HOME INSPECTION REPORT

Report #:

2019.03.18_1 – John Doe

Property Address:

Date and Time of Inspection:

Monday, March 18, 2019 from 3:30pm to 7:30pm

Client's Representative:

GENERAL INFORMATION

Inspection Address:	555 No Name Street, Warner Robins, GA 31068
Inspection Date:	March 18, 2019
Weather:	66 Deg. F. and Clear
Inspected By:	Heart of Georgia Home Inspections, LLC 1005 Tuscany Trail, Perry, GA 31069 heartofgeorgiahi@gmail.com
Inspector:	Alex Cubbage, CPI
Client Information:	
Buyer's Agent:	
Structure Type:	Wood Frame
Furnished:	No
Utilities on:	Yes
Number of Stories:	2
Structure Style:	Single Family Home
Estimated Year Built:	2014
People on Site During Inspection:	

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home!

We understand how stressful this process can be. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector discusses with during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

Take a deep breath, Relax! Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice know about, however the issues that really matter fall into four major categories:

1. Major Defects: Example of this would be a significant structural failure.
2. Things that may lead to major defects: A small water leak coming out of a piece of roof flashing.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damage caused by termite infestation for example.
4. Safety Hazards: Such as a lack of GFCI protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything or anything mentioned in the report. No home is perfect.

Try to keep things in perspective. Don't lose the deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or small, nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report.

SCOPE: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Heart of Georgia Home Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

IMPROVEMENT AND REPAIR RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Member #19020608. Certified Professional Inspector (CPI). I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

Alex Cubbage, CPI

Owner, Heart of Georgia Home Inspections, LLC

HOME INSPECTION REPORT

The following major elements of the home, and each sub-element listed, will be inspected as required by the InterNACHI Standards of Practice. Each element will be assigned an overall rating based on their observed condition on the day of the inspection.

Rating Criteria:

1. Satisfactory: Item is functioning or operating as expected on the day of the inspection.

2. Monitoring Recommended: Minor deficiencies exist that could lead to future corrective action or replacement and should be monitored closely.

3. Correction Action or Replacement Recommended: Major Deficiencies exist that warrant immediate corrective action or replacement.

4. Not Inspected or Not Present: The item was either outside the scope of the inspection or not present on the day of the inspection.

ROOF: The overall roof system is in good shape. The roof has a steep slope and the inspector did not gain access to the roof for safety reasons. The roof was inspected from various points along the eaves on every side of the home.

1. Type of roof covering material: **Asphalt Shingle**

    a. Overall Roof Condition: **Satisfactory**

2. Gutters and Down Spouts: **Not Present**

    a. Gutters and Down spouts were not installed on the home. It is recommended you install these items to direct water away from the foundation.

3. Vents: **Satisfactory**

    a. There are two (2) through roof plumbing vents. One vent is on the north side of the roof and one is on the south side. Flashing and sealant around the vent pipe roof penetration is satisfactory.

4. Flashing: **Corrective Action Recommended**

    a. Kickout flashing missing in several areas. At the back of the house to the north and south of the screen porch, the flashing is improperly installed and potential for water penetration into the wall system exists. The brick mortar was deteriorating at these locations as well. Recommend a roofing or masonry subcontractor properly install kickout flashing at these locations and correct the deteriorated/failing mortar and properly seal the joint. Kickout flashing should be installed to direct water away from the wall.

5. Skylights: **Not Present**

6. Chimney: **Not Present**

7. Other Roof Penetrations: The kitchen range exhaust vent terminated on the east facing roof surface. This is the only other roof penetration besides the two plumbing vent pipes mentioned above. The flashing and condition of the range exhaust vent was satisfactory.

8. General Structure of the roof: (from readily accessible panels, doors, or stairs): The general structure of the roof was satisfactory. The rafters, ridge board, and collar ties appeared to be satisfactorily constructed and installed. The underside of the roof deck was oriented strand board (OSB) and appeared to be fastened properly to the rafters.

9. Observed indications of Active Roof Leaks? **No observed indications of active roof leaks or water penetration was observed on the day of the inspection.**

EXTERIOR:

1. Exterior wall covering material:

    a. Brick veneer: **Corrective Action Recommended:**

        i. Most of the penetrations through the brick veneer need to be properly sealed. This includes the bonding wire for the gas fire place line, refrigerant and condensate lines, exterior hose bibs and more. Recommend resealing all penetrations through the exterior wall to prevent moisture and insect intrusion.

        ii. There is a large hole / missing mortar under the drip edge at the fascia on the outside of the garage. This large hole needs to be properly sealed.

b. EIFS (Exterior Insulation Finish System): **Corrective Action Recommended:** A hole was observed in the EIFS on the southernmost column on the front porch that should be corrected.

2. Eaves: **Satisfactory**

3. Soffits: **Satisfactory**

4. Fascia: **Corrective Action Recommended**

   a. The joint between the fascia and roof material was not professionally installed and has pulled away. This is area is above the front porch location of the home. Recommend removing the old sealant and applying new.

5. Windows: **Corrective Action Recommended**

   a. Majority of the exterior windows had deteriorating caulking around the header and jambs. Recommend all windows be resealed to prevent water intrusion.

b. Rust was observed on most of the steel lintels above the windows. Although minor, recommend painting the lintels to prolong the life of the material.

6. Exterior Doors: **Corrective Action Recommended**

a. Both sides of the lower portion of the jamb on the front and rear doors of the home needs sealant. Recommend installing sealant in these areas.

7. Flashing and Trim: **Satisfactory**

8. Walkways and Driveways: **Monitoring Recommended**

a. There were 2 cracks observed on the driveway. One was on the southern corner near the street and is considered minor. The other crack extended hallway across the driveway and should be monitored to ensure the crack does not continue to widen which will require corrective action.

b. **Corrective Acton Recommended**: Both sides of the driveway near the garage are undermined quite a bit. If not corrected, the area will continue to erode and significant settlement of the driveway may occur.

c. **Corrective Action Recommended**: There was a portion of conduit, presumable for the Cable TV coaxial cable that was exposed near the edge of the driveway. It is recommended this section be properly installed at least 6" below grade to prevent physical damage.

9. Stairs, steps, and stoops, stairways and ramps: **Satisfactory**

10. Porches: **Satisfactory**

11. Patios: **Not present**

12. Decks: **Not present**

13. Balconies: **Not present**

14. Carports: **Not present**

15. Railings, Guards, Handrails: **Not present**

16. Vegetation: **Corrective Action Recommended**

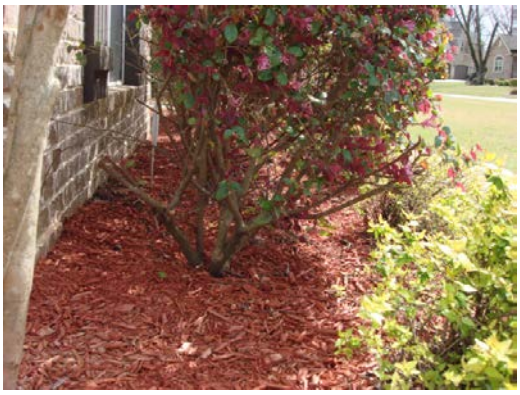
    a. Several large Pecan Tree branches overhang the roof structure of the home. It is recommended these limbs be trimmed to prevent damage to the structure if the limbs fall during a wind event. Smaller limbs have also fallen onto the roof surface which could damage shingles and lead to water intrusion.

17. Surface Drainage: **Monitoring recommended**

    a. Due to a lack of gutters and downspouts, the water cascades of the roof and has started eroding away the earth underneath. It appears the seller is aware of the situation as several of these locations are equipped with makeshift splash blocks. If these areas continue to erode, standing water and ponding will become a problem and could lead to foundation issues. Also, moss was observed on the brick veneer due to this constant splashing and prolonged saturation during rain events. As stated above, gutters and downspouts are highly recommended.

18. Grading of Property that could affect the structure due to moisture intrusion: **Monitoring recommended**

    a. Although there were no signs of negative drainage, several areas around the home were relatively flat which could allow water to accumulate and not properly drain away from the structure. The proper grade should fall 6" in 10' away from the home. Recommend monitoring these flat areas to ensure water does not begin to accumulate.



19. Retaining Walls: **Not Present**

BASEMENT, FOUNDATION, CRAWLSPACE, & STRUCTURE

1. Foundation Type: **Concrete Slab on Grade**
2. Basement: **Not Present**
3. Crawlspace: **Not Present**
    a. Location of Access: **Not Present**
4. Structural components:
    a. Wood in contact with or near soil: **No**
    b. Indications of active water penetration? **No**
    c. Indications of possible foundation movement: **No**
5. Cutting, Notching, and boring of framing members that may, in the inspector's opinion, present a structural or safety concern: There no signs of notching or boring of framing members observed on the day of the inspection.

GARAGE

1. Vehicle Door: **Satisfactory**
    a. A garage door opener was present which functioned properly on the day of the inspection.

    b. Photo Electric Eyes: **Satisfactory**
        i. These devices prevent the garage from shutting on someone or

something. The photo electric eyes were present and functioned properly on the day of the inspection.

HEATING and COOLING SYSTEMS

1. Heating and Cooling System: The system in this home is a heat pump system consisting of one outdoor condensing unit located on the south side of the home and an indoor air handler located in the attic space.

a. Energy Source: **Electric**

b. Heating Method: **Forced Air**

c. The primary and secondary condensate drain lines exit the home on the south side near the condenser unit. One of the lines is missing the 90 degree fitting on the end. It is recommended this be replaced.

d. Overall duct work installation looked satisfactory and properly installed. The duct work consisted of both sheet metal main trunk lines and flexible branch lines.

2. Location of Thermostat: There are two thermostats in the home. One is located just outside the kitchen at the base of the stairs on the first floor. The second thermostat is in the second floor bonus room near the door.

3. Did the heating and or cooling system operate?: The outside temperature during the inspection was 65 degrees which is optimal for testing both the heating and cooling systems. The system appeared to function properly in both modes.

    a. Temperature differential: An infrared temperature gun was used to test the temperatures at the supply registers and return grilles during the inspection. Appropriate temperature differential of around 14-20 degrees was observed during the inspection. The photos below show the readings taken in heating mode which a 23 degree temperature difference between the supply and return.

4. Heating and Cooling System Accessibility: Both the air handler in the attic and outside condensing unit were readily accessible on the day of the inspection.

5. **Corrective Action Recommended**: The secondary condensate drain pan, installed under the air handler in the attic space, appears to show signs of a significant condensate issue sometime in the past. The foam blocks upon which the air handler rest show water stains and the pan itself appears to have had a large amount of water in it. It is recommended that a HVAC technician further evaluate the system.

PLUMBING

1. Water Supply: **Public**

2. Main water supply shut-off valve:

    a. Location: The main water supply shut-off valve is located in the front yard in the middle near the street. The water meter is located in a rectangular hand hole box and the main shut off valve is located just east of this in a smaller, circular valve box.

3. Main fuel supply shut-off valve: **Not Present** No fuel supply for this home

4. Water Heater:

    a. Energy Source: **Electric**

b. Capacity: 80 Gallons

c. Temperature and Pressure Relief (TPR) Valve: The TPR valve is located on top of the tank. This valve allows the water heater to vent if excessive temperatures or pressure build up within the tank. Both the TPR valve and the water heater drain pan are pipe to the exterior of the home and terminate on the north wall. There is a second plumbing cleanout located under these two pipes. There is a second plumbing cleanout similar to this one on the south side of the home.

d. **Corrective Action Recommended:** There appears to be a dissimilar metal issue causing corrosion and rust on the expansion tank "T" fitting on top of the water heater. A plumbing contractor needs to correct this issue ASAP.

5. Interior Water Supply

    a. Adequacy of water supply by testing multiple fixtures: **Monitoring Recommended**

        i. There was a noticeable decrease in water pressure when testing multiple fixtures in the master bathroom.

    b. Faucets:

        i. Hot and Cold Water Supply Functional: **Yes**

        ii. **Corrective Action Recommended**: The kitchen sink faucet lever was hard to operate and did not function properly. Recommend repair or replacement of this faucet.

    c. Fixtures: **Satisfactory**

    d. Toilets:

        i. Condition: **Satisfactory**

        ii. Connection to Floor: **Satisfactor**y

        iii. Leaking: **NO**

6. Drainage:

    a. Sinks: **Monitoring Recommended**

        i. The cabinet under the sink in the half bath on the first floor appeared to show signs of previous water damage. There were no signs of active leaks on the day of the inspection, however a moisture meter showed the stain was still mildly wet. This area should be monitored.

b. Tubs: **Satisfactory**

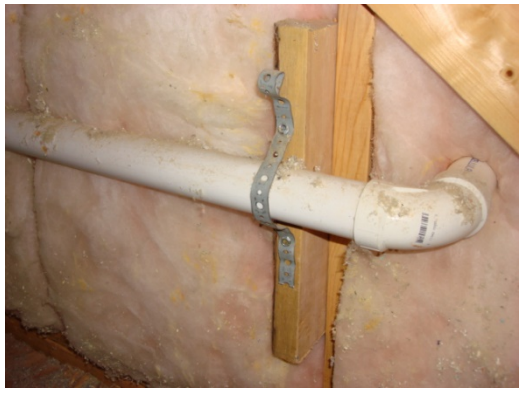
c. Showers: **Satisfactory**

d. Mechanical Drain Stops Present: **Yes**

   i. Functional: **Yes**

7. Drain Waste and Vent System:

   a. **Monitoring Recommended**: The PVC plumbing drain and vent piping was observed to be supported with “plumbers’ tape” which is not correct. Plumbers tape is only to be used on steel or metal pipe and not PVC which could be damaged over time. This should be monitored and replaced if the plumbers tape starts to cut into the PVC piping.



   b. P-Traps Present: **Yes**

8. Drainage Sump Pumps: **Not Present**

ELECTRICAL

1. Service Entrance Conductors: The main electrical service to the home is

   underground and enters the meter on the north side of the home near the garage.

2. Main service disconnect:

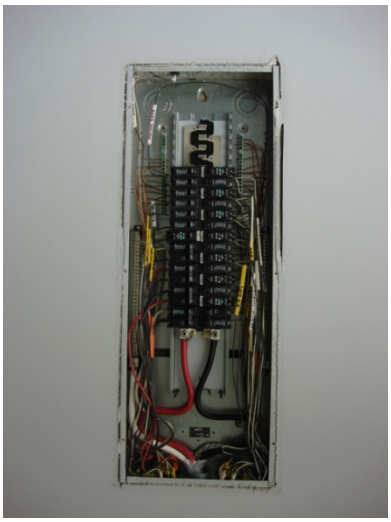
   a. Amperage Rating: **200 AMPS**

      i. The main service disconnect amperage rating was verified by observing the rating of the panel box, the rating of the main breaker, and the size of the main service conductors.

3. Service Grounding and Bonding: **Corrective Action Recommended**

   a. The ground rod for the main service panel was not properly installed. The entire length of the ground rod is required to be driven underground. There was at least 3" of the rod exposed above grade which is incorrect. An electrician needs to properly drive the ground rod fully below grade.

4. Panelboards: There is one main panel which includes the main 200 amp breaker as well as the 40 amp double pole breaker for the outside condenser unit. There is a sub-panel located in the garage which houses all the remaining breakers and circuits for the home. **Satisfactory**



a. Overcurrent Protection Devices: **Yes**

b. Type of Wiring: Non-metallic Sheathed wiring

    i. Solid Aluminum Branch circuit wiring present? **No**

c. Arc Fault Circuit Interrupter present? **Yes**

    i. Tested: All AFCI breakers were tested by pressing the test button on the breaker. **Satisfactory**

d. Missing knockouts present: **No**

e. **Corrective Action Recommended**:

    i. There are two electrical junction boxes in the attic space which are not covered. They are located near the large picture window in the front of the home. This is a safety issues that needs to be corrected.

ii. **Monitoring Recommended**: The electrical feed for the disposal under the kitchen sink appeared to be installed incorrectly which is causing strain on the wiring where it enters the back of the cabinet. This should be monitored to ensure the insulation on the wring does not become damaged.

5. Representative Number of: A representative number of switches, lighting fixtures and receptacles were tested.

    a. Switches: **Monitoring Recommended:**

        i. There was on switch in the kitchen to the far right of the sink that did not seem to operate anything. Consult seller as to the function of this switch.

    b. Lighting Fixtures: **Monitoring Recommended**

        i. There are multiple can lights throughout the residence which are covered in the attic space with blown insulation. These are required to be type IC (insulation covered) can lights. I was unable to verify if these were correct fixtures. Recommend having these further evaluated to ensure they are the correct type.

    c. Receptacles: **Satisfactory**

6. Ground Fault Circuit Interrupter (GFCI):

    a. All GFCI's Tested: Yes, all GFCI receptacles were tested and all were satisfactory. There are GFCI's located in the garage, exterior, kitchen, and all bathrooms.

b. Method of Test: GFCI Tester

7. Smoke and Carbon Monoxide Detectors Present: **Yes**

FIREPLACE

1. Fireplace present: Yes, a ventless gas fireplace was present.

a. Condition of Hearth or Chamber: **Satisfactory**

b. Damper Door: **Not Present**

c. Lintel Above Fireplace: **Satisfactory**

d. Smoke and Carbon Monoxide Detector in same room as fireplace:

Corrective Action Recommended

i. There did not appear to be a carbon monoxide and smoke detector in the same room as the fire place. A detector of this type needs to be installed.

ATTIC, INSULATION, & VENTILATION

1. Attic Insulation:

   a. Type: Blown Cellulose Insulation

   b. Approximate Average Depth: 8”

   c. R-Value: R-30

2. Attic Ventilation: Perforated Soffit and Ridge Vent **Satisfactory**

3. Mechanical Exhaust Systems:

   a. Kitchen: **Satisfactory**. The range exhaust is ducted to the outside.

      i. **Corrective Action Recommended**: The light for the range exhaust fan is broken and needs replacement.

b. Bathrooms: **Corrective Action Recommended**

i. All of the bathroom exhaust fans are ducted into the attic space which is incorrect. This is allowing warm moist air to be exhausted into the attic space which is a big problem. These need to be ducted to the exterior of the residence.

c. Laundry Room: **Satisfactory**

INTERIOR

1. Doors: **Corrective Action Recommended**

   a. The closet doors in the front guest bedroom would not latch. The latch mechanism on top of door or strike plates needs to be adjusted.

2. Windows: Satisfactory

3. Floors: **Monitoring Recommended**

   a. A cracked floor tile was observed in the kitchen

b. There were several hollow spots in the wood flooring where the flooring was not properly adhered to the slab. The picture below is in the main entry way near the entry to the hallway for the guest rooms.

4. Walls: **Satisfactory**

5. Ceilings: **Satisfactory**

6. Stairs, Steps, Landings, Stairways, Ramps: **Satisfactory**

7. Railings, Guards, and Handrails: **Satisfactory**

    a. Spacing between intermediate balusters, spindles, and rails for steps, stairways, guards, and railing: **Satisfactory**

END REPORT

InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

www.NACHI.org

Effective March 2018

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

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

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

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

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

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

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1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

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

2.2. Exclusions:

I. The inspector is not required to determine:

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

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.

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.

I. perform a water test.

J. warrant or certify the roof.

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

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.

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;

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.

3.4. 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

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, polyethylene, or similar plastic 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;

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. for the presence of 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 and/or carbon monoxide 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 who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements.

2. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation 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.