



Client / Owner's Name

Mr. and Mrs. Client

Property's Address

1234 Main Street, City, State Zip
Code, USA

Date & Time of Inspection

2020-07-29 08:30:00

Inspector's Company

Cerberus Home Inspections
212 E Pine Street
Lakeland, FL 33801
Phone: 863-333-2698

Inspector

Ken Ewell
HI-11479



Signature of Inspector

A handwritten signature in black ink, appearing to be "KE", written over a white background.

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

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

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

Meet Your Inspector.

Ken Ewell, HI-11479



Kenneth Ewell is a multi-talented professional with a background in an array of occupations. From building maintenance, communications networks and food service, his experiences help bring his attention-to-detail to his inspection work. Owner of his own inspection company since 2018, Ken partnered with Lucent to help grow his business in 2020. In addition to his other talents, he is a master artist, teaching painting techniques to scores of students. The father of four teenagers (we can assume he's prepared for anything as a result), Ken has also owned his own art company for a decade and been called on to paint anything from a small canvas to full wall and ceiling murals.

lucent | adjective

| shining | brilliant | transparent |

1.

This comprehensive and clearly-presented Home Inspection report identifies areas of critical concern in the major building components of a home – structural, roofing, mechanical, etc. This report should give you an overall understanding of the physical conditions of the home.

2.

Maintenance on every structure is ongoing. The items identified in this report as a concern should be individually analyzed by a design professional or contractor to determine necessary repairs. Many are minor and should not individually be the basis of a buying decision.

3.

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

It's in the numbers...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For example: Your inspector has assigned a 3 as the Roof Covering Condition, meaning that there is significant damage to over half of the

roof covering material. There is also evidence of damage to underlying roofing components. Repairs could be undertaken without a full roof replacement, but they would be extensive, costly and would only extend the lifespan of the roof for a limited period of time. Full roof replacement is recommended.

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

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

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

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

This basic information about the inspected home helps give the criteria for how the inspector views each system. Each construction type has common issues the inspector will look for first. After observing the more common issues the inspector will look for unusual conditions that may be a concern.

Front of Home



Right Side of Home



Left Side of Home



Rear of Home



Type of Home

Single Family - 1 Story

Type of Construction

Concrete Block

Type of Foundation

Slab on Grade

Number of Stories

1

Year the Home was Built

2017

Approximate Total Square Feet

5993

Approximate Total Living Area

1442

Weather at Time of the Inspection

Cloudy

Status of Utilities at the Time of Inspection

Water service was On

Electric service was On

No Fuel Service on Site

Persons Present at the Time of Inspection

Inspector

But before we get to the details,

here are some general observations about the property under consideration and our inspector's opinion about each of the systems of the home

Summary Condition of Building System

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

Overall: Our general observation is the property is in satisfactory condition at the time of the inspection.

Roofing:

Why we look so closely at your home's

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

Standards:

The inspector observed the roof covering system and components including the roof materials, flashing, skylights, chimneys and roof penetrations. Sufficient roof drainage off of the roof and away from the building is confirmed. Ventilation has to be provided in the attic unless the insulation is applied directly to the roof deck which the inspector will confirm.

The existing roof type is a **Asphalt / Fiberglass Shingle** type and shows signs of **No Apparent Leaks**. The inspector's opinion rating of the roof covering is a **10 / 10**. The inspector observed the roof to be a **Hip** type.

Roof Penetrations can be sources of roof leaks and the inspector observed the following items that should be monitored:

The inspector had the following comments about the roof: **The roof appeared to be in satisfactory condition at time of inspection no deficiencies were observed.**





Roof Photo Comments: None

Exterior:

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

Standards:

The exterior systems and components that the inspectors observe include the exterior wall cladding, flashing, trim, exterior doors, attached decks, balconies, stoops, steps, porches, railings, walkways, patios, driveways, garages, and carports. Included in this area is the effects of site conditions on the building structure. Items such as vegetation, grading, surface drainage and retaining walls will be viewed by the inspector for compliance with common standards.

Obviously, there are almost an unlimited number of exterior finish types and each of them have their own deficiencies. The inspector is trained to recognize these materials and will provide comments on the elements that are not in good repair.

The exterior walls are finished with **Stucco, Wood Siding**. All wall finishes are deteriorated by the sun and rain, requiring sealant or paint every few years. In the joints where two materials come together, the sealant should be replaced on a maintenance schedule.

Soffits are the materials under the eaves, and this building has

Aluminum soffits. Depending on how the attic ventilation was originally designed, the Soffits can either be perforated or solid. If the soffits are perforated, you must maintain the airflow from the soffit to the roof vent during the life of the home and avoid painting them in a way that seals off the airflow.

Fascia is the material at the very edge of the roof that is typically vertical. This building has **Aluminum** fascia. Maintenance or painting of this material is important to the long-term durability of the roof structure as it keeps water from contacting the venerable roof framing.

weather resistance of the exterior building envelope and their function is also important as an emergency egress in bedrooms. The type of windows in this home is **Vinyl** and the inspector's opinion rating of the windows is **10 / 10**.



Windows are critical to the



The types of exterior doors in this building are **Aluminum** and the inspector's opinion rating of the exterior doors is **10 / 10**.

The type of garage door on this home is **Metal**, when operating the , and the inspector's opinion rating is **10 / 10**.

The type of flashing and trim on this building is **Metal** and the inspector's opinion rating of the Flashing or Trim is **10 / 10**.



The exterior walkways are

Concrete Slab and the inspector's opinion rating of the walkways is **10 / 10**.

The driveways are **Concrete Slab** and the inspector's opinion rating of the driveways is **9 / 10**.

The inspector's opinion rating of the landscape vegetation is **10 / 10**.

From visual observation **the Drainage Appears Proper.**



The exterior porch / deck / patio on this building is **Concrete Slab** and the inspector's opinion rating is **9 / 10**.

Foundation/ Structure:

The importance of a firm

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

Standards:

The home's structural system includes such items as a foundation, floor structure, wall structure, ceiling structure, roof structure, posts, beams, columns, joists, rafters, trusses and other framing. Damage to elements of these systems can have serious implications to the stability of the home so the inspector looks for any deviations that look unusual.

This building has a **Not Visible or Accessible** foundation.

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

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

Access to the attic is located in the **Garage**.

This building has **Wood Trusses** for a roof structure and the inspector's opinion rating is **10 / 10**.





This building's roof deck is **OSB** and the inspector's opinion rating is **10 / 10**.



Inspecting the attic we found the following:

Exterior walls of this building were constructed of **Concrete Block** and the inspector's opinion rating is **10 / 10**.



Interior wall framing of this building was constructed of **Wood Framing** and the inspector's opinion rating is **10 / 10**.

Interior floor framing of this building was constructed of **Concrete Slab on Grade** and the inspector's opinion rating is **10 / 10**.

Heating and Cooling:

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

Standards:

The Heating Ventilation and Air Conditioning (HVAC) system includes installed heating equipment, heating fuel storage, heating fuel distribution, vent systems, flues, chimneys, ductwork, air distribution systems, mechanical ventilation, identification of heating system energy source, verify heating system capacity, air conditioning components, but excluding window air conditioning systems.

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

The heating system is estimated to have been installed in **2017** making it approximately **3** years old.

The heating unit is located **Garage**.

The inspector's opinion rating of the heating unit is **10 / 10**.

The heating system fuel tank is located **None**.

The fan for **bathroom(s) exhaust functions**.

The following are additional comments about the HVAC system: Major defect observed on the AC unit in back yard. Pad not sitting level. Could cause energy loss and cause the unit to not function correctly.

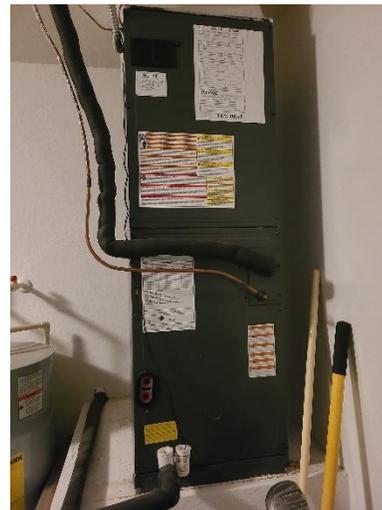
The cooling unit type is **Central Air - Split System**.

The cooling system is estimated to be installed in **2017** making it approximately **3** years old.

The thermostat is located **Hall**

The location of the cooling unit is **Exterior - Rear**.

The condition of the cooling unit is **8 / 10**.





The following are comments on the heating/cooling system:

None

Plumbing:

It's about more than dripping

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

Standards:

The plumbing system includes internal water supply piping and distribution, fixtures, faucets, drains, waste systems, vent systems, plumbing fixtures, flues, chimneys, drain sumps, sump pumps, material types of all piping, water heating equipment, main water valves, main fuel valves and all other connected component.

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

The inspector's opinion rating of the sewer cleanout is **10 / 10.**

The inspector's opinion rating of the main water supply valve is **10 / 10.**

The water service type is **Public.**

Was fire sprinkler system present: **no**

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

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

The fixture supply line material is **Poly.**

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

The sewer cleanout is **Left.**



The sanitary service type is **Public.**

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

Is the Drain Pan and Discharge under the water heater installed:

No

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

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

The water heater type is
The water heater was installed in making the estimated age of the water heater **3** years old.

The inspector's opinion rating of the water heater(s) is **10 / 10**

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





The inspector observed **2** bathrooms in the home.

The following are comments on the plumbing system:

Satisfactory at time of inspection no deficiencies observed..

Electrical:

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

Standards:

The electrical system includes the service entrance conductors, drip loop, cables, raceways, main service equipment, main disconnects, service grounding, interior components of the panels, conductors, over current protection devices, light fixtures, switches, receptacles, ground fault circuit interrupters, verification of amperage and voltage ratings, main disconnect, wiring methods, wiring types, smoke detectors, arc fault circuit interrupters and other connected components.

The location of the electric meter and main panel is on the **Interior** and interior room location is **Garage**.

The size of the electrical service is **150**.

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

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





The inspector observed the Panel Ground: **yes**

The inspector observed GFCI receptacles where appropriate: **yes**

The inspector observed AFCI receptacles in bedrooms where appropriate: **yes**

Aluminum is no longer allowed to be installed in the branch circuits of a home. The inspector observed Aluminum Branch Circuits in the home: **no**

Knob and Tube wiring is found in older homes and is no longer allowed. The inspector observed Knob and Tube wiring in the home: **no**

The inspector observed Exposed or Unsafe Wiring in the home: **no**

The type of electrical hazards present **None.**

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

The inspector's opinion rating of the electrical system is **10 / 10.**

The following are comments on the electrical system:
Satisfactory at time of inspection.
No deficiencies observed.

Attic Insulation & Ventilation:

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

Standards:

The attic area components include insulation, possible ventilation, exposed ductwork, and this area commonly provides visible access to many other systems of the home.

The location of the attic access is:
Garage .

The type of insulation in use is
Loose Fill.

Average thickness of attic insulation is **18.**

The attic has proper ventilation:
yes

The ducts in the attic are properly sealed: **yes**

The inspector's opinion rating of the insulation / Ventilation is
10 / 10.



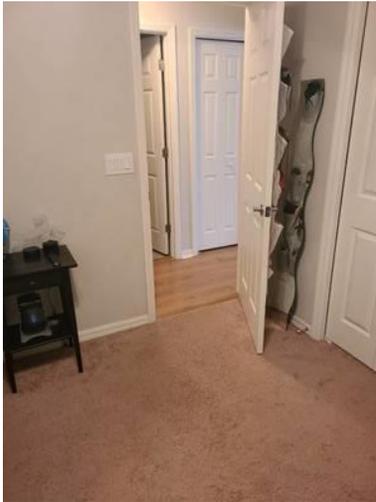
Doors/ Windows/ Interior:

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

Standards:

The interior components include interior walls, ceilings, floors, steps, stairways, railings, countertops, sample of cabinets, garage doors, interior doors, windows, locks and latches, insulation, vapor retarders.

The inspector's opinion rating of the interior doors is **10 / 10**.



The inspector's opinion rating of the windows is **10 / 10**.



The inspector's opinion rating of the floors is **10 / 10**.



The inspector's opinion rating of the interior walls is **10 / 10**.



The inspector's opinion rating of the ceilings is **10 / 10**.



The inspector's opinion rating of the stairs, steps, landings and/or ramps is **None / 10**.

The inspector's opinion rating of the railings, guards and/or handrails is **None / 10**.

Appliances:

The Modern Conveniences: Appliances make our everyday lives much easier. Each appliance is a significant investment and their reliable function is important. The inspector will observe only the appliances that are built into the home or any agreed upon items. As everyone experiences daily the refrigerator just doesn't work from one day to the next so planning for replacement of appliances is an inevitable part of home ownership.

Standards:

Limited to the appliances fixed to the home and including the function of visible components. The inspector is not an appliance expert and will not disassemble any component to determine condition.

Traditionally, the kitchen is the heart of the home making their function important. The appliances reported to us that stay attached to the residence include:

Refrigerator, Dishwasher, Food-waste Disposer, Range, Range Exhaust Vent, Microwave Oven.

The inspector observed the **refrigerator appears cold and freezer has frozen items** and the **refrigerator seal is in place.**



Sometimes you need help with the dishes, the inspector observed that the **dishwasher appears to function, dishwasher interior is in good condition, dishwasher does not appear to leak,** and an **air gap is present in waste line.**





An important companion to the sink and dishwasher is the food waste disposer. The inspector observed the **food-waste disposer turns on and water drains properly**, and under the sink, the **food-waste disposer has no apparent damage**.



On the cooking range **all heating elements function on top**, range **has an anti tip installed**, and the **range is powered by electricity**. The **oven heats**, the **oven seal is in place**, and the **oven door glass is normal**.



Above the cooking, the **range exhaust vent fan and light both function** and the **range exhaust vent filter are present and maintained.**

The inspector used a cup of water to discover the **microwave oven will heat water.**



The inspector's option rating of the appliances is a **10 / 10.**

Areas of Concern:

Every report has inspector identified concerns: We strive to give you the appropriate perspective as you try to understand what is important. In the previous pages of the report we have described the overall components and the inspector has given his opinion on conditions which should be used to judge the quality of the property. The Concerns area contains very

specific issues that could be as simple as a **Cosmetic** issue or something as serious as a **Life Safety** issue.

The inspector may categorize a comment as **Consult Professional**, which is followed by a trade category, in this instance we can recommend a testing or trade professional who is qualified to give a more detailed analysis of an unclear issue.

C-1 Cosmetic Only

Minor cracking in stucco on exterior of home. Recommend sealing to prevent moisture intrusion or further damages. See photos 1-3



C-2 Cosmetic Only

Photo 2



C-3 **Cosmetic Only**

Photo 3



C-4 **Cosmetic Only**

Minor cracking observed inside garage and on drive way refer to photos 1-3



C-5 **Cosmetic Only**

Photo 2 driveway



C-6 **Cosmetic
Only**

Photo 3 driveway



Standards of Practice (SOP) – State of Florida

and

The International Code of Ethics for Home Inspector's by InterNACHI

Where any conflict exists between the language of the State of Florida Standards of Practice and the InterNACHI Standard of Practice, the language of the State of Florida Standards shall prevail.

State of Florida Standards of Practice

61-30.801 Standards of Practice, General.

(1) Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

(2) These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge.

(3) The inspector shall inspect readily accessible, installed systems and components of homes listed in these Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected.

(4) The inspector shall inspect and report as required by section 468.8323, F.S., when required by these standards, systems or components by their type and/or significant characteristics.

(5) If not self-evident to the client at the time of inspection, the inspector shall give a reason why, in his or her opinion, the system or component was reported as significantly deficient or near the end of its service life.

(6) The inspector shall make recommendations for correction and/or monitoring, or further evaluation of the deficiencies that the inspector observed.

(7) These Standards of Practice do not limit inspector's from:

- (a) Including other inspection services, in addition to those required by these Standards of Practice;
- (b) Specifying repairs, provided the inspector is appropriately qualified;
- (c) Excluding systems and components from the inspection if agreed upon in writing by the inspector and client.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13.

61-30.802 Standards of Practice, Structure.

(1) Structural system and components include the following:

- (a) Foundation;
- (b) Floor structure;
- (c) Wall structure;
- (d) Ceiling structure;
- (e) Roof structure;
- (f) Posts;
- (g) Beams;
- (h) Columns;
- (j) Joists;
- (k) Rafters;
- (l) Trusses;
- (m) Other framing; and
- (n) Ventilation of foundation areas.

(2) The inspector shall inspect all of the visible structural systems and components by probing structural components where deterioration is visible or suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, probing would only further damage any area already identified as defective or where no deterioration is visible or presumed to exist.

(3) The inspector is not required to enter or traverse any under-floor crawl space or attic, if in the opinion of the inspector:

- (a) An unsafe or unsanitary condition exists;

- (b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing;
- (c) The potential exists to cause damage to insulation, ductwork, other components or stored items.
- (4) The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.803 Standards of Practice, Electrical Systems.

- (1) Electrical systems and components include the following:
 - (a) Service entrance conductors, drip loop, cables, and raceways;
 - (b) Main service equipment and main disconnects;
 - (c) Service grounding;
 - (d) Interior components of main service panels and sub panels;
 - (e) Conductors;
 - (f) Over current protection devices;
 - (g) Readily accessible installed lighting fixtures, switches, and receptacles;
 - (h) Ground fault circuit interrupters;
 - (i) Amperage and voltage rating of electrical service;
 - (j) Main disconnect(s);
 - (k) Methods or types of wiring;
 - (l) Smoke detectors;
 - (m) Carbon monoxide detectors;
 - (n) Arc fault circuit interrupters.
- (2) The inspector shall inspect all of the visible and readily accessible electrical systems and components.
- (3) The inspector is not required to inspect:
 - (a) Remote control devices;
 - (b) Security alarm systems and components;
 - (c) Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system;
 - (d) Generators, photovoltaic solar collectors or battery or electrical storage devices and associated equipment.
- (4) The inspector is not required to:
 - (a) Measure amperage, voltage or impedance;
 - (b) Perform a load calculation;
 - (c) Insert any tool, probe, or device into any electrical component;
 - (d) Determine the accuracy of circuit labeling.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.804 Standards of Practice, HVAC Systems.

- (1) HVAC systems and components include heating and air conditioning systems and components and HVAC distribution systems and components.
- (2) Heating and air conditioning systems and components.
 - (a) The heating and air conditioning (HVAC) systems and components include the following:
 1. Installed heating equipment;
 2. Fuel storage and fuel distribution systems;
 3. Vent systems, flues, and chimneys;
 4. Ductwork and air distribution components;
 5. Mechanical ventilation systems;
 6. Heating system energy source(s);
 7. Heating system capacity in BTUs or kilowatts.
 - (b) The inspector shall inspect all readily accessible heating and air conditioning systems and components.

- (c) The inspector is not required to inspect:
 - 1. Interiors of flues or chimneys which are not readily accessible;
 - 2. Heat exchangers;
 - 3. Humidifiers or dehumidifiers;
 - 4. Electronic air filters, sanitizers, or UV lights;
 - 5. Solar space heating systems;
 - 6. Internal components such as coils and pans.
- (3) HVAC distribution systems and components.
 - (a) The heating and air conditioning (HVAC) distribution systems and components include the following:
 - 1. Energy source;
 - 2. Cooling method by its distinguishing characteristics;
 - 3. The presence of condensate over flow warning/shutoff devices.
 - (b) The inspector shall inspect readily accessible HVAC distribution systems.
 - (c) With regards to HVAC distribution systems, the inspector is not required to inspect:
 - 1. Electronic air filters, sanitizers, or UV lights;
 - 2. Humidistats;
 - 3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible;
 - 4. Removable window air conditioning systems.
 - (4) The inspector is not required to:
 - (a) Determine heat supply adequacy or distribution balance;
 - (b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system;
 - (c) Determine cooling supply adequacy, distribution balance or indoor air quality;
 - (d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13.

61-30.805 Standards of Practice, Roof Covering.

- (1) Roof covering systems and components include the following:
 - (a) Roofing materials;
 - (b) Flashings;
 - (c) Skylights, chimneys, and roof penetrations;
 - (d) Roof drainage systems;
 - (e) Ventilation of attics; and
 - (f) Insulation of attics.
- (2) The inspector shall inspect all of the visible and readily accessible roof covering systems and components.
- (3) The inspector is not required to inspect:
 - (a) Components or systems that are not readily accessible;
 - (b) Antenna or other installed accessories;
 - (c) Interiors of flues or chimneys which are not readily accessible.
- (4) The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following conditions exist:
 - (a) Roof slope is excessive to safely walk on;
 - (b) There is no safe access to the roof;
 - (c) Climatic conditions render the roof unsafe to walk on;
 - (d) Condition of the roofing material or roof decking renders the roof unsafe to walk on;
 - (e) Walking on the roof may cause damage to the roof covering materials; and
 - (f) Walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process.

(5) The inspector is not required to disturb insulation.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13.

61-30.806 Standards of Practice, Plumbing System.

(1) Plumbing systems and components include the following:

- (a) Interior water supply piping and distribution systems including all fixtures, faucets, and components;
- (b) Drain, waste and vent systems, including all plumbing fixtures;
- (c) Plumbing related vent systems, flues, and chimneys;
- (d) Drainage sumps, sump pumps, and related piping;
- (e) Materials used for water supply, drain, waste, and vent piping;
- (f) Water heating equipment including the energy source;
- (g) Main water and main fuel shut-off valves.

(2) The inspector shall inspect all of the visible and readily accessible plumbing systems and components.

(3) The inspector is not required to inspect:

- (a) Wells or water storage related equipment;
- (b) Water conditioning systems;
- (c) Solar water heating systems;
- (d) Fire sprinkler systems;
- (e) Private waste disposal systems;
- (f) Irrigation system(s).

(4) The inspector is not required to:

- (a) Test shower pans, tub and shower surround for leakage;
- (b) Operate safety valves or shut-off valves;
- (c) Determine whether water supply and waste disposal systems are public or private;
- (d) Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13.

61-30.807 Standards of Practice, Interior Components.

(1) The interior components that shall be inspected include the following:

- (a) Interior walls, ceilings, and floors;
- (b) Steps, stairways, and railings;
- (c) Countertops and representative number of installed cabinets;
- (d) Garage doors;
- (e) Interior and exterior doors and windows and their operating locks and latches or other opening mechanisms;
- (f) Insulation and vapor retarders in unfinished spaces;
- (g) Fireplaces and solid fuel burning appliances;
- (h) Vent systems, flues, and chimneys;
- (i) Household appliances.

(2) The inspector shall inspect all of the visible and readily accessible interior components that have not been excluded in the scope of services disclosure. When inspecting doors and windows, the inspector may inspect a representative number of doors and windows. The inspector shall inspect household appliances to determine whether the appliances are significantly deficient using normal operating controls. Inspector's will not operate systems or appliances if they have been excluded in the scope of services disclosure or if there is a risk to the property being inspected. Inspector's will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly.

(3) The inspector is not required to inspect:

- (a) Paint, wallpaper, window treatments, and other specialty finish treatments;
- (b) Carpeting;

- (c) Window treatments;
- (d) Central vacuum systems;
- (e) Recreational facilities;
- (f) Fire screens and doors, if not permanently attached;
- (g) Seals and gaskets on fireplaces;
- (h) Automatic fuel feed devices;
- (i) Mantles and fireplace surrounds;
- (j) Combustion make-up air devices;
- (k) Heat distribution assists whether gravity controlled or fan assisted in fireplaces.
- (4) The inspector is not required to:
 - (a) Open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture;
 - (b) Ignite or extinguish fires;
 - (c) Light gas fireplaces or heaters, or other unlit pilot light devices;
 - (d) Determine draft characteristics for fireplaces and chimneys;
 - (e) Move fireplace inserts or stoves or firebox contents;
 - (f) Disturb insulation;
 - (g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable;
 - (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls;
 - (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device;
 - (j) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required;
 - (k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur;
 - (l) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device;
 - (m) Determine leakage from microwaves ovens;
 - (n) Determine the presence or operation of back draft damper devices in exhaust devices;
 - (o) Move any appliance;
 - (p) Confirm operation of every control or feature of a system or appliance.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j), 468.8321 FS. History—New 10-22-13, Amended 7-31-14.

61-30.810 Standards of Practice, Exterior Components.

- (1) Exterior systems and components include the following:
 - (a) Exterior wall cladding/siding, flashing and trim;
 - (b) All exterior doors;
 - (c) Attached decks, balconies, stoops, steps, porches, and their associated railings;
 - (d) Eaves, soffits and fascias where accessible from the ground level;
 - (e) Walkways, patios, and driveways leading to the dwelling entrances.
- (2) The inspector shall inspect all of the visible and readily accessible exterior systems and components.
- (3) The inspector is not required to inspect:
 - (a) Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices;
 - (b) Fences;
 - (c) Recreational facilities;
 - (d) Outbuildings;
 - (e) Swimming pools, seawalls, break-walls, boat lifts and/or docks.
- (4) The inspector is not required to move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing or any items that block the view and access to components or structures.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13, Amended 7-31-14.

61-30.811 Standards of Practice, Site Conditions that Affect the Structure.

- (1) Site conditions that affect the structure include the following:
 - (a) Vegetation;
 - (b) Grading;
 - (c) Surface drainage; and
 - (d) Retaining walls on the property when any of these are likely to adversely affect the structure.
- (2) The inspector shall inspect all of the visible and readily accessible site conditions that affect the structure.
- (3) The inspector is not required to inspect:
 - (a) Geological, geotechnical or hydrological site conditions;
 - (b) Erosion control and earth stabilization measures.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History—New 10-22-13.

InterNACHI's Vision and Mission

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

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

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

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

Table of Contents

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice
 - 3.1. [Roof](#)
 - 3.2. [Exterior](#)
 - 3.3. [Basement, Foundation, Crawlspace & Structure](#)
 - 3.4. [Heating](#)
 - 3.5. [Cooling](#)
 - 3.6. [Plumbing](#)
 - 3.7. [Electrical](#)
 - 3.8. [Fireplace](#)
 - 3.9. [Attic, Insulation & Ventilation](#)
 - 3.10. [Doors, Windows & Interior](#)

4. Glossary of Terms

1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

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

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

property boundary lines or encroachments.

the condition of any component or system that is not readily accessible.

the service life expectancy of any component or system.

the size, capacity, BTU, performance or efficiency of any component or system.

the cause or reason of any condition.

the cause for the need of correction, repair or replacement of any system or component.

future conditions.

compliance with codes or regulations.

the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

the presence of mold, mildew or fungus.

the presence of airborne hazards, including radon.

the air quality.

the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

the existence of electromagnetic fields.

any hazardous waste conditions.

any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

acoustical properties.

correction, replacement or repair cost estimates.

estimates of the cost to operate any given system.

II. The inspector is not required to operate:

any system that is shut down.

any system that does not function properly.

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

1. phone lines;

2. cable lines;

3. satellite dishes;

4. antennae;

5. lights; or

6. remote controls.

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

any shut-off valves or manual stop valves.

any electrical disconnect or over-current protection devices.

any alarm systems.

moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

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

dismantle, open or uncover any system or component.

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

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

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

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

inspect decorative items.

inspect common elements or areas in multi-unit housing.

inspect intercoms, speaker systems or security systems.

offer guarantees or warranties.

offer or perform any engineering services.

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

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

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.

determine the insurability of a property.

perform or offer Phase 1 or environmental audits.

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

3. Standards of Practice

3.1. Roof

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

the roof-covering materials;

the gutters;

the downspouts;

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

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

II. The inspector shall describe:

the type of roof-covering materials.

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

observed indications of active roof leaks.

IV. 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, debris or other conditions that prohibit the observation of the roof surfaces.

move insulation.

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

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

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

perform a water test.

warrant or certify the roof.

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

3.2. Exterior

- I. The inspector shall inspect:
 - the exterior wall-covering materials;
 - the eaves, soffits and fascia;
 - a representative number of windows;
 - all exterior doors;
 - flashing and trim;
 - adjacent walkways and driveways;
 - stairs, steps, stoops, stairways and ramps;
 - porches, patios, decks, balconies and carports;
 - railings, guards and handrails; and
 - vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
 - the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
 - any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
 - inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - inspect or identify geological, geotechnical, hydrological or soil conditions.
 - inspect recreational facilities or playground equipment.
 - inspect seawalls, breakwalls or docks.
 - inspect erosion-control or earth-stabilization measures.
 - inspect for safety-type glass.
 - inspect underground utilities.
 - inspect underground items.
 - inspect wells or springs.
 - inspect solar, wind or geothermal systems.
 - inspect swimming pools or spas.
 - inspect wastewater treatment systems, septic systems or cesspools.
 - inspect irrigation or sprinkler systems.
 - inspect drainfields or dry wells.
 - determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

- I. The inspector shall inspect:
 - the foundation;
 - the basement;
 - the crawlspace; and
 - structural components.
- II. The inspector shall describe:
 - the type of foundation; and
 - the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction:
 - observed indications of wood in contact with or near soil;
 - observed indications of active water penetration;
 - observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
 - any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
- IV. The inspector is not required to:
 - enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
 - move stored items or debris.
 - operate sump pumps with inaccessible floats.
 - identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
 - provide any engineering or architectural service.

report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

the heating system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the heating system;
the energy source; and

the heating method.

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

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

IV. The inspector is not required to:

inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

inspect fuel tanks or underground or concealed fuel supply systems.

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

light or ignite pilot flames.

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.

override electronic thermostats.

evaluate fuel quality.

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

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

3.5. Cooling

I. The inspector shall inspect:

the cooling system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the cooling system; and

the cooling method.

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

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

IV. The inspector is not required to:

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

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

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

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

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

3.6. Plumbing

I. The inspector shall inspect:

the main water supply shut-off valve;

the main fuel supply shut-off valve;

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

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

all toilets for proper operation by flushing;

all sinks, tubs and showers for functional drainage;

the drain, waste and vent system; and
drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

the capacity of the water heating equipment, if labeled.

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

deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
deficiencies in the installation of hot and cold water faucets;
mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

light or ignite pilot flames.

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

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

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

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

open sealed plumbing access panels.

inspect clothes washing machines or their connections.

operate any valve.

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

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

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

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

evaluate fuel storage tanks or supply systems.

inspect wastewater treatment systems.

inspect water treatment systems or water filters.

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

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

evaluate or determine the adequacy of combustion air.

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

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

determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

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

3.7. Electrical

I. The inspector shall inspect:

the service drop;

the overhead service conductors and attachment point;

the service head, gooseneck and drip loops;

the service mast, service conduit and raceway;

the electric meter and base;

service-entrance conductors;

the main service disconnect;

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

service grounding and bonding;

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

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

for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

the main service disconnect's amperage rating, if labeled; and the type of wiring observed.

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

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

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

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

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

the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

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

operate electrical systems that are shut down.

remove panelboard cabinet covers or dead fronts.

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

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

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

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

inspect ancillary wiring or remote-control devices.

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

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

verify the service ground.

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

inspect spark or lightning arrestors.

inspect or test de-icing equipment.

conduct voltage-drop calculations.

determine the accuracy of labeling.

inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

dampers doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

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

manually operated dampers that did not open and close;

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

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

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

IV. The inspector is not required to:

inspect the flue or vent system.

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

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

- determine the appropriateness of any installation.
- inspect automatic fuel-fed devices.
- inspect combustion and/or make-up air devices.
- inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- ignite or extinguish fires.
- determine the adequacy of drafts or draft characteristics.
- move fireplace inserts, stoves or firebox contents.
- perform a smoke test.
- dismantle or remove any component.
- perform a National Fire Protection Association (NFPA)-style inspection.
- perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- the type of insulation observed; and
- the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

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

IV. The inspector is not required to:

- enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- move, touch or disturb insulation.
- move, touch or disturb vapor retarders.
- break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- identify the composition or R-value of insulation material.
- activate thermostatically operated fans.
- determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- a representative number of doors and windows by opening and closing them;
- floors, walls and ceilings;
- stairs, steps, landings, stairways and ramps;
- railings, guards and handrails; and
- garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

- improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- photo-electric safety sensors that did not operate properly; and
- any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- inspect paint, wallpaper, window treatments or finish treatments.
- inspect floor coverings or carpeting.
- inspect central vacuum systems.
- inspect for safety glazing.
- inspect security systems or components.
- evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- move suspended-ceiling tiles.
- inspect or move any household appliances.

inspect or operate equipment housed in the garage, except as otherwise noted.
verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
inspect microwave ovens or test leakage from microwave ovens.
operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
inspect elevators.
inspect remote controls.
inspect appliances.
inspect items not permanently installed.
discover firewall compromises.
inspect pools, spas or fountains.
determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
component: A permanently installed or attached fixture, element or part of a system.
condition: The visible and conspicuous state of being of an object.
correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
decorative: Ornamental; not required for the operation of essential systems or components of a home.
describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
determine: To arrive at an opinion or conclusion pursuant to examination.
dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
enter: To go into an area to observe visible components.
evaluate: To assess the systems, structures and/or components of a property.
evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).
foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

home inspection: See general home inspection.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the buildings, site, items, components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

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

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

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

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

verify: To confirm or substantiate.

These terms are found within the Standards of Practice. [Visit InterNACHI's full Glossary.](#)