



*Residential
Commercial
Agricultural*

Inspection report for the property at:

**123 Metropolis Street
Lexington, KY 40500**



This report was prepared exclusively for **Clark Kent**
On April 2, 2014

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Inspection performed and report prepared by:
Patrick Fitzwater KY LIC. HI-4087



Fitzwater Property Inspection, LLC

10:01 June 30, 2014



Clark Kent
123 Metropolis Street
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General Information

Property Information

Property Address: 123 Metropolis Street
City: Lexington State: Kentucky Zip: 40500

Client Information

Client Name: Clark Kent
Client Address: 123 Metropolis Street
City: Lexington State: Kentucky Zip: 40500
Phone: 859-555-4444
E-Mail: ckent@metropolisbb.com

Inspection Company

Inspector Name Patrick Fitzwater
Company Name Fitzwater Property Inspection, LLC
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Inspection Company City: Lexington State: Kentucky Zip: 40503
Inspection Company Phone: 859-396-1933
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Inspection Company E-Mail: info@fitzwaterpropertyinspection.com
File Number: 20140402

Conditions

Others Present: Owner Property Occupied: Yes
Estimated Age: 58 Entrance Faces: Southwest
Inspection Date: 04/2/2014
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Temperature: 58 degrees Farenheit
Weather: Partly cloudy Soil Conditions: Damp
Space Below Grade: Crawl Space
Building Type: Single family Garage: None
Sewage Disposal: City How Verified: Owner
Water Source: City How Verified: Owner
Additions/Modifications: N/A



Lots and Grounds

Driveway: Asphalt - Damaged or deteriorated, recommend estimate for repair or replacement by a reputable contractor.



Walks: Concrete
Steps/Stoops: Concrete
Porch: Concrete
Patio: Concrete
Grading: Minor slope
Vegetation: Shrubs
Fences: Chain link - Fencing along back yard is heavily rusted.

Exterior

Main Exterior Surface
Type: Brick veneer
Trim: Wood
Fascia: Wood
Soffits: Wood
Door Bell: Hard wired
Entry Doors: Metal
Windows: Aluminum double hung
Storm Windows: Aluminum framed tempered glass
Window Screens: Vinyl mesh
Exterior Lighting: Surface mounted lamps front and rear
Hose Bibs: Rotary
Gas Meter: Crawl Space
Main Gas Valve: Located at gas meter



Roof

Main Roof Surface

Method of Inspection: Ladder at eaves

Material: Asphalt shingle

Type: Gable

Approximate Age: Ten Years

Flashing: Aluminum

Valleys: Asphalt shingle

Plumbing Vents: Galvanized

Electrical Mast: Mast with tie back at roof

Gutters: Aluminum - Gutters over front porch are slightly bent and may hold some water. Recommend evaluation and repair by a reputable contractor.

Downspouts: Aluminum

Leader/Extension: Splash blocks

South Chimney

Chimney: Brick

Flue/Flue Cap: Metal

Chimney Flashing: Aluminum - Counter flashing is starting to buckle under roofing shingles, which could lead eventually to a roof leak. Recommend evaluation and repair by a reputable roofing contractor.



Structure

Structure Type: Wood frame, Masonry

Foundation: Concrete block

Differential Movement: No movement or displacement noted

Beams: Solid wood

Joists/Trusses: 2x8

Piers/Posts: Block piers and posts

Floor/Slab: Dimensional wood - Evidence of uneven settling, floor is raised in center of residence indicating perimeter foundation may have settled over time.

Stairs/Handrails: Wood stairs with wood handrails

Subfloor: Dimensional wood



Crawl Space

Main Crawl Space

Method of Inspection: In the crawl space

Access: Wood door - Access door not hinged, and is only held in place by a concrete block

Moisture Penetration: No moisture present at time of inspection -
Water stains were present in several locations indicating previous water incursions, though area was dry during inspection. This area should be monitored against future water incursions.



Moisture Location: Southern corner

Moisture Barrier: Plastic over earth

Ventilation: Vents

Insulation: Batt

Vapor Barrier: Under entire home

Attic

Main Attic

Method of Inspection: In the attic

Roof Framing: 2x6 Rafter

Sheathing: Dimensional wood

Ventilation: Gable vents

Insulation: Batts

Insulation Depth: 6"

Vapor Barrier: Paper

Wiring/Lighting: 110 VAC lighting circuit

Bathroom Fan Venting: Electric fan

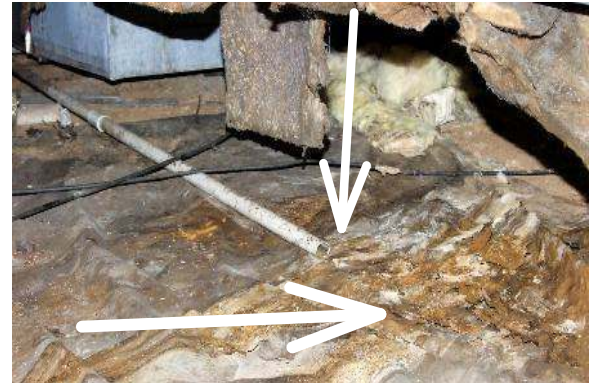


Electrical

Service Size Amps: 100 Volts: 110-240 VAC
Service: Aluminum
120 VAC Branch Circuits: Copper
240 VAC Branch Circuits: Copper
Conductor Type: Paper wrapped copper
Ground: Rod in ground only
Smoke Detectors: Battery operated with light
Laundry Electric Panel
Manufacturer: General Electric
Maximum Capacity: 100 Amps
Main Breaker Size: 100 Amps
Breakers: Copper
Is the panel bonded? Yes

Air Conditioning

Heat Pump AC System
A/C System Operation: Functional
Condensate Removal: PVC - Condensate drain empties into crawl space. Recommend evaluation and correction by a licensed plumber so the condensate line drains correctly outside the building.



Exterior Unit: Pad mounted
Manufacturer: Weather King
Model Number: 10AJB36A01
Area Served: Whole building Approximate Age: Eight years
Fuel Type: 110-120 VAC Temperature Differential: 13 degrees Fahrenheit
Type: Central A/C Capacity: 3 Ton
Visible Coil: Aluminum
Refrigerant Lines: Serviceable condition
Electrical Disconnect: Breaker disconnect
Exposed Ductwork: Metal
Blower Fan/Filters: Direct drive with disposable filter
Thermostats: Programmable



Heating System

Main Heating System

Heating System Operation: Adequate
Manufacturer: Tempstar
Model Number: NTC6100GFG1
Type: Forced air Capacity: 100,000 BTUHR
Area Served: Whole building Approximate Age: Eight years
Fuel Type: Natural gas
Heat Exchanger: 3 Burner
Blower Fan/Filter: Direct drive with disposable filter
Distribution: Metal duct
Draft Control: Manual
Flue Pipe: Double wall
Thermostats: Programmable
Suspected Asbestos: No

Plumbing

Service Line: Copper
Main Water Shutoff: Crawl space
Water Lines: Galvanized - Galvanized piping corrodes from inside-out, which can lead to decreased water flow over time.
Drain Pipes: Cast iron
Service Caps: Accessible
Vent Pipes: Galvanized
Gas Service Lines: Cast iron

Laundry Water Heater

Water Heater Operation: Functional at time of inspection
Manufacturer: Bradford-White
Model Number: MI40T6EN12
Type: Natural gas Capacity: 40 Gal.
Approximate Age: Unknown Area Served: Whole building
Flue Pipe: Double wall
TPRV and Drain Tube: Copper



Kitchen

1st Floor Kitchen

Cooking Appliances: Whirlpool
Disposal: In-Sinkerator
Dishwasher: Whirlpool
Air Gap Present? Yes
Refrigerator: Kenmore
Microwave: Whirlpool
Sink: Stainless Steel
Electrical: 110 VAC/220 VAC
Plumbing/Fixtures: Chrome
Counter Tops: Laminate and composite materials
Cabinets: Wood
Ceiling: Paint
Walls: Paint and tile
Floor: Vinyl floor covering
Windows: Aluminum double hung
HVAC Source: Heating system register

Bathrooms

1st floor main Bathroom

Closet: Small
Ceiling: Texture paint
Walls: Paint
Floor: Vinyl floor covering
Doors: Hollow wood
Windows: Aluminum double hung
Electrical: 110 VAC GFCI
Counter/Cabinet: Composite and wood
Sink/Basin: One piece sink/counter top
Faucets/Traps: Delta fixtures with a PVC trap
Tub/Surround: Porcelain tub and ceramic tile surround with shower head
Toilets: American Standard
HVAC Source: Heating system register
Ventilation: Electric ventilation fan and window

2nd floor main Bathroom

Closet:
Ceiling: Texture paint
Walls: Paint
Floor: Vinyl floor covering
Doors: Hollow wood
Windows: Aluminum double hung
Electrical: 110 VAC GFCI
Counter/Cabinet: Composite and wood
Sink/Basin: One piece sink/counter top



Bathrooms (Continued)

Faucets/Traps: Delta fixtures with a PVC trap
Tub/Surround: Porcelan tub and showerboard surround with shower head
Toilets: American Standard
HVAC Source: Heating system register
Ventilation: Electric ventilation fan and window

Bedrooms

2nd Floor Master Bedroom

Closet: Small
Ceiling: Paint
Walls: Paint
Floor: Hardwood
Doors: Hollow wood
Windows: Aluminum double hung
Electrical: 110 VAC outlets and lighting circuits
HVAC Source: Heating system register
Smoke Detector: Battery operated with light - In 2nd floor hallway instead of bedroom

Front Bedroom

Closet: Single
Ceiling: Paint
Walls: Paint
Floor: Hardwood
Doors: Hollow wood
Windows: Aluminum double hung
Electrical: 110 VAC outlets and lighting circuits
HVAC Source: Heating system register
Smoke Detector: Battery operated with light - In central hallway instead of bedroom

Rear Bedroom

Closet: Single
Ceiling: Paint
Walls: Paint
Floor: Hardwood
Doors: Hollow wood
Windows: Aluminum double hung
Electrical: 110 VAC outlets and lighting circuits
HVAC Source: Heating system register
Smoke Detector: Battery operated with light - In central hallway instead of bedroom

2nd floor Bedroom

Closet: Small
Ceiling: Paint
Walls: Paneling
Floor: Hardwood
Doors: Hollow wood
Windows: Aluminum double hung



Bedrooms (Continued)

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Smoke Detector: Battery operated with light - In 2nd floor hallway instead of bedroom

Living Spaces

Living Room Living Space

Ceiling: Paint

Walls: Paint

Floor: Hardwood

Windows: Aluminum double hung

Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Battery operated with light - In central hallway

Dining Room Living Space

Ceiling: Paint

Walls: Paint

Floor: Hardwood

Windows: Aluminum double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Smoke Detector: Battery operated with light - In central hallway

Fireplace/Stove

Living Room Fireplace

Fireplace Construction: Brick - Fireplace flue/chimney is closed off.

Type: Gas log

Laundry Room/Area

1st Floor Laundry Room/Area

Ceiling: Paint

Walls: Paint

Floor: Vinyl floor covering

Windows: Aluminum double hung

Electrical: 110 VAC/220 VAC

Smoke Detector: Battery operated with light

HVAC Source: Heating system register

Washer Hose Bib: Gate valves

Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Metal flex

Washer Drain: Wall mounted drain



Statements

This report was done in accordance with the standards of practice set forth by the National Association of Home Inspectors (NAHI), a copy of which is included with this report.

This is a written report that includes any system or component inspected that in the Inspector's opinion is significantly deficient. This report includes recommendations to repair or monitor any deficiencies as necessary. This report lists any system or components that were designed for inspection in the standards of practice used by the Inspector that were not inspected and the reason why the component was not inspected.

This report is a visual analysis and professional opinion of the condition of a residential dwelling and attached garages and carports, any reasonable accessible installed components, and the operation of the dwellings systems, operating any controls normally operated by the owner.

Notice of home inspectors right to cure before commencement of litigation, Ref. KRS 411.278:
CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE HOME INSPECTOR OF YOUR RESIDENCE. YOU MUST DELIVER TO YOUR HOME INSPECTOR A WRITTEN NOTICE OF ANY CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME INSPECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT.

Ref. KRS 198B.738: This report does not address the presence of any environmental conditions or hazardous substances, including but not limited to mold, toxins, carcinogens, asbestos, lead, etc.

Ref. KRS 198B.738: This report does not address compliance or noncompliance with codes, ordinances, statutes or other regulatory requirements or conditions.

Patrick Fitzwater
KY Lic. HI-4087



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Driveway: Asphalt - Damaged or deteriorated, recommend estimate for repair or replacement by a reputable contractor.



Fences: Chain link - Fencing along back yard is heavily rusted.

Roof

South Chimney Chimney Flashing: Aluminum - Counter flashing is starting to buckle under roofing shingles, which could lead eventually to a roof leak. Recommend evaluation and repair by a reputable roofing contractor.



Structure

Floor/Slab: Dimensional wood - Evidence of uneven settling, floor is raised in center of residence indicating perimeter foundation may have settled over time.

Plumbing

Water Lines: Galvanized - Galvanized piping corrodes from inside-out, which can lead to decreased water flow over time.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Air Conditioning

Heat Pump AC System Condensate Removal: PVC - Condensate drain empties into crawl space. Recommend evaluation and correction by a licensed plumber so the condensate line drains correctly outside the building.





STANDARDS OF PRACTICE

These Standards and Codes may not be reproduced without written permission from the National Association of Home Inspectors, Inc.

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Standards of Practice

1. Purpose, Scope and General Statements

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

Use of the NAHI logo and name is limited to those persons holding the designation of Regular Member. Associate, NAHI CRI, and Affiliate Members may use specifically designated logos in advertising.

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

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

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

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

1.6 The purpose of the inspection is to identify visible defects and/or conditions that, in the judgement of the inspector, adversely affect the function and/or integrity of the items, components, and systems.

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

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

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

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

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

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

1.13 The inspector shall report on any system and component included in these standards of practice which were present at the time of the home inspection but were not inspected and provide the reason they were not inspected.

2. General Limitations and Exclusions

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

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

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

2.4 Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.

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

2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin.

The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.

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

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

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

2.10 The inspector is not required to enter any premises that visibly shows a physical threat to the safety of the home inspector or others nor inspect any area or component that poses a danger to the inspector or others.

3. Site

3.1 Components for Inspection.

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

3.1.2 Trees and vegetation that adversely affect the structure.

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

3.2 Procedures for Inspection.

The inspector will:

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

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

3.3 Limitations.

The inspector is not required to:

3.3.1 Inspect fences or privacy walls.

3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.

3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

4. Foundations

4.1 Components for Inspection.

4.1.1 Foundation walls, first-floor systems, other support and sub-structure components, stairs.

4.1.2 Ventilation (when applicable).

4.1.3 Grade slab and/or floor slab.

4.2 Procedures for Inspection.

The inspector will:

4.2.1 Describe the type of structure and material comprising the structure and other items inspected.

4.2.2 Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components.

4.2.3 Inspect foundations for indications of flooding, moisture, or water penetration.

4.2.4 Observe subfloor crawl space ventilation and vapor barriers.

4.2.5 Operate the sump pump when present.

4.2.6 Inspect the visible and accessible wooden members.

4.2.7 Observe the visible condition of floor slab when present.

4.3 Limitations.

The inspector is not required to:

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.

4.3.2 Move stored items or debris or perform excavation to gain access.

4.3.3 Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the Inspector.

4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5. Exterior

5.1 Components for Inspection.

5.1.1 Visible structural components.

5.1.2 Wall covering, trim, and protective coating.

5.1.3 Windows and doors.

5.1.4 Attached porches, decks, steps, balconies, handrails, guardrails, and carports.

5.1.5 Visible exterior portions of chimneys.

5.2 Procedures for Inspection.

The inspector will:

5.2.1 Describe the type and material comprising the exterior components inspected.

5.2.2 Observe the condition of the components from the ground level.

5.2.3 Observe the condition of a representative number of visible windows and doors.

5.2.4 Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

5.3 Limitations.

The inspector is not required to:

5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the house.

5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.

5.3.3 Inspect or test the operation of security locks, devices, or systems.

5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.

5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flue liners.

5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6. Roof Coverings, Flashings, Gutters, Downspouts and Roof Ventilation

6.1 Components for Inspection.

6.1.1 Roof covering material.

6.1.2 Rain gutter and downspout system.

6.1.3 Visible portions of roof flashings.

6.1.4 Roof ventilation.

6.1.5 Roof soffits and fascias.

6.1.6 Roof skylights and other roof accessories.

6.2 Procedures for Inspection.

The inspector will:

6.2.1 Describe the type of roofing and gutter material.

6.2.2 Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.

6.2.3 If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground.

6.2.4 Inspect flat roofs where internal accessibility is readily and safely available.

6.2.5 Report presence of roof ventilation.

6.3 Limitations.

The inspector is not required to:

6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.

6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.

6.3.4 Inspect antennas, lightning arresters, or similar attachments.

6.3.5 Operate powered roof ventilators.

6.3.6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers.

6.3.7 Determine adequacy of roof ventilation.

7. Roof Structure, Attic and Insulation

7.1 Components for Inspection.

7.1.1 Roof framing, sheathing and decking.

7.1.2 Attic insulation.

7.2 Procedures for Inspection.

The inspector will:

7.2.1 Describe the type of material comprising the roof structure in the visible attic area.

7.2.2 Observe the condition of the visible roof structure and attic components where readily and safely accessible.

7.2.3 Investigate evidence of the presence of water penetration.

7.2.4 Determine the presence of attic insulation and its approximate thickness.

7.3 Limitations.

The inspector is not required to:

7.3.1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions.

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

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

8.1 Components for Inspection.

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

8.1.2 Electrical system and components.

8.1.3 Plumbing system and components.

8.1.4 Heating systems or units.

8.2 Procedures for Inspection.

The inspector will:

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

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

8.2.3 Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

8.3 Limitations.

The inspector is not required to:

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

8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

9. Electrical

9.1 Components for Inspection.

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

9.1.2 Main and sub-panels including feeders.

9.1.3 Branch circuits, connected devices, and lighting fixtures.

9.2 Procedures for Inspection.

The inspector will:

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

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

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

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

9.2.5 Verify operation of a representative number of accessible switches, receptacles and light fixtures.

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

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

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

9.3 Limitations.

The inspector is not required to:

9.3.1 Insert any tool, probe or testing device into the main or sub-panels.

9.3.2 Activate electrical systems or branch circuits which are not energized.

9.3.3 Operate overload protection devices.

9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.

9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.

9.3.6 Test every switch, receptacle, and fixture.

9.3.7 Remove switch and outlet cover plates.

9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.

9.3.9 Verify continuity of connected service ground(s).

10. Plumbing

10.1 Components for Inspection.

10.1.1 Visible water supply lines.

10.1.2 Visible waste/soil and vent lines.

10.1.3 Fixtures and faucets.

10.1.4 Domestic hot water system and fuel source.

10.2 Procedures for Inspection.

The inspector will:

10.2.1 Describe the material of the main line and water supply lines.

10.2.2 Verify the presence of a main water supply valve.

10.2.3 Describe the type of sanitary waste piping.

10.2.4 Describe the type and capacity of domestic water heating unit(s).

10.2.5 Inspect the condition of accessible and visible water and waste lines.

10.2.6 Inspect and operate fixtures and faucets.

10.2.7 Inspect and operate the domestic hot water system.

10.2.8 Inspect and operate drain pumps and waste ejector pumps when possible.

10.2.9 Test the water supply for functional flow.

10.2.10 Test waste lines from sinks, tubs and showers for functional drainage.

10.3 Limitations.

The inspector is not required to:

- 10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.
- 10.3.2 Inspect any system that is shut-down or secured.
- 10.3.3 Inspect any plumbing components not readily accessible.
- 10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.
- 10.3.5 Inspect interior fire sprinkler systems.
- 10.3.6 Evaluate the potability of any water supply.
- 10.3.7 Inspect water conditioning equipment, including softener and filter systems.
- 10.3.8 Operate freestanding or built-in appliances.
- 10.3.9 Inspect private water supply systems.
- 10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.
- 10.3.11 Inspect gas supply system for materials, installation or leakage.
- 10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.
- 10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.
- 10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11. Central Heating

11.1 Components for Inspection.

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

11.2 Procedures for Inspection.

The inspector will:

- 11.2.1 Describe the type of fuel, heating equipment, and heating distribution system.
- 11.2.2 Operate the system using normal readily accessible control devices.
- 11.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
- 11.2.4 Observe the condition of normally operated controls and components of the systems.
- 11.2.5 Observe visible flue pipes, dampers and related components for functional operation.
- 11.2.6 Observe the condition of a representative number of heat sources in each habitable space of the house.

11.2.7 Inspect the operation of fixed supplementary heat units. See 2.6 for more information.

11.3 Limitations.

The inspector is not required to:

11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shut down.

11.3.2 To inspect or evaluate a heat exchanger.

11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.

11.3.4 Dismantle any equipment, controls, or gauges.

11.3.5 Inspect the interior of chimney flues.

11.3.6 Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.

11.3.7 Inspect solar heating systems.

11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.

11.3.10 Operate digital-type thermostats or controls.

11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or heating devices.

11.3.13 Determine clearance to combustibles or adequacy of combustion air.

12. Central Air Conditioning

12.1 Components for Inspection.

12.1.1 Cooling equipment.

12.1.2 Cooling distribution.

12.1.3 Operating controls.

12.2 Procedures for Inspection.

The inspector will:

12.2.1 Describe the type of central air conditioning system and energy sources.

12.2.2 Operate the system using normal control devices.

12.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.

12.2.4 Observe the condition of controls and operative components of the complete system, conditions permitting.

12.2.5 Observe the condition of a representative number of the central air cooling outlets in each habitable space of the house.

12.3 Limitations.

The inspector is not required to:

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

13. Interior

13.1 Components for Inspection.

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

13.2 Procedures for Inspection.

The inspector will:

- 13.2.1 Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.
- 13.2.2 Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.
- 13.2.3 Describe type, material, condition and operation of a representative number of windows, doors and their hardware.
- 13.2.4 Inspect the exterior condition of the kitchen cabinets and countertops.
- 13.2.5 Observe the condition of fireplaces, dampers, fireboxes and hearths readily visible.
- 13.2.6 Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9.
- 13.2.7 Comment on presence or absence of smoke detectors.
- 13.2.8 Observe condition and operation of plumbing fixtures and components in each room as described in Section 10.

13.3 Limitations.

The inspector is not required to:

- 13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

13.3.5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

GLOSSARY OF TERMS

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

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

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

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

Detrimental Conditions: Any conditions that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to the inspector or to components of the property.

Describe: To distinguish from another system or component.

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

Foundation: The base upon which the structure or a wall rests; usually masonry, concrete, or stone, and generally partially underground.

Function: The action for which an item, component or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

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

Functional Drainage: A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.

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

Habitable: In a condition suitable for human habitation.

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

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

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 the Standards of Practice as a guideline.

Inspect: To evaluate carefully without use of technically exhaustive methods.

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

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

Observe: To see through visual directed attention.

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

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

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

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

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

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

Verify: To confirm or substantiate.



CODE OF ETHICS

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PURPOSE STATEMENT

To maintain the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the NAHI inspector.

Code of Ethics #1

Home inspection services that the inspector provides to the client(s) shall conform to the National Association of Home Inspectors, Inc. Standards of Practice.

Code of Ethics #2

The inspector will act as an unbiased third party to the real estate transaction and will discharge the inspector's duties with integrity and fidelity to the client.

Code of Ethics #3

The inspector will only express an opinion on any aspect of an inspected property when it is based on the experience, training, education and professional opinion of the inspector.

Code of Ethics #4

The inspector shall not provide services that constitute the unauthorized practice of any profession that requires a special license if the inspector does not hold that license.

Code of Ethics #5

The inspector shall not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).

Code of Ethics #6

An Inspector shall not, directly or indirectly and for compensation, perform repairs on or recommend contractors to perform repairs on any component or system included in the

inspection under the NAHI Standards of Practice. An Inspector may recommend or offer ancillary inspection services.

Code of Ethics #7

The inspector will not provide any compensation, inducement, or reward directly or indirectly, to any person or entity other than a client, for the referral of business to the inspector. (The purchase and/or use of advertising or marketing services or products are not considered compensation, inducement, or reward.)

Code of Ethics #8

The inspector will not conduct a home inspection or prepare a home inspection report for which the Inspector's fee is contingent upon the conclusions in the report.

Code of Ethics #9

The inspector will not disclose any information concerning the results of the inspection without the approval of the client for whom the inspection was performed, unless compelled by court order.

Code of Ethics #10

Home inspectors, while providing professional services, or in their employment practices, shall not discriminate against any person on the basis of age, race, color, religion, sex, handicap, family status, national origin or any other status protected by law.

Code of Ethics #11

The inspector shall make every effort to uphold, maintain and improve the professional practice, integrity, and reputation of NAHI. The inspector will report violations of this Code by other members, and any other relevant information to NAHI for possible remedial action.

Code of Ethics #12

While this Code of Ethics establishes obligations that may be higher than those mandated by law, in any instance where the Code of Ethics and the law conflict, the obligations of the law must take precedence.