to undertake your property inspection. We know you had choices, and we are honored that you chose us.

On the next page, you will find details about our company that, we believe, set us apart from others in our industry, and serve to confirm your selection of us as a good decision.

Then, in the following pages, we will share the results of our comprehensive inspection of the property you are considering. Please remember that we are always available to you to answer questions, or to walk through the property with you to point out any issues we may have identified in the course of our inspection and that are included in this report.

Meet Your Inspector.

August Brinkman, Senior Inspector.

In addition to managing his own construction business in Winter Haven, August brings a variety of experiences to his work as a home inspector, including a BS in Mechanical Engineering from the University of South Carolina, years of project management and design work in the field of mechanical engineering in Aruba, Argentina and the US, and licenses and certifications in Mechanical Contracting, Residential Construction and Home Inspection.



1.

This comprehensive and clearly-presented Home Inspection report identifies areas of critical concern in the major building components of a home – structural, roofing, mechanical, etc. – areas that should be repaired or restored by the seller before the home is sold.

2.

This report provides the prospective home buyer and seller with important information about the general condition of the home that will need to be negotiated prior to the closing.

3.

This report helps the prospective home buyer distinguish between those areas of critical concern mentioned above, and issues that are easily corrected or of a purely cosmetic nature.

lucent | adjective

| shining | brilliant | transparent |

It's in the numbers...

As you review this report, you'll notice we've assigned numbers to various building components we've inspected. Here is what these numbers mean:

10 – The building system or component appears new, and the owner can reasonably expect it to perform as new and for the full typical lifespan of such systems/components.

For example: Your inspector has assigned a 10 as the Roof Covering Condition, meaning the roof covering appears to be in new condition, and the owner can reasonably expect the roof covering to last the full and typical lifespan of that particular roofing material.

9 – The system or component appears nearly new, shows few if any signs of wear or damage, and can reasonably be expected to perform for up to 90% of the typical lifespan of such systems/components.

For example: Your inspector has assigned a 9 as the Roof Covering Condition, meaning the roof covering appears nearly new, and the owner can reasonably expect the roof covering to last up to 90% of the typical lifespan of that particular roofing material.

8 – The system or component shows some very minor signs of wear or damage, but can reasonably be expected to perform efficiently for the duration of its typical lifespan. Any identified deficiencies can be repaired.

For example: Your inspector has assigned an 8 as the Roof Covering Condition, meaning the roof covering material shows only minor signs of wear typical for its age, and is reasonably expected to continue to perform as required for the duration of the lifespan typical for that particular roofing material.

7 – The system or component shows wear or damage typical of its age, but can reasonably be expected to perform efficiently for the duration of its typical lifespan. Any identified deficiencies can be repaired. No damage to underlying building components is evident.

For example: Your inspector has assigned a 7 as the Roof Covering Condition, meaning that any identified wear or damage to the roof covering material is typical for its age, that the material is expected to continue to perform efficiently for the duration of its typical lifespan, and that no damage to underlying roofing components is evident.

6 – The system or component shows wear or damage typical of its age, but is nearing the mid-point of its expected lifespan. Any identified damage or deficiencies should be addressed by repair vs. replacement. No damage to underlying building components is evident.

For example: Your inspector has assigned a 6 as the Roof Covering Condition, meaning the roof covering material is nearing the mid-point of its expected lifespan. However, any evident damage can likely be repaired. There is no evidence of damage to underlying roofing components.

5 – The system or component shows wear or damage to the point that the system/component has reached the mid-point of its typical lifespan. Any identified damage or deficiencies should be addressed by repair vs. replacement. Except as noted, no damage to underlying building components is evident.

For example: Your inspector has assigned a 5 as the Roof Covering Condition, meaning the roof covering has reached the mid-point of the typical lifespan of that particular roofing material, but the material remains sound, and continues to protect the roof underlayment materials. Except as may be noted, no damage to the underlying roofing components was evident.

4 – The system or component shows wear or damage to the extent that it has entered the final third of its expected lifespan, and some damage to underlying building components could be expected. Repair or replacement is highly recommended.

For example: Your inspector has assigned a 4 as the Roof Covering Condition, meaning that some roof covering material is significantly damaged. Except as may be noted, damage to underlying roofing components is not evident, could reasonably be expected, and would likely be revealed if the roof covering material were removed. Repair or replacement of the roof covering is highly recommended.

3 – Approximately fifty-percent (50%) of the system or component is badly deteriorated or damaged. Damage to underlying building systems is evident. Repairs could be undertaken, but could be extensive and costly. Replacement is highly recommended.

For example: Your inspector has assigned a 3 as the Roof Covering Condition, meaning that there is significant damage to over half of the roof covering material. There is also evidence of damage to underlying roofing components. Repairs could be undertaken without a full roof replacement, but they would be extensive,

costly and would only extend the lifespan of the roof for a limited period of time. Full roof replacement is recommended.

2 – The system or component is deteriorated or damaged beyond the point where repairs should be undertaken. Damage to underlying building components is evident, and could be significant. Replacement is highly recommended.

For example: Your inspector has assigned a 2 as the Roof Covering Condition, meaning that there is extensive damage to the roof covering materials as well as the roof underlayment. In addition, there is a strong likelihood that there is damage to the roof support structures (i.e., wood trusses.) Full roof replacement is highly recommended.

1 – The system or component is deteriorated or damaged to the degree that repair is not a reasonable option, and replacement is imperative. Damage to underlying building components is evident to the point that these components are in danger of significant damage or even failure. Replacement is imperative.

For example: Your inspector has assigned a 1 as the Roof Covering Condition, meaning that the roof covering is extensively damaged or missing altogether, moisture has penetrated the underlayment, and is causing significant damage to the roof decking. There is also evidence that roof support structures have been damaged. The roof covering, and likely components of the roof underlayment, must be replaced immediately.

Home Inspection Report

Type of Home

Single Family - 1 Story

Type of Construction

Concrete Block

Type of Foundation

Slab on Grade

Number of Stories

1

Approximate Age of Home

26

Approximate Total Square Feet

2702

Approximate Total Living Area

2053

Weather at Time of the Inspection

Clear 85 F

Status of Utilities at the Time of Inspection

Water service was On

Electric service was On

Persons Present at the Time of Inspection

Buyer, Trevor Alexander

Buyer realtor, David Bryant

Front of Home



Right Side of Home



Left Side of Home



Rear of Home



But before we get to the details,

*here are some general observations and summary conclusions
we have made about the property under consideration:*

Summary Condition of Building System

8	Roofing System
8	Structural / Foundation
8	Exterior
8	Interior / Windows / Doors
9	Heating / Cooling Systems
8	Plumbing Systems
8	Electrical System
8	Attic / Insulation

Overall: Nice home

Roofing:

Why we look so closely at your home's roof: A home's roof is the first line of defense against the elements – moisture intrusion, in particular – which is why we look closely at the roof covering, structure, and other roofing components. A damaged or compromised roof could result in damage to other roofing components as well as other building systems within the structure of the home.

The existing roof type is **3 Tab Asphalt Shingle** and shows **No Apparent Leaks**. The condition of roof covering is **8 / 10**.

Non Standard Roof Penetrations include

The building gutters are **Aluminum**. The condition of the guttering is **8 / 10**.





Roof Photo CommentsNone





Exterior:

We also look very closely at your home's exterior. Much like the roof, a home's exterior cladding is a part of that first line of defense against the elements, which is why we look so closely at the exterior skin, structure, and other exterior components. A damaged or compromised exterior could result in damage to other wall components as well as other interior building systems within the home.



The exterior walls are finished with **Stucco**. The condition of the exterior Wall Covering is **8 / 10**.

The type of windows in this building are **Aluminum** and the condition of the windows is **8 / 10**.

Soffits are the material under the eaves, and this building has **Aluminum** soffits.



Fascia is the material at the very edge of the roof that is typically vertical. This building has **Wood** fascia.





The type of exterior doors in this building are **Aluminum, Fiberglass, Steel** and the condition of the exterior doors is **8 / 10**.



The type of garage door on this building is **Metal** and the condition is **8 / 10**.

The type of flashing and trim on this building is **Metal** and the condition is **8 / 10**.





The exterior walkways are **Concrete Slab** and the condition of the walkways is **8 / 10**.

The driveways are **Concrete Slab** and the condition of the driveways is **8 / 10**.

The condition of the landscape vegetation is **8 / 10**.

From visual observation **there is Evidence of Drainage Problems or Erosion.**



The exterior stairs on this building are **None** and the condition is / **10**.

The exterior ramp on this building is **None** and the condition is / **10**.

The exterior porch / deck / patio on this building is **Concrete Slab** and the condition is **8 / 10**.

The exterior balcony on this building is **None** and the condition is / **10**.

The carport on this building is **None** and the condition is / **10**.

The Exterior Railing type is **None** and the condition is / **10**.

Foundation/ Structure:

The importance of a firm

foundation: A home's structural integrity begins with its foundation, basement, and support structures. Here we pay attention to signs of deterioration or movement which could result in costly repairs.

This building has a **Monolithic Concrete Slab** foundation and the condition is **8 / 10**.

The building crawlspace was **None** and the crawlspace entry location is .

The building basement was **None** and the basement entry location is .

Access to the attic is located **Garage and bedroom closets**.

This building has **Wood Trusses** for a roof structure and condition is **8 / 10**.





building was constructed of **Wood Framing**

and the condition is **8 / 10**.

Interior floor framing of this building was constructed of **Concrete** and the condition is **8 / 10**.

This building's roof deck is **Plywood** and the condition is **8 / 10**.



Inspecting the attic we found the following:

Exterior walls of this building were constructed of **Concrete Block** and the condition is **8 / 10**.

Interior wall framing of this

Heating:

It's more than a matter of comfort: A home's heating and cooling system is another important component affecting the overall condition of the home. A properly operating heating and cooling system not only provides comfort to the occupants, but also provides critical temperature and humidity control for the interior of the home.



The thermostat is located **Den wall**.

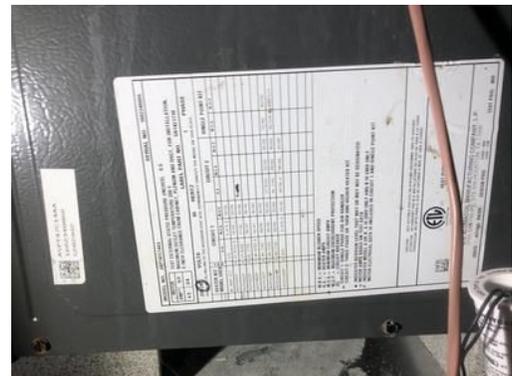
The heating unit is located **Attic**.



The type of heater used is **Electric Heat Pump System**.

The heating system age is estimated at **4**.

The condition of the heating unit is **9 / 10**.



The heating system fuel tank is located **no**.

The following are additional comments about the heating system: None.



Cooling:

The thermostat is located **Den wall.**

The cooling unit type is **Central Air - Split System.**

The cooling system estimated age is **4.**

The location of the cooling unit is **Attic.**

The condition of the cooling unit is **9 / 10.**

The following are additional comments about the cooling system: Condenser was from 2015

Air handler was from 2016

No public records found .





Plumbing:

It's about more than dripping

faucets: A leaking plumbing pipe can cause unseen damage to multiple components of a home. For that reason, we look very closely at the plumbing system and all its fixtures.

The main water supply valve is **Front**.

The condition of the main water supply valve is **8 / 10**.

Was fire sprinkler system present: **no**

The main fuel supply valve is .

The main supply line material is **Copper**.

The main waste and vent line material is **PVC**.

The fixture supply line material is **Copper,Stainless Braided**.

The fixture drain line material is **PVC**.

The condition of the main fuel supply valve is (if applicable) / **10**.

The location of the fuel supply tank (if applicable) is **None**.

The sewer cleanout is **Rear**.

The condition of the sewer cleanout (if applicable) is **8 / 10**.

The water service type is **Public**.



The sanitary service type is **Public**.

The water heater size, in gallons, is **40** .

The water heater fuel type is **Electric Electric**.

The water heater is located in the **Garage** .

The estimated age of the water heater is **11** .

Is the Temperature Pressure Relief Valve on the water heater installed: **Yes Yes**

Is the Drain Pan and Discharge under the water heater installed: **No Yes**

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The condition of the water heater(s) is **8 / 10**.



Types of water fixtures inspected are: **Hose Bibs, Kitchen Sink, Dishwasher, Bathroom Sinks, Bathroom Showers, Bathroom Toilets, Clothes Washer Connection, Refrigerator Connection.**





The following are comments on the plumbing system: None.



Electrical:

The nerve center of the home: A home's electric service panel and electrical wiring provide the necessary power to all the equipment, appliances and electronics we have come to rely on in our modern homes. In addition, the condition of the electrical system is an important factor in the overall safety of the home and the security of its occupants.



The location of the electric meter and main panel is **Garage** .

The size of the electrical service is **200**.

The type of electrical service supplied to the building is **Underground**.

The main panel type is **Circuit Breaker**.



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The location of the sub-panels (if applicable) is .

The size of the electrical sub panel is .

The sub panel type is .

The type of electrical hazards present **Double Taps.**

Were Smoke Detectors and Carbon Monoxide Detectors present at time of inspection: **Yes.**

The condition of the electrical system is **8 / 10.**

The following are comments on the electrical system: None.

Attic Insulation & Ventilation:

A home's insulation and ventilation provide the energy efficiency and humidity control to keep the occupants comfortable and the building's components dry.



The location of the attic access is:
Garage and bedroom closets.

The type of insulation in use is
Loose Fill.

Average thickness of attic insulation is **10**.

The attic has proper ventilation:
yes

The ducts in the attic are properly sealed:
yes

The condition of the insulation / Ventilation is **8 / 10**.



Doors/ Windows/ Interior:

A home's doors and windows provide the occupants with security, thermal comfort, and necessary protection from the elements. For these reasons, we pay particular attention to the interior door and window hardware to ensure they are in good working order.

The condition of the interior doors is **8 / 10**.



The condition of the windows is **8 / 10**.



The condition of the floors is **8 / 10**.



The condition of the ceilings is **8 / 10**.



The condition of the interior walls is **8 / 10**.

The condition of the stairs, steps, landings and/or ramps is **/ 10**.

The condition of the railings, guards and/or handrails is **/ 10**.

Areas of Concern:

C-1

Bonding wire to the screen enclosure was not connected at the pool pump location



C-3

Loose electrical cable chase and unprotected cable entry into metal at side pool enclosure door



C-2

Extend the down spout away from the home at both sides of the pool screen enclosure



C-4

Broken shingle tab over garage



C-5
Clean gutters



C-7
Exposed roofing nail over garage



C-6
Exposed roofing nail at left side of home



C-8
Double tap at breaker #8



C-9

Kitchen outlet at right side of the range was not GFI protected



C-12

Front bay window tensioner was broken



C-10

Kitchen outlet at right side of sink was not GFI protected

C-11

Some of the kitchen cabinet doors cannot open completely they hit the drywall



C-13

GFI in master bathroom was loose



C-14

GFI in master bathroom was not enclosed/
protected at the inside of the cabinet

C-15

Jacuzzi pump for the master bathroom tub
was not GFI protected



C-16

Sliding glass door from den to patio wheels
are gone, does not roll smoothly



InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

www.NACHI.org

Effective January 2018



InterNACHI's Vision and Mission

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

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

InterNACHI® members follow a comprehensive Standards of Practice and are bound by a strict Code of Ethics. The membership takes part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® maintains an industry blog, Inspection Forum, and local Chapters in support of this exchange of information. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients. The benefits of this cross-communication enhance the members' ability to build their businesses and develop specialized ancillary services. In fulfilling this fundamental objective of training and mentoring its inspector-members, InterNACHI's broader mission is to educate homeowners by helping them understand the functions, materials, systems and components of their properties. InterNACHI® inspectors are committed to providing consistent, accessible and trusted information to their clients about their properties' condition.

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

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

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

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

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4. Glossary of Terms

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 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.
 - D. 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, makeup 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.
 - C. 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. 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.
- F. the capacity of the water heating equipment, if labeled.
- G.

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, polyethylene, or similar plastic piping.
- 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. for the presence of 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 and/or carbon monoxide 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.
- G. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- H.
- I. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- J. inspect ancillary wiring or remote-control devices.
- K. activate any electrical systems or branch circuits that are not energized.
- L. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- M. verify the service ground.
- N. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- O. inspect spark or lightning arrestors.
- P. inspect or test de-icing equipment.
- Q. conduct voltage-drop calculations.
- R. determine the accuracy of labeling.
- S. 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 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.
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- **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.
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- **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.](#)