May 17, 2005

Home Inspection Report for

JOHN & JANE DOE
123 Main Street
Sugar Grove, IL

QUALITY ASSURANCE HOME INSPECTIONS, INC.

"We Check It For You."

HOME INSPECTION REPORT

123 Main Street - Sugar Grove, IL

INSPECTION DATE:

May 17, 2005

PREPARED FOR:

John & Jane Doe

PREPARED BY:

Quality Assurance Home Inspections, Inc.
One Ashwood Court
Sugar Grove, IL 60554

(630) 466-0721
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INSPECTION NUMBER:

1710010900

INSPECTOR:

David C. Ward - IL License #450.000581

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BUILDING DATA / RECEIPT INFORMATION

RECEIPT

Inspection Date:	May 17, 2005
Inspection Number:	1710010900
Client Name:	John & Jane Doe
Inspection Address:	123 Main Street - Sugar Grove, IL
Inspected by:	David C. Ward - IL License #450.000581

Inspection:	$350.00
Radon Test: 2 Monitors	$190.00
Total:	**$ 540.00**

Paid by: Check

BUILDING DATA

Approximate Age:	21 Years (1984)
Style:	Two – Story
ASF:	2,250
General Appearance:	Marginal
Main Entrance Faces:	South
Weather Condition:	Clear
Temperature:	78ºF
Ground cover:	Dry
Start time – 8:30am	Stop time – 11:25am

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GROUNDS

Service Walks ☐ None

	☑ Concrete	☐ Flagstone	☐ Brick	☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ **Trip Hazard**
	☐ Pitched towards home	☑ Settled	☐ Not visible	

Driveway ☐ None

	☑ Concrete	☐ Asphalt	☐ Gravel	☐ Other
Condition:	☑ Satisfactory	☑ Marginal	☐ Poor	☑ Settled
	☑ Fill cracks and seal	☐ Pitched towards home	☑ **Trip hazard**	

Patio/Lanai ☑ None

	☐ Concrete	☐ Flagstone	☐ Brick	☐ Kool-Deck®	☐ Other
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor		
	☐ Pitched towards home **(See Remarks page)**		☐ Settling cracks		

Deck *(flat, floored, roofless area)* ☐ None

	☑ Treated	☐ Painted/Stained	☐ **Railing/balusters recommended**	
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Not visible

Porch *(covered entrance)* ☐ None ☐ **Railing/balusters recommended**

Columns:	☑ Wood	☐ Concrete	☐ Other	☐ Not visible
Condition:	☐ Satisfactory	☑ Marginal	☑ Poor	

Balcony *(2nd floor platform)* ☑ None ☐ **Railing/balusters recommended**

Railing:	☐ Yes	☐ No	
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor

Stoops/Steps ☐ None

	☑ Concrete	☑ Wood	☐ Other	☐ **Railing recommended**
Condition:	☑ Adequate	☐ Cracked	☐ Settled	☐ Damaged Wood

Fencing ☑ None ☐ Type:

Condition:	☐ Satisfactory	☐ Marginal	☐ Poor

Landscaping Affecting Foundation **(See Remarks page)**:

Negative grade at:	☐ East	☑ West	☑ North	☐ South	☐ Satisfactory
	☑ Recommend additional backfill				☑ Recommend window well covers
	☐ Trim back trees/shrubberies				☐ Wood in contact with soil

Retaining Wall: ☐ Yes ☑ No

Visual Condition:	☐ Satisfactory	☐ Marginal	☐ Poor

General Comments

A slight trip hazard is present at driveway/garage skirt; recommend proper repairs – potential safety hazard. Deck appeared to be in satisfactory condition, seal as needed. Underside of deck not visible no representation is made. Front stoop column had some damaged wood and was in need of repair and/or replacement. Maintain a positive drainage slope away from the foundation. Low areas next to the foundation need some correction. Recommend additional backfill to create a proper pitch away from the house. Recommend window well covers. West window well needs to be reset; currently bowing inwards. Recommend moving/relocating wood pile away from house. Recommend a termite/pest inspection by a qualified contractor.

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Low areas next to the foundation need some correction. Recommend additional backfill to create a proper pitch away from the house.

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West window well needs to be reset; currently bowing inwards.

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Recommend moving/relocating wood pile away from house.

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GROUNDS REMARKS

Service Walks/Driveways

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

Grading and Drainage

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass to foundation.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

Window Wells

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

Retaining Walls

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

Railings

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

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ROOF COVERING

General Information

Roof Visibility ☑ All ☐ Percent ☐ None ☐ Limited By:

Inspected From ☑ Roof ☑ Ladder at eaves ☑ Ground w/binoculars

Style of Roof

Type: Combination: ☑ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other

Pitch: Combination: ☐ Low ☑ Medium ☐ Steep ☐ Flat

Roof Covering

Roof #1: Type: Asphalt Estimated Layers: 1 Layer **Approximate age of cover: 20-25 years**

Ventilation System

Combination: ☑ Soffit ☐ Ridge ☐ Gable ☑ Top
☐ Turbine ☐ Powered ☐ Other

Flashing Material

Combination: ☑ Galv./Aluminum ☐ Asphalt ☐ Not Visible
☐ Copper ☑ Other

Valley Material

Combination: ☑ Galv./Aluminum ☐ Asphalt ☐ Copper ☐ Not Applicable
☐ Not Visible ☐ Other

Apparent Condition of the Following at Time of Inspection (conditions reported reflect visible portion only)

Roof Covering ☐ Satisfactory ☐ Marginal ☑ **Poor**

Condition: ☑ Curling ☐ Cupping ☑ Missing tabs/shingles/tiles
☐ Moss Buildup ☐ Nail Popping ☐ Ponding ☐ Burn Spots
☐ Exposed Felt ☑ Other

Ventilation Appears adequate: ☑ Yes ☐ No **(See Remarks page)**

Flashings ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Rusted ☐ **Recommend Sealing** ☐ Pulled away from chimney/roof
☐ Not Visible ☐ Other

Valleys ☑ Satisfactory ☑ Marginal ☐ Poor
☐ Not Visible ☐ Not Applicable ☑ Rusted
☐ Holes ☐ **Recommend Sealing**

Skylights ☐ Yes ☑ No ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing Vents ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor

General Comments

Roof was in poor condition and will need repair and/or replacement soon. Roof appeared to be nearing end of its useful life, budget to replace soon. Recommend a complete tear-off. Recommend further evaluation/estimates by a qualified/licensed roofing contractor. Sparrow(s) were entering/exiting at SE upper corner fascia area/opening.

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Roof was in poor condition and will need repair and/or replacement soon.

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Roof was in poor condition and will need repair and/or replacement soon.

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Sparrow(s) were entering/exiting at SE upper corner fascia area/opening.

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ROOF COVERING REMARKS

Valleys & Flashings

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Stone Roofs - Coverings

This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat Roofs

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

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CHIMNEY / GUTTERS / SIDING / TRIM

Chimney(s) ☐ None Location(s): East

Viewed from: ☑ Roof ☐ Ladder at eaves ☐ Ground w/binoculars

Chase: ☐ Brick ☐ Stone ☑ Metal ☐ Framed ☐ Blocks

Evidence of: ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Holes in metal ☐ Rust ☐ Flaking

Flue: ☐ Tile ☑ Metal ☐ **Unlined** ☑ Not Visible

Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote

☐ **Have flue(s) cleaned and re-evaluated** ☑ **Note evaluated (See Remarks page)**

☐ Recommend cricket/saddle flashing

Gutters & Downspouts ☐ None **(See Remarks page)**

☐ Insides need to be cleaned

☑ Galvanized/Alum. ☐ Copper ☐ Vinyl ☐ Other

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ Rusting

☐ Hole in main run Leaking: ☐ Corners ☐ Joints

Extension needed: ☐ North ☐ South ☐ East ☑ West

Siding

☐ Brick ☑ Wood ☑ Metal ☐ Vinyl ☐ Stucco

☐ Stone ☐ Slate ☐ Fiberboard ☐ EIFS **(See Remarks)** ☐ Other

Condition: ☑ Satisfactory ☑ Marginal ☐ Poor ☑ **Recommend repair/painting**

Window Frames

☑ Wood ☐ Alum. covered ☐ Vinyl ☐ Metal ☐ Other

Condition: ☐ Satisfactory ☑ Marginal ☑ Poor

☑ **Recommend painting** ☑ **Damaged wood**

Storms & Screens ☐ N/A

☐ Wood ☐ Clad comb. ☑ Wood/metal comb. ☐ Other

Putty: ☐ Satisfactory ☐ Needed ☑ N/A

Screens: ☐ Satisfactory ☑ Torn ☑ Not installed

Storms: ☑ Satisfactory ☐ Broken/cracked ☐ **Damaged wood** ☐ Not installed

1 - Trim, 2 - Soffit, 3 - Fascia

☑ Wood ☑ Metal ☐ Vinyl ☐ Other

Condition: ☐ Satisfactory ☑ Marginal ☑ Poor

☑ **Recommend painting** ☑ **Damaged wood**

Caulking

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor

☑ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

General Comments

Gutters on only a portion of the house, recommend additional gutters where needed. Maintain downspout discharge away from the house. Recommend adding downspout extensions to discharge away from the house. Six foot - eight foot extensions recommended. Siding/gutters were in need of normal painting maintenance. Normal caulking and/or foaming maintenance would be helpful; around areas of moisture penetration, such as doors, windows, utility entries - as part of typical home maintenance. Window & frames in need of repair or replacement as necessary. Storms and screens were generally reviewed from the exterior only. Exact accounting for all storms and screens was not performed. Some screens are torn. The majority of the screens were not installed. Some rotted trim boards are evident. Trim had some deterioration and was in need of repairs and painting. Exterior dryer vent is missing cover.

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Gutters on only a portion of the house (missing on north –side of house), recommend additional gutters where needed.

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Window & frames in need of repair or replacement as necessary.

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Exterior dryer vent is missing cover.

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CHIMNEY / GUTTERS / SIDING / TRIM REMARKS

Chimneys

Chimneys built of masonry will eventually need tuck-pointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. **Unlined Chimney** - should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED- ***The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.***

Cricket Flashing

Small, sloped structure made of metal and designed to drain moisture away from a chimney; usually placed at the back of a chimney.

Gutters and Downspouts

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

Siding

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants.

EIFS - This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal sidings will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

Doors and Windows

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with.)

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

Caulking

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

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EXTERIOR / ELECTRICAL / AC / GARAGE

Exterior Wall Construction

☐ Not visible ☑ Wood frame ☐ Masonry ☐ Other

Exterior Doors Entrance (1); Storm (2); Patio (3)

Weather-stripping: ☑ Satisfactory ☐ Marginal ☐ Poor

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

Exterior Electrical Service

☐ Overhead ☑ Underground Service drop: ☑ Satisfactory ☐ Needs service

Exterior outlets: ☑ Yes ☐ No *Operate*: ☑ Yes ☐ No

GFCI protected: ☑ Yes ☐ No *Operate*: ☑ Yes ☐ No

Reverse polarity: ☐ Yes ☑ No Open ground: ☐ Yes ☑ No

Potential safety hazard: ☐ Yes ☑ No

A/C Condenser/Heat Pump ☐ None Approximate age: 4 Years

#1 Brand: Armstrong; Model #: SCU10A24A-3A Serial #: 8496C42988 Outside shutoff: ☑ Yes ☐ No

Physical Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted *Level*: ☑ Yes ☐ No

Garage ☐ None

☑ Attached ☐ Detached ☐ 1-car ☑ 2-car ☐ 3-car

Automatic opener: ☑ Yes ☐ No ☑ Operable ☐ Inoperable

Safety reverse: ☑ Operable ☑ Door stops ☐ Needs adjusting

☐ Does not operate ☐ **Recommend safety reverse**

Roofing: ☑ Same as house ☐ Asphalt ☐ Slate ☐ Roll roofing

☐ Wood ☐ Other

Gutters: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ None

Siding: ☑ Same as house ☐ Wood ☐ Metal ☐ Vinyl

☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

Trim: ☑ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

Floor: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt

Burners less than 18" above garage floor: ☑ N/A ☐ Yes ☐ No ☐ **Safety hazard**

Condition: ☑ Satisfactory ☑ Typical cracks ☐ Large settling cracks

Overhead door: ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend painting inside & edges**

Service door: ☐ Satisfactory ☐ Marginal ☐ Poor ☑ None

Sill plates: ☑ Elevated ☐ Floor level ☐ Both ☐ Not Visible ☐ Rotted

Electricity present: ☑ Yes ☐ No **GFCI Protected:** ☑ Yes ☐ No *Operates*: ☑ Yes ☐ No

Reverse polarity: ☐ Yes ☑ No Open ground: ☐ Yes ☑ No

Firewall: (between garage & living area) ☐ N/A ☐ Present ☑ Missing

General Comments

Exterior outlets tested were in normal working order. Garage door and opener was in normal working order. Firewall protection (drywall) needed on access to garage attic. Spliced romex present in garage attic; recommend placement in a junction box. FYI – Garage and exterior outlet is GFCI protected via half bathroom GFCI outlet.

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Spliced romex present in garage attic; recommend placement in a junction box.

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EXTERIOR / ELECTRICAL / AC / GARAGE REMARKS

Exterior Doors

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

Electrical

Overhead wires from the mast to the main panel that are exposed to the weather may fray and crack. If this occurs, wires should be replaced by a licensed electrician.

Any outdoor overhead service conductor wires should have adequate clearance above the ground (10 feet) and from balcony and windows (3 feet), for safety reasons.

Underground system - Some exterior boxes that are at ground level have a grade line on them. You should insure that the grade remains below this line to prevent moisture from entering the main panel.

Overhead Door Openers

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them.

Garage Sill Plates

Sill plates within the garage should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C Compressors

They should not become overgrown with foliage. Clearance requirements vary, but 2’ on all sides should be considered minimal with up to 6’ of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Burners

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

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KITCHEN

Countertops ☑ Satisfactory ☐ Marginal ☐ Poor

Cabinets
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repairs**

Plumbing Comments

Faucet leak:	☐ Yes	☑ No	Pipes leak:	☐ Yes	☑ No
Drainage:	☑ Adequate	☐ Poor	Water pressure:	☑ Adequate	☐ Poor

Walls & Ceiling
Condition ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Heat Source Present ☐ Yes ☑ No

Floor
Condition ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Appliances **(See Remarks page)**

Disposal:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Dishwasher:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Range:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Oven:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Trash compactor:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Exhaust fan:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Refrigerator:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Other:	☐ Yes	☐ No	*Operates*:	☐ Yes	☐ No

Electrical

Outlets present:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
GFCI protected:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No **(Remarks)**
Open ground/reverse polarity within 6' of water:			☐ Yes	☑ No	☐ **Safety hazard**

General Comments:

Counter top has normal wear. Cabinets have normal wear. Recommend a "high loop" on dishwasher drain line to prevent backflow. Water flow was normal with several fixtures operated at the same time. Plumbing showed no signs of leakage or drainage backup at the time of inspection. Appliances were checked and found to be operational at the time of the inspection, except as noted. No representation is made to the condition and life expectancy of the appliances. Appliances are not part of the home inspection process per the SOP. Spliced romex present under kitchen sink; recommend a junction box. Right kitchen window would not close properly (arm is not connected). Recommend proper repairs.

LAUNDRY / UTILITY ROOM

Laundry sink:	☑ N/A		Faucet leaks:	☐ Yes	☐ No	Pipe leaks:	☐ Yes ☐ No
Cross connections:	☐ Yes	☑ None apparent	Heat source present:	☑ Yes	☐ No		
Room appears vented:	☑ Yes	☐ No	☐ Not visible				
Dryer vented:	☐ N/A	☑ Wall	☐ Ceiling	☐ Not vented			
Electrical: Open ground/reverse polarity within 6' of water:			☐ Yes	☑ No	☐ **Safety hazard**		
Appliances present:	☐ Washer	☑ Dryer	☑ Water heater	☑ Furnace	☐ Other		
Gas pipe: Valve shutoff:		☑ Yes	☐ No	☐ Cap Needed	☐ N/A		

General Comments

Dryer was not tested at time of inspection. Washer/Dryer are not part of the home inspection process per the SOP. Laundry shut off valves are broken.

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Spliced romex present under kitchen sink; recommend a junction box.

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Laundry shut off valves are broken.

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KITCHEN / LAUNDRY / UTILITIY ROOM REMARKS

Plaster on Wood Lath

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Nail Pops

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually of no structural significance.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Appliances

Dishwashers are tested to see if the motor operates and water sprays properly (full cycles are not run). Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

Asbestos and Other Hazards

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. ***However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.***

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

Windows

A representative number of windows are inspected, per NAHI standards.

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BATHROOMS

Bath: First Floor Half Bath

Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Tubs	Faucet leaks:	☐ Yes	☐ No			Pipes leak:	☐ Yes	☐ No	
Showers	Faucet leaks:	☐ Yes	☐ No			Pipes leak:	☐ Yes	☐ No	
Toilet:	Bowl loose	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No	☐ Cracked bowl	☐ Toilet leaks	
Whirlpool:	*Operates*:	☐ Yes	☐ No						
Shower/Tub area:		☐ Ceramic/Plastic		☐ Fiberglass		☐ Masonite		☐ Other	
	Condition:	☐ Satisfactory		☐ Marginal		☐ Poor		☐ Rotted floors	
	Caulk/Grouting needed:	☐ Yes	☐ No	Where:					
Drainage:	☑ Satisfactory	☐ Marginal		☐ Poor					
Water pressure:	☑ Satisfactory	☐ Marginal		☐ Poor					
Walls/Ceiling:	Moisture stains present:	☐ Yes	☑ No						
Outlets present:	☑ Yes ☐ No	GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No		
	Open ground/reverse polarity within 6' of water:		☐ Yes	☑ No					
	Potential safety hazards present:		☐ Yes	☑ No	**(See Remarks page)**				
Heat source present:		☐ Yes	☑ No	**(See Remarks page)**					
Exhaust fan:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No				

General Comments:

Toilet bowl/tank are loose. Plumbing showed no signs of leakage or drainage back-up during time of inspection. Recommend proper repairs.

Bath: Second Floor Bath

Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Tubs	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Showers	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Toilet:	Bowl loose	☐ Yes	☑ No	*Operates*:	☑ Yes	☐ No	☐ Cracked bowl	☐ Toilet leaks	
Whirlpool:	*Operates*:	☐ Yes	☐ No						
Shower/Tub area:		☑ Ceramic/Plastic		☐ Fiberglass		☐ Masonite		☐ Other	
	Condition:	☑ Satisfactory		☐ Marginal		☐ Poor		☐ Rotted floors	
	Caulk/Grouting needed:	☐ Yes	☑ No	Where:					
Drainage:	☑ Satisfactory	☐ Marginal		☐ Poor					
Water pressure:	☑ Satisfactory	☐ Marginal		☐ Poor					
Walls/Ceiling:	Moisture stains present:	☐ Yes	☑ No						
Outlets present:	☑ Yes ☐ No	GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No		
	Open ground/reverse polarity within 6' of water:		☐ Yes	☑ No					
	Potential safety hazards present:		☐ Yes	☑ No	**(See Remarks page)**				
Heat source present:		☑ Yes	☐ No	**(See Remarks page)**					
Exhaust fan:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No				

General Comments:

Sink plunger/stopper is not installed. Tub plunger/stopper is not installed. Plumbing showed no signs of leakage or drainage back-up during time of inspection. Peeling wall paper is present. Exhaust fan noisy at initial start-up. FYI – Outlet is GFCI protected via half bathroom GFCI outlet.

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BATHROOM REMARKS

Stall Shower

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

Exhaust Fans

Bathrooms with a shower should have exhaust fans where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don’t use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

Safety Hazards

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.’s are recommended. **(See Electrical section)**

Whirlpool Tubs

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

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FAMILY ROOM

Location: First Floor

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks				
	Moisture stains:	☐ Yes	☑ No					
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor					
Ceiling fan:	☐ N/A	☐ Satisfactory	☑ Marginal	☐ Poor				
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No		
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass			

General Comments:

No representation can be made to proper installation of the ceiling fans.

LIVING ROOM

Location: First Floor

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks				
	Moisture stains:	☐ Yes	☑ No					
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor					
Ceiling fan:	☑ N/A	☐ Satisfactory	☐ Marginal	☐ Poor				
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No		
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory	☑ Marginal	☐ Poor	☐ Cracked glass			

General Comments:

Cracked ceramic floor tiles are present in entry way area.

DINING ROOM

Location: First Floor

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks				
	Moisture stains:	☐ Yes	☑ No					
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor					
Ceiling fan:	☐ N/A	☑ Satisfactory	☐ Marginal	☐ Poor				
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No		
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass			

General Comments:

No representation can be made to proper installation of the ceiling fans.

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MASTER BEDROOM

Location: Second Floor

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
	Moisture stains:	☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☐ N/A	☑ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass		

General Comments:

BEDROOM

Location: Second Floor SW

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
	Moisture stains:	☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☑ N/A	☐ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory	☐ Marginal	☑ Poor	☐ Cracked glass		

General Comments:

Recommend a globe cover for bedroom closet light (bare) bulb. Switch(es) missing cover plates.

BEDROOM

Location: Second Floor South

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
	Moisture stains:	☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☐ N/A	☑ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass		

General Comments:

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ROOMS (INTERIOR) REMARKS

Door Stops

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

Closet Guides

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

Cold Air Returns

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

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WINDOWS / FIREPLACES / ATTIC

Interior Windows/Glass

General condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Surface deterioration: **(See Remarks page)** ☑ Representative number of windows operated
Evidence of leaking insulated glass: ☐ Yes ☑ No ☐ N/A
☐ Hardware missing ☐ Glazing compound needed ☐ Cracked glass
Safety glazing required ☐ N/A Where: ☐ Safety issue

Fireplace

☐ None Location(s): Family room
☐ Gas ☑ Wood ☐ **Woodburner stove (See Remarks page)**
☐ Masonry ☑ Metal insert ☐ Metal
☑ Blower built-in *Operates:* ☑ Yes ☐ No ☑ *Damper operates* ☐ *Damper missing*
☐ Open joints or cracks in firebrick should be sealed
Hearth: Adequate: ☑ Yes ☐ No Mantle: ☑ Adequate ☐ Loose
☑ **Recommend having flue cleaned and re-examined**

Stairs

☑ Satisfactory ☐ Marginal ☐ Poor ☐ None
Handrail: ☑ Satisfactory ☐ Marginal ☐ Poor
Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Risers uneven

Smoke Detectors

(See Remarks page)
Present: ☑ Yes ☐ No Operates: ☐ Yes ☑ No ☐ Not tested

Attic

Access: ☐ Stairs ☐ Pulldown ☑ Scuttlehole ☐ Knee wall ☐ **No access**
Inspected from: ☑ Access panel ☐ In the attic ☐ Other
Location: ☑ Bedroom hall ☐ Bedroom closet ☑ Garage ☐ Other
Flooring: ☐ Complete ☐ Partial ☑ None
Insulation: Fiberglass: ☑ Batts ☐ Loose ☐ Cellulose ☐ Other
☐ Vermiculite ☐ Rockwool Average inches: 12+
(See Remarks page)
Installed in: ☑ Floor ☐ Rafters ☐ Walls
Roof sheathing: ☐ Rotted ☐ Stained ☐ Delaminated ☑ Satisfactory
Evidence of condensation/leaks: ☐ Yes ☑ No **(See Remarks page)**
Fans exhausted to: Attic: ☐ Yes ☐ No Outside: ☐ Yes ☐ No ☑ Not visible ☐ N/A
(See Remarks page)
Chimney chase: ☐ Satisfactory ☐ Needs work ☑ Not visible
Structural problems observed: ☐ Yes ☑ No
Roof structure: Rafters: ☑ Wood ☐ Metal ☐ Other
☐ Trusses ☐ Others Collar ties present: ☑ Yes ☐ No
Sheathing: ☐ Plywood ☑ Flakeboard ☐ Wood 1x ☐ Other
Ceiling joist: ☑ Wood ☐ Metal ☐ Other ☐ Not Visible
Vapor barriers: ☐ Not visible ☑ Improperly installed
☑ Kraft faced ☐ Plastic **(See Remarks page)**

General Comments

Recommend qualified chimney contractor/sweep further evaluate. Smoke detector was inoperable and in need of repair/batteries. Rafters appeared to be in overall adequate condition. Roof sheathing examined from attic access panel, showed no major defects. Insulation was sufficient for homes in this area. Ventilation was normal. Recommend soffit baffles for soffit vents to allow for proper air-flow. Bathroom exhaust fans were not visible in the attic area, client should ensure exhaust fan(s) vent outside of the attic space to control moisture in the attic area. 2nd Layer Of Batts Insulation: Vapor barrier/kraft paper is installed improperly with the vapor barrier on the top side - it should be on the ceiling side or removed.

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Batts Insulation: Vapor barrier/kraft paper is installed improperly with the vapor barrier on the top side - it should be on the ceiling side or removed.

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WINDOWS / FIREPLACES / ATTIC REMARKS

Window Frames and Sills

Window frames and sills often are found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows above (Chimneys/Gutters/Siding).

Fireplaces

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

Woodburners

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork verifying that it was installed by a professional contractor.

Ventilation

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation, such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

Insulation

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

Smoke Detectors

Smoke detectors should be tested monthly. At least one detector should be on each level.

Vapor Barriers

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

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BASEMENT

(See Remarks page)

Stairs

Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Need repair		
Handrail:	☑ Yes	☐ No	Condition:	☑ Satisfactory	☐ Marginal	☐ Poor
Headway over stairs:	☑ Satisfactory	☐ Marginal	☐ Poor			
Under carriage:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Not visible		

Foundation Walls

	☐ Concrete block	☑ Poured concrete	☐ Brick	☐ Fieldstone	☐ Other
Horizontal cracks:	☐ North	☐ South	☐ East	☐ West	☑ None
Step cracks:	☐ North	☐ South	☐ East	☐ West	☑ None
Vertical cracks:	☐ North	☐ South	☐ East	☐ West	☑ None
Covered walls:	☑ North	☑ South	☑ East	☑ West	☐ None
Movement apparent:	☐ North	☐ South	☐ East	☐ West	☑ None
Condition:	☑ Satisfactory	☐ Marginal	☐ **Have evaluated**	☐ **Monitor**	

*** **Note:** See next page for basement diagram

Condition reported above reflects visible portion only

Floor

	☑ Concrete **(See Remarks page)**	☐ Dirt/Gravel	☐ Not visible	☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical cracks

Basement Drainage

Indication of moisture:	☐ Yes		☑ No	☐ Fresh	☐ Old stains
Sump Pump:	☑ Yes	☐ No	☑ Working	☐ Not working	☐ Not tested
Floor drains present:	☑ Yes	☐ No	☐ Efflorescence present		

Drain Tile (See Remarks page) Palmer valves **(See Remarks page)**

Girders (1), Columns (2)

	☑ Steel	☑ Wood	☐ Block	☐ Concrete	☐ Not visible
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Stained/Rusted	

Joists

	☐ Not visible	☑ Wood	☐ Steel	☐ Other
	☐ 2x8	☑ 2x10	☐ 2x12	16 inches on center

Sub Floor

☐ Indication of moisture stains/rotting

** Areas around shower stalls, etc., as viewed from basement or crawl space

General Comments

Visible portions of the foundation appeared to be in overall satisfactory condition. The majority of the foundation walls were covered with drywall and were not visible. No representation can be made to the conditions of the walls. No active seepage visible at the time of the inspection. Recommend a battery backup sump pump system to protect finished basement area. No representation can be made to future leaking of the basement walls. Floor drain present.

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BASEMENT REMARKS

Basement

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred, and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors, such as improper grading, improperly functioning gutter and downspout system, etc. Normally, if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

Foundation (Covered Walls)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. ***No representation is made as to the condition of these walls.***

Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, re-inforcement may be necessary.

Have Evaluated — We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

Vapor Barrier

Floors that are dirt or gravel should be covered with a vapor barrier.

Moisture Present

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered, and it is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. ***No representation is made to future moisture that may appear.***

Palmer Valve

Many older homes have a valve in the floor drain. This drain needs to remain operational.

Drain Tile

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

Basement Electrical Outlets

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

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CRAWL SPACE / SLAB ON GRADE

Slab On Grade ☑ N/A ☐ Not Visible Signs of settlement: ☐ Yes ☐ No

Crawl Space ☐ Full ☑ Combination basement/crawl space ☐ **No Access**

Access

☐ Exterior ☐ Interior hatch door ☑ Via basement
Inspected from: ☐ Access panel ☑ In the crawl space

Foundation Walls

☐ Concrete block ☑ Poured concrete ☐ Stone ☐ Wood
☐ Brick ☐ Piers & columns ☐ Other
☑ Cracks ☐ Movement ☐ **Have evaluated** ☐ Monitor

Floor

☐ Dirt ☐ Concrete ☑ Gravel ☐ Other
☐ Typical cracks

Drainage

☐ Outside drain ☐ Sump pump ☑ None apparent
Evidence of moisture damage: ☐ Yes ☑ No

Ventilation ☐ Wall vents ☐ Power vents ☑ None apparent

Girders (1), Columns (2)

☐ Steel ☐ Wood ☐ Block ☐ Concrete ☑ N/A
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Joists

☐ Not visible ☑ Wood ☐ Steel ☐ Other
☐ 2x8 ☑ 2x10 ☐ 2x12 16 inches on center

Sub Floor ☐ Not visible ☑ Wood ☐ Concrete ☐ Other

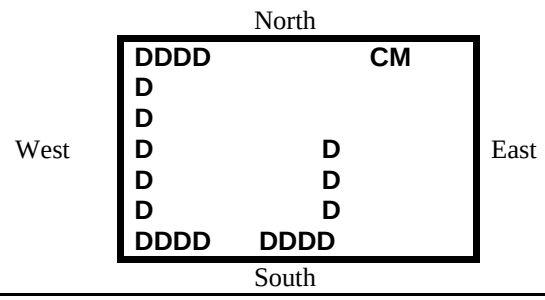
Moisture Stains ☑ Walls ☐ Sub floor ☐ Other

Insulation ☑ None ☐ Walls ☐ Ceiling ☐ Other

Vapor Barrier ☑ Yes ☐ No **(See Remarks page)**
☐ Kraft face ☑ Plastic ☐ Other ☐ Not visible

Basement/Crawl Space Walls

Diagram indicates where wall not visible and type of covering:
P = Paneling
D = Drywall
S = Storage
C = Crack(s)
M = Monitor



General Comments

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CRAWL SPACE / SLAB ON GRADE REMARKS

Crawl Spaces

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside, or not accessible at all. Ductwork, plumbing and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

Have evaluated. We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

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PLUMBING

Water Service — Shut off location: In the basement

Water entry piping: ☐ Not visible ☑ Copper/Galv. ☐ Plastic/PB ☐ Unknown

Water lines: ☑ Copper ☐ Galvanized ☐ Plastic ☐ **Polybutylene** ☐ Unknown

Lead *(other than solder joints)*: ☐ Yes ☑ No ☐ Service entry ☐ Unknown

Water pressure: ☑ Adequate ☐ Poor Cross connection ☐ Yes ☑ No

Pipes: ☑ Corroded ☐ Leaking ☑ Valves broken/missing ☑ Supported/insulated

Drain/waste/vent pipe: ☐ Copper ☐ Cast iron ☑ Plastic ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Waste discharge: ☑ Satisfactory ☐ Slow drain

Hose bibs: ☑ Yes ☐ No *Operates*: ☐ Yes ☐ No ☑ Not tested

Well Pump ☑ N/A **(See Remarks page)**

☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

Pressure gauge operates: ☐ Yes ☐ No ☐ Unknown

Sanitary Pump ☑ N/A

Sealed crock: ☐ Yes ☐ No Check valve: ☐ Yes ☐ No Vented: ☐ Yes ☐ No

Water Heater #1

Brand name: Reliance; Model #: 540NORTO Serial #: l96243610

☑ Gas ☐ Electric ☐ Oil ☐ Other **Approx. age: 10-15 yr.(s)**

Capacity: 40 gallons Seismic restraints needed: ☑ N/A ☐ Yes ☐ No

Relief valve: ☑ Yes ☐ No **Extension proper:** ☐ Yes ☑ No ☑ Missing

Vent pipe: ☑ Recommend repairs ☐ Satisfactory ☐ Pitch proper ☐ Rusted

Water Heater #2 ☑ N/A

Brand name: Serial #: ???

☐ Gas ☐ Electric ☐ Oil ☐ Other Approx. age: ??? yr.(s)

Capacity: gallons Seismic restraints needed: ☐ N/A ☐ Yes ☐ No

Relief valve: ☐ Yes ☐ No **Extension proper:** ☐ Yes ☐ No ☐ Missing

Vent pipe: ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other

Water Softener **(Unit not evaluated)**

☑ Yes ☐ No Plumbing hooked up: ☑ Yes ☐ No

General Comments

No gas leaks were detected at water heater at time of inspection. Temperature-Pressure relief valve extension is missing and needs to be 4"-6" off of the floor - this is a Safety Concern. Water heater flue/draft hood need to be properly secured (screws added). Some plumbing lines showed signs of corrosion present. Recommend proper repair(s)/evaluation by a qualified/licensed plumber.

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Temperature-Pressure relief valve extension is missing and needs to be 4"-6" off of the floor - this is a Safety Concern.

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Water heater flue/draft hood need to be properly secured (screws added).

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PLUMBING REMARKS

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Polybutylene pipes are grey pipes that have a history of failure and should be examined by a licensed plumber.

Hose Bibs

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

Water Heater

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. ***Missing relief valves or improper extension present a safety hazard.***

Water Softeners

During a visual inspection, it is not possible to determine if water is being properly softened.

Plumbing

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

Shut-Off Valves

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

Polybutylene Piping

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

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HEATING SYSTEM

Fuel Shutoff — Main fuel shutoff location: Outside at the gas meter

Forced Air System

Brand name: Trane — Approximate age: 2 year(s)
Model #: G6A125D2C35 — Serial #: A02445GDB

☐ System not operated due to:

Energy source:	☑ Gas	☐ LP	☐ Oil	☐ Electric	
Hot air systems:	☐ Belt drive	☑ Direct drive	☐ Gravity		
Heat exchanger:	☐ Visual with mirror	☐ N/A (sealed)	☑ Not accessible		
	Condition: ☐ Rusted	☐ Flame distortion	☐ Other		
	View is extremely limited - See Remarks page about options				
Heat pump:	☐ Aux. Elec.	☐ Aux. Gas	☐ Aux. geothermal	☑ N/A	
	Emergency heat tested:	☐ Yes	☐ No	☑ N/A	
CO test:	Tester: Fluke CO-220	☑ Plenum/register	☐ Not tested	☐ N/A	
Distribution:	☑ Metal duct	☐ Insul. flex duct	☑ Cold air returns		
Flue piping:	☑ Metal	☐ PVC	☑ Proper pitch	☐ Rusted	☐ N/A
Filter:	☑ Standard	☐ Electrostatic	☐ Paper	☐ N/A	
	Condition: ☐ Satisfactory	☑ Replace/clean	☐ Missing		
Operated:	When turned on by thermostat:	☑ Fired	☐ Did not fire		
Operation:	Satisfactory: ☑ Yes	☐ No	☐ Recommend HVAC technician examine		
Controls:	☐ Disconnect	☑ Normal operating and safety controls observed			

Boiler System ☑ N/A

Brand name: — Approximate age: ??? year(s)
Model #: ??? — Serial #: ???

☐ System not operated due to:

Energy source:	☐ Gas	☐ LP	☐ Oil	☐ Electric
Distribution:	☐ Hot water	☐ Baseboard	☐ Steam	☐ Radiator
Circulator:	☐ Pump	☐ Gravity	☐ Multiple zones	
Controls:	Temp/pressure gauge exist: ☐ Yes	☐ No	Relief valve: ☐ Yes	☐ No
Operated:	When turned on by thermostat:	☐ Fired	☐ Did not fire	
Operation:	Satisfactory: ☐ Yes	☐ No	☐ **Recommend HVAC technician examine**	

Others ☑ N/A

☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater
☐ Woodburning stove **(See Remarks page)**

General Comments

A newer furnace was present. Furnace was in normal working order at the time of the inspection. Heat exchanger has limited/no visibility due to its design and is not part of this inspection process. Filter should be changed monthly or on an "as needed" basis. No gas leaks were detected at furnace at time of inspection. Carbon monoxide was negative at time of inspection. FYI: Effective January 1, 2007 Illinois law requires carbon monoxide detector(s) be placed within 15 feet of every room used for sleeping purposes.

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HEATING SYSTEM REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR……..	15-25 years
OIL-FIRED HOT AIR……...	20-30 years
CAST IRON BOILER……...	30-50 years
(Hot water or steam)	or more
STEEL BOILER……	30-40 years
(Hot water or steam)	or more
COPPER BOILER…….	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water)…….	10-15 years
AIR CONDITIONING COMPRESSOR…	8-12 years
HEAT PUMP……..	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course, a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary things. ***Caution: do not add water to a hot boiler!***

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. ***During a visual inspection it is not possible to determine if the humidifier is working.***

Have HVAC Technician Examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If furnace has not been serviced in last 12 months, you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

Combustible Gas Test (Potential Safety Hazard) - If a combustible gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

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COOLING SYSTEM

Energy source:	☑ Electric	☐ Gas	☐ Other	Approximate age: 4 year(s)
Central air:	☑ Air cooled	☐ Water cooled	☐ Gas chiller	☐ Heat pump
Operated:	☑ Yes	☐ No	☐ Not operated due to outside temperature	
Temperature differential:	Unit 1: 18°F	**(See Remarks page)**		
Operation:	Satisfactory:	☑ Yes	☐ No	☐ **Recommend HVAC technician examine**
Refrigerant lines:	☐ Leak	☐ Damaged	☐ Insulation missing	☑ Satisfactory
Through wall unit(s):	☑ N/A	*Operated*: ☐ Yes	☐ No	☐ Satisfactory ☐ Needs service

General Comments

A/C unit operated properly at the time of the inspection.

ELECTRICAL

Main Panel Location: Basement

	Amps: 100	Volts: 240	☑ Breakers	☐ Fuses	
Appears grounded:	☑ Yes ☐ No	GFCI present:	☐ Yes	☑ No	*Operates*: ☐ Yes ☐ No
Main Wire:	☐ Copper	☑ Aluminum	☐ Copper clad aluminum	☐ Not visible	
Branch Wire:	☑ Copper	☐ **Aluminum**	☐ Copper clad aluminum	☐ Not visible	
	☑ Romex	☑ BX cable	☑ Conduit	☐ Knob & tube	
	☑ Double tapping	☑ Branch wires undersized		☐ Others	
	☐ Panel not accessible	☐ Not evaluated	Reason:		

Sub Panel(s) ☐ None apparent

Location 1: **Basement** Location 2: Location 3:

☐ Panel not accessible ☐ Not evaluated Reason:

Branch Wiring: ☑ Copper ☐ **Aluminum** ☐ Copper clad aluminum

Electrical Fixtures

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

☑ Satisfactory ☐ Marginal ☐ Poor
☐ Open grounds ☐ Reverse polarity ☐ Other
☐ **Solid conductor aluminum branch wiring circuits** **(See Remarks page)**
☑ **Recommend a licensed electrician make proper repairs**

General Comments:

Panel size appeared to be compatible to service size. Double tapping present in main panel, this is not a recommended practice, repair as needed by a qualified electrician. Branch wires are under sized - recommend licensed electrician repair and/or replace as necessary. Sub-panel/box in laundry area needs to be properly secured (hanging). Exposed romex/splices present in basement area. Recommend proper repair(s)/evaluation by a qualified/licensed electrician.

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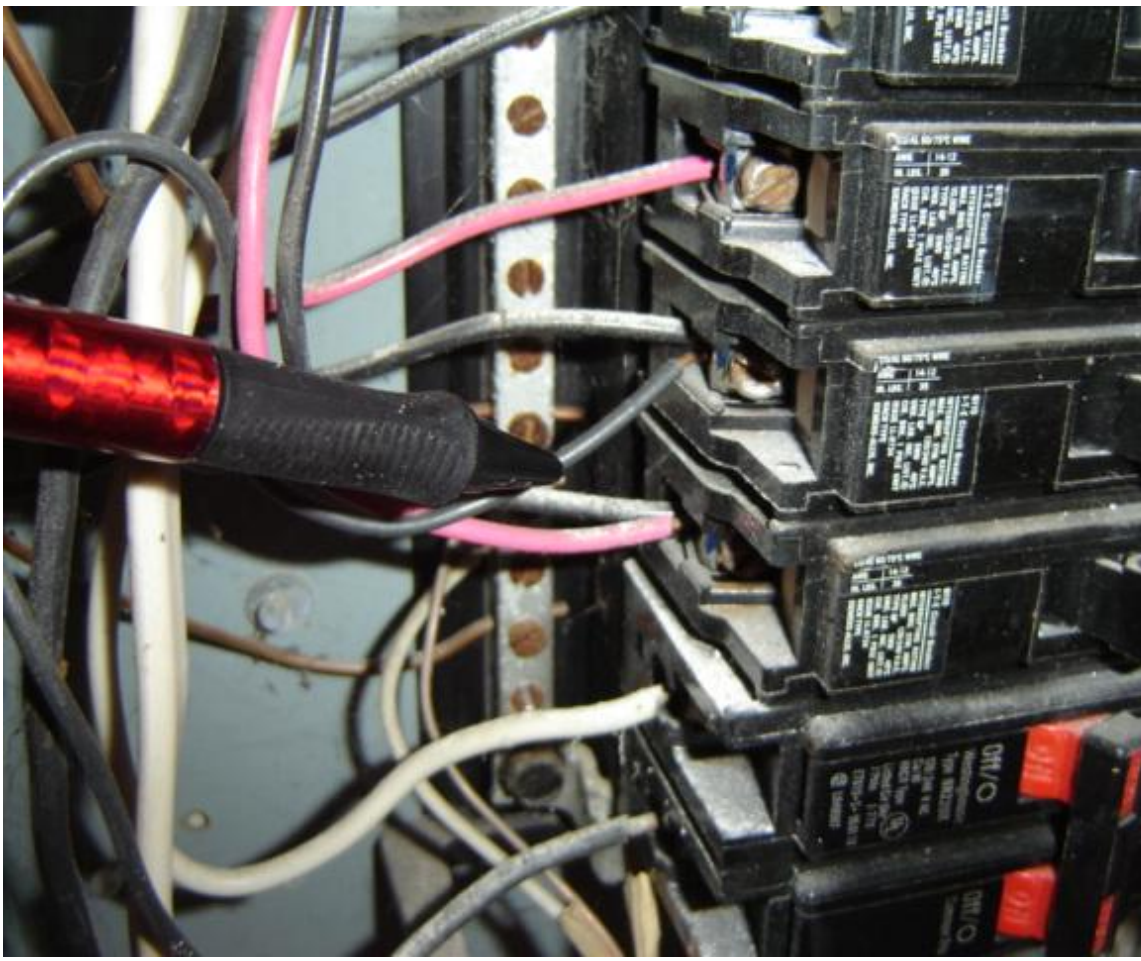

Double tapping present in main panel, this is not a recommended practice, repair as needed by a qualified electrician.

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Sub-panel/box in laundry area needs to be properly secured (hanging).

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COOLING SYSTEM / ELECTRICAL COMMENTS

Electrical

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amps is sometimes difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically opens the circuit when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

The G.F.C.I. senses the flow of electricity through a circuit. If more current is flowing through the black ("hot") wire than the white ("neutral") wire, there is a current leakage. The G.F.C.I., which can sense a ground leak of as little as .005 amps, will shut off the current in 1/40 of a second, which is fast enough to prevent injury.

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick, and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat.

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

Reverse Polarity

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps, though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

Cooling

Testing A/C System and Heat Pump - The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

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SUMMARY*

ITEMS NOT OPERATING

Smoke detector(s).

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

Roof covering. Windows. Original Furnace on upgrade list.

POTENTIAL SAFETY HAZARDS

Driveway trip hazard. Missing firewall (drywall) protection on garage attic access panel. Spliced romex in need of junction boxes. Inoperable smoke detector(s). Main electrical panel situations. . TPR valve extension missing on water heater.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years **– Based on industry standards/averages.**

Roof that is 15+ years. Water heater that is 5+ years. Sump pumps.

**** Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.***

DEFINITIONS

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

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COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding several hundred dollars. DO NOT RELY ON THESE PRICES… GET FURTHER ESTIMATES.

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	$3,000 - $6,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	2,000 - 3,000
Replace central air conditioning electric 3T, on existing ductwork	Each	1,400 - 2,000
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase elec. svc. to 60-100 amps	Each	600 - 1,200
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	250 - 400
Install new dishwasher	Each	500 - 750
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-40 gal water heater	Each	350 - 650
Install new 30 gal. water heater	Each	300 - 500
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Regrade around exterior	Each	500 - 900
Install new sump pump and pit	Each	400 - 600
Build new redwood or pressure-treated deck	Square foot	20 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement windows	Each	300 - 800
Install new gutters and downspouts	Linear foot	3.50 - 5.00
Install asphalt shingle over existing roofing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Instl 1-ply membrane rubberized roof	Square foot	get estimate
Instl new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in bsmt (with probable minimum)	Linear foot	get estimate
Concrete drive or patio	Square foot	3.00 - 4.00
with removal of old	Square foot	2.25 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel		900 - 1,200
Add flue liner for oil or wood		2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.

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NATIONAL ASSOCIATION OF HOME INSPECTORS, INC.

Standards of Practice

TABLE OF CONTENTS

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1. Purpose, Scope and General Statements

1.1 The Standards of Practice (Standards) provide the minimum standards of performance for a written report on a residential home inspection performed by a member of the National Association of Home Inspectors, Inc. (NAHI).

1.2 The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to an inspection.

1.3 The Standards identify those items, components, and systems included in the scope of an inspection.

1.4 The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units.

1.5 The Standards apply to a visual inspection of the readily accessible areas of the included items, components, and systems to determine if, at the time of the inspection, they are performing their intended function without regard to life expectancy.

1.6 The purpose of the inspection is to identify visible defects and/or conditions that, in the judgement of the Inspector, adversely affect the function and/or integrity of the items, components, and systems inspected with the health and safety of the dwelling occupant(s) in mind.

1.7 Inspections performed under the Standards are basically visual and rely upon the opinion, judgement, and experience of the Inspector, and are not intended to be technically exhaustive.

1.8 Inspections shall be performed in a time period sufficient to allow compliance with the provisions of the Standards.

1.9 Inspections performed under the Standards shall not be construed as a compliance inspection of any code or governmental regulation. In the event a law, statute, or ordinance prohibits a procedure recommended in the Standards, the Inspector is relieved of the obligation to adhere to the prohibited part of the Standards.

1.10 Inspections performed under the Standards are not an expressed or implied warranty or a guarantee of the adequacy, performance, or useful life of any item, component, or system in, on, or about the inspected property.

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1.11 Detached building(s) and detached garage(s) located on the property will be inspected under these Standards only if specifically listed in the inspection report.

1.12 The National Association of Home Inspectors recommends that its members perform inspections in accordance with these Standards, the Code of Ethics, and applicable law(s). The Standards are not intended to limit members from performing additional inspection services.

2. General Limitations and Exclusions

2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the Inspector. The Inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.

2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.

2.4 The Inspector is not responsible for the determination of air quality, presence of airborne substances and conditions, or odors that may be harmful or unpleasant to certain individuals or animals.

2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.

2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, or manufacturer recalls or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.

2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. **THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE.** The Inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.

2.8 The Inspector is not required to determine property boundary lines or encroachments.

2.9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts.

3. Site

3.1 Components for Inspection.

3.1.1 Building perimeter, land grade, and water drainage directly adjacent to the foundation.

3.1.2 Trees and vegetation that adversely affect the structure.

3.1.3 Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

3.2 Procedures for Inspection.

The Inspector will:

3.2.1 Describe material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

3.2.2 Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

3.3 Limitations.

*The Inspector is **not** required to:*

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3.3.1 Inspect fences or privacy walls.
3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.
3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

4. Foundations

4.1 Components for Inspection.

4.1.1 Foundation walls, first-floor systems, other support and sub-structure components, stairs.
4.1.2 Ventilation (when applicable).
4.1.3 Grade slab and/or floor slab.

4.2 Procedures for Inspection.

The Inspector will:

4.2.1 Identify the type of structure and material comprising the structure and other items inspected.
4.2.2 Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components.
4.2.3 Inspect foundations for indications of flooding, moisture, or water penetration.
4.2.4 Observe subfloor crawl space ventilation and vapor barriers.
4.2.5 Operate the sump pump when present.
4.2.6 Inspect the visible and accessible wooden members.
4.2.7 Observe the visible condition of floor slab when present.

4.3 Limitations.

*The Inspector is **not** required to:*

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.
4.3.2 Move stored items or debris or perform excavation to gain access.
4.3.3 Enter areas which may contain material hazardous to the health and safety of the Inspector.
4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5. Exterior

5.1 Components for Inspection.

5.1.1 Visible structural components.
5.1.2 Wall covering, trim, and protective coating.
5.1.3 Windows and doors.
5.1.4 Attached porches, decks, steps, balconies, handrails, guardrails, and carports.
5.1.5 Visible exterior portions of chimneys.

5.2 Procedures for Inspection.

The Inspector will:

5.2.1 Identify the type and material comprising the exterior components inspected.
5.2.2 Observe the condition of the components from the ground level.
5.2.3 Observe the condition of a representative number of visible windows and doors.
5.2.4 Inspect attached porches, decks, steps, balconies, handrails, guardrails and carports.

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5.3 Limitations.

*The Inspector is **not** required to:*

5.3.1 Inspect buildings, decks, patios, and other structures detached from the house.
5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.
5.3.3 Inspect or test the operation of security locks, devices, or systems.
5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.
5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flu liners.
5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6. Roof Coverings, Flashings, Gutters, and Downspouts

6.1 Components for Inspection.

6.1.1 Roof covering material.
6.1.2 Rain gutter and downspout system.
6.1.3 Visible portions of roof flashings.
6.1.4 Roof ventilation.
6.1.5 Roof soffits and fascias.
6.1.6 Roof skylights and other roof accessories.

6.2 Procedures for Inspection.

The Inspector will:

6.2.1 Describe type of roofing and gutters.
6.2.2 Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.
6.2.3 If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground.
6.2.4 Inspect flat roofs where internal accessibility is readily and safely available.

6.3 Limitations.

*The Inspector is **not** required to:*

6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.
6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.
6.3.4 Inspect antennas, lightning arresters, or similar attachments.

7. Roof Structure, Attic and Insulation

7.1 Components for Inspection.

7.1.1 Roof framing, sheathing and decking.
7.1.2 Attic insulation and ventilation.

7.2 Procedures for Inspection.

The Inspector will:

7.2.1 Describe material comprising the roof structure in the visible attic area.
7.2.2 Observe the condition of the visible roof structure and attic components where readily and safely accessible.
7.2.3 Investigate evidence of the presence of water penetration.
7.2.4 Determine the presence of attic insulation and its approximate thickness.

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7.3 Limitations.

*The Inspector is **not** required to:*

7.3.1 Enter attic spaces not readily accessible, if headroom is less than 3 feet, or if inspection could damage ceilings or insulation.

7.3.2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

7.3.3 Operate powered roof ventilators.

8. Attached Garage(s)/Carport(s)

8.1 Components for Inspection.

8.1.1 Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation.

8.1.2 Electrical system and components.

8.1.3 Plumbing system and components.

8.1.4 Heating systems or units.

8.2 Procedures for Inspection.

The Inspector will:

8.2.1 Identify type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected.

8.2.2 Observe the condition and function of listed components; electric, plumbing, heating and similar systems.

8.2.3 Check the condition and operation of accessible garage door(s).

8.3 Limitations.

*The Inspector is **not** required to:*

8.3.1 Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards.

8.3.2 Operate the auto reverse function of a vehicle door if the condition or type indicates possible damage could occur from such operation.

9. Electrical

9.1 Components for Inspection.

9.1.1 Entrance of the primary service from masthead to main panel.

9.1.2 Main and sub-panels including feeders.

9.1.3 Branch circuits, connected devices, and lighting fixtures.

9.2 Procedures for Inspection.

The Inspector will:

9.2.1 Identify type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

9.2.2 Observe the existence of a connected grounding conductor when readily accessible.

9.2.3 Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

9.2.4 Determine presence of aluminum branch circuit wiring at the main and sub-panels.

9.2.5 Test and/or verify operation of a representative number of accessible switches, receptacles and light fixtures.

9.2.6 Test and/or verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior.

9.2.7 Verify operation of ground fault circuit interrupters (GFCI), if present.

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9.2.8 Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

9.3 Limitations.

*The Inspector is **not** required to:*

9.3.1 Insert any tool, probe or testing device into the main or sub-panels.
9.3.2 Activate electrical systems or branch circuits which are not energized.
9.3.3 Operate overload protection devices.
9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, sprinkler wiring, swimming pool wiring, or any systems controlled by timers.
9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.
9.3.6 Test every switch, receptacle, and fixture.
9.3.7 Remove switch and outlet cover plates.
9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.
9.3.9 Verify continuity of connected service ground(s).

10. Plumbing

10.1 Components for Inspection.

10.1.1 Visible water supply lines.
10.1.2 Visible waste/soil and vent lines.
10.1.3 Fixtures and faucets.
10.1.4 Domestic hot water system and fuel source.

10.2 Procedures for Inspection.

The Inspector will:

10.2.1 Identify material of the main line and water supply lines.
10.2.2 Verify the presence of a main water supply valve.
10.2.3 Identify type of sanitary waste piping.
10.2.4 Identify type and capacity of domestic water heating unit(s).
10.2.5 Inspect the condition of accessible and visible water and waste lines.
10.2.6 Inspect and operate fixtures and faucets.
10.2.7 Inspect and operate the domestic hot water system.
10.2.8 Inspect and operate drain pumps and waste ejector pumps when possible.
10.2.9 Test the water supply for functional flow.
10.2.10 Test waste lines from sinks, tubs and showers for functional drainage.

10.3 Limitations.

*The Inspector is **not** required to:*

10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.
10.3.2 Inspect any system that is shut-down or secured.
10.3.3 Inspect any plumbing components not readily accessible.
10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.
10.3.5 Inspect interior fire sprinkler systems.
10.3.6 Evaluate the potability of any water supply.
10.3.7 Inspect water conditioning equipment, including softener and filter systems.
10.3.8 Operate freestanding or built-in appliances.
10.3.9 Inspect private water supply systems.
10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.

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10.3.11 Inspect gas supply system for materials, installation or leakage.
10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.
10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.
10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11. Central Heating

11.1 Components for Inspection.

11.1.1 Fuel source.
11.1.2 Heating equipment.
11.1.3 Heating distribution.
11.1.4 Operating controls.
11.1.5 Flue pipes, chimneys and venting.
11.1.6 Auxiliary heating units.

11.2 Procedures for Inspection.

The Inspector will:

11.2.1 Identify the type of fuel, heating equipment, and heating distribution system.
11.2.2 Operate the system using normal control devices to determine function.
11.2.3 Open access panels or covers provided by the manufacturer or installer, if readily detachable.
11.2.4 Observe the condition of normally operated controls and components of the systems.
11.2.5 Observe visible flue pipes, dampers and related components for safe operation.
11.2.6 Observe the condition of a representative number of heat sources in each area of the house.
11.2.7 Inspect the installation and operation of fixed supplementary heat units.

11.3 Limitations.

*The Inspector is **not** required to:*

11.3.1 Activate or operate heating or other systems that have been shut-down.
11.3.2 Activate or operate heating systems that do not respond to normal controls.
11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.
11.3.4 Dismantle any equipment, controls, or gauges.
11.3.5 Inspect the interior of chimney flues.
11.3.6 Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.
11.3.7 Inspect solar heating systems.
11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.
11.3.10 Operate digital-type thermostats or controls.
11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

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11.3.12 Test or operate fireplaces, gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.
11.3.13 Determine clearance to combustibles.

12. Central Air Conditioning

12.1 Components for Inspection.

12.1.1 Cooling equipment.
12.1.2 Cooling distribution.
12.1.3 Operating controls.

12.2 Procedures for Inspection.

The Inspector will:

12.2.1 Identify the type of central air conditioning system and energy sources.
12.2.2 Operate the system using normal control devices.
12.2.3 Open access panels or covers provided by the manufacturer or installer, if readily accessible.
12.2.4 Observe the condition of controls and operative components of the complete system, conditions permitting.
12.2.5 Observe the condition of a representative number of the central air cooling outlets in each habitable area of the house.

12.3 Limitations.

*The Inspector is **not** required to:*

12.3.1 Activate or operate cooling or other systems that have been shut down.
12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.
12.3.3 Check the pressure of the system coolant or determine the presence of leakage.
12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.
12.3.5 Operate equipment or systems if exterior temperature is below 60...Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
12.3.6 Remove covers or panels that are not readily accessible.
12.3.7 Dismantle any equipment, controls, or gauges.
12.3.8 Check the electrical current drawn by the unit.
12.3.9 Operate digital-type thermostats or controls.

13. Interior

13.1 Components for Inspection.

13.1.1 Walls, ceilings, floors, windows, and doors.
13.1.2 Steps, stairways, balconies, railings.
13.1.3 Fireplaces.
13.1.4 Electric outlets and fixtures.
13.1.5 Plumbing fixtures and components.
13.1.6 Heating and cooling distribution.

13.2 Procedures for Inspection.

The Inspector will:

13.2.1 Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.
13.2.2 Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.
13.2.3 Describe type, material, condition and operation of a representative number of windows, doors and their hardware.
13.2.4 Inspect the exterior condition of the kitchen cabinets and countertops.

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13.2.5 Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible.
13.2.6 Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9.
13.2.7 Comment on presence or absence of smoke detectors.
13.2.8 Observe condition and operation of plumbing fixtures and components in each room as described in Section 10.
13.2.9 Observe a representative number of heat and/or air conditioning sources and returns, if applicable, in each room as described in Sections 11&12.

13.3 Limitations.

*The Inspector is **not** required to:*

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.
13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.
13.3.3 Determine clearance to combustibles in concealed areas.
13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

GLOSSARY OF TERMS

Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal control means. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

Additional Inspection Services: Those services offered in addition to the home inspection as defined in these standards, including but not limited to the following examples; wood destroying insect-organism and environmental testing.

Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.

Appliance: A household device operated by use of electricity or gas. Not included in this definition are components cover under central heating, central cooling, or plumbing.

Evaluate: To ascertain, judge, or form an opinion about an item or condition.

Foundation: The base upon which the structure or a 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 drainage: A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.

Functional Flow: Sufficient water flow to provide uninterrupted supply to the highest, unrestricted tap (faucet furthest from the source) when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.

Habitable: In a condition suitable for human habitation.

Habitable Spaces: Rooms or spaces used for sitting, sleeping, bathing, toilets, eating or cooking. Not considered habitable spaces by these Standards are closets, halls, storage spaces and utility areas.

Heat Source: A heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register, or other device(s) from which heat is intended to be emitted.

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

Intended Function: Performing or able to perform the usual function for which an item is designed, or fitted; and be in a condition (state of repair) appropriate to this function, its age and location. [See Function]

Observe: To see through visual directed attention.

Operate: To cause equipment or systems that have been activated to perform their intended function(s), such as turning on a water faucet or turning up the thermostat on an activated heating system.

Readily Accessible: An item or component is readily accessible if, in the judgement of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

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

Shut-down: A system or equipment is considered to be shut-down when its normal control device(s) will not cause it to become activated or operational. The Inspector is not required to activate or operate safety devices (fuses, breakers, etc.) in the "off" position. It is not the responsibility of the Inspector to put these controls in the "on" mode, nor to ensure that the equipment or systems to be tested are operable at the time of the inspection.

Slab on Grade: Structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

Technically exhaustive: An inspection is technically exhaustive when it involves the use of measurements, instruments, testing calculations and other means to develop scientific or engineering findings, conclusions, and recommendations.

Verify: To confirm or substantiate.

CODE OF ETHICS

To maintain the integrity and high standards of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the use of the Standards of Practice (Standards) of the National Association of Home Inspectors, Inc. (NAHI):

1. The Inspector will act as a disinterested third party and will discharge his duties with integrity and fidelity to the public, with fairness and impartiality to all parties.
2. The Inspector shall uphold the honor and dignity of this profession and avoid association with any enterprise of questionable character or apparent conflict of interest.
3. The Inspector will express an opinion only when it is based on practical experience and honest conviction.
4. The Inspector will always act in good faith toward the client.
5. The Inspector will not disclose any information concerning the results of the inspection without the approval of the client for whom the inspection was performed.
6. The Inspector will not accept compensation, financial or otherwise, from more than one interested party for the same service on the same property without the consent of all interested parties.

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7. The Inspector will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the Inspector is responsible.
8. The Inspector may provide “additional inspection services” only after proper disclosure to the client that the “additional inspection services” are not part of the home inspection, as defined by the NAHI Standards of Practice. In addition, the sale of products or correction of deficiencies are not permitted under this Code of Ethics. The Inspector will promptly disclose to the client any interest in any business which may affect the client, the quality or the result of the inspection.
9. The Inspector shall make every effort to uphold, maintain and improve the professional practice, integrity and reputation of NAHI. He will report all violations of this Code by other members, and any other relevant information, to NAHI for possible remedial action.
10. An appraisal or opinion of the market value of the inspected property will not be expressed by the Inspector within the context of the inspection.
11. Use of the NAHI logo and name is limited to those persons holding the designation of Member. Provisional and Affiliate Members may use specifically designated logos in advertising.

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