



Finley Home Services
8417 WASHINGTON BLVD
SUITE 180
9167412847

Inspection Reference: 268758212

Property Inspection Report

1234 Example Drive
Sacramento, California 95838

Wednesday, February 3, 2021



Prepared For:
Joseph Sample

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client as well as maintenance recommendations. It is advised that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

The following is a list of major defects (RR) that need further evaluation or repair by reputable and appropriately Licensed Contractors. Major items are also noted in the complete inspection report.

- RR** = Major Defect - Dangerous condition that should be corrected as soon as possible.
- MM** = Minor Items - Potentially serious issue that you may wish to address.

BACK PATIO / PORCH GROUNDS SLAB / SURFACE

RR s-22: Dry rot / deterioration noted to deck surface. Recommend repair. Also refer to pest inspection report for repair recommendations.



BACK PATIO / PORCH GROUNDS STRUCTURE

RR s-24: Dry rot / deterioration noted at base of posts, stringer and stringer pad framing. Recommend repair. Also refer to pest inspection report for repair recommendations.



Post Base



Stringer Pad



Stringer

WATER PRESSURE GROUNDS MAIN WATER LINE

RR s-34: Anything over 100 psi is considered excessive. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. If the supplying utility company cannot adjust the pressure for you, then recommend having a licensed plumber install a water pressure regulator to regulate the pressure to an acceptable 40 to 80 psi range.



EXTERIOR WALLS EXTERIOR - FOUNDATION FLASHING & TRIM

RR s-47: Exterior trim components showed general deterioration at the time of the inspection and needed repair or replacement on various sides. Also refer to pest inspection report for repair recommendations.



EXTERIOR WALLS EXTERIOR - FOUNDATION MATERIALS & CONDITION

RR s-48: Some deterioration / rot observed to siding on various sides of the house. Recommend repairs to damaged areas as needed by a qualified siding contractor. Also refer to pest inspection report for repair recommendations.



ROOF SYSTEM FLASHINGS

RR s-60: The flashing at the intersection of the roofing material and a wall is raised / lifted, allowing a potential point of entry for water. Recommend repair and/or replace as needed by a qualified roofing contractor.



CRAWLSPACE - BASEMENT WALLS

RR s-84: Evidence of insect activity noted. The home inspector is unable to verify whether this is current or past activity. Recommend pest inspection and treatment by Finley Home Services Pest Division or another licensed pest company. Also refer to pest inspection report for repair recommendations if available.



CRAWLSPACE - BASEMENT WASTE LINES

RR s-95: Leaking noted under downstairs bath shower area. Recommend repair and/or replace as needed by a licensed plumber.



INTERIOR WINDOWS INTERIOR ROOMS INTERIOR WINDOWS

RR s-201: Hardwater staining / scale noted to the exterior side of some of the windows, likely due to overspray of sprinklers or deferred maintenance over time. Make repairs as needed., There is moisture / condensation between window panes in the various locations including the dining room, living room and both upstairs front bedroom. This is a commonly seen defect in older double paned windows and generally considered a cosmetic repair. However, when there are multiple windows with condensation, it is more costly to repair. Have a qualified window contractor / glazer make further evaluation and repairs as needed. Blue tape has been placed on each window that the inspector was able to verify, visibly and that there is cosmetic damage.



Dining Room



Living Room



Front Bedrooms

GARAGE EXTERIOR DOOR GARAGE EXTERIOR DOORS

RR s-233: Deterioration noted to door and jamb. A qualified trim carpenter should be called to make repairs as needed. Also refer to pest inspection report for repair recommendations.



PAVING CONDITIONS GROUNDS DRIVEWAY

MM s-10: The driveway slopes toward the building. Recommend further evaluation during the rainy season, and repair if needed. Inquire with the seller regarding any ponding or collection of water and monitor for appropriate drainage.



FRONT PATIO / PORCH GROUNDS SLAB / SURFACE

MM s-18: Patio furniture and stored items limited visibility of the patio. and Low elevation of porch prevents full viewing under the deck structure.

WATER SHUT OFF GROUNDS MAIN WATER LINE

MM s-29: Water meter not located. Some areas in this region do not have water meters installed. Recommend inquiring with the seller about the presence and location of the water meter.

WATER LINE MATERIAL GROUNDS MAIN WATER LINE

MM s-31: Most of the visible water supply lines were insulated preventing full view of piping.

FENCES & GATES GROUNDS CONDITION

MM s-36: Foliage prevented full access to fencing.

MM s-37: Some of the fencing materials are showing signs of aging and should be monitored in the future and repaired as needed.

MM s-38: Loose/unstable/leaning posts observed on various sides of the property and likely due to the close proximity of the tree near the fence. Have a qualified fencing contractor make repairs as needed. You may wish to consult an arborist for further evaluation and repair recommendations.



MM s-39: Gate on the right side of the house locked at the time of inspection. Unable to determine functionality of gate.



LANDSCAPING GROUNDS CONDITION

MM s-43: California law requires homeowners to maintain 100 feet of defensible space around homes and structures to increase the homes chance of withstanding a wildfire. The 100 feet of defensible space is broken down into two zones. ZONE 1 is closest to the house and requires at least 30 feet of "Lean, Clean & Green". ZONE 2 is usually at least 30-100 feet of "Reduced Fuel" which requires cutting long grass / weeds and creating horizontal and vertical spacing between shrubs and trees. CAL Fire also provides homeowners with more information and recommendations. Visit: <https://fire.ca.gov>

LANDSCAPING GROUNDS IRRIGATION SYSTEM

MM s-44: Not Inspected. General condition of the irrigation system appears serviceable. The auto-controller was not specifically located or tested. Typical Maintenance Recommended: This includes making repairs/adjustments to sprinklers and drips lines as needed on a regular basis.

EXTERIOR WINDOWS EXTERIOR - FOUNDATION OVERALL CONDITION

MM s-54: Most screens are in fair condition and with fading or small holes noted.

ROOF SYSTEM ROOF COVERING

MM s-58: Type: Composition Shingles. General condition appears serviceable with normal signs of aging. The average life expectancy in the local area for a composite shingle roof is 25-30 years. Regular maintenance recommended: This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help ensure the integrity of the roof and should be performed by a licensed roofing contractor periodically. Ridge venting is present to allow for more air flow to the attic and is considered an upgrade. Lichen/moss growth observed. Organic growth can be lightened by the gentle application of bleach or more eco friendly option with a brush or broom then scraped and rinsed off. It is common for roofs to have growth and especially north facing.



ROOF SYSTEM SKYLIGHT

MM s-63: The skylight can be opened to allow hot air to exit the structure. Skylight was not opened. Unable to locate opening tool.



MM s-65: There is moisture condensation or evidence of previous condensation between the skylight window panes. The window thermal seal appears to be broken. Recommend a licensed window contractor replace the window glass.



Condensation

ROOF SYSTEM GUTTERS & DOWNSPOUTS

MM s-67: Gutters and downspout materials are metal., Building is fully guttered., General condition of the gutters and downspouts appear serviceable., Neither the slope of the gutter or drainage flow was observable at the time of inspection. Periodic cleaning and maintenance is recommended. and Gutter guards are installed. Recommend monitoring gutter performance during a rainstorm to be sure water can actually enter the gutter instead of rolling over the screen and past the gutter. Some screens were no longer properly located and in need of maintenance. Recommend repair as needed.

MM s-68: Standing water noted in gutters on various sides of the house due to debris and/or clogged downspouts. Cleaning and sealing recommended, periodically.



ATTIC ROOF SYSTEM STRUCTURE

MM s-71: Some staining noted on the sheathing and framing over the various locations area that shows evidence of past water intrusion. No moisture noted at the time of inspection. This is typical to see in homes this age. You may wish to have the roof evaluated by a licensed contractor for further repair recommendations.

CHIMNEY ROOF SYSTEM FLUE

MM s-78: The inspector was unable to determine the condition of the flue liner due to limited visibility. Periodic inspection and cleaning recommended by a qualified chimney sweep.

CRAWLSPACE - BASEMENT MOISTURE

MM s-86: Presence of efflorescence noted to a few areas of the foundation walls. Efflorescence is a white mineral deposit left behind when moisture passes through a surface. Efflorescence seen on walls indicates the presence of periodic moisture.

CRAWLSPACE - BASEMENT BEAMS/UNDERFLOOR

MM s-88: Underfloor insulation restricts full viewing of subfloor and framing structure.



CRAWLSPACE - BASEMENT FLOOR

MM s-93: The floor is damp and muddy. No water puddles noted. Based on observations at the time, you may wish to consider installing a plastic vapor barrier or investigate other options for preventing moisture from entering the crawlspace.

SERVICE ELECTRICAL SYSTEM TYPE & CONDITION

MM s-99: Overhead conductors are too close to nearby tree branches, which may damage the wires. Have the power company trim as needed and possibly at no cost to the homeowner.



ELECTRICAL DISTRIBUTION PANELS ELECTRICAL SYSTEM MAIN PANEL OBSERVATIONS

MM s-105: Improper screw noted. Screw has a sharp point that could penetrate the insulation around wiring and come in contact with a live wire. No wiring noted at the location of this screw. Recommend replacement with a screw that lacks a sharp point and is designed for electrical use.



SEPTIC SYSTEM PLUMBING SYSTEM CONDITION

MM s-128: No septic alarm noted to the system. Alarms systems typically indicate two warnings; high level and low level. High level alarms indicate that the tank is near overflowing. Low level alarm indicates the liquid in the tank is low which may be evidence of a leak. Have a qualified septic contractor make repairs as needed.

MASTER BATH BATHROOM SINKS

MM s-146: Flex piping is installed at the sink drain line. While it is a popular product at Lowe's and Home Depot and it is considered poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. Alo



MASTER BATH BATHROOM TUB/SHOWER AND WALLS

MM s-149: Tub/shower walls appear serviceable. Enclosure surround in the shower area appears serviceable. Caulk and seal all tub and shower areas as part of regular maintenance.

MASTER BATH BATHROOM TOILET

MM s-150: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

DOWNSTAIRS BATHROOM SHOWER FIXTURES

MM s-158: Dripping observed at the showerhead. Left uncorrected this could cause moisture damage behind the shower / tub walls. Recommend repair and/or replace as needed.



DOWNSTAIRS BATHROOM TUB/SHOWER AND WALLS

MM s-159: Tub/shower walls appear serviceable. Enclosure surround in the shower area appears serviceable. Caulk and seal all tub and shower areas as part of regular maintenance.

DOWNSTAIRS BATHROOM TOILET

MM s-160: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

UPSTAIRS BATHROOM SINKS

MM s-166: Flex piping is installed at the sink drain line. While it is a popular product at Lowe's and Home Depot and it is considered poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. Alo



UPSTAIRS BATHROOM TUB/SHOWER FIXTURES

MM s-169: Dripping observed at the showerhead. Left uncorrected this could cause moisture damage behind the shower / tub walls. Recommend repair and/or replace as needed.



UPSTAIRS BATHROOM TUB/SHOWER AND WALLS

MM s-170: Tub/shower walls appear serviceable. The current configuration is set up for a shower curtain only. There is no shower enclosure. Caulk and seal all tub and shower areas as a precaution.

UPSTAIRS BATHROOM TOILET

MM s-171: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

INTERIOR ROOMS DOORS

MM s-184: Door stoppers are not preventing the door from contacting the wall in various locations and are in need of adjustment or replacing.



LAUNDRY AREA FUEL SYSTEM

MM s-207: The installed washer, dryer and pedestals significantly blocked the view of equipment behind them. While an attempt was made to determine presence of and inspect additional equipment behind the washer and dryer, additional equipment may not have been visible at the time of the inspection.

FIREWALL ITEMS GARAGE FIRE WALL

MM s-223: Some of the drywall tape that seals the seams and completes the firewall has come loose and needs to be replaced.



GARAGE OVERHEAD DOOR GARAGE MATERIAL - CONDITION

MM s-230: There is a small gap at the left side and right side of the door when it is closed. This is a potential point of entry for water and pests / animals. Recommend adjustment of weather stripping as needed.



Wednesday, February 3, 2021
Joseph Sample
1234 Example Drive
Sacramento, California 95838

Dear Joseph Sample,

We have enclosed the report for the property inspection we conducted for you on Wednesday, February 3, 2021 at:

1234 Example Drive
Sacramento, California 95838

At your request, a visual inspection of the above referenced property was conducted on Wednesday, February 3, 2021. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

- RR** = Major Defect - Dangerous condition that should be corrected as soon as possible.
MM = Minor Items - Potentially serious issue that you may wish to address.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Jeremy Hearn
Finley Home Services



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REPORT LIMITATIONS

(IMPORTANT)

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. While photographs are included in the report, it may be considered a representation of a defect or deficiency but may not include each separate occurrence within the property. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is at the end of this report. Generally, all locations noted in the report are noted as if standing at the front entrance of the home (i.e. Left side of the home, back of the home etc)

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, shutoff valves anywhere on the property, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association. Construction Dispute Resolution Services, LLC. or Resolute Systems Inc., in accordance with their Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Finely Home Services to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GENERAL INFORMATION

Client & Site Information

INSPECTION DATE

Inspection: Wednesday, February 3, 2021 1:00 PM

CLIENT

Joseph Sample

INSPECTION SITE

1234 Example Drive
Sacramento, California 95838

PEOPLE PRESENT

2: Buyer, Buyer's agent and Buyer's parent(s)

Building Characteristics

MAIN ENTRY FACES

3: Main Entry Faces: Northwest. | Age: 40 | Square Footage: 1,954 | Building Style: Detached. Contemporary.

ESTIMATED AGE**SQUARE FOOTAGE****BUILDING STYLE****STORIES**

Stories: 2

SPACE BELOW GRADE

Foundation: Raised -
Crawlspace.

WATER SOURCE

Water Source: Public.

SEWAGE DISPOSAL

Sewage Service: Private.
Private / Septic waste systems are not included in this inspection. California state law requires a special septic license to inspect septic system and functionality. Any observations in this report will require further evaluation by a licensed septic contractor.

UTILITIES STATUS

5: All utilities on.

Climatic Conditions

WEATHER

Weather: Overcast.

OUTSIDE TEMPERATURE (F)

Temperature: 40-50.

SOIL CONDITIONS

Soil Conditions: Wet. and Precipitation in the previous 48 hours.

About Rated Items

ABOUT RATED ITEMS

7: Items not found in this report are beyond the scope of this visual inspection and should not be considered as inspected at this time. Please read the entire report for important details and recommendations. Inspected items are generally rated as follows: OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems exist within this system or its components. Some serviceable items may show general wear and tear due to age and usage. Other conditions and observations may be noted in the body of the report. MM = "Marginal/Maintenance" = Item is in need attention or monitoring, or has a limited useful life expectancy remaining, which may require replacement in the near future. Further evaluation or servicing may be needed by a qualified licensed contractor, technician or specialty tradesman dealing with that item or system. Depending on the defect/deficiency noted, an experienced handyman may be qualified to make the repair at a lower price point. RR = "Repair or Replace" = Item, component, or unit specified is not functioning as designed and needs immediate repair or replacement. These are usually health and safety items, or high cost repairs that should prompt attention and service sooner than later. Further evaluation is highly recommended by a qualified licensed contractor, technician, or specialty tradesman who specializes in the area indicated.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. Finley Home Services does not perform any engineering analysis. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil by a licensed engineering firm. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. NOTE: Low voltage lighting systems, underground drains, fountains and ponds are beyond the scope of this inspection for Finley Home Services and are not included or noted as part of this inspection.

Paving Conditions

DRIVEWAY

8: Asphalt. The driveway was paved with asphalt. The driveway appeared to be in serviceable condition at the time of the inspection. To extend the life of the driveway and recommend sealing the asphalt every 3-5 years.

9: Visibility and ability to inspect the driveway limited due to the parked vehicles and/or stored items.

MM 10: The driveway slopes toward the building. Recommend further evaluation during the rainy season, and repair if needed. Inquire with the seller regarding any ponding or collection of water and monitor for appropriate drainage.



WALKS / GROUNDS

11: Home grounds / walkways are constructed of poured / finished concrete, asphalt, pavers, gravel, brick, wood, soil, grass / lawn and stone. Home walkways generally appeared to be in serviceable condition at the time of the inspection.

Main Entry Door

EXTERIOR DOORS

12: Appears serviceable. Hardware operational.



13: A security door is present.

Rear Door

Breakfast Nook Rear Door GROUNDS

EXTERIOR DOORS

14: Sliding door. Appears serviceable. Hardware operational.



15: Aluminum screen door(s) present.

Family Room Rear Door GROUNDS

EXTERIOR DOORS

16: Sliding door. Appears serviceable. Hardware operational.



Front Patio / Porch

SLAB / SURFACE

17: Porch type: Concrete and Wood. General condition appears serviceable.



MM 18: Patio furniture and stored items limited visibility of the patio. and Low elevation of porch prevents full viewing under the deck structure.

STRUCTURE

19: Same as house structure. See Exterior section of this report. and The installed visible posts are solid wood with a metal bracket and concrete base.

COVER / ROOF

20: Same as main roof. See Roofing section of this report.

Back Patio / Porch

SLAB / SURFACE

21: Porch type: Wood, The installed visible posts are solid wood with a metal bracket and concrete base. Exterior stairs appear serviceable in this area. Stair handrail(s) appear serviceable. Handrail and guardrail spindle spacing is appropriate. Guardrail appears serviceable.



RR 22: Dry rot / deterioration noted to deck surface. Recommend repair. Also refer to pest inspection report for repair recommendations.



STRUCTURE

23: Same as house structure. See Exterior section of this report. and The installed visible posts are solid wood with a metal bracket and concrete base.

RR 24: Dry rot / deterioration noted at base of posts, stringer and stringer pad framing. Recommend repair. Also refer to pest inspection report for repair recommendations.



Post Base



Stringer Pad



Stringer

Fuel Meter / Tank

FUEL SYSTEM

25: This residence is not equipped with gas supply.

Sewer Clean Outs

WASTE LINES

26: Main waste clean out(s) are noted at the crawlspace of the house.

27: Secondary / point of use waste clean out(s) are on various sides of the house.

Water Shut Off

MAIN WATER LINE

28: Main shutoff valve is located on the front of the building.



MM 29: Water meter not located. Some areas in this region do not have water meters installed. Recommend inquiring with the seller about the presence and location of the water meter.

Water Line Material

MAIN WATER LINE

30: Combination of materials: copper, brass and PVC.

MM 31: Most of the visible water supply lines were insulated preventing full view of piping.

Water Pressure

MAIN WATER LINE

32: Water pressure checked at an exterior hose bib.

33: The static water pressure measured 120 pounds per square inch (psi). Water pressure from 40 to 80 psi is considered within an acceptable range.



RR 34: Anything over 100 psi is considered excessive. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. If the supplying utility company cannot adjust the pressure for you, then recommend having a licensed plumber install a water pressure regulator to regulate the pressure to an acceptable 40 to 80 psi range.



Fences & Gates

CONDITION

35: Type: Wood, Metal, wrought iron and chain link. General condition of fencing and gate(s) appear serviceable.

MM 36: Foliage prevented full access to fencing.

MM 37: Some of the fencing materials are showing signs of aging and should be monitored in the future and repaired as needed.

MM 38: Loose/unstable/leaning posts observed on various sides of the property and likely due to the close proximity of the tree near the fence. Have a qualified fencing contractor make repairs as needed. You may wish to consult an arborist for further evaluation and repair recommendations.



MM 39: Gate on the right side of the house locked at the time of inspection. Unable to determine functionality of gate.



Grading

SITE

40: Steep sloped site. Grade at foundation appears serviceable. Monitor for proper site drainage especially during the rainy season.

41: Negative sloping grade present on the front of the house without visible underground drains installed. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 10 feet away from the foundation. General condition appears serviceable.

Landscaping

CONDITION

42: General condition of the landscaping appeared serviceable., As a preventative maintenance measure we recommend keeping at least a 1 foot clearance between the house and any vegetation., Maintain a 5-6 foot clearance between the house and any trees to prevent contact with the house and lower the likelihood of pest infestation, allow moisture to evaporate/drain appropriately and allow space for routine maintenance.

MM 43: California law requires homeowners to maintain 100 feet of defensible space around homes and structures to increase the homes chance of withstanding a wildfire. The 100 feet of defensible space is broken down into two zones. ZONE 1 is closest to the house and requires at least 30 feet of "Lean, Clean & Green". ZONE 2 is usually at least 30-100 feet of "Reduced Fuel" which requires cutting long grass / weeds and creating horizontal and vertical spacing between shrubs and trees. CAL Fire also provides homeowners with more information and recommendations. Visit: <https://fire.ca.gov>

IRRIGATION SYSTEM

MM 44: Not Inspected. General condition of the irrigation system appears serviceable. The auto-controller was not specifically located or tested. Typical Maintenance Recommended: This includes making repairs/adjustments to sprinklers and drips lines as needed on a regular basis.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we here at Finley Home Services identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls

FLASHING & TRIM

45: The condition of flashing and trim appears to be in generally good condition. As part of regular maintenance, we recommend caulking/sealing small openings and any voids around windows and doors and penetrations to avoid potential water intrusion.

MATERIALS & CONDITION

46: Walls are constructed with Wood siding. General condition appears serviceable.

FLASHING & TRIM

RR 47: Exterior trim components showed general deterioration at the time of the inspection and needed repair or replacement on various sides. Also refer to pest inspection report for repair recommendations.



MATERIALS & CONDITION

RR 48: Some deterioration / rot observed to siding on various sides of the house. Recommend repairs to damaged areas as needed by a qualified siding contractor. Also refer to pest inspection report for repair recommendations.



HOSE BIBS / HOOKUPS

49: Exterior hose bibs appeared to be in serviceable condition at the time of the inspection.

50: Anti-backflow valves are recommended to prevent backflow into the water supply line.

ELECTRICAL OUTLETS

51: Exterior electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, enclosed in weather-resistant covers and responded to testing and appeared to be in serviceable condition at the time of the inspection.

52: Inoperative electrical outlet noted on the front eaves of the house. Recommend repair and/or replace as needed by a licensed electrician.



Exterior Windows

OVERALL CONDITION

53: Satisfactory overall, considering age.

MM 54: Most screens are in fair condition and with fading or small holes noted.

Foundation

MATERIALS & CONDITION

55: Satisfactory: The exposed exterior portions of the perimeter foundation walls appear to be adequate. Also see crawlspace/basement section of the report.

ROOF SYSTEM

Although not required, we here at Finley Home Services generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. We normally are unable to access roofs that are over 10 feet high from the ground to the eaves, or on the second story level or higher. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors. In accordance with our home inspection certification standards, we here at Finley Home Services do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of insulation, and it may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof

ROOF ACCESS

56: Walked on roof.

STYLE

57: Gable, a roof with two sloping sides and a vertical wall or gable at each end.



ROOF COVERING

MM 58: Type: Composition Shingles. General condition appears serviceable with normal signs of aging. The average life expectancy in the local area for a composite shingle roof is 25-30 years. Regular maintenance recommended: This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help ensure the integrity of the roof and should be performed by a licensed roofing contractor periodically. Ridge venting is present to allow for more air flow to the attic and is considered an upgrade. Lichen/moss growth observed. Organic growth can be lightened by the gentle application of bleach or more eco friendly option with a brush or broom then scraped and rinsed off. It is common for roofs to have growth and especially north facing.



FLASHINGS

59: Type: metal. General condition appears serviceable. As part of regular maintenance, we recommend sealing all roof penetrations on an ongoing basis to avoid the potential of water intrusion. Periodic removal of debris will extend the useful life of the roof flashing.

RR 60: The flashing at the intersection of the roofing material and a wall is raised / lifted, allowing a potential point of entry for water. Recommend repair and/or replace as needed by a qualified roofing contractor.



SKYLIGHT

61: Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.

62: The existing skylight(s) appears to be in good order and is of a multi-element construction.

MM 63: The skylight can be opened to allow hot air to exit the structure. Skylight was not opened. Unable to locate opening tool.



64: Traditional and tube style skylights.

MM 65: There is moisture condensation or evidence of previous condensation between the skylight window panes. The window thermal seal appears to be broken. Recommend a licensed window contractor replace the window glass.



Condensation

EAVES - SOFFITS - FASCIAS

66: General condition of the overhangs appear serviceable. As a preventative maintenance measure we recommend overhangs be kept painted to avoid the possibility of premature deterioration.

GUTTERS & DOWNSPOUTS

MM 67: Gutters and downspout materials are metal., Building is fully guttered., General condition of the gutters and downspouts appear serviceable., Neither the slope of the gutter or drainage flow was observable at the time of inspection. Periodic cleaning and maintenance is recommended. and Gutter guards are installed. Recommend monitoring gutter performance during a rainstorm to be sure water can actually enter the gutter instead of rolling over the screen and past the gutter. Some screens were no longer properly located and in need of maintenance. Recommend repair as needed.

MM 68: Standing water noted in gutters on various sides of the house due to debris and/or clogged downspouts. Cleaning and sealing recommended, periodically.



Attic

ACCESS

69: Attic is full size and was mostly accessible at the time of the inspection. The inspector was unable to view some areas of the attic due to ductwork and/or low head clearance. Note: The presence of rodent activity in the attic is beyond the scope of this inspection, the inspector may comment on any visible evidence. There is no attic floor. Multiple access points noted. Note: Access to some areas of the attic was limited due to the framing structure (footholds) being buried under insulation or blocked from view. While an effort is made to view as much of this area as possible, the insulation covers potential tripping hazards during inspection, such as electrical wiring or plumbing lines and prevents the inspector from safe access. and No insulation noted over the garage or exterior porch areas attached to the house. This is a normal and acceptable configuration. You may wish to add insulation over these areas to make your home more energy efficient.

STRUCTURE

70: There is a truss framing system installed in the attic enclosure to support the roof decking and transmit the roof weight to the load bearing walls. The truss system appears to be sufficient.



MM 71: Some staining noted on the sheathing and framing over the various locations area that shows evidence of past water intrusion. No moisture noted at the time of inspection. This is typical to see in homes this age. You may wish to have the roof evaluated by a licensed contractor for further repair recommendations.

INSULATION

72: Insulation type: fiberglass batts.

DEPTH & R-VALUE

73: There appears to be sufficient insulation installed.

74: Approximately: 8-10 inches.

75: About R-26+/- . R value is estimated based on coverage.

VENTILATION PROVISIONS

76: There appears to be sufficient ventilation.

Chimney

CHIMNEY EXTERIOR

77: Chimney is constructed of wood siding. General condition appears serviceable.



FLUE

MM 78: The inspector was unable to determine the condition of the flue liner due to limited visibility. Periodic inspection and cleaning recommended by a qualified chimney sweep.

79: Chimney cleaning is recommended to remove creosote deposits and other debris from chimneys and vents. Inspections and cleaning should be performed regularly. Recommend cleaning by qualified chimney specialist prior to use.



FLASHING

80: Satisfactory. The installed flashing around the chimney stack appears to be installed properly and functional.

CHIMNEY CAP

81: There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration. The metal rain hat appears to be properly installed. It will help keep rain from entering the flue., The metal spark arrestor appears to be properly installed. In addition to preventing fires and it will also keep unwanted animals and birds out of the flue.

HEIGHT & CLEARANCE

82: The chimney installation appears to meet clearance requirements.



CRAWLSPACE - BASEMENT

While the inspector makes every effort to find all areas of concern, here at Finley Home Services, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace

WALLS

83: Wall materials are wood, plywood and concrete foundation. General condition appears serviceable.

RR 84: Evidence of insect activity noted. The home inspector is unable to verify whether this is current or past activity. Recommend pest inspection and treatment by Finley Home Services Pest Division or another licensed pest company. Also refer to pest inspection report for repair recommendations if available.



MOISTURE

85: There were no elevated moisture levels noted on most of the exposed areas of the walls.

MM 86: Presence of efflorescence noted to a few areas of the foundation walls. Efflorescence is a white mineral deposit left behind when moisture passes through a surface. Efflorescence seen on walls indicates the presence of periodic moisture.

BEAMS/UNDERFLOOR

87: The sub-structure of the home appeared to be in generally serviceable condition at the time of the inspection. The visible subfloor appears to be in serviceable condition.

MM 88: Underfloor insulation restricts full viewing of subfloor and framing structure.



POSTS / PIERS / COLUMNS

89: Satisfactory. The piers as installed appear to be sufficient. No engineering analysis is inferred or implied.

90: Installed posts / piers: solid wood with a concrete base. They appeared to be properly installed with evidence of some normal staining at various locations.

FOUNDATION BOLTS

91: Foundation bolts were present and correctly used to secure the framing to the foundation.

FLOOR

92: Type: soil. Appears serviceable.

MM 93: The floor is damp and muddy. No water puddles noted. Based on observations at the time, you may wish to consider installing a plastic vapor barrier or investigate other options for preventing moisture from entering the crawlspace.

CRAWLSPACE VENTILATION

94: The cross-ventilation in the crawlspace appears to be adequate.

WASTE LINES

RR 95: Leaking noted under downstairs bath shower area. Recommend repair and/or replace as needed by a licensed plumber.



ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. In occupied or staged houses, some of the outlets are not accessible for inspection and deficiency or defects may be present but unobservable to the inspector. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service

TYPE & CONDITION

96: 110/220 Volt.

97: Circuit breakers.

98: Appears serviceable.

MM 99: Overhead conductors are too close to nearby tree branches, which may damage the wires. Have the power company trim as needed and possibly at no cost to the homeowner.



GROUNDING EQUIPMENT

100: Appears to be grounded via plumbing and rod in ground.

Electrical Distribution Panels

MAIN PANEL LOCATION

101: The main electrical service panel is on the right side of the house exterior.



MAIN CIRCUIT RATING

102: 200 amps.

SERVICE DISCONNECT SWITCH/FUSE

103: Located inside the main panel on the top.

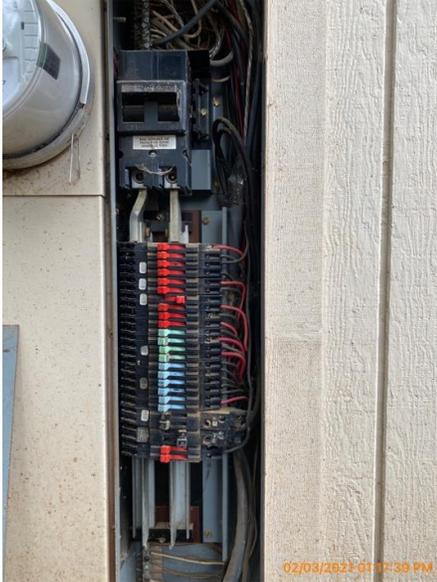


BRANCH WIRING

107: Copper.

108: Aluminum for 220 volt; this is a normal and acceptable configuration.

109: Appears serviceable as far as visible.



HEATING - AIR CONDITIONING

The inspector with Finley Home Services can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled prior to the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this Finley Home Services inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment

TYPE & LOCATION

110: Stove or Fireplace.

Air Conditioning

PRIMARY TYPE

111: No air conditioning system is present.

Ductwork / Distribution

DUCTS / AIR SUPPLY

112: Type: Flexible round and insulated sheet metal. Visibility of the ductwork is limited. Generally, the condition appears serviceable as far as visible although there is no furnace or air conditioning unit. Air supply appears to be sufficient. Note: The inspector does not move or interrupt ductwork.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, however it is not included in this Finley Home Services visual home inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this visual inspection. Often, leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume and supply. Plumbing components such as gas pipes, potable water pipes, drain, vent pipes, and shut-off valves are not generally tested if not considered part of in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation and buried irrigation systems, spa and swimming pool equipment (unless agreed to be included), solar water heating equipment, or observations of the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas, high water volume is good, high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers, gaskets, plumbing and diaphragms within various components where water supply is present.. Waste and drainpipes pipe condition is usually directly related to their age. Older piping (Generally 25 years or older) are subject to damage through decay, corrosion and root movement or intrusion, whereas the more modern ABS drain piping is practically impervious to damage within the first 10-15 years. Although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and restricted which may not be observable during a home inspection, but later fail under normal regular or heavy use by the occupant.. If the water is turned off or not regularly used for periods of time (such as a vacant or staged house waiting for closing), rust or deposits within the piping can further clog the plumbing system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection by running the water for a limited time.. Nonetheless, blockages will still occur in the life of any system. You may wish to consider having a licensed plumbing contractor perform a camera scope inspection to notate any concerns that are not visible to the home inspector, especially when the house is 40 years or older and hasn't been updated or upgraded. The temperature pressure relief valve at the upper portion of the water heater is a required safety feature which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. It should be noted that not all piping materials are rated for this level of heat, which is why Finley Home Services makes specific recommendations regarding piping . Improper installations should be corrected prior to the close of escrow. See the Bathrooms and/or Attic and Crawlspace (if present) sections of this report for additional information about plumbing and fixtures.

Supply Lines

MATERIAL

113: Copper.

CONDITION

114: Lines are not fully visible. Visible lines appear to be in serviceable condition. No leakage noted, but monitoring in the future is recommended.

Waste Lines

MATERIAL

115: ABS.

CONDITION

116: Lines not fully visible. Visible lines, traps and vents appear to be in serviceable condition., No problems noted at the time of the inspection and but monitoring in the future is recommended.

Water Heater

LOCATION

117: Crawlspace.

BRAND

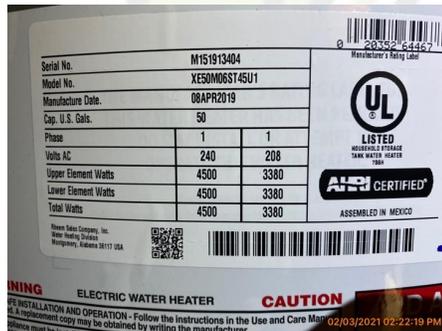
118: Rheem.

CAPACITY

119: 50 Gallons.

AGE OF TANK

120: Approximately 2 years aged.



121: The average service life for a electric water heater in the local area is about 15-18 years. The national average is 12-15 years.

CONDITION

122: Electric powered water heater with no Expansion Tank. Pressure relief valve noted, not tested. A water shutoff valve is installed but not tested. Water heater appears to be properly seismically secured. General condition appears serviceable. Recommend having a plumber maintain this system regularly, as recommended per manufacturer's s maintenance advisory. Overflow pan noted. No piping noted to direct potential leakage from the water heater to the exterior.



RECORDED WATER TEMP

123: Approximately 110 F



Sewer Pump

LOCATION / CONDITION

124: It appears to be functioning properly. A sewer pump is required when the gravity fed waste piping is below the city sewer or septic connections. Although noted, sewer pumps are beyond the scope of this visual inspection. Recommend acquiring any owner manuals and consulting a plumber for further information or inspection of this equipment. The pump is self activating. These systems work in a similar manner to a toilet float and activates when the water reaches a preset level and automatically turns on until the water level in the crock is restored to a lower level.



Septic System

SEPTIC TANK LOCATION

125: On the right side of the house.



DRAIN FIELD LOCATION

126: Unknown. Inquire with seller as to location.

SYSTEM CONDITION

127: Private waste systems are not included in this inspection. California state law requires a special septic license to inspect septic system functionality. Any observations require further evaluation by a licensed septic technician. While general observations of visual conditions are noted, they are not indicative of the functionality of the septic system. The average life expectancy of a typical septic system is 15-20 years. See separate septic report for information about this system. No abnormal smells, marshy ground or visual indications of a problem with the septic system noted. General condition appears serviceable.

MM 128: No septic alarm noted to the system. Alarms systems typically indicate two warnings; high level and low level. High level alarms indicate that the tank is near overflowing. Low level alarm indicates the liquid in the tank is low which may be evidence of a leak. Have a qualified septic contractor make repairs as needed.



KITCHEN - APPLIANCES

Finley Home Services may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. These items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Even if general comments are made, these items should be considered outside the scope of the inspection with Finley Home Services. Appliances are not moved during the inspection. Portable dishwashers are not inspected or operated, as they require connection to facilitate testing.

Kitchen Interior

SINKS

129: The sink, fixtures and drainage components appeared to be in generally serviceable condition. Both cold and hot water sides were observed for functionality and flow. Shutoff valves under the sink are not tested for operation during the home inspection.



130: Diverter to the spray handle and detachable faucet head appears to be serviceable.

131: Stored items prevent access and full viewing under the sink.



GARBAGE DISPOSAL

132: The garbage disposal operated properly at the time of the inspection. Wiring appears serviceable.



DISHWASHER

133: The dishwasher operated through a full cycle and appeared to be in serviceable condition at the time of the inspection.

134: The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop helps to prevent drain water from contaminating the dishwasher. and The high loop appeared to be operating properly at the time of the inspection. While this is considered an acceptable configuration we recommend installing an air gap.



COOKTOP

135: Electric. Cooktop combined with oven. and General condition appears serviceable. Operated all burners/elements at time of inspection.



OVEN

136: Electric.



137: Appears serviceable. Appropriate temperature rise observed using regular controls at time of inspection.

138: Light operated normally.

MICROWAVE

139: The microwave operated properly at the time of the inspection.



VENTILATION

140: Vent fan was operational at the time of the inspection. Note: Regular service and cleaning is required for the filter to work at optimum efficiency. Recirculation type and not vented to the outside. There is a window nearby to aide in the ventilation of re-circulating air.



REFRIGERATOR

141: Not Inspected. Water line is present for an ice maker/water dispenser connection to a refrigerator. Valve was not tested for operation. General condition appears serviceable. and Refrigerator opening size is approximately 69 x 35 inches. Be sure to install a refrigerator this size or smaller for it to fit properly.

CABINETS & COUNTERS

142: The cabinets, drawers and counters appeared to be in generally serviceable condition.

143: Stored items prevent full visibility and inspection of some of the cabinets and drawers.



BATHROOM

In accordance with industry standards of practice, we here at Finley Home Services do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do leak-test shower pans at our discretion, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bath

SINKS

144: The sink, fixtures and drainage components appeared to be in generally serviceable condition. Both cold and hot water sides were observed for functionality and flow. Shutoff valves under the sink are not tested for operation during the home inspection.



145: Stored items prevent access and full viewing under the sink.

MM 146: Flex piping is installed at the sink drain line. While it is a popular product at Lowe's and Home Depot and it is considered poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. Alo



CABINETS & COUNTERS

147: The cabinets and counters appeared to be in generally serviceable condition.

SHOWER FIXTURES

148: The fixtures appeared to be in generally serviceable condition at the time of the inspection.



TUB/SHOWER AND WALLS

MM 149: Tub/shower walls appear serviceable. Enclosure surround in the shower area appears serviceable. Caulk and seal all tub and shower areas as part of regular maintenance.

TOILET

MM 150: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

151: Note: As toilets age, it is normal to see corrosion / rust at the tank and at the floor bolts/nuts/washers. This should be monitored periodically in the future and repaired as needed.

VENTILATION

152: Sufficient. There is an exhaust fan installed. The fan operated properly at the time of the inspection. Recommend allowing the fan to run for about half an hour after a bath or shower to assist in removing humid air from the bathroom.

153: An electric ceiling heater is present and functional.

Downstairs

SINKS

154: The sink, fixtures and drainage components appeared to be in generally serviceable condition. Both cold and hot water sides were observed for functionality and flow. Shutoff valves under the sink are not tested for operation during the home inspection.



155: Stored items prevent access and full viewing under the sink.



CABINETS & COUNTERS

156: The cabinets and counters appeared to be in generally serviceable condition.

SHOWER FIXTURES

157: The fixtures appeared to be in generally serviceable condition at the time of the inspection.

MM 158: Dripping observed at the showerhead. Left uncorrected this could cause moisture damage behind the shower / tub walls. Recommend repair and/or replace as needed.



TUB/SHOWER AND WALLS

MM 159: Tub/shower walls appear serviceable. Enclosure surround in the shower area appears serviceable. Caulk and seal all tub and shower areas as part of regular maintenance.

TOILET

MM 160: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

161: Note: As toilets age, it is normal to see corrosion / rust at the tank and at the floor bolts/nuts/washers. This should be monitored periodically in the future and repaired as needed.

VENTILATION

162: Sufficient. Only a window is provided for ventilation. You may wish to consider installing an exhaust fan to improve air flow.

163: An electric wall heater is present and functional.



Upstairs

SINKS

164: The sink, fixtures and drainage components appeared to be in generally serviceable condition. Both cold and hot water sides were observed for functionality and flow. Shutoff valves under the sink are not tested for operation during the home inspection.



165: Stored items prevent access and full viewing under the sink.

MM 166: Flex piping is installed at the sink drain line. While it is a popular product at Lowe's and Home Depot and it is considered poor practice to install flexible drain piping because it tends to clog easier and will usually drain slower. Alo



CABINETS & COUNTERS

167: The cabinets and counters appeared to be in generally serviceable condition.

TUB/SHOWER FIXTURES

168: The fixtures appeared to be in generally serviceable condition at the time of the inspection.

MM 169: Dripping observed at the showerhead. Left uncorrected this could cause moisture damage behind the shower / tub walls. Recommend repair and/or replace as needed.



TUB/SHOWER AND WALLS

MM 170: Tub/shower walls appear serviceable. The current configuration is set up for a shower curtain only. There is no shower enclosure. Caulk and seal all tub and shower areas as a precaution.

TOILET

MM 171: General condition appears serviceable. Shutoff valves are not tested for operation during the home inspection. The toilet was loose at the floor and needs securing or to be reset with a new wax ring. No leakage noted.

172: Note: As toilets age, it is normal to see corrosion / rust at the tank and at the floor bolts/nuts/washers. This should be monitored periodically in the future and repaired as needed.

VENTILATION

173: Sufficient. There is an exhaust fan installed. The fan operated properly at the time of the inspection. Recommend allowing the fan to run for about half an hour after a bath or shower to assist in removing humid air from the bathroom.

174: An electric ceiling heater is present and functional.



INTERIOR ROOMS

Finley Home Services inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments or coverings, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Smoke alarm and Carbon Monoxide detectors note: Current standards recommend that smoke alarms be installed in all common hallways on each floor level and in all bedrooms/home office rooms. Carbon Monoxide detectors are recommended in common areas such as hallways on each floor level.

Electrical

SWITCHES AND FIXTURES

175: General condition of the fixtures and switches throughout the house are in serviceable condition. Lights that did not respond when tested with the switches are likely due to bad bulbs. Replace burned out bulbs and test fixtures for proper operation prior to the close of escrow.

176: Note: Cameras and security systems are beyond the scope of this inspection.

ELECTRICAL OUTLETS

177: Outlets were tested throughout the house. Generally, the outlets and switches are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the kitchen, bathroom(s) and garage appeared to be operational at the time of the inspection.

178: Stored items prevent access and testing at some outlets and switches.

CEILING FANS

179: Ceiling fans located in various locations. They appear to be serviceable and balanced throughout.

180: Some of the fans are pull chain operated for speed but controlled by a switch.

181: Pull chain controls responded properly to testing.

Interior

INTERIOR

182: An occupied house such as this one will typically have furniture, rugs, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can hinder access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing of escrow.

DOORS

183: The doors and hardware throughout the home appeared to be in serviceable condition at the time of the inspection.

MM 184: Door stoppers are not preventing the door from contacting the wall in various locations and are in need of adjustment or replacing.



CEILINGS

185: Ceilings are made of drywall and wood. The ceilings throughout the house appear to be serviceable at the time of the inspection.

186: There are minor imperfections such as nail pops and other cosmetic deficiencies throughout.

WALLS

187: Walls are made of drywall, wood and tile. Walls appeared to be in generally serviceable condition throughout the home at the time of the inspection.

188: Stored items, furnishings, and wall decorations prevent full visibility for inspection.

189: There are minor imperfections such as pin holes and other cosmetic deficiencies throughout.

190: Note: The house interior has been newly painted making it difficult to detect evidence of leaks or staining.

CLOSETS

191: General condition of the closets throughout the house are in serviceable condition.

192: Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

FLOORS

193: The home floor surfaces appeared to be in generally serviceable condition at the time of the inspection.

194: Stored items or furnishings prevented full inspection.

Whole House

STAIRS & HANDRAILS

195: Interior stairs serviceable.



196: Stair handrail(s) appear serviceable.

SMOKE / FIRE AND CARBON MONOXIDE DETECTORS

197: Sufficient placement of smoke detectors and carbon monoxide alarms observed in required locations at the time of the inspection.

198: Smoke detectors and carbon monoxide alarms responded properly to test button operation.

199: Note: Current standards recommend that smoke alarms be installed in all common hallways on each floor level and in all bedrooms. Carbon Monoxide detectors are recommended in common areas on each floor level, including basements. They must also be in the immediate vicinity of the bedrooms. In the case of split bedrooms on the same floor, a carbon monoxide detector is required in the immediate vicinity for each set of bedrooms. Alarms must also comply with National Fire Protection Association (NFPA) 72 and 720. All alarms are to be installed in locations complying with manufacturer guidance including distance away from ceiling fans, vents and doorways. Recommend replacing all smoke alarms and carbon monoxide alarms that are more than 10 years old.

Interior Windows

INTERIOR WINDOWS

200: Aluminum, Dual-Pane. The windows appeared to be in generally serviceable condition throughout the home at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware, and of weather-resistant components., General condition of the windows throughout the house appear serviceable., Window Type: vertical sliders and horizontal sliders., Single hung. Note: Condensation / discoloration can be difficult to visually observe in some instances and may not be visible at the time of inspection. The inspector is not required to comment on, or identify condensation, however, as a courtesy and will make an earnest attempt to identify any windows exhibiting this condition. No leaks observed.

RR 201: Hardwater staining / scale noted to the exterior side of some of the windows, likely due to overspray of sprinklers or deferred maintenance over time. Make repairs as needed., There is moisture / condensation between window panes in the various locations including the dining room, living room and both upstairs front bedroom. This is a commonly seen defect in older double paned windows and generally considered a cosmetic repair. However, when there are multiple windows with condensation, it is more costly to repair. Have a qualified window contractor / glazer make further evaluation and repairs as needed. Blue tape has been placed on each window that the inspector was able to verify, visibly and that there is cosmetic damage.



Dining Room



Living Room



Front Bedrooms

Exterior Fixtures

SWITCHES AND FIXTURES

202: General condition of the exterior fixtures throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs. Replace burned out bulbs and test fixtures for proper operation.

203: Note: Cameras and security systems are beyond the scope of this inspection and was not tested.

Fireplaces / Solid Fuel Heating

FIREPLACE / EQUIPMENT

204: Stove located in the family room.

205: Pellet stove - General condition appears serviceable. Only use approved pellets in a pellet stove. The controls appeared to operate properly at the time of the inspection.



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by the installed appliances cannot be judged by Finley Home Services. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

HOSE BIBS / HOOKUPS

206: There is a connection installed with both hot and cold water and drain piping. The drain pipe was not flood tested and the supply valve positions were not adjusted during the inspection. Plumbing appears serviceable.



FUEL SYSTEM

MM 207: The installed washer, dryer and pedestals significantly blocked the view of equipment behind them. While an attempt was made to determine presence of and inspect additional equipment behind the washer and dryer, additional equipment may not have been visible at the time of the inspection.

VENTILATION

208: Ventilation is minimal.

209: Consider installing an exhaust fan to provide additional ventilation.

DRYER VENT

210: Dryer vent was connected to the dryer or blocked by installed appliances. Interior of dryer vent not visible and not inspected. After disconnecting the dryer from the vent, recommend checking for debris / clogging of dryer vent and cleaning regularly as needed.

CLOTHES WASHER

211: Washer was not operated at the time of inspection. Often, the inspector is unaware of whether or not the appliance is included with the purchase of the house.

CLOTHES DRYER

212: Dryer was not operated at the time of inspection. Often, the inspector is unaware of whether or not the appliance is included with the purchase of the house.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage Interior

TYPE

213: Two car. Attached.

214: Stored items limited the inspection of the garage. After removal of the stored items and before close of escrow, recommend re-inspecting the garage for any deficiencies hidden by the stored items.



CABINETS & COUNTERS

215: The cabinets, drawers and counters appeared to be in generally serviceable condition.

216: Stored items prevent full visibility and inspection of some of the cabinets.

Firewall Items

GARAGE CEILINGS CONDITION

217: Ceilings are made of drywall and open beam. The ceilings in the garage appear to be serviceable at the time of the inspection.

218: Minor cosmetic repairs and paint needed.

GARAGE WALLS TYPE & CONDITION

219: Walls are made of drywall. The garage walls appeared to be serviceable at the time of the inspection.

220: Walls are not fully visible due to stored items/cabinetry.

221: Cosmetic damage noted to the drywall. Recommend repair as needed.

GARAGE FIRE WALL

222: The wall covering appears to meet the minimum fire separation safety standards. However, it is not possible to confirm after the drywall is finished. General condition appears serviceable. and Walls are not fully visible due to stored items.

MM 223: Some of the drywall tape that seals the seams and completes the firewall has come loose and needs to be replaced.



GARAGE FLOORS

224: The floor is concrete.

225: The garage floor appeared to be in generally serviceable condition at the time of the inspection.

226: Stored items and/or parked vehicles limited visibility and the ability to inspect the floor.

SERVICE DOORS

227: The door had operable, self-closing hinges installed, which appeared to be in serviceable condition at the time of the inspection.

228: There is a metal door separating the garage from the living areas of the house.



Garage Overhead Door

MATERIAL - CONDITION

229: Metal. The overhead vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

MM 230: There is a small gap at the left side and right side of the door when it is closed. This is a potential point of entry for water and pests / animals. Recommend adjustment of weather stripping as needed.



DOOR OPERATOR

231: The automatic garage door opener(s) responded to the controls at the time of the inspection. The photo-reverse and tension reverse features appeared to operate properly at the time of the inspection.

Garage Exterior Door

EXTERIOR DOORS

232: Appears serviceable. Hardware operational. The window in the door appears serviceable. The window is vertically hung and can open.



RR 233: Deterioration noted to door and jamb. A qualified trim carpenter should be called to make repairs as needed. Also refer to pest inspection report for repair recommendations.



**InterNACHI's Home Inspection Standards of Practice
and
The International Code of Ethics for Home Inspectors**



www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

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

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

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

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

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To find an InterNACHI® Certified Professional Inspector®, visit [InspectorSeek.com](#).

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InterNACHI's Home Inspection Standards of Practice is available online at <http://www.nachi.org/sop.htm>

The International Code of Ethics for Home Inspectors is available online at http://www.nachi.org/code_of_ethics.htm

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

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

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

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InterNACHI's Home Inspection
Standards of Practice

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1. Definitions and Scope

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

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the

end of its normal, useful life is not, in itself, a material defect.

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

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

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- I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
 - J. the presence of mold, mildew or fungus.
 - K. the presence of airborne hazards, including radon.
 - L. the air quality.
 - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 - N. the existence of electromagnetic fields.
 - O. any hazardous waste conditions.
 - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - Q. acoustical properties.
 - R. correction, replacement or repair cost estimates.
 - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
 - B. any system that does not function properly.
 - C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
 - D. any system that does not turn on with the use of normal operating controls.
 - E. any shut-off valves or manual stop valves.
 - F. any electrical disconnect or over-current protection devices.
 - G. any alarm systems.
 - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
 - B. dismantle, open or uncover any system or component.
 - C. enter or access any area that may, in the inspector's opinion, be unsafe.
 - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
 - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
 - F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
 - G. inspect decorative items.
 - H. inspect common elements or areas in multi-unit housing.
 - I. inspect intercoms, speaker systems or security systems.
 - J. offer guarantees or warranties.
 - K. offer or perform any engineering services.
 - L. offer or perform any trade or professional service other than general home inspection.
 - M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
 - N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
 - O. determine the insurability of a property.
 - P. perform or offer Phase 1 or environmental audits.

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

- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

3. Standards of Practice

3.1. Roof

- I. The inspector shall inspect from ground level or the eaves:
 - A. the roof-covering materials;
 - B. the gutters;
 - C. the downspouts;
 - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
 - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
 - A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
 - A. observed indications of active roof leaks.
- IV. The inspector is not required to:
 - A. walk on any roof surface.
 - B. predict the service life expectancy.
 - C. inspect underground downspout diverter drainage pipes.
 - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - E. move insulation.
 - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

3.2. Exterior

- I. The inspector shall inspect:
 - A. the exterior wall-covering materials;
 - B. the eaves, soffits and fascia;
 - C. a representative number of windows;
 - D. all exterior doors;
 - E. flashing and trim;
 - F. adjacent walkways and driveways;
 - G. stairs, steps, stoops, stairways and ramps;
 - H. porches, patios, decks, balconies and carports;
 - I. railings, guards and handrails; and
 - J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
 - A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
 - A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
 - A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - C. inspect or identify geological, geotechnical, hydrological or soil conditions.

- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

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

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;

3.4. Heating

I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

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

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

IV. The inspector is not required to:

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

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

- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

- A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

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

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

IV. The inspector is not required to:

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

- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. the interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

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- E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
 - B. deficiencies in the installation of hot and cold water faucets;
 - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
 - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
 - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - E. determine the water quality, potability or reliability of the water supply or source.
 - F. open sealed plumbing access panels.
 - G. inspect clothes washing machines or their connections.
 - H. operate any valve.
 - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
 - J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 - L. determine whether there are sufficient cleanouts for effective cleaning of drains.
 - M. evaluate fuel storage tanks or supply systems.
 - N. inspect wastewater treatment systems.
 - O. inspect water treatment systems or water filters.
 - P. inspect water storage tanks, pressure pumps, or bladder tanks.
 - Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 - R. evaluate or determine the adequacy of combustion air.
 - S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
 - T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
 - U. determine the existence or condition of polybutylene plumbing.
 - V. inspect or test for gas or fuel leaks, or indications thereof.
- 3.7. Electrical**
- I. The inspector shall inspect:
- A. the service drop;
 - B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
 - G. the main service disconnect;

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- H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;
 - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
 - B. any unused circuit-breaker panel opening that was not filled;
 - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 - E. the absence of smoke detectors.
- IV. The inspector is not required to:
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. operate electrical systems that are shut down.
 - C. remove panelboard cabinet covers or dead fronts.
 - D. operate or re-set over-current protection devices or overload devices.
 - E. operate or test smoke or carbon-monoxide detectors or alarms.
 - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
 - G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
 - H. inspect ancillary wiring or remote-control devices.
 - I. activate any electrical systems or branch circuits that are not energized.
 - J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
 - K. verify the service ground.
 - L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 - M. inspect spark or lightning arrestors.
 - N. inspect or test de-icing equipment.
 - O. conduct voltage-drop calculations.
 - P. determine the accuracy of labeling.
 - Q. inspect exterior lighting.

3.8. Fireplace

- I. The inspector shall inspect:
- A. readily accessible and visible portions of the fireplaces and chimneys;
 - B. lintels above the fireplace openings;
 - C. damper doors by opening and closing them, if readily accessible and manually operable; and
 - D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

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

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.

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

- P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

4. Glossary of Terms

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

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

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

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

International Code of Ethics for Home Inspectors

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

I. Duty to the Public

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply

with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI® member shall not:
 - a. have any disclosed or undisclosed conflict of interest with the client;
 - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
 - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
 - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
 - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

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

II. Duty to Continue Education

1. The InterNACHI® member shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member shall pass InterNACHI's Online Inspector Exam once every three years.

III. Duty to the Profession and to InterNACHI®

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude

the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.

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