



**Report Prepared For:**

**Report Prepared By:**  
Jeff Gollaher

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## General Information

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### *Inspection Address*

**Street:**  
**City:** Citrus Heights  
**State:** California  
**Zip:** 95610

### *Inspected By*

**Name:** Jeff Gollaher  
**License:** License 325976  
NACHI # 07041201

### *Company Information*

**Company:** Full Circle Home Inspections  
**Address:** 7775 La Fiesta Way  
**City:** Sacramento  
**State:** Ca  
**Zip:** 95828  
**Phone:** 916-202-1353  
**FAX:** 916-682-0669  
**Email:** info@fullcirclehomeinspections.com  
**Web Site:** www.fullcirclehomeinspections.com

### *Client Information*

**Name:**

## Introduction and Structural Overview

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### *Inspection Details*

**Inspection Date:** May 25, 2007

**Report Date:** May 25, 2007

**Report Delivered:** by email

**Start Time:** 12:30 PM

**End Time:** 2:45 PM

**Weather Conditions:** sunny

**Temperature:** 84 degrees

**Report Number:** IX-000008

**Present During Inspection:** Owner

**Building Occupied:** yes occupied

**Inspection Limited to:** structure, exterior, landscape, roof, plumbing, electrical, air conditioning, insulation, fireplaces and wood burning appliances, foundation, garage, bathroom, main bathroom, kitchen, bedroom, crawlspace and attic

**Inspection Excludes:** heating, basement, laundry room and cellar

### *Construction Type*

**Construction Style:** residence is a one story

**Structure Type:** attached

**Construction Material:** wood frame

**Residence Type:** single-family dwelling

### *Building Details*

**Date Built:** 1960

**Approximate Age:** 47 years

**Bedrooms:** four

**Bathrooms:** three

**Kitchens:** one

**Supporting Foundation:** is built on a crawlspace

**Approximate Area:** 1736 Sq. Ft.

**Entrance Faces:** north

**Nearest Fire Hydrant:** within 500 yards

## Definitions and Scope

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*A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector, prior to or during the inspection process.*

*A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the determination of future conditions.*

*A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.*

*A Material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*

*An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.*

## Roof

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*According to the NACHI standards of practice, the inspector shall inspect from ground level or eaves the roof covering, gutters, downspouts, vents, flashings, skylights, chimney, and other roof penetrations. The inspector will also inspect the general structure of the roof from the readily accessible panels, doors, or stairs.*

### *Roof Covering*

**Roof Inspected:** with a ladder  
**Roof Slope:** is a pitched style  
**Roof Style:** hip style  
**Roofing Materials:** asphalt shingles<sup>1</sup>  
**Material Condition:** Good Condition

### *Flashing*

**Flashing Type:** galvanized steel  
**Flashing Locations:** roof valleys  
**No Title:** satisfactory condition

### *Gutters Downspouts*

**Gutter Downspout Type:** aluminum  
**Gutters Downspouts Drain:** spill out onto grade<sup>2</sup>

### *Chimneys*

**Chimneys Type:** one masonry stack, single flue-fireplace  
**Fireplace Stove Locations:** living room  
**Condition:** acceptable condition  
**Spare:** fireplace  
**Spare:** Wood Burning Stove in Family Room "Osburn"

1) The roof valleys have considerable debris build up from area trees and/or bird droppings.  
Recommendation: Thorough cleaning of all valleys.

*The inspector is not required to walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice or debris, or inspect antennae, lightning arrestors, or similar attachments.*

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<sup>1</sup> An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

<sup>2</sup> The downspouts all discharged directly onto grade at the base of the foundation. This condition often results in water infiltration into basements or crawlspaces, as well as risking damage to the foundation caused by settling, as the soil under the footings becomes saturated and more fluid. It is recommended that all downspouts be modified or extended so they convey roof runoff to a point at least six feet from the base of the foundation. This can be done with extensions and splash blocks, or via buried lengths of non-perforated drainpipe that are connected to bubbler pots, sometimes known as pop-ups, that allow water to surface at the desired distance from the foundation.

## Exterior

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*According to the NACHI standards of practice, the inspector shall inspect the flashing, trim, exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits, fascias, grading and walkways. The inspector will report as in need of repair any spacing's between intermediate balusters, spindles, or rails for steps, stairways, balconies and railings that permit passage of an object greater than four (4) inches in diameter. The inspector will also report on any vegetation, surface drainage and retaining walls that are likely to adversely affect the building, and describe the exterior wall covering.*

### ***Building Exterior***

**Wall Surface Material:** vinyl siding<sup>1</sup>  
**Condition:** satisfactory condition  
**Wall Trim:** vinyl  
**Condition:** serviceable condition  
**Entry Door Types:** solid wood  
**Condition:** good condition  
**Garage Door:** metal, sectional rollup  
**Condition:** satisfactory condition  
**Eave Type:** enclosed and vented vinyl soffit material  
**Condition:** satisfactory condition

### ***Sun Deck - Patio***

**Sun Deck Type:** wood  
**Sun Deck Location:** in the back  
**Condition:** good condition  
**Deck Porch Railing:** wood  
**Condition:** good condition

### ***Foundation***

**Foundation Type:** a raised perimeter (crawl space)  
**Foundation Material:** reinforced concrete  
**Condition:** satisfactory condition

### ***Slope and Drainage***

**Direction of Lot Slope:** slopes towards the front<sup>2</sup>  
**Condition:** satisfactory condition  
**Drainage Piping:** none found  
**Gutters Downspouts Drain:** grade and perimeter

### ***Drives Walks and Patios***

**Driveway Types:** concrete  
**Condition:** acceptable condition  
**Walkway Type:** concrete  
**Condition:** satisfactory condition  
**Flatwork Type:** concrete

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<sup>1</sup> Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

<sup>2</sup> Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.



**Flatwork Locations:** in the back  
**Condition:** satisfactory condition  
**Fence and Gate:** wooden  
**Condition:** servicing recommended

1) There is evidence of some settlement cracking in the driveway that is mostly cosmetic. This area should be monitored for further settlement and repaired if it becomes worse. Patching now may prevent more damage.

2) A tree is overhanging the electrical service drop. This condition could result in a power outage or damage to the line and/or electrical service mast. Recommendation: Have power shut off to the home by the power company. Trim or remove tree to prevent further contact.

3) The perimeter fence exhibits settlement/heaving at left front. This condition appears to be due to age. Recommendation: Repair as appropriate by a licensed fence contractor.

Routine Maintenance Required.

*The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting. The inspector will not inspect window and door flashings which are not visible or readily accessible from the ground. The inspector will not report on geological, geotechnical or hydrological conditions, inspect recreation facilities, seawalls, break walls, docks, inspect for erosion control or earth stabilization measures, underground utilities or any underground items. The inspector will also not inspect wells or springs, solar systems, swimming pools or spas, septic systems, cesspools, playground equipment, sprinkler systems, drain fields, drywells. The inspector will also not determine the integrity of the thermal window seals or damaged glass.*

## Basement, Foundation, Crawlspace & Structure

*According to the NACHI Standards of Practice, the inspector shall inspect the basement, crawlspace, foundation, visual structural components, presence of active water penetration by probing a sample of the structural components where deterioration is believed to be present or where clear indications of deterioration are present. The inspector will report any general indications of foundation movement that are observed, such as but not limited to sheetrock cracks, brick cracks, out of square door frames or floor slopes.*

### *Basement Crawlspace*

**Basement Crawlspace Type:** crawlspace with poured foundation  
**Entrance Location:** a floor hatch in the bedroom closet  
**Inspection Method:** flashlight

**Foundation Type:** a raised perimeter (crawlspace)  
**Foundation Material:** poured concrete  
**Condition:** satisfactory condition  
**Structural movement:** Normal Settlement - Minor Cracking

### *Structure*

**Framing Method:** an undetermined floor configuration  
**Floor Sheathing:** tongue-in-groove, 2 X 6 ferry decking  
**Condition:** satisfactory condition

**Wall Studs:** 2 by 4  
**Wall Sheathing:** none  
**Condition:** satisfactory condition  
**Probing Inspection:** no probing

### *Insulation Ventilation*

**Under Floor Vapor Retarder:** unknown

**Soil Vapor Barrier:** none

### *Ventilation*

**Ventilation Type:** open vent type  
**Vent Locations:** foundation walls at the perimeter  
**Vent State:** open-okay

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

The vents were found to be open, clear and unobstructed, which is correct for this time of the year in this region of the country.

1) There is no vapor barrier capping the soil under this home. I recommend that this be corrected. This is important because the barrier limits the amount of moisture that can evaporate out of the soil into the crawlspace. Even in well-ventilated crawlspaces too much moisture can be a problem, if the normally prescribed vents that are used can't dissipate it rapidly enough. High humidity can result in mold and rot that lead to infestation by wood-destroying insects and eventually structural damage.



*The inspector is not required to enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector. The inspector will not move any debris or stored items, operate sump pumps with inaccessible floats. The inspector will not identify size, spacing, span, location or adequacy of foundation bolting, bracing, joists or support systems, provide engineering or architectural services or report on the adequacy of any structural system or component.*

## HEATING

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According to the NACHI Standards of Practice, the inspector shall inspect the heating system and describe the heating source and heating method using normal operating controls, report the need of electric furnaces which do not operate and report if the inspector deemed the furnace inaccessible.

### Heating Systems

**Type of Heating System:** a natural gas forced air furnace  
**Heating System Location:** HEATING  
**Condition:** acceptable condition  
**Heating System Access:** from the main hall  
**Location Electric Safety Switch:** within sight of the furnace/boiler unit  
**Type of Thermostats:** programmable<sup>1</sup>  
**Location of Thermostats:** living room  
**Condition:** satisfactory condition

### Furnace

**Make:** Lennox  
**Model:** G20Q3E-75-1  
**Serial:** 5891A15872

### Exhaust

**Exhaust Vent Type:** double-wall metal  
**Exhausts Through:** vents up through the roof  
**Condition:** satisfactory condition  
**Flue Shared with Hot Water:** no

### Heat Pump

**Heat Exchange Method:** air source<sup>2</sup>  
**Location of Cutoff:** mounted on the unit

### Air Handler Evaporator

**Inside Unit Location:** are attached to the furnace  
**Condition:** acceptable condition  
**Make:** Lennox

### Coil Condenser

**Outside Unit Location:** south side of the home  
**Condition:** acceptable condition  
**Make:** Lennox  
**Model:** Right Click to Edit-411-2P  
**Serial:** 5191C13509

### Gas System

**Type Gas Line:** galvanized steel  
**Gas Meter Location:** west side of the home  
**Exterior Gas Cutoff Location:** at the meter

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<sup>1</sup> It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

<sup>2</sup> The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

### **Ducting Ventilation**

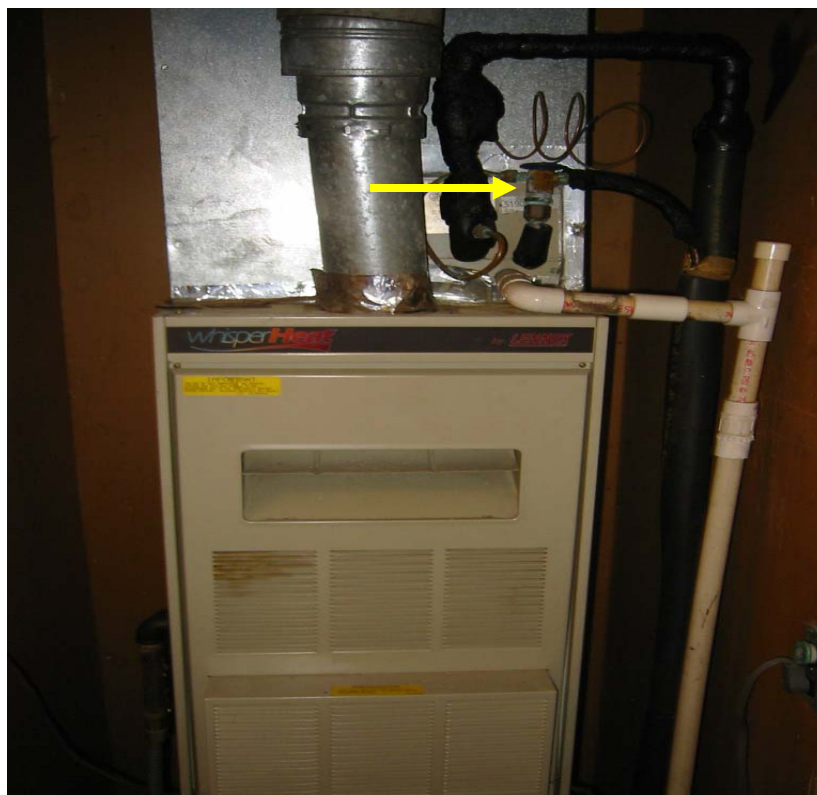
**Type of Ducting:** flexible polyethylene  
**Condition:** in need of minor repair(s)  
**Type of Return Ducting:** galvanized steel sheet metal  
: acceptable condition

### **Air Filter**

**Location:** return before furnace  
**Type:** pleated cartridge  
**Condition:** satisfactory condition  
**Width:** 16"  
**Height:** 25"  
**Depth:** 1"

The flue is not shared with the water heater. No inspection tag was found on the heating system at the time of the inspection.

- 1) The heating unit was not checked for heating function due to the time of year and potential for damage if switched from cooling to heat without down time in between functions.
- 2) Signs of water corrosion located at shut off valve above furnace were copper lines connect.



3) Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, however, by inaccessible attics and pipe being enclosed within walls. Recommendation: Client should contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

4) I noted loose/damaged/missing insulation on the heating ducts. Repair or replacement is recommended.



*The inspector is not required to inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchanger, humidifier, dehumidifier, electronic air filter, solar heating systems or fuel tanks either above or below ground. The inspector is not required to determine uniformity, temperature, flow, balance, distribution, size, capacity, BTU or supply adequacy of the heating systems. The inspector will not light pilot lights, activate heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage equipment, operate electronic thermostats, or evaluate fuel quality.*

## AIR CONDITIONING SYSTEM (ZONE 1)

According to the NACHI Standards of Practice, the inspector shall inspect the central cooling equipment using normal operating controls.

### System Description

**Type of system:** a central air conditioning system  
**Energy source:** electricity  
**Exchange Method:** air source<sup>1</sup>

### Thermostat

**Type:** Programmable  
**Locations:** living room  
**Thermostat Condition:** satisfactory condition  
**Location of Cutoff:** within sight of the unit

### Air Handler Evaporator

**Inside Unit Location:** system operated normally  
**Condition:** satisfactory condition  
**Make:** Lennox

### Coil Condenser

**Outside Unit Location:** south side of the home  
**Condition:** acceptable condition  
**Make:** Lennox  
**Model:** HS20-411-2P  
**Serial:** 5191C13509

### Air Ducting

**Type of Ducting:** flexible polyethylene  
**Condition:** in need of minor repair(s)  
**Type of Return Ducting:** galvanized sheet metal/enclosed  
**Condition:** acceptable condition

### Air Filter

**Location:** return before furnace  
**Type:** pleated cartridge  
**Condition:** acceptable condition  
**Width:** 16"  
**Height:** 25"  
**Depth:** 1"

1) Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.



<sup>1</sup> The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

This is a list of only those items readily apparent during my limited inspection of this air conditioning system. I recommend this system be further examined and repaired as necessary by a reliable/reputable HVAC firm familiar with this particular type of system.

*The inspector is not required to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. The inspector will not inspect window units, through-wall units, or electronic air filters. The equipment will not be operated if ambient air temperatures is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. The inspector will also not determine thermostat calibration, heat anticipation or automatic setbacks or clocks or examine electrical current, coolant fluids, gasses or coolant leakage.*



## Plumbing

According to the NACHI Standards of Practice the inspector shall inspect the main water shutoff system, water heating system, flush toilets, run water in fixtures, interior water supply to all fixtures and faucets, drain, waste and vent systems, describe the visible fuel storage systems, drainage sumps with accessible floats. We are also required to inspect and describe the water supply, drain, waste and main fuel shut-off valves, determine whether water supply is public or private, inspect and report on deficiencies in the water supply by operating two fixtures simultaneously, hot/cold faucets, mechanical drain stops, commodes that are cracked, leaking, are improperly mounted to the floor or have tank components which do not operate.

### Supply and Piping

**Supply and Waste System:** a municipal supply and waste system  
**Service Piping Size:** undetermined  
**Service Piping Type:** copper and galvanized steel  
**Branch Piping Size:** 1/2-inch  
**Branch Piping Type:** copper  
**Condition:** satisfactory condition  
**Fixtures/Faucets Condition:** satisfactory condition  
**Functional Flow:** adequate  
**Function Drainage:** adequate  
**Waste Piping:** cast iron  
**Condition:** satisfactory condition  
**Vent Piping:** schedule 40 ABS plastic  
**Condition:** satisfactory condition

### Water Heater

**Water Heater Type:** a conventional storage tank  
**Water Heater Energy Source:** electricity  
**Capacity:** 50 Gallons  
**Date of Manufacture:** 2005  
**Serial No.:** BF62F4040T3Nov  
**Condition:** good condition  
**Water Heater Vented:** through the roof via a B-vent

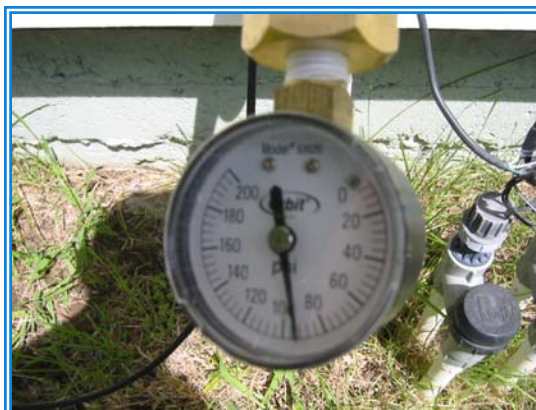
### Fuel Tank & Controls

**Fuel Shut Off Location:** next to the hot water tank  
**Automatic Safety Controls (TPR) Condition:** satisfactory condition

### Sump Pump

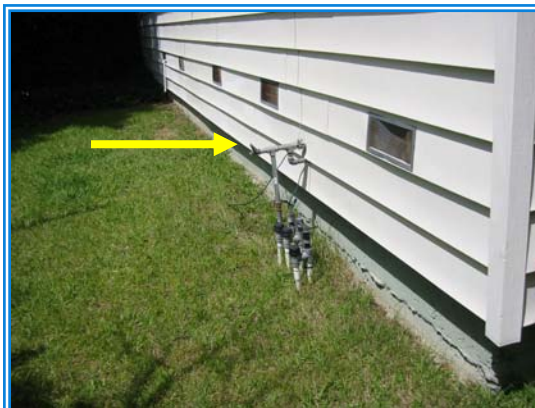
**Main Water Shut Off Location:** on the northern exterior of the building  
**Main Water Regulator Location:** was not found  
**Waste Clean Out Locations:** on the southern exterior of the building  
**Main Floor Drain Location:** in the crawlspace

1) The water pressure coming into the home is in excess of 89 pounds per square inch. Normal water pressure is considered to be 40 to 80 pounds per square inch. Recommendation: Installation of a pressure reducer valve by a licensed plumbing contractor in order to avoid over pressurization of the plumbing system.



2) When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

*The inspector is not required to light pilot flames, determine size, temperature, age, life expectancy or adequacy of the water heater, inspect interior of flues, chimneys, water softening or filtering systems, well pumps, tanks, safety or shutoff valves, floor drains or sprinkler systems. We are also not required to determine water quality or potability, open closed plumbing access panels, inspect clothes washing machine connections, test shower pans, tub and shower surrounds or enclosures for leakage, evaluate for compliance with local or state conservation or energy standards or proper design or sizing of any water, waste or venting components, fixtures or piping. WE DO NOT determine number of sufficient cleanouts, evaluate gas, LP, or oil storage tanks, evaluate private sewage systems or its components to determine size, adequacy or efficiency, inspect water treatment systems or filters, or pressure pumps or bladder tanks.*



## Electrical

According to the NACHI Standards of Practice, the inspector shall inspect the service line, meter box, main disconnect, determine service amperage, panels, breakers, fuses, grounding, and bonding. The inspector shall inspect by testing a representative number of switches, receptacles, light fixtures, ground circuit interrupters and report on the presence of solid conductor aluminum branch circuit wiring if readily visible. The inspector will report on any GFCI-tested outlets in which power is not present, polarity is incorrect, receptacle is not grounded, is not secured to the wall, the cover is not in place, the GFCI devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The inspector will also inspect the service entrance conductors and the condition of their sheathing, test the GFCI with a GFCI tester, describe the amperage of the service, report absence of smoke detectors, and describe the condition of the service entrance conductors.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

### *Service Entry*

**Service Drop Type:** overhead cable  
**Condition:** acceptable condition  
**Service Entry Conductor:** copper  
**Condition:** acceptable condition  
**Service Ground Conductor:** stranded copper  
**Service Ground Location:** water pipe at exterior of residence  
**Condition:** acceptable condition  
**Meter Location:** east side of the residence

### *Main Disconnect*

**Main Disconnect Type:** breaker  
**Main Disconnect Rating:** 200 amps  
**Main Disconnect Location:** inside the service entrance panel

### *Main Panel*

**Service Entrance Panel Location:** east side of the residence  
**Panel Type:** Sylvania  
**Panel Style:** breaker system  
**Voltage Rating:** 120/240 volts  
**Condition:** serviceable condition  
**Final Service Rating:** 200 amps

### *Distribution Wiring*

**Wiring Type:** non-metallic sheathed cable (romex)  
**Wiring Conductors:** copper  
**Condition:** serviceable condition  
**GFCI Locations:** kitchen and bathroom<sup>1</sup>  
**Outlets & Switches Tested:** inside of the building

### *Smoke Alarm Detectors*

**Smoke Alarms:** Alarms Found

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<sup>1</sup> GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

**Smoke Alarm Type:** Battery Powered

The smoke alarms were tested and some were found to be not working. Further investigation by a qualified electrician is recommended.

**Sub Panel**

**Sub Panel Location:** south side of the residence

**Sub Panel Type:** unknown

**Sub Panel Style:** breaker system

**Sub Panel Amperage Rating:** 150 amp

**Sub Panel Voltage Rating:** 110/220 volt

**Condition:** servicing recommended

The main service panel appears to have some room for future upgrades or additions to the system.

- 1) A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the building. 2) Faulty receptacles were found in the home. Bedroom on east side has 3 prong outlets installed with out a ground connection.

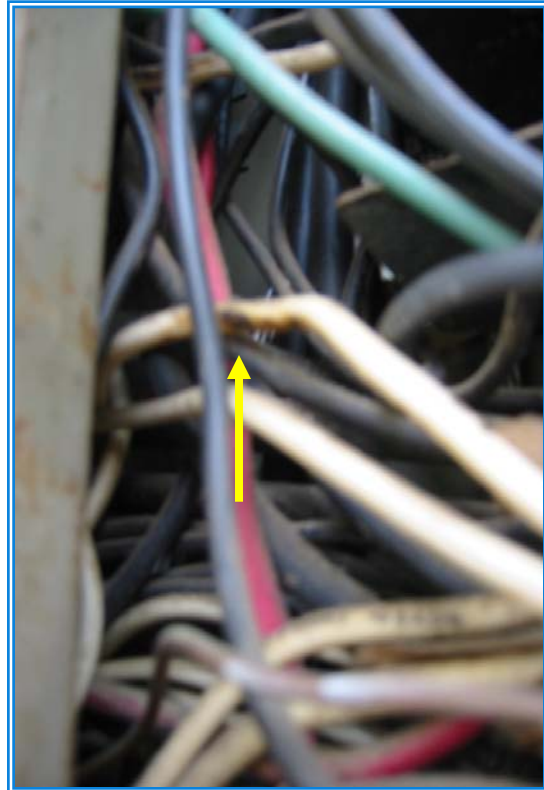


- 3) The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weather head. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weather head mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This is typically the responsibility of the homeowner, unless the utility provider has an easement.



- 4) There is no circuit identifying legend on the interior panel cover in the electrical service box as required. Recommendation: Identify circuits and create a proper legend on the interior panel as required.

5) The wiring inside the service entrance panel box has been very sloppily configured. This makes it more difficult for anyone working on the panel to keep track of circuitry and is sometimes the mark of work done by a do-it-yourselfer. I recommend eventually having this cleaned up by a reputable licensed electrician.



6) The wiring inside the service entrance panel box has been very sloppily configured. This makes it more difficult for anyone working on the panel to keep track of circuitry and is sometimes the mark of work done by a do-it-yourselfer. I recommend eventually having this cleaned up by a reputable licensed electrician.

7) There aren't any switched lights for mechanical equipment in the attic/crawlspace of this home. In order for a homeowner to properly and safely inspect or perform periodic maintenance on mechanical systems, the area where the equipment is installed needs to be adequately lit. I recommend having switched lights installed in this area.



*The inspector is not required to insert any tool, probe or device into the main or sub panels, operate electrical systems that are shut down, remove service panels or dead front covers if not readily accessible. The inspector is not required to operate over current protection devices, non-accessible smoke detectors, measure or determine amperage or voltage of the main service if not visibly labeled, inspect alarm systems or components, ancillary wiring, activate electrical systems or branch circuits which are not energized, low voltage systems, de-icing tapes, swimming pool wiring or any timed controlled devices, verify continuity of the connected service ground, inspect emergency or private electrical supply sources, spark or lightning arrestors, conduct voltage drop calculations or determine accuracy of breaker labeling.*

## Fireplace

According to the NACHI Standards of Practice, the inspector shall inspect the fireplace, open/close the damper door if readily accessible, hearth extensions and other permanently installed components. The inspector should report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible devices.

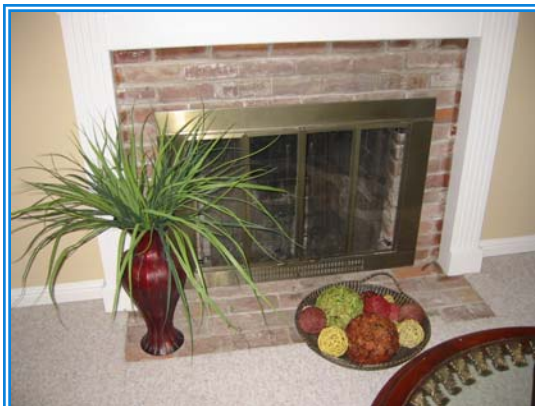
### *Main Fireplace (living room)*

**Fireplace Type:** masonry, wood-burning  
**Fireplace Location:** living room  
**Hearth Style:** raised

### *Second Fireplace (family room)*

**Fireplace Type:** freestanding, wood-burning stove w/metal exhaust flue  
**Fireplace Location:** family room  
**Supply Air:** from outside using air inlet built into firebox  
**Fireplace Liner:** metal

Further evaluation by a qualified fireplace insert professional is recommended.



*The inspector is not required to inspect the vent system, interior of the chimney or flue, fire doors or screens, seals or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine appropriateness of such installation, inspect auto-feed fuel devices, combustion makeup devices, heat distribution for gravity or fan assisted, ignite or extinguish fires, determine draft characteristics, move fireplace inserts, stove or firebox contents, or determine adequacy of draft, perform smoke tests or dismantle or remove any component.*

## Attic, Ventilation & Insulation

According to the NACHI Standards of Practice the inspector shall inspect insulation of unfinished spaces, ventilation of the attic, mechanical and ventilation systems, and report on the general absence or lack of insulation.

### Attic Locations and Access

**Attic Spaces:** one  
**Attic Access Locations:** closet  
**Inspection Method:** flashlight

### Roof Assembly

**Roof Assembly Type:** wood frame assembly  
**Rafter:** 2 by 6  
**Roof Sheathing:** plywood over skip sheathing  
**Condition:** satisfactory condition

### Attic Floor

**Attic Flooring:** none  
**Attic Storage:** cannot be used

### Attic Insulation

**Floor Insulation Type:** blown fiberglass and cellulose  
**Floor Measure:** 4 inches  
**Condition:** acceptable condition

### Attic Ventilation

**Attic Ventilation Type:** passive ventilation  
**Intake Location:** fascia vents  
**Exhaust Location:** roof vents

1) Signs of vermin-trails through/over the insulation, droppings and nesting materials - were found in this attic. This may or may not be a condition that has already been resolved. It is recommended that further inspection be done by a licensed pest control operator/exterminator and remediation as necessary.



*The inspector is not required to enter the attic or unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector. We will not move or touch insulation, vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels and covers. Inspector will not identify the composition or the exact R-value of insulation material, activate thermostatically controlled fans or determine the types of materials used in the insulation/wrapping of pipes, ducts, jackets boilers and wiring.*

## INTERIOR

According to the NACHI Standards of Practice the inspector shall open/close a number of doors and windows, inspect the walls, ceilings, steps, stairways and railings. The inspector will also inspect garage doors and garage door openers by operating first by remote and then by auto door control, report the need of repair any installed electronic sensors that are inoperable or not installed at the proper heights above the garage floor. The inspector also will report as in need of repair any door locks or side ropes that have not been removed or disabled when door opener is in use. We will also report as in need of repair any windows that are fogged or display any other evidence of broken seals.

### *Room Interior*

**Heat Source:** a forced air furnace vent  
**Wall Surface Type:** sheetrock  
**Condition:** satisfactory condition  
**Ceiling Surface Type:** sheetrock  
**Condition:** in need of minor repair(s)  
**Flooring Type:** carpeting and tile  
**Condition:** satisfactory condition  
**Kitchen Flooring Material:** tile  
**Condition:** satisfactory condition  
**Kitchen Counter Top Type:** laminate  
**Condition:** satisfactory condition

### *Cabinets and Counters*

**Kitchen Cabinet Type:** composition board  
**Condition:** good condition  
**Bathroom Flooring Material:** tile  
**Condition:** satisfactory condition  
**Bathroom Counter Top Type:** cultured marble  
**Condition:** satisfactory condition  
**Bathroom Cabinet Type:** composition board  
**Condition:** satisfactory condition  
**Inside Door Type:** hollow core wood panel  
**Condition:** satisfactory condition

### *Windows and Doors*

**Window Frame Type:** vinyl  
**Window Pane Type:** double glazed  
**Condition:** satisfactory condition

### *Garage Door*

**Garage Door Type:** metal, sectional rollup  
**Condition:** satisfactory condition  
**Garage Door Opener:** Automatic  
**Garage Walk Through Door:** meets code  
**Garage Walk Through Door Condition:** satisfactory condition  
**Fire Separation Walls and Ceilings Condition:** satisfactory condition

1) The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

2) Ceiling drywall repairs were noted at living room & hallway.



3) Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.



4) There are numerous floor squeaks in this home. Squeaks are usually the result of improperly installed or inadequately secured sub flooring. The squeaks are annoying but and are normally not structurally significant. It is possible to eliminate floor squeaks with a variety of repair techniques. I recommend consulting a flooring professional to discuss options and cost.



*The inspector is not required to inspect paint, wallpaper, window treatments or finish treatments, central vacuum systems, safety glazing, or security components. We are not required to inspect the fastening of countertops, cabinets, sink tops, fixtures or firewall compromises. The inspector will not move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure, move drop ceiling tiles, inspect or move any household appliances. The inspector will not operate equipment housed in the garage except as otherwise noted, verify or certify safe operation of any auto reverse or related safety function of a garage door. The inspector is not required to operate or evaluate security bar release mechanism, whether interior or exterior, including compliance with local, state or federal standards. We will not operate or evaluate kitchen or laundry room appliances, saunas or steam baths or any other small ancillary devices. The inspector is also not required to inspect elevators, or any devices not permanently installed, pools or spas, determine adequacy of spa jet water force or bubble effect or determine structural integrity or leakage of a pool or a spa.*

## Bathrooms

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### *Bathrooms Details*

**Number of Bathrooms:** three

**Bathroom Fans:** master bathroom

**Bathroom Flooring Materials:** tile

**Cabinet Types:** composition board

**Counter Top Types:** cultured marble

**Plumbing Fixtures:** ceramic

**Tub Surrounds:** ceramic tile and vinyl

## Other Built-In Appliances and Systems

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**Inspection Will Include:** range, oven, dishwasher and food disposer

**Inspection Will Exclude:** refrigerator, trash compactor, vacuum, microwave oven, washer and dryer

### *Kitchen*

**Number of Kitchens:** one

**Kitchen Fans:** over stove

**Flooring Materials:** tile

**Cabinet Types:** face frame style composition board

**Counter top types:** laminate

### *Range*

**Range Style:** a freestanding type, recessed into the kitchen counter

**Fuel:** electric

**Make:** Frigidaire

**Model:** FES367ASG

**Serial:** NF34321316

### *Refrigerator*

**Refrigerator Style:** side-by-side refrigerator/freezer

**Fuel:** an electric

**Make:** GE

### *Dishwasher*

**Dishwasher Style:** an under-counter type

**Make:** GE

**Model:** GSD6600G00WW

**Serial:** SF852020B

### *Food Disposer*

**Food Disposer Type:** an electric type

**Make:** In Sink Erator

**Model:** 777SS-1

**Serial:** 03101587048

### *Washing Machine*

**Washing Machine Type:** top-loading clothes washer

**Make:** Maytag

### *Clothes Dryer*

**Make:** Maytag

## Garage

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### *Garage Features*

**Garage Type:** Attached Garage  
**Auto Bays:** two bay  
**Location:** north side of the home

### *Garage Structure*

**Foundation Type:** concrete  
**Wall stud:** 2 by 4  
**Wall Surface Material:** vinyl siding  
**Wall Trim:** vinyl

### *Roof System*

**Roof Assembly Type:** wood frame assembly  
**Rafter/Support Size:** 2 by 6  
**Roof Sheathing:** plywood over skip sheathing  
**Roofing Materials:** asphalt shingles  
**Gutter Downspout Type:** aluminum

### *Doors and Windows*

**Garage Entrance:** from the family room  
**Pedestrian Entrances:** one other pedestrian entrance  
**Entrance Door Type:** solid wood door  
**Walk Through Door:** ordinary solid wood  
**Garage Door Type:** metal, sectional rollup  
**Garage Door Opener:** Automatic  
**Window Frames:** vinyl  
**Windows Glazing:** double glazed

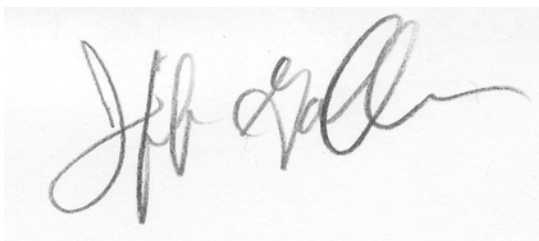
### *Insulation and Heat*

**Heat Type:** not heated

### *Electrical and Lighting*

**Garage Power:** service panel is contiguous with house

Yours truly,



## NACHI Standards of Practice

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  - 2.6. Plumbing
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### **1. Definitions and Scope**

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to or during the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the determination of future conditions.

II. A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions

reported or recommendations for correction, monitoring or further evaluation by professionals.

## **2. Standards of Practice**

### **2.1. Roof**

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

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. 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. Inspect antennae, lightning arresters, or similar attachments.

### **2.2. Exterior**

I. The inspector shall inspect:

- A. The flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits, fascias, grading, and walkways.
- C. And report as in need of repair any spacing's between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the building.
- E. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, or hydrological conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.

- F. Inspect erosion control and 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 systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

### **2.3. Basement, Foundation & Crawlspace**

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. Any present conditions or indications of active water penetration by probing a representative sampling of structural components where deterioration is believed to be present or where clear indications of deterioration are present.
- F. And report any general indications of foundation movement that are observed, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector in his or her opinion.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or adequacy of foundation bolting, bracing, joists or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

### **2.4. Heating**

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, the heat exchanger, the humidifier or dehumidifier, the electronic air filter, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light 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. Operate electronic thermostats.
- G. Evaluate fuel quality.

## **2.5. Cooling**

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. 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 window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

## **2.6. Plumbing**

I. The inspector shall:

- A. Inspect the main water shut off valve.
- B. Inspect the water heating system.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do



not operate if installed in sinks, lavatories and tubs.

N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light pilot flames.

B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.

C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains or sprinkler systems.

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

E. Determine the water quality or potability or the reliability of the water supply or source.

F. Open closed plumbing access panels.

G. Inspect clothes washing machine connections.

H. Operate any main, branch or fixture valve except fixture faucets and hose faucets attached to the building.

I. Test shower pans, tub and shower surrounds or enclosures for leakage.

J. Evaluate the compliance with local or state conservation or energy 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 clean-outs for effective cleaning of drains.

M. Evaluate gas, liquid propane or oil storage tanks.

N. Excavate or otherwise uncover the private sewage system or its components to determine size, adequacy or efficiency.

O. Inspect water treatment systems or water filters.

P. Inspect pressure pumps or bladder tanks.

## **2.7. Electrical**

I. The inspector shall inspect:

A. The service line.

B. The meter box.

C. The main disconnect.

D. And determine the service amperage.

E. Panels, breakers and fuses.

F. The grounding.

G. The bonding.

H. A representative sampling of switches, receptacles, light fixtures, and ground circuit interrupters.

I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.

J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.

- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main or sub-panels.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct drop voltage calculations.
- P. Determine the accuracy of breaker labeling.

## **2.8. Fireplace**

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the vent system.
- B. Inspect the interior of the chimney or flue, fire doors or screens, seals or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion makes up devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.

- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.

## **2.9. Attic, Ventilation & Insulation**

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move or touch insulation.
- C. To move or touch vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

## **2.10. Doors, Windows & Interior**

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, and window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing in locations subject to human impact.
- D. Inspect security components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall

compromises.

F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.

G. Move drop ceiling tiles.

H. Inspect or move any household appliances.

I. Inspect or operate equipment housed in the garage except as otherwise noted.

J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.

K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.

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

M. Operate or evaluate self-cleaning oven cycles or signal lights.

N. Determine leakage from microwave ovens.

O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.

P. Inspect elevators.

Q. Inspect central vacuums.

R. Inspect appliances.

S. Inspect items not permanently installed.

T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa or self-contained equipment.

U. Come into contact with any pool or spa water in order to determine the system structure or components.

V. Determine the adequacy of spa jet water force or bubble effect.

W. Determine the structural integrity or leakage of a pool or spa.

### **3. Limitations, Exceptions & Exclusions**

#### *3.1. 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, 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 advisability or inadvisability of the purchase of the inspected property.

VII. An inspection does not determine the life expectancy of the property or any components or systems therein.

VIII. An inspection does not include items not permanently installed.

IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

#### *3.2. Exclusions:*

I. The inspectors are 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 repair or replacement of any system or component.
- G. Future conditions.
- H. The compliance with codes or regulations.
- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are 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. Antennae.
  - 4. Lights.
  - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valve.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. Move any personal items or other obstructions, such as, but not limited to:

1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets

- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its 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 or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.

### *Glossary of Terms*

4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.

4.2. 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.

- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. 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.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. 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.
- 4.14. 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 or processes.
- 4.15. Enter: To go into an area to observe all visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.

- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. 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.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. 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 these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires tool for removal.
- 4.27. Material Defect: Refer to section 1.2.
- 4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.
- 4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.



- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which 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.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal 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.
- 4.41. Verify: To confirm or substantiate.