



# Confidential Inspection Report

LOCATED AT:  
22380 Evergreen Cir  
Forest Lake, MN 55025

PREPARED EXCLUSIVELY FOR:  
Jennifer Hanzal

INSPECTED ON:  
Thursday, February 27, 2025






Inspector, Jason Vennie  
Everest Home Inspectors

# Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

-  = Safety concern that should be corrected as soon as possible.
-  = Minor concern
-  = Possible concern that needs further evaluation or may become a larger problem if not fixed in a timely manner.


## **EXTERIOR: GROUND VIEW BALCONY, DECK OR PORCH BALCONY, DECK OR PORCH**

-  **s-28:** Guardrail is loose
-  **s-30:** Stairs are settling

## **EXTERIOR: GROUND VIEW LANDSCAPING & HARDSCAPING PATIO AND WALKWAY**

-  **s-42:** Settled in front of stoop


## **OWNERS BEDROOM ELECTRICAL SMOKE ALARM**

-  **s-67:** Quiet

## **UPPER RIGHT FRONT BEDROOM ELECTRICAL SMOKE ALARM**

-  **s-70:** Not working

## **FAMILY ROOM ELECTRICAL CO ALARM**

-  **s-82:** Missing

## **FAMILY ROOM ELECTRICAL OUTLET**

**SFTY** s-84: Cover plate is damaged and missing in parts

## **FAMILY ROOM ELECTRICAL SMOKE ALARM**

**SFTY** s-85: Not working

## **GARAGE HVAC REGISTER / RETURN**

**SFTY** s-90: Old vent still open in the garage

## **UPPER HALLWAY & STAIR ELECTRICAL SMOKE ALARM**

**SFTY** s-98: Quiet

## **KITCHEN APPLIANCES GARBAGE DISPOSAL**

**SFTY** s-106: Rubber guard is missing or damaged

## **LAUNDRY ROOM ELECTRICAL WIRING**

**SFTY** s-134: Exposed high voltage electrical wires need to be in a junction box

## **EXTERIOR: GROUND VIEW BALCONY, DECK OR PORCH BALCONY, DECK OR PORCH**

**MIN** s-29: Rotting

## **EXTERIOR: GROUND VIEW BUILDING EXTERIOR DOWNSPOUT**

**MIN** s-31: Discharges next to structure, should discharge a minimum of 3 feet from structure

**MIN** s-32: Extensions are not connected

## **EXTERIOR: GROUND VIEW BUILDING EXTERIOR TRIM**

**MIN** s-33: Damaged

## **EXTERIOR: GROUND VIEW BUILDING EXTERIOR SIDING**

**MIN** s-34: Brick has vertical crack

**MIN** s-35: Tree branches are in contact with the siding and deck

## **EXTERIOR: GROUND VIEW BUILDING STRUCTURE FOUNDATION WALL**

**MIN** s-36: Block is cracked/mortar missing

## **EXTERIOR: GROUND VIEW LANDSCAPING & HARDSCAPING DRIVEWAY**

**MIN** s-40: Apron settling

### **OWNERS BATHROOM PLUMBING TUB ONLY**

**MIN** s-50: Stopper is not connected

**MIN** s-52: Faucet handle is leaking

### **OWNERS BATHROOM ROOM COMPONENTS CEILING**

**MIN** s-56: Ceiling has settling cracks

### **OWNERS BATHROOM ROOM COMPONENTS WINDOW**

**MIN** s-57: Paint or stain is peeling, weathered or faded

### **UPPER MAIN BATHROOM PLUMBING SHOWER / TUB**

**MIN** s-60: Shower head is leaking

### **UPPER MAIN BATHROOM PLUMBING SINK**

**MIN** s-61: Signs of previous leak

### **LOWER BATHROOM PLUMBING SINK**

**MIN** s-64: Drains slow (minor)

### **OWNERS BEDROOM ROOM COMPONENTS INTERIOR TRIM**

**MIN** s-68: Scratch and stained

### **OWNERS BEDROOM ROOM COMPONENTS WINDOW**

**MIN** s-69: Evidence of previous moisture intrusion

### **UPPER RIGHT FRONT BEDROOM ROOM COMPONENTS SCREEN**

**MIN** s-71: Torn or damaged

### **UPPER RIGHT FRONT BEDROOM ROOM COMPONENTS WINDOW**

**MIN** s-72: Paint or stain is peeling, weathered or faded

### **LOWER RIGHT BEDROOM ROOM COMPONENTS INTERIOR DOOR**

**MIN** s-75: Closet door missing

### **LOWER RIGHT BEDROOM ROOM COMPONENTS WINDOW**

**MIN** s-76: Paint or stain is peeling, weathered or faded

### **LOWER LEFT BEDROOM ELECTRICAL SWITCH**

**MIN** s-79: Screw(s) missing from cover plate

## **LOWER LEFT BEDROOM ROOM COMPONENTS INTERIOR DOOR**

**MIN** s-80: Door does not latch

## **LOWER LEFT BEDROOM ROOM COMPONENTS WINDOW**

**MIN** s-81: Paint or stain is peeling, weathered or faded

## **FAMILY ROOM COMPONENTS CEILING**

**MIN** s-86: Staining

## **FAMILY ROOM COMPONENTS WINDOW**

**MIN** s-87: Paint or stain is peeling, weathered or faded

## **FAMILY ROOM COMPONENTS WALL**

**MIN** s-88: Settling crack

## **GARAGE BUILDING STRUCTURE FOUNDATION WALL**

**MIN** s-89: Block is cracked/mortar missing

## **GARAGE ROOM COMPONENTS FLOOR**

**MIN** s-92: Concrete floor is spalling and has some cracks

## **GARAGE ROOM COMPONENTS OVERHEAD DOOR**

**MIN** s-93: Weather seal is damaged and/or missing

## **GARAGE ROOM COMPONENTS WALL**

**MIN** s-94: Damaged

**MIN** s-95: Staining

## **UPPER HALLWAY & STAIR ROOM COMPONENTS CEILING**

**MIN** s-99: Ceiling has settling cracks

**MIN** s-100: Nail pop

## **ENTRYWAY HALLWAY & STAIR ROOM COMPONENTS CEILING**

**MIN** s-101: Ceiling has settling cracks

## **ENTRYWAY HALLWAY & STAIR ROOM COMPONENTS EXTERIOR DOOR**

**MIN** s-102: Damaged

## **KITCHEN APPLIANCES REFRIGERATOR**

**MIN** s-114: Damaged

## **KITCHEN ROOM COMPONENTS CEILING**

**MIN** s-119: Ceiling has damage

## **KITCHEN ROOM COMPONENTS COUNTERTOP**

**MIN** s-120: Grout is cracked/missing

## **KITCHEN ROOM COMPONENTS EXTERIOR DOOR**

**MIN** s-121: Does not slide smoothly

**MIN** s-122: Fogging or sweating

## **KITCHEN ROOM COMPONENTS WINDOW**

**MIN** s-123: Damaged (minor)

## **LAUNDRY ROOM APPLIANCES WASHER**

**MIN** s-129: Leaking from the door seal

## **LAUNDRY ROOM HVAC FURNACE**

**MIN** s-139: Would recommend that the unit is cleaned.

## **LAUNDRY ROOM PLUMBING SINK**

**MIN** s-140: Faucet is not attached to the sink

## **LAUNDRY ROOM ROOM COMPONENTS FLOOR**

**MIN** s-146: Concrete is cracked

## **LIVING ROOM COMPONENTS WINDOW**

**MIN** s-149: Paint or stain is peeling, weathered or faded

## **EXTERIOR: GROUND VIEW LANDSCAPING & HARDSCAPING DRAINAGE AND GRADING**

**PSBL** s-41: May not have positive grade in some area

## **OWNERS BATHROOM PLUMBING TUB ONLY**

**PSBL** s-51: Signs of previous leak


## **KITCHEN APPLIANCES REFRIGERATOR**

**PSBL** s-115: Ice & water dispenser not working

## **LAUNDRY ROOM HVAC FURNACE**

**PSBL** s-138: Shows signs of condensation leak

## LAUNDRY ROOM ROOM COMPONENTS FLOOR

 **s-147:** Signs of possible moisture intrusion

## Scope of Inspection

An inspection does not determine the insurability of the property.

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.

The inspection is limited to visible and accessible components and areas only.

An inspection does not include items not permanently installed.

The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.

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

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

Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.

No pest control, lead paint, asbestos, mold, or other types of testing are being performed.


Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

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


An inspection will not identify concealed or latent defects.

This home inspection is being conducted in accordance with the InterNACHI guidelines

Some items or areas may not be inspected if they are blocked by furniture or stored items.

 = Safety concern that should be corrected as soon as possible.

 = Minor concern

 = Possible concern that needs further evaluation or may become a larger problem if not fixed in a timely manner.

## SOP Descriptions

### **ROOFING MATERIAL**

- 1: Asphalt Shingle
- 2: Roof viewed from: From ground

### **EXTERIOR WALL COVERING MATERIAL**

- 3: Vinyl

### **FOUNDATION TYPE**

- 4: Masonry Block

### **LOCATION OF THERMOSTAT**

- 5: family room and hallway

### **CRAWLSPACE ENTRANCE**

- 6: Not Observed

### **HEATING ENERGY SOURCE**

- 7: Gas

### **HEATING METHOD**

- 8: Forced air and hot water

### **COOLING METHOD**

- 9: Forced Air

### **WATER SUPPLY SOURCE**

- 10: Public

## MAIN WATER SHUT OFF LOCATION

11: Laundry



## MAIN FUEL SUPPLY SHUT OFF LOCATION

12: Laundry



## LOCATION OF FUEL STORAGE SYSTEM

13: Not Observed

## CAPACITY OF WATER HEATING EQUIPMENT

14: 50 gal

## MAIN SERVICE DISCONNECT AMP RATING

15: 150 Amp

## TYPE OF WIRING OBSERVED

16: Copper and Aluminum

## FIREPLACE CONSTRUCTION

17: Construction type: Not Observed

## FIREPLACE PLACE FUEL SOURCE

18: Fireplace fuel source: na

## ATTIC VIEW

19: Attic viewed from: From The Hatch

## ATTIC INSULATION TYPE

20: Blown fiberglass

## ATTIC INSULATION APPROXIMATE DEPTH

21: Approximate depth: 12 to 14 Inches

## OVERHEAD DOOR TYPE

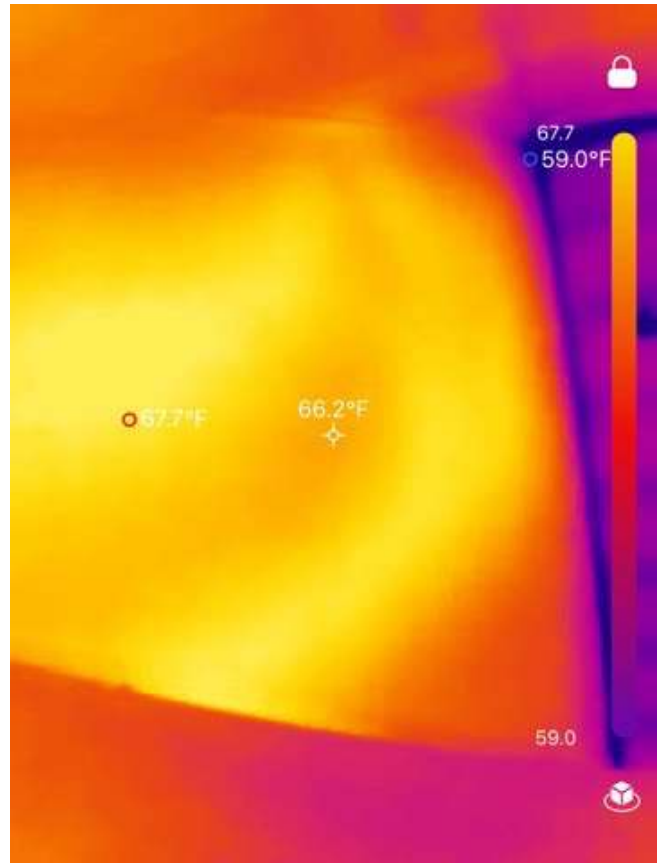
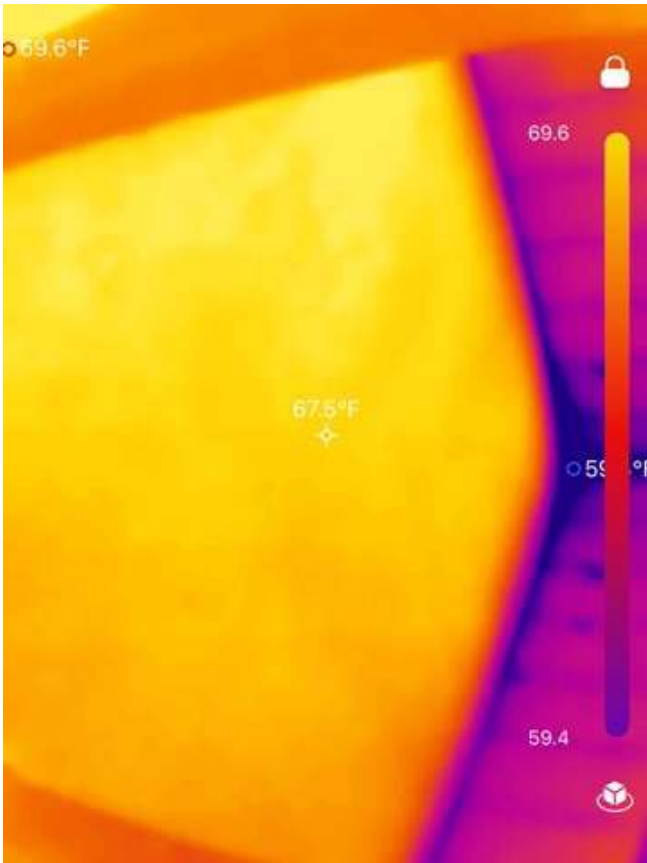
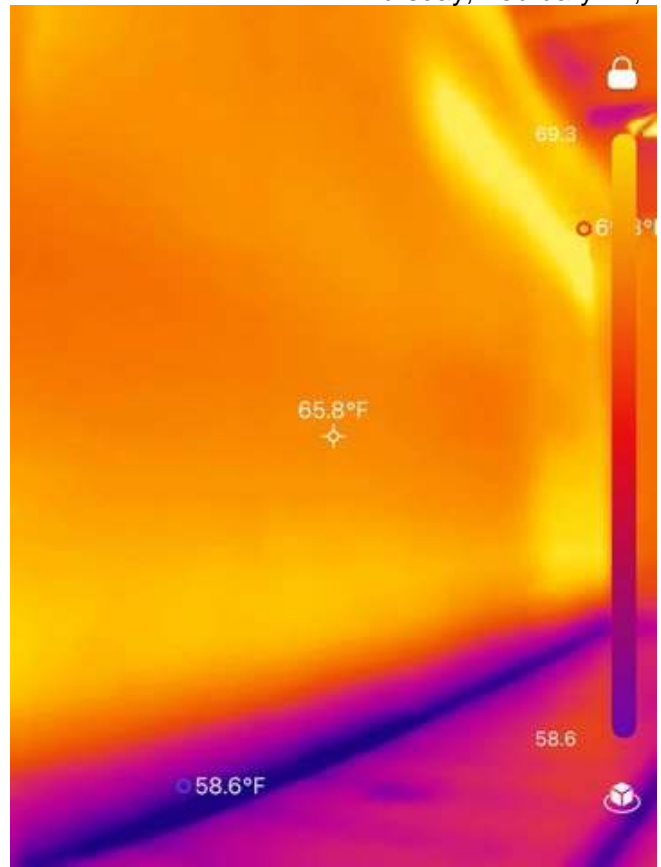
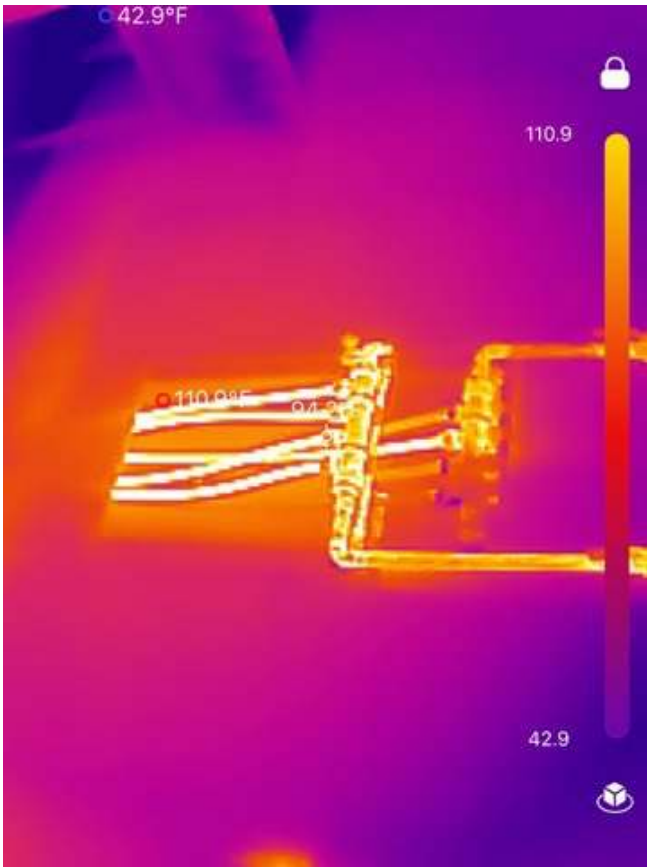
22: Powered

# HVAC

## RADIANT HEATING SYSTEM

23: Radiant Type: Hot Water





## General Room Components

*The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall operate all entryway doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.*

*The home inspector shall observe counters and a representative number of installed cabinets.*

### **GENERAL COMMENTS**

**24:** Minor cosmetic defects throughout the house

## Exterior: Ground View

### HVAC AC-CONDENSER

25: AC Manufacturer: Bryant



26: Year of built: 2008

27: The air conditioner could not be tested because the temperature was below 60 when it it unsafe to run the air conditioner.

### BALCONY, DECK OR PORCH BALCONY, DECK OR PORCH

**SFTV** 28: Guardrail is loose



**MIN** 29: Rotting



**SFTY** 30: Stairs are settling



## BUILDING EXTERIOR DOWNSPOUT

**MIN 31:** Discharges next to structure, should discharge a minimum of 3 feet from structure



**MIN 32:** Extensions are not connected



### BUILDING EXTERIOR EXTERIOR TRIM

**MIN 33:** Damaged



## BUILDING EXTERIOR SIDING

**MIN 34:** Brick has vertical crack



**MIN 35:** Tree branches are in contact with the siding and deck





## BUILDING STRUCTURE FOUNDATION WALL

**MIN 36:** Block is cracked/mortar missing





**ELECTRICAL GFCI**

**37: Ok**

## PLUMBING HOSE BIBB

38: Winterized



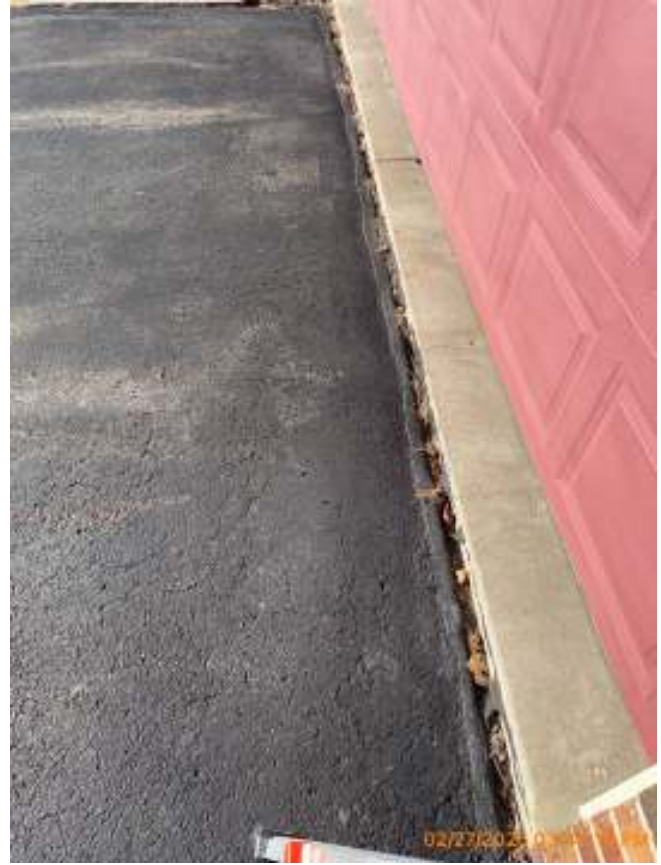
## PLUMBING IRRIGATION SYSTEM

39: Water is off to irrigation system



## LANDSCAPING & HARDSCAPING DRIVEWAY

**MIN** 40: Apron settling



## LANDSCAPING & HARDSCAPING DRAINAGE AND GRADING

**PSBL** 41: May not have positive grade in some area

## LANDSCAPING & HARDSCAPING PATIO AND WALKWAY

**SFTY** 42: Settled in front of stoop



## Exterior: Roof View

### ROOF ROOF MATERIAL

43: Roof Material: Asphalt Shingle

## Attic

### BUILDING STRUCTURE ROOF SHEATHING

44: Ok



### INSULATION & VENTILATION INSULATION

45: Insulation Style: Blown fiberglass

**46:** Approximate Depth: 12 to 14"



## Bathroom

### Owners

#### **ELECTRICAL GFCI**

**47:** Ok

#### **INSULATION & VENTILATION KITCHEN / BATH EXHAUST**

**48:** Vent Type: Vented

**PLUMBING TUB ONLY**

**49:** Jets working



**MIN** 50: Stopper is not connected



**PSBL** 51: Signs of previous leak





**MIN 52: Faucet handle is leaking**



**PLUMBING SINK**

**53: Ok**

**PLUMBING STAND-ALONE SHOWER**

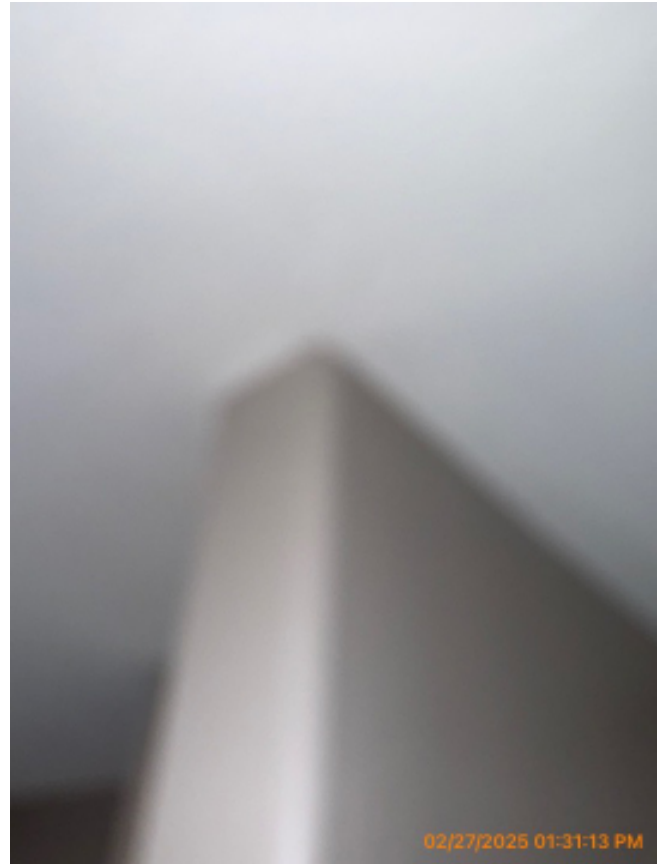
**54: Ok**

**PLUMBING TOILET**

**55: Ok**

## ROOM COMPONENTS CEILING

**MIN 56:** Ceiling has settling cracks



## ROOM COMPONENTS WINDOW

**MIN 57:** Paint or stain is peeling, weathered or faded



## Upper Main

### ELECTRICAL GFCI

**58:** Ok

### INSULATION & VENTILATION KITCHEN / BATH EXHAUST

**59:** Vent Type: Vented

## PLUMBING SHOWER / TUB

**MIN 60:** Shower head is leaking



## PLUMBING SINK

**MIN 61:** Signs of previous leak



## PLUMBING TOILET

**62:** Ok

**Lower**

## ELECTRICAL GFCI

**63:** Ok

## PLUMBING SINK

**MIN 64:** Drains slow (minor)



## PLUMBING TOILET

**65:** Ok

## Bedroom

### Owners

#### ELECTRICAL CEILING FAN

66: Ok



## ELECTRICAL SMOKE ALARM

**SFTV** 67: Quiet



## ROOM COMPONENTS INTERIOR TRIM

**MIN 68:** Scratch and stained





## ROOM COMPONENTS WINDOW

**MIN 69:** Evidence of previous moisture intrusion



## Upper Right Front

### ELECTRICAL SMOKE ALARM

**SFTY** 70: Not working



## ROOM COMPONENTS SCREEN

**MIN** 71: Torn or damaged



## ROOM COMPONENTS WINDOW

**MIN 72:** Paint or stain is peeling, weathered or faded



## Lower Right

### ELECTRICAL CEILING FAN

73: Ok



### ELECTRICAL SMOKE ALARM

74: Ok

## ROOM COMPONENTS INTERIOR DOOR

**MIN 75:** Closet door missing



## ROOM COMPONENTS WINDOW

**MIN 76:** Paint or stain is peeling, weathered or faded



## Lower Left

### ELECTRICAL CEILING FAN

77: Ok



### ELECTRICAL SMOKE ALARM

78: Ok

## ELECTRICAL SWITCH

**MIN 79:** Screw(s) missing from cover plate



## ROOM COMPONENTS INTERIOR DOOR

**MIN 80:** Door does not latch



## ROOM COMPONENTS WINDOW

**MIN** 81: Paint or stain is peeling, weathered or faded



## Family Room

### ELECTRICAL CO ALARM

**SFTY** 82: Missing

### ELECTRICAL GFCI

83: Ok

## ELECTRICAL OUTLET

**SFTY** 84: Cover plate is damaged and missing in parts



## ELECTRICAL SMOKE ALARM

**SFTY** 85: Not working



## ROOM COMPONENTS CEILING

**MIN 86:** Staining



## ROOM COMPONENTS WINDOW

**MIN 87:** Paint or stain is peeling, weathered or faded





## ROOM COMPONENTS WALL

**MIN 88:** Settling crack



## Garage

### BUILDING STRUCTURE FOUNDATION WALL

**MIN 89:** Block is cracked/mortar missing



## HVAC REGISTER / RETURN

**SFTY** 90: Old vent still open in the garage



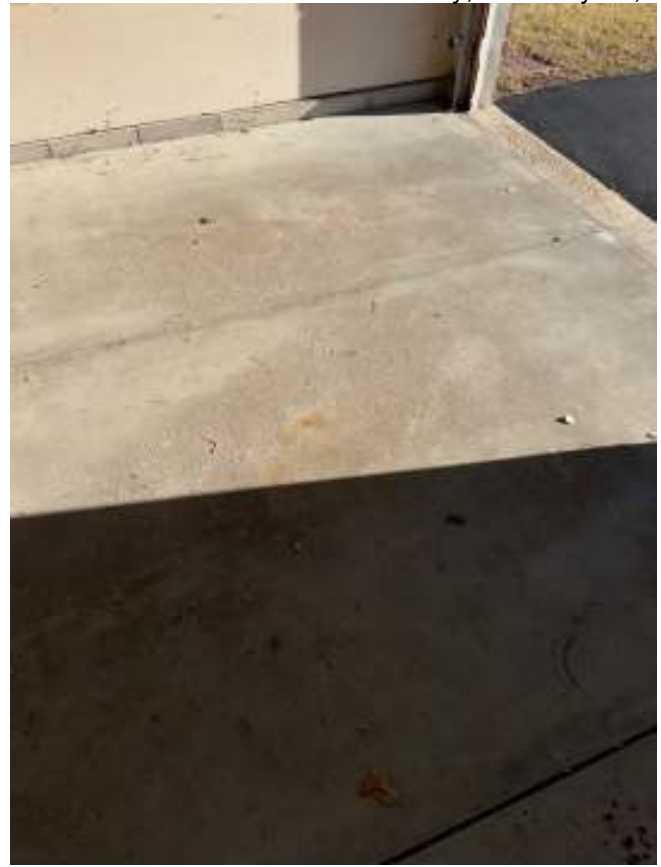
## ELECTRICAL GFCI

91: Ok

## ROOM COMPONENTS FLOOR

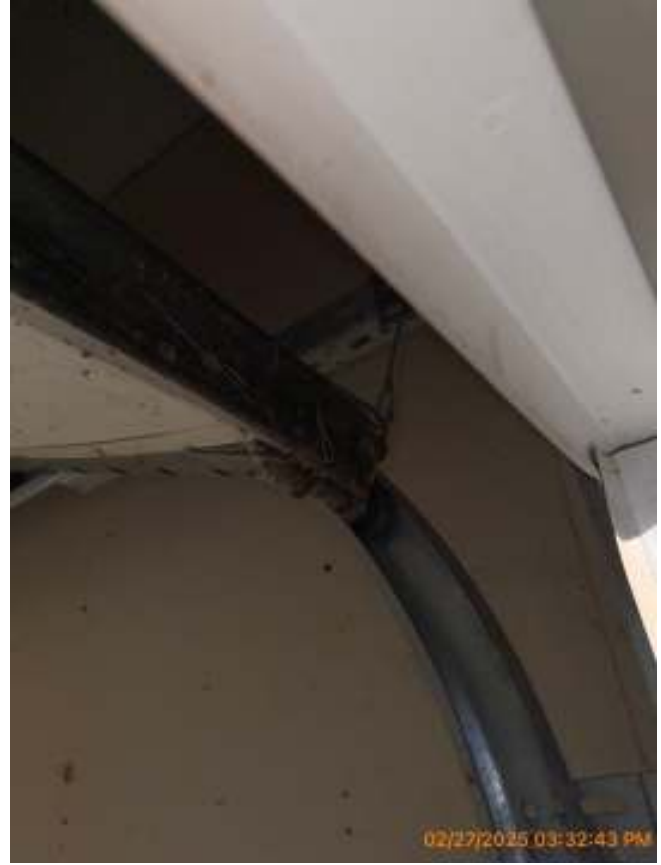
**MIN 92:** Concrete floor is spalling and has some cracks





## ROOM COMPONENTS OVERHEAD DOOR

**MIN 93:** Weather seal is damaged and/or missing



## ROOM COMPONENTS WALL

**MIN 94:** Damaged



**MIN 95: Staining**



## Hallway & Stair

### Upper

#### **ELECTRICAL CO ALARM**

**96: Ok**

#### **ELECTRICAL SMOKE ALARM**

**97: Ok**

**SFTY** 98: Quiet



## ROOM COMPONENTS CEILING

**MIN 99:** Ceiling has settling cracks



**MIN** 100: Nail pop



## Entryway

### ROOM COMPONENTS CEILING

**MIN 101:** Ceiling has settling cracks



## ROOM COMPONENTS EXTERIOR DOOR

**MIN** 102: Damaged



## Kitchen

### APPLIANCES DISHWASHER

103: Dishwasher Manufacturer: Samsung



104: Year Built: 2016

### APPLIANCES GARBAGE DISPOSAL

105: Ok

**SFTY** 106: Rubber guard is missing or damaged



## APPLIANCES MICROWAVE OVEN

107: Microwave Manufacturer: Samsung



108: Year Built: 2016

## APPLIANCES OVEN/RANGE

109: Energy Source: Electric



**110:** Oven Manufacturer: Samsung



**111:** Year Built: 2021

## APPLIANCES REFRIGERATOR

112: Refrigerator Manufacturer: Samsung



113: Year Built: 2016

**MIN** 114: Damaged



**PSBL** 115: Ice & water dispenser not working

**ELECTRICAL GFCI**

116: Ok

## INSULATION & VENTILATION KITCHEN / BATH EXHAUST

117: Vent Type: Recirculating



## PLUMBING SINK

118: Ok

## ROOM COMPONENTS CEILING

**MIN** 119: Ceiling has damage



## ROOM COMPONENTS COUNTERTOP

**MIN 120:** Grout is cracked/missing



## ROOM COMPONENTS EXTERIOR DOOR

**MIN** 121: Does not slide smoothly



**MIN** 122: Fogging or sweating



## ROOM COMPONENTS WINDOW

**MIN** 123: Damaged (minor)



## Laundry Room

### APPLIANCES DRYER

124: Energy Source: Electric

**125:** Dryer Manufacturer: Whirlpool



**126:** Year Built: 2012

## APPLIANCES WASHER

127: Washer Manufacturer: Whirlpool



128: Year Built: 2013

**MIN** 129: Leaking from the door seal



## ELECTRICAL ELECTRIC SERVICE PANEL

130: Circuit Manufacturer: Cutler-Hammer



131: Panel Rating: 150 Amp

132: Wiring Distribution: Copper and Aluminum

## ELECTRICAL GFCI

133: Ok

## ELECTRICAL WIRING

**SFTY** 134: Exposed high voltage electrical wires need to be in a junction box



## HVAC FURNACE

135: Energy Source: Gas

**136:** Furnace Manufacturer: Armstrong



**137:** Year Built: 2001

**PSBL** 138: Shows signs of condensation leak



**MIN** 139: Would recommend that the unit is cleaned.

## PLUMBING SINK

**MIN 140:** Faucet is not attached to the sink



## PLUMBING SUMP PUMP

141: Ok



## PLUMBING WATER HEATER

142: Water Heater Capacity: 50 gal

143: Water Heater Energy Source: Natural gas



## ROOM COMPONENTS FLOOR

**MIN 146:** Concrete is cracked



**PSBL** 147: Signs of possible moisture intrusion



## Living Room

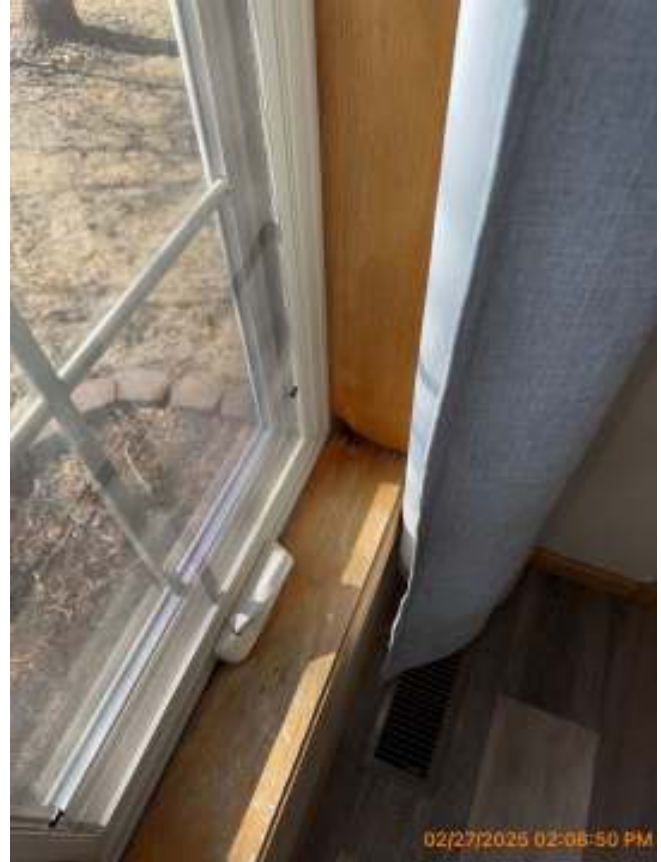
### ELECTRICAL CEILING FAN

148: Ok



## ROOM COMPONENTS WINDOW

**MIN 149:** Paint or stain is peeling, weathered or faded



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



[www.NACHI.org](http://www.NACHI.org)

*Effective October 2017*

## InterNACHI's Vision and Mission

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

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

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

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

### Headquarters

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

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

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

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*Code de Déontologie de l'Inspection Immobilière*, the French version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/code-of-ethics-french.htm>

InterNACHI's Home Inspection  
Standards of Practice

TABLE OF CONTENTS

<b>1. Definitions and Scope .....</b>	<b>3</b>
<b>2. Limitations, Exceptions &amp; Exclusions .....</b>	<b>3</b>
<b>3. Standards of Practice .....</b>	<b>5</b>
<b>3.1. Roof .....</b>	<b>5</b>
<b>3.2. Exterior .....</b>	<b>5</b>
<b>3.3. Basement, Foundation, Crawlspace &amp; Structure .....</b>	<b>6</b>
<b>3.4. Heating .....</b>	<b>6</b>
<b>3.5. Cooling .....</b>	<b>7</b>
<b>3.6. Plumbing .....</b>	<b>7</b>
<b>3.7. Electrical .....</b>	<b>8</b>
<b>3.8. Fireplace .....</b>	<b>9</b>
<b>3.9. Attic, Insulation &amp; Ventilation .....</b>	<b>10</b>
<b>3.10. Doors, Windows &amp; Interior .....</b>	<b>11</b>
<b>4. Glossary of Terms .....</b>	<b>12</b>
<b>Code of Ethics .....</b>	<b>14</b>

**1. Definitions and Scope**

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

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

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

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

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

**2. Limitations, Exceptions & Exclusions**

**2.1. Limitations:**

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

**2.2. Exclusions:**

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

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

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

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

### **3. Standards of Practice**

#### **3.1. Roof**

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

#### **3.2. Exterior**

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

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

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

IV. The inspector is not required to:

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

**3.3. Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

**3.4. Heating**

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

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

### **3.5. Cooling**

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

### **3.6. Plumbing**

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

*InterNACHI's Home Inspection Standards of Practice*

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

**3.8. Fireplace**

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

II. The inspector shall describe:

- A. the type of fireplace.

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

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

IV. The inspector is not required to:

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

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

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

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

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

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

#### **I. The inspector shall inspect:**

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

#### **II. The inspector shall describe:**

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

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

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

#### **IV. The inspector is not required to:**

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

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

#### 4. Glossary of Terms

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

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

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

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

### **International Code of Ethics for Home Inspectors**

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

#### **I. Duty to the Public**

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

with all federal, state and local laws concerning discrimination.

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

requirements of the jurisdiction where he or she conducts business.

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

## **II. Duty to Continue Education**

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

## **III. Duty to the Profession and to InterNACHI®**

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

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

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

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