

# Property Inspection Report



## Tahoe City, California 96145

Date of Inspection  
**May 8th, 2024**  
12:00 AM

Client  
John Doe  
(530) 362-2440

Secondary Client  
**Calvin Mitchell**

Inspected By  
**Calvin Mitchell**  
ICA, InterNACHI

**TAHOE INSPECTION SERVICES**  
(530) 362-2440



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# List of Actionable Findings Please Read Full Report for Details

Repair or Replace				
#	Category	Item	Condition	Page
1	Exterior	Exterior Wall Coverings	Section of belly band has fallen off, Areas of flaking paint, Recommend further evaluation and correction by qualified carpenter.	16
2	Exterior	Decks	Rot at Glulam Beam., Rot at post bases., Damaged piers, Recommend further evaluation and correction by licensed carpenter.	17
3	Exterior	Stairs	Open risers., Missing grip rail.	17
4	Exterior	Steps / Stoops	Broken and loose pieces of Flagstone, Recommend further evaluation and correction by licensed masonry or tile contractor.	18
5	Exterior	Grading	Improper sloping, Recommend further evaluation and correction by qualified landscaper or excavator.	18
6	Exterior	Retaining Walls	Deteriorating retaining wall.Recommend further evaluation and correction by licensed excavator or landscaper.	19
7	Interior	Interior Steps / Stairways	Railing baluster spacing exceeds four inches., Recommend further evaluation and correction by licensed carpenter.	31
8	Insulation & Ventilation	Roof / Attic Insulation	Areas where insulation is missing. Recommend further evaluation by qualified insulation installer.	37
9	Insulation & Ventilation	Bathrooms Exhaust System	Ducting has become seperated. Recommend further evaluation and correction by licensed HVAC contractor.	38

Evaluation Required				
#	Category	Item	Condition	Page
1	Exterior	Driveways	Cracking and setting., Recommend further evaluation by licensed asphalt contractor.	20
2	Exterior	Gas Meter	Out of alignment. Likely from snow pack, Recommend further evaluation by Southwest Gas Company.	21
3	Structure	Foundation Type	Areas with visible effloescence., Recommend further evaluation and correction by licensed concrete contractor.	35
4	Insulation & Ventilation	Vapour Barriers	No vapour barrier observed at time of inspection. Recommend further evaluation	37

Evaluation Required				
#	Category	Item	Condition	Page
			and correction by qualified carpenter.	

# Major Issues Please Read Full Report for Details

---

## EXTERIOR

**Decks**  
Section 1.2  
Page 17

- Description** • Raised deck at the South side of the house. **Repair or Replace - Immediately:**
- Condition** • Rot at Glulam Beam.  
• Rot at post bases.  
• Damaged piers  
• Recommend further evaluation and correction by licensed carpenter.
- Location** • South side of house



# Minor Issues Please Read Full Report for Details

---

## EXTERIOR

**Exterior Wall Coverings**  
Section 1.1  
Page 16

- |                    |   |                          |
|--------------------|---|--------------------------|
| <b>Description</b> | <ul style="list-style-type: none"><li>• Wood</li></ul>  | <b>Repair or Replace</b> |
| <b>Condition</b>   | <ul style="list-style-type: none"><li>• Section of belly band has fallen off</li><li>• Areas of flaking paint</li><li>• Recommend further evaluation and correction by qualified carpenter.</li></ul> |                          |
| <b>Location</b>    | <ul style="list-style-type: none"><li>• South Exterior Wall</li></ul>   |                          |



**Grading**  
Section 1.5  
Page 18

- Description** • Towards Structure **Repair or Replace**
- Condition** • Improper sloping  
• Recommend further evaluation and correction by qualified landscaper or excavator.
- Location** • North Wall



**Retaining Walls**  
Section 1.6  
Page 19

- Description** • Stone **Repair or Replace**
- Condition** • Deteriorating retaining wall. Recommend further evaluation and correction by licensed excavator or landscaper.
- Location** • Front of Home



## Driveways

### Section 1.7

Page 20

- |                    |  |                            |
|--------------------|--|----------------------------|
| <b>Description</b> | <ul style="list-style-type: none"><li>• Asphalt</li></ul>  | <b>Evaluation Required</b> |
| <b>Condition</b>   | <ul style="list-style-type: none"><li>• Cracking and setting.</li><li>• Recommend further evaluation by licensed asphalt contractor.</li></ul> |                            |
| <b>Location</b>    | <ul style="list-style-type: none"><li>• Front of Home</li></ul>  |                            |



## STRUCTURE

**Foundation Type**  
Section 7.2  
Page 35

- |                    |  |                            |
|--------------------|--|----------------------------|
| <b>Description</b> | <ul style="list-style-type: none"><li>• Perimeter Wall/Footing</li></ul>   | <b>Evaluation Required</b> |
| <b>Condition</b>   | <ul style="list-style-type: none"><li>• Areas with visible efflorescence.</li><li>• Recommend further evaluation and correction by licensed concrete contractor.</li></ul> |                            |
| <b>Location</b>    | <ul style="list-style-type: none"><li>• Crawlspace</li></ul>   |                            |



## INSULATION & VENTILATION

**Roof / Attic  
Insulation**  
Section 8.1  
Page 37

- Description** • Batt
- Condition** • Areas where insulation is missing. Recommend further evaluation by qualified insulation installer.
- Location** • Attic

**Repair or Replace**



**Vapour Barriers**  
Section 8.2  
Page 37

- Condition** • No vapour barrier observed at time of inspection. Recommend further evaluation and correction by qualified carpenter.
- Location** • Crawlspace

**Evaluation Required**



**Bathrooms  
Exhaust  
System**  
Section 8.3  
Page 38

- Description** • Exhaust fan **Repair or Replace**
- Condition** • Ducting has become seperated. Recommend further evaluation and correction by licensed HVAC contractor.
- Location** • Attic



# Safety Issues Please Read Full Report for Details

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## EXTERIOR

### Stairs

Section 1.3

Page 17

- |                    |   |                          |
|--------------------|---|--------------------------|
| <b>Description</b> | <ul style="list-style-type: none"><li>• Wood</li></ul>                                      | <b>Repair or Replace</b> |
| <b>Condition</b>   | <ul style="list-style-type: none"><li>• Open risers.</li><li>• Missing grip rail.</li></ul> |                          |
| <b>Location</b>    | <ul style="list-style-type: none"><li>• First story rear deck (south)</li></ul>             |                          |



### Steps / Stoops

Section 1.4

Page 18

**Description**

**Condition**

**Location**

- Flagstone
- Broken and loose pieces of Flagstone
- Recommend further evaluation and correction by licensed masonry or tile contractor.
- Entry

**Repair or Replace**



### Gas Meter

Section 1.9

Page 21

**Description**

**Condition**

- Southwest Gas Company Meter
- Out of alignment. Likely from snow pack
- Recommend further evaluation by Southwest Gas Company.

**Evaluation Required**



## INTERIOR

### Interior Steps / Stairways Section 6.1 Page 31

- |                    |  |                          |
|--------------------|--|--------------------------|
| <b>Description</b> | <ul style="list-style-type: none"><li>• Carpet</li></ul>   | <b>Repair or Replace</b> |
| <b>Condition</b>   | <ul style="list-style-type: none"><li>• Railing baluster spacing exceeds four inches.</li><li>• Recommend further evaluation and correction by licensed carpenter.</li></ul> |                          |
| <b>Location</b>    | <ul style="list-style-type: none"><li>• Living Room</li></ul>  |                          |



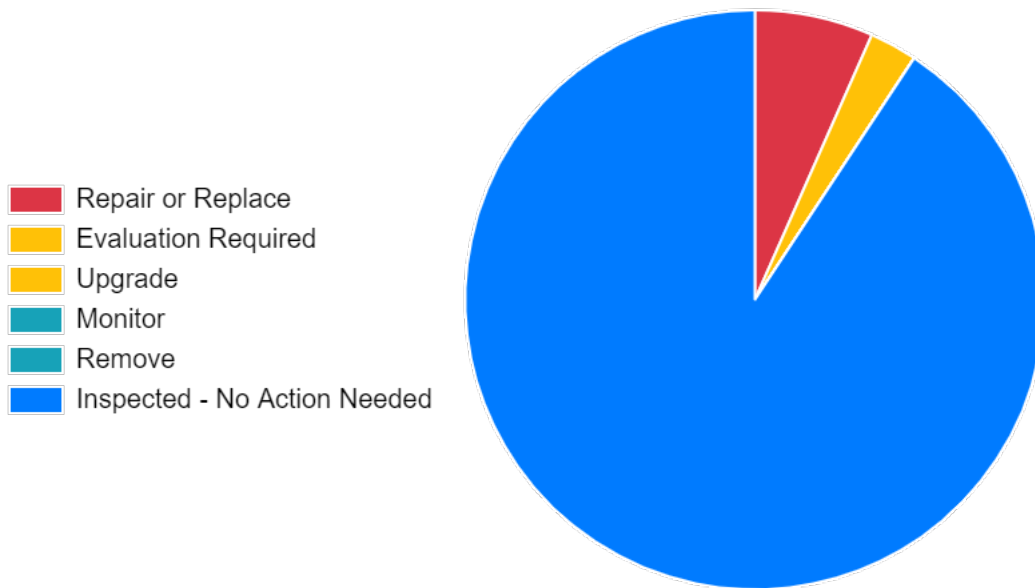
# General Information

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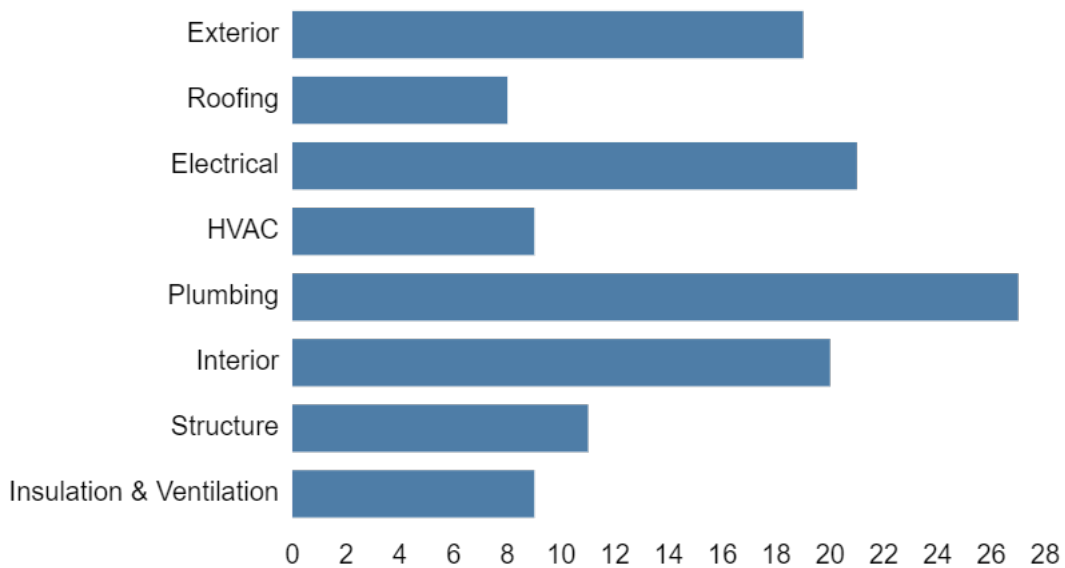
## Property Details

Property Type	• Residential Detached	Est. Year Built	• 1990
Num. Floors	• 2	Num. Bedrooms	• 4
Num. Baths	• 3	Est. Building Size	• 3200 ft <sup>2</sup>

Number of Items by Required Action



Number of Items Inspected



# 1. Exterior

Description of Components	Type	Location
Wall Flashings	<ul style="list-style-type: none"> <li>• Z-Bar</li> </ul>	<ul style="list-style-type: none"> <li>• Belly Band</li> </ul>
Trim / Fascia	<ul style="list-style-type: none"> <li>• Wood</li> </ul>	
Exterior Doors 1	<ul style="list-style-type: none"> <li>• Metal</li> </ul>	<ul style="list-style-type: none"> <li>• Entry</li> </ul>
Exterior Doors 2	<ul style="list-style-type: none"> <li>• SlidingGlazed</li> </ul>	
Railings	<ul style="list-style-type: none"> <li>• Wood railings</li> </ul>	
Vegetation	<ul style="list-style-type: none"> <li>• TreesShrubs</li> </ul>	
Garage	<ul style="list-style-type: none"> <li>• 2 CarDetached</li> </ul>	
Garage Door	<ul style="list-style-type: none"> <li>• FiberglassLiftmaster</li> </ul>	
Hose Bibbs / Outdoor Faucets	<ul style="list-style-type: none"> <li>• Anti-siphon</li> </ul>	<ul style="list-style-type: none"> <li>• South exterior wallEast exterior wall</li> </ul>

## Exterior System Findings by Component

1.1 Exterior Wall Coverings	Description	Condition	Location	Risk
Exterior	<ul style="list-style-type: none"> <li>• Wood</li> </ul>	<ul style="list-style-type: none"> <li>• Section of belly band has fallen off</li> <li>• Areas of flaking paint</li> <li>• Recommend further evaluation and correction by qualified carpenter.</li> </ul>	<ul style="list-style-type: none"> <li>• South Exterior Wall</li> </ul>	<ul style="list-style-type: none"> <li>• Continued deterioration</li> </ul>

**Repair or Replace**



Image 1.1.1



Image 1.1.2

**1.2 Decks**  
Exterior

<b>Description</b>	<ul style="list-style-type: none"> <li>• Raised deck at he South side of the house.</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• South side of house</li> </ul>
<b>Condition</b>	<ul style="list-style-type: none"> <li>• Rot at Glulam Beam.</li> <li>• Rot at post bases.</li> <li>• Damaged piers</li> <li>• Recommend further evaluation and correction by licensed carpenter.</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>• Potential structural failure.</li> </ul>

**Repair or Replace - Immediately:**



Image 1.2.1



Image 1.2.2



Image 1.2.3



Image 1.2.4

**1.3 Stairs**  
Exterior

<b>Description</b>	<ul style="list-style-type: none"> <li>• Wood</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• First story rear deck (south)</li> </ul>
<b>Condition</b>	<ul style="list-style-type: none"> <li>• Open risers.</li> <li>• Missing grip</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>• Falling hazard.</li> </ul>

rail.

**Repair or Replace**



Image 1.3.1

**1.4 Steps / Stoops**  
Exterior

<b>Description</b>	<ul style="list-style-type: none"> <li>• Flagstone</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• Entry</li> </ul>
<b>Condition</b>	<ul style="list-style-type: none"> <li>• Broken and loose pieces of Flagstone</li> <li>• Recommend further evaluation and correction by licensed masonry or tile contractor.</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>• Tripping hazard</li> </ul>

**Repair or Replace**



Image 1.4.1

**1.5 Grading**  
Exterior

<b>Description</b>	<ul style="list-style-type: none"> <li>• Towards Structure</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• North Wall</li> </ul>
--------------------	---	-----------------	--

<b>Condition</b>	<ul style="list-style-type: none"> <li>• Improper sloping</li> <li>• Recommend further evaluation and correction by qualified landscaper or excavator.</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>• Water Damage</li> </ul>
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**Repair or Replace**



Image 1.5.1 Grading slopes towards foundation

**1.6 Retaining Walls**  
Exterior

<b>Description</b>	<ul style="list-style-type: none"> <li>• Stone</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• Front of Home</li> </ul>
<b>Condition</b>	<ul style="list-style-type: none"> <li>• Deteriorating retaining wall. Recommend further evaluation and correction by licensed excavator or landscaper.</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>• Continued deterioration leading to continued damage of parking pad</li> </ul>

**Repair or Replace**



Image 1.6.1

### 1.7 Driveways

Exterior

<b>Description</b>	<ul style="list-style-type: none"><li>• Asphalt</li></ul>	<b>Location</b>	<ul style="list-style-type: none"><li>• Front of Home</li></ul>
<b>Condition</b>	<ul style="list-style-type: none"><li>• Cracking and setting.</li><li>• Recommend further evaluation by licensed asphalt contractor.</li></ul>	<b>Risk</b>	<ul style="list-style-type: none"><li>• Continued deterioration</li></ul>

#### Evaluation Required



Image 1.7.1



Image 1.7.2

### 1.8 Electric Meter

Exterior



Image 1.8.1

### 1.9 Gas Meter Exterior

<b>Description</b>	<ul style="list-style-type: none"><li>• Southwest Gas Company Meter</li></ul>		
<b>Condition</b>	<ul style="list-style-type: none"><li>• Out of alignment. Likely from snow pack</li><li>• Recommend further evaluation by Southwest Gas Company.</li></ul>	<b>Risk</b>	<ul style="list-style-type: none"><li>• Potential for gas leak.</li></ul>

#### Evaluation Required



Image 1.9.1

**1.IN Items Inspected**  
Exterior

- Trim / Fascia
- Railings
- Garage
- Hose Bibbs / Outdoor Faucets
- Wall Flashings
- Exterior Doors 1
- Vegetation
- Garage Door

The items listed in this section were inspected without the need to comment on their condition.

**1.NA Items Not Applicable**  
Exterior

- Balconies
- Outer Eaves / Gutters
- Passageways
- Patios
- Ramps
- Soffits
- Carport

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

## 2. Roofing

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Description of Components	Type	Location
Roof Type	• Gable	
Roof Coverings / Materials	• Metal	
Roof Flashings / Valleys	• Metal	

---

### Roofing System Findings by Component

2.1 Roof Inspection Method	Description Condition	
Roofing		<ul style="list-style-type: none"> <li>• Drone</li> <li>• Roof observed to be in sound condition at time of inspection</li> </ul>

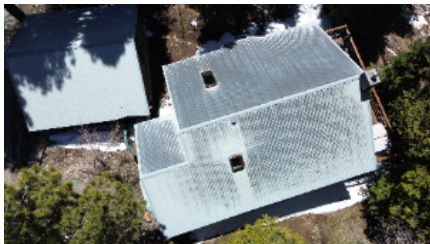


Image 2.1.1

2.2 Skylights	Description	
Roofing		<ul style="list-style-type: none"> <li>• Two skylights were observed at time of inspection.</li> </ul>

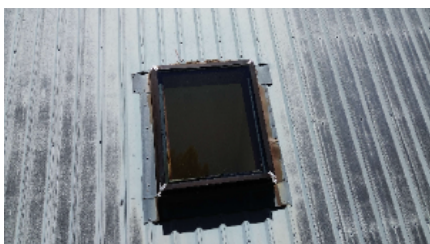


Image 2.2.1 Skylight 1



Image 2.2.2 Skylight 2

### 2.3 Chimneys

Roofing

Description • Wood Frame



Image 2.3.1

### 2.4 Plumbing Stack / Vents

Roofing

Description • Galvanized steel



Image 2.4.1 Plumbing vent

### 2.IN Items Inspected

Roofing

- Roof Coverings / Materials
- Roof Type
- Roof Flashings / Valleys

The items listed in this section were inspected without the need to comment on their condition.

### 3. Electrical

Description of Components	Type	Location
Service Entrance Conductor	<ul style="list-style-type: none"> <li>• Single Phase</li> </ul>	
Service Voltage	<ul style="list-style-type: none"> <li>• 120/240V</li> </ul>	
Service Amperage	<ul style="list-style-type: none"> <li>• 200 Amps</li> </ul>	
Main Disconnect Rating	<ul style="list-style-type: none"> <li>• 200 Amps</li> </ul>	
Branch Circuit Wiring	<ul style="list-style-type: none"> <li>• Non-Metallic Shielded Copper</li> </ul>	
Presence of Solid Aluminum Wiring	<ul style="list-style-type: none"> <li>• Not Observed</li> </ul>	
Smoke Alarms	<ul style="list-style-type: none"> <li>• Hard Wired</li> </ul>	<ul style="list-style-type: none"> <li>• BedroomsHallways</li> </ul>
Carbon Monoxide Alarms	<ul style="list-style-type: none"> <li>• Hard Wired</li> </ul>	<ul style="list-style-type: none"> <li>• BedroomsHallways</li> </ul>
GFCI	<ul style="list-style-type: none"> <li>• Present</li> </ul>	<ul style="list-style-type: none"> <li>• BathroomsKitchenLaundryGarage</li> </ul>
AFCI	<ul style="list-style-type: none"> <li>• Present</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution Panel</li> </ul>
Service Grounding	<ul style="list-style-type: none"> <li>• Copper</li> </ul>	
Overcurrent Protection	<ul style="list-style-type: none"> <li>• Breakers</li> </ul>	

#### Electrical System Findings by Component

##### 3.1 Service Type Electrical

Description	Location
<ul style="list-style-type: none"> <li>• Overhead</li> </ul>	<ul style="list-style-type: none"> <li>• Garage</li> </ul>



Image 3.1.1



Image 3.1.2

##### 3.2 Main Disconnect / Service Box Electrical

Description	Location
<ul style="list-style-type: none"> <li>• Breakers</li> </ul>	<ul style="list-style-type: none"> <li>• By Meter</li> </ul>



Image 3.2.1

**3.3 Distribution Panels**  
Electrical

**Description** • Schneider Electric      **Location** • Utility Closet



Image 3.3.1

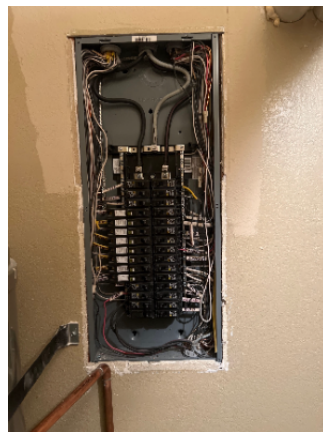


Image 3.3.2

**3.IN Items Inspected**  
Electrical

- Service Voltage
- Main Disconnect Rating
- Presence of Solid Aluminum Wiring
- Carbon Monoxide Alarms
- AFCI
- Overcurrent Protection
- Service Entrance Conductor
- Service Amperage
- Branch Circuit Wiring
- Smoke Alarms
- GFCI
- Service Grounding

The items listed in this section were inspected without the need to comment on their condition.

## 4. HVAC

---

Description of Components	Type	Location
Heating Energy Source	<ul style="list-style-type: none"> <li>Gas</li> </ul>	
Combustion Air Sources	<ul style="list-style-type: none"> <li>Connect to Return Air Plenum</li> </ul>	
Exhaust Venting Method	<ul style="list-style-type: none"> <li>Direct Vent - Sealed Combustion</li> </ul>	
Chimneys / Venting Materials	<ul style="list-style-type: none"> <li>PVC plastic</li> </ul>	
Thermostats	<ul style="list-style-type: none"> <li>Nest</li> </ul>	<ul style="list-style-type: none"> <li>Living Room Ground level hallway</li> </ul>
Heat Source per Room	<ul style="list-style-type: none"> <li>Floor vents</li> </ul>	

---

### HVAC System Findings by Component

4.1 Heating Systems HVAC	Description	Location
	<ul style="list-style-type: none"> <li>Forced Air Furnace</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical Room</li> </ul>



Image 4.1.1

4.2 Fireplace 1 HVAC	Description	Location
	<ul style="list-style-type: none"> <li>Wood Burning</li> </ul>	<ul style="list-style-type: none"> <li>Living Room</li> </ul>



Image 4.2.1

**4.3 Fireplace 2**  
HVAC

**Description** • Pellet Stove      **Location** • Den



Image 4.3.1

**4.IN Items Inspected**  
HVAC

- Combustion Air Sources
- Chimneys / Venting Materials
- Heat Source per Room
- Heating Energy Source
- Exhaust Venting Method
- Thermostats

The items listed in this section were inspected without the need to comment on their condition.

**4.NA Items Not Applicable**  
HVAC

- Cooling Systems
- Automatic Safety Controls
- Fire Safety Equipment
- Cooling Energy Source
- Cooling Distribution
- Heat Recovery Ventilation

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

# 5. Plumbing

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Description of Components	Type	Location
Water Source System	<ul style="list-style-type: none"> <li>• Public</li> </ul>	
Sewage System	<ul style="list-style-type: none"> <li>• Public</li> </ul>	
Water Supply Piping	<ul style="list-style-type: none"> <li>• Copper</li> </ul>	
Drain, Waste, Vent Piping	<ul style="list-style-type: none"> <li>• ABS Plastic</li> </ul>	
Water Heater Energy Source	<ul style="list-style-type: none"> <li>• Natural Gas</li> </ul>	
Water Heater Manufacturer	<ul style="list-style-type: none"> <li>• Rheem</li> </ul>	
Water Heater Capacity	<ul style="list-style-type: none"> <li>• 50 gal</li> </ul>	
Water Heater Approximate Age	<ul style="list-style-type: none"> <li>• 9-12 Years</li> </ul>	
Fuel Shut-Off	<ul style="list-style-type: none"> <li>• Main gas shut off</li> </ul>	<ul style="list-style-type: none"> <li>• Gas Meter</li> </ul>
Bathroom Fixtures	<ul style="list-style-type: none"> <li>• Anodized Bronze</li> </ul>	
Kitchen Fixtures	<ul style="list-style-type: none"> <li>• Stainless Steel</li> </ul>	
Kitchen Faucets	<ul style="list-style-type: none"> <li>• Anodized Bronze</li> </ul>	
Bathroom Faucets	<ul style="list-style-type: none"> <li>• Anodized Bronze</li> </ul>	
Shower Stalls 1	<ul style="list-style-type: none"> <li>• Standing Stall</li> </ul>	<ul style="list-style-type: none"> <li>• Master Bath</li> </ul>
Shower Stalls 2	<ul style="list-style-type: none"> <li>• Standing Stall</li> </ul>	<ul style="list-style-type: none"> <li>• Upper floor Guest Bath</li> </ul>
Bathtubs	<ul style="list-style-type: none"> <li>• Recessed</li> </ul>	<ul style="list-style-type: none"> <li>• Lower floor Guest Bath</li> </ul>
Toilets	<ul style="list-style-type: none"> <li>• Standard</li> </ul>	

---

## Plumbing System Findings by Component

<b>5.1 Water Heater</b> Plumbing	<b>Description</b>	<ul style="list-style-type: none"> <li>• Tank</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>• Utility closet</li> </ul>
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Image 5.1.1

**5.2 Water Shut-Off**  
Plumbing

- |                    |  |                 |   |
|--------------------|--|-----------------|---|
| <b>Description</b> | <ul style="list-style-type: none"> <li>• T-handle</li> </ul>   | <b>Location</b> | <ul style="list-style-type: none"> <li>• Laundry</li> <li>• Crawlspace</li> </ul> |
| <b>Condition</b>   | <ul style="list-style-type: none"> <li>• Unable to inspect main water shut off valve as access was not available at the time of inspection.</li> </ul> |                 |   |



Image 5.2.1

**5.IN Items Inspected**  
Plumbing

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Sewage System</li> <li>• Drain, Waste, Vent Piping</li> <li>• Water Heater Capacity</li> <li>• Fuel Shut-Off</li> <li>• Kitchen Fixtures</li> <li>• Bathroom Faucets</li> <li>• Shower Stalls 2</li> <li>• Toilets</li> </ul> | <ul style="list-style-type: none"> <li>• Water Source System</li> <li>• Water Supply Piping</li> <li>• Water Heater Energy Source</li> <li>• Water Heater Approximate Age</li> <li>• Bathroom Fixtures</li> <li>• Kitchen Faucets</li> <li>• Shower Stalls 1</li> <li>• Bathtubs</li> </ul> |
|--|---|

The items listed in this section were inspected without the need to comment on their condition.

**5.NA Items Not Applicable**  
Plumbing

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Fuel Distribution Systems</li> <li>• Sump Pumps</li> </ul> | <ul style="list-style-type: none"> <li>• Fuel Storage System</li> <li>• Sewage Ejectors</li> </ul> |
|---|--|

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

## 6. Interior

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Description of Components	Type	Location
Interior Walls	• Drywall	
Ceiling	• Drywall	
Flooring 1	• Tile	• Upper Floor Bathrooms
Flooring 2	• Carpet	• Lower floor
Interior Doors	• Solid Wood	
Interior Windows	• Casement Fixed Sliders Awning Skylights	
Interior Trims	• Hardwood	
Closets	• Wardrobe Linen Utility	
Washing Machine	• General Electric	• Laundry room
Drying Machine	• General Electric	• Laundry room
Bathroom Counters	• Granite	
Bathroom Cabinets	• Wood	
Kitchen Counters	• Granite	
Kitchen Cabinets	• Wood	
Garbage Disposer Unit	• InSinkErator	
Microwave Oven	• Panasonic	• Kitchen

---

### Interior System Findings by Component

6.1 Interior Steps / Stairways	Description	Condition	Location	Risk
Interior	• Carpet	• Railing baluster spacing exceeds four inches.	• Living Room	• Safety Hazard
	• Recommend further evaluation and correction by licensed carpenter.			

**Repair or Replace**



Image 6.1.1

## 6.2 Ranges / Ovens / Cooktops

Interior

Description

- Thermador

Location

- Kitchen



Image 6.2.1



Image 6.2.2

## 6.3 Refrigerator / Freezer

Interior

Description

- Sub-Zero

Location

- Kitchen



Image 6.3.1

### 6.4 Dishwasher Interior

Description • Maytag



Image 6.4.1

### 6.IN Items Inspected Interior

- Ceiling
- Flooring 2
- Interior Windows
- Closets
- Drying Machine
- Bathroom Cabinets
- Kitchen Cabinets
- Interior Walls
- Flooring 1
- Interior Doors
- Interior Trims
- Washing Machine
- Bathroom Counters
- Kitchen Counters
- Garbage Disposer Unit

The items listed in this section were inspected without the need to comment on their condition.

**6.NA Items Not  
Applicable**  
Interior

- Garage and Interior Separation

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

## 7. Structure

---

Description of Components	Type	Location
Under-Floor Access 2	<ul style="list-style-type: none"> <li>Interior door</li> </ul>	
Crawl Space Inspection Method	<ul style="list-style-type: none"> <li>From Inside</li> </ul>	
Foundation Material	<ul style="list-style-type: none"> <li>Concrete</li> </ul>	
Floor Structure	<ul style="list-style-type: none"> <li>Wood Joists</li> </ul>	
Wall Structure	<ul style="list-style-type: none"> <li>Wood Framed</li> </ul>	
Attic Inspection Method	<ul style="list-style-type: none"> <li>From Inside</li> </ul>	<ul style="list-style-type: none"> <li>Access panel at entry</li> </ul>
Ceiling / Roof Structure Type	<ul style="list-style-type: none"> <li>Trusses</li> </ul>	
Ceiling / Roof Structure Material	<ul style="list-style-type: none"> <li>Plywood</li> </ul>	
Roof Sheathing	<ul style="list-style-type: none"> <li>Plywood</li> </ul>	

---

### Structure System Findings by Component

<b>7.1 Under-Floor Access 1</b> Structure	<b>Description</b>	<ul style="list-style-type: none"> <li>Exterior access panel</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>Exterior south wall</li> </ul>
	<b>Condition</b>	<ul style="list-style-type: none"> <li>Fastened shut</li> </ul>		
<b>7.2 Foundation Type</b> Structure	<b>Description</b>	<ul style="list-style-type: none"> <li>Perimeter Wall/Footing</li> </ul>	<b>Location</b>	<ul style="list-style-type: none"> <li>Crawlspace</li> </ul>
	<b>Condition</b>	<ul style="list-style-type: none"> <li>Areas with visible effloescence.</li> <li>Recommend further evaluation and correction by licensed concrete contractor.</li> </ul>	<b>Risk</b>	<ul style="list-style-type: none"> <li>Water Damage</li> </ul>

**Evaluation Required**



Image 7.2.1 Efflorescence



Image 7.2.2

**7.IN Items Inspected**  
Structure

- Crawl Space Inspection Method
- Floor Structure
- Attic Inspection Method
- Ceiling / Roof Structure Material
- Under-Floor Access 2
- Foundation Material
- Wall Structure
- Ceiling / Roof Structure Type
- Roof Sheathing

The items listed in this section were inspected without the need to comment on their condition.

**7.NI Items Not Inspected**  
Structure

- Under-Floor Access 1

The items listed in this section were not inspected as a part of the Property Inspection.

## 8. Insulation & Ventilation

Description of Components	Type	Location
Foundation Insulation Depth	• R-19	• Crawlspace
Foundation Ventilation Systems	• Foundation vents	• Crawlspace
Roof / Attic Insulation Depth	• R-38	• Attic
Roof / Attic Ventilation	• Gable Vents	• Attic
Kitchen Exhaust System	• Range hood	
Laundry Exhaust System	• Dryer vent	

### Insulation & Ventilation System Findings by Component

<b>8.1 Roof / Attic Insulation</b> Insulation & Ventilation	<b>Description</b>	• Batt	<b>Location</b>	• Attic
	<b>Condition</b>	• Areas where insulation is missing. Recommend further evaluation by qualified insulation installer.	<b>Risk</b>	• Heat loss

Repair or Replace



Image 8.1.1 Missing insulation

<b>8.2 Vapour Barriers</b> Insulation & Ventilation	<b>Condition</b>	• No vapour barrier observed at time of inspection.	<b>Location</b>	• Crawlspace
			<b>Risk</b>	• Water Damage • Radon

Recommend further evaluation and correction by qualified carpenter.

**Evaluation Required**



Image 8.2.1 No vapor barrier

**8.3 Bathrooms Exhaust System**  
Insulation & Ventilation

**Description Condition**

- Exhaust fan
- Ducting has become seperated. Recommend further evaluation and correction by licensed HVAC contractor.

**Location**

- Attic

**Repair or Replace**



Image 8.3.1 Bathroom exhaust duct damaged

**8.IN Items Inspected**  
Insulation & Ventilation

- Foundation Ventilation Systems
- Roof / Attic Ventilation
- Laundry Exhaust System
- Foundation Insulation Depth
- Roof / Attic Insulation Depth
- Kitchen Exhaust System

The items listed in this section were inspected without the need to comment on their condition.

**8.NA Items Not Applicable**  
Insulation & Ventilation

- Mechanical Ventilation System
- Foundation Wall Insulation
- Radon Mitigation System

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

# Service Agreement

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at: 355 Old Mill Rd. The terms below govern this Agreement.

1. The fee for our inspection is \$800, payable in full upon receiving the inspection report.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at [www.nachi.org/sop](http://www.nachi.org/sop). If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.
7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with

these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at [www.nachi.org/buy](http://www.nachi.org/buy)

CLIENT OR CLIENT'S REPRESENTATIVE HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Client E-Mail Address: [debbie.hoyer@compass.com](mailto:debbie.hoyer@compass.com)

Client Name: Deb Hoyer

Client Initials:

Inspector Name: Calvin Mitchell

Inspector Initials: CM

Inspector IP Address: 71.11.187.68

355 Old Mill Road

May 8th, 2024

Date of Inspection: May 8th, 2024

# Standards of Practice

Standards of Practice can be added here.

# List of Attachments

The following files are appended to this report:

- Standards of Practice InterNACHI.pdf

# NACHI Standards of Practice

## Table of Contents

1. Definitions and Scope.
2. Standards of Practice
  - 2.1. Roof
  - 2.2. Exterior
  - 2.3. Basement, Foundation, Crawlspace & Structure
  - 2.4. Heating
  - 2.5. Cooling
  - 2.6. Plumbing
  - 2.7. Electrical
  - 2.8. Fireplace
  - 2.9. Attic & Insulation
  - 2.10. Doors, Windows & Interior
3. Limitations, Exceptions & Exclusions
4. Glossary of Terms

## 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 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 prediction of future conditions.

II. A home inspection will not reveal every concern 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 condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real 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, but this is not required.

## 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; and
- 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 pitched 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, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.

### 2.2. Exterior

I. The inspector shall inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias;
- C. and report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. 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, hydrological and/or soil conditions.
- D. inspect recreational facilities or playground equipment.
- 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, wind, or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect septic systems or cesspools.
- N. inspect sprinkler systems.
- O. inspect drain fields or drywells.
- P. determine the integrity of the thermal window seals or damaged glass.
- Q. inspect any 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. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

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.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify size, spacing, span, location or determine 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.

#### 2.4. Heating

I. The inspector shall inspect:

- A. the heating systems using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems which do not operate;
- C. and report if the heating systems are deemed inaccessible.

II. The inspector is not required to:

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

## 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 gases, or coolant leakage.

## 2.6. Plumbing

### I. The inspector shall:

- A. inspect and determine if the water supply is public or private;
- B. verify the presence of and identify the location of the main water shut-off valve;
- C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves;
- D. flush toilets;
- E. run water in sinks, tubs, and showers;
- F. inspect the interior water supply, including all fixtures and faucets;
- G. inspect the drain, waste and vent systems, including all fixtures;
- H. describe any visible fuel storage systems;
- I. inspect the drainage sump pumps and test pumps with accessible floats;
- J. 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;
- 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; and
- 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 or ignite pilot flames.
- B. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect interiors of flues or chimneys, combustion air systems, water softening 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 or potability or the reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any main, branch or fixture valve.
- 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. inspect any underground or concealed fuel supply systems.
- O. inspect any private sewage waste disposal system or component thereof.
- P. inspect water treatment systems or water filters.
- Q. inspect water storage tanks, pressure pumps or bladder tanks.
- R. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- S. evaluate or determine the adequacy of combustion air.

- T. test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- U. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- V. determine the existence or condition of polybutylene plumbing.

## 2.7. Electrical

### I. The inspector shall inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the means for disconnecting the service main;
- D. and determine the rating of the service amperage;
- E. panelboards and overcurrent devices (breakers and fuses);
- F. and report on any unused circuit breaker panel openings that are not filled;
- G. the service grounding and bonding;
- H. a representative number of switches, receptacles, lighting fixtures, and AFCI- protected receptacles;
- I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible;
- J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible;
- K. and report on any tested receptacles in which power was not present, polarity is incorrect, 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, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall;
- L. the service entrance conductors and the condition of the conductor insulation;
- M. and describe the amperage rating of the service;
- N. and report the absence of smoke detectors; and
- 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 weatherheads and clearances from grade or rooftops.

### II. 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 front covers, if they are not readily accessible.
- D. operate or reset overcurrent protection devices or overload devices.
- E. operate non-accessible smoke detectors.
- F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- G. inspect the fire or alarm system and components.
- H. inspect the ancillary wiring or remote control devices.
- I. activate any electrical systems or branch circuits which are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior accent lighting.

## 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 fireplace opening clearance from visible combustible materials.

### II. 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-feed 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 adequacy of draft 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 Prevention Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

## 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 in unfinished spaces.

II. 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 pose a safety hazard to the inspector, in his or her opinion.
- B. to move, touch, or disturb insulation.
- C. to move, touch or disturb 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 exact 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 and wiring.
- H. determine the adequacy of ventilation.

## 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. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- D. inspect garage doors and garage door openers by operating

first by remote (if available), and then by the installed automatic door control;

- E. 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;
- F. 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;
- G. 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, window treatments or finish treatments.
- B. inspect central vacuum systems.
- C. inspect safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of countertops, cabinets, sink tops or fixtures.
- F. move furniture, stored items, or any coverings, such as 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 any security bar release and opening mechanisms, whether interior or exterior, including their 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, tilt guards/latches or signal lights.
- N. inspect microwave ovens or test 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 remote controls.
- R. inspect appliances.
- S. inspect items not permanently installed.
- T. discover firewall compromises.
- U. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational

- equipment or self-contained equipment.
- V. come into contact with any pool or spa water in order to determine the system structure or components.
- W. determine the adequacy of spa jet water force or bubble effect.
- X. 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 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. 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. 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's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- U. operating costs of systems.
- V. replacement or repair cost estimates.
- W. the acoustical properties of any systems.
- X. estimates of the cost to operating 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; or
  - 5. 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 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; or
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, be unsafe.
- 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 pets.
- 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 and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 environmental audits.
- Q. inspect on any system or component which is not included in these standards.

## 4. 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: To constitute, or potentially constitute, a negative or destructive impact.
- 4.4. 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.
- 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: To 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 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 in accordance with these Standards of Practice.
- 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 a tool for removal.
- 4.27. Material Defect: A condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real 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.
- 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 that is, in the judgment of the inspector, 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.

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 images) of any material defects observed 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 which 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 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.