

YOUR LOGO



Address

Report Prepared For:
Client

Report Prepared By:
Inspector

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General Information

Inspection Address

Street: 123 CREIASample Ave.
City: Victoria
Province: British Columbia

Client Information

Name: Home Buyer
Company: Mrs. Home Buyer
Home: (555) 555-5555
Cell: (555) 555-5555
Work: (555) 555-5555
Email: buyer@inspectexpress.com

Introduction and Structural Overview

Inspection Details

Inspection Date: March 25, 2005
Report Date: March 25, 2005
Report Delivered: at the conclusion of the inspection
Weather Conditions: cloudy
Temperature: 60 °
Report Number: : IX-000002
Present During Inspection: seller and buyers agent
Building Occupied: vacant empty

Construction Type

Construction Style: residence is a two story
Structure Type: detached
Construction Material: steel frame
Residence Type: condominium flat

Building Details

Date Built: 1972
Approximate Age: 33 years
Bedrooms: three
Bathrooms: two
Kitchens: one per unit
Supporting Foundation: a daylight basement
Approximate Area: 950 Sq. Ft.
Entrance Faces: south
Nearest Fire Hydrant: within 500 yards

Definitions and Scope

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the California Real Estate Inspection Association® (CREIA). Our report documents observations of systems and components that, in the professional opinion of the inspector authoring this report, are significant material defects that affect the value, desirability, habitability, or safety of the residence. Style or aesthetics have not been considered in determining whether a specific system structure or component is defective.

Inspections performed to CREIA® standards are not technically exhaustive. The inspection and this report are limited to the primary residence, its associated primary parking structure, and only those specific systems, structures and components that were present and visually accessible at the time of the inspection. Systems or structures outside of these parameters are included only if agreed to by the inspector and client, in writing, prior to commencement of the inspection process.

Although every reasonable effort was made to discover and correctly interpret indications of previous or ongoing defects that may be present, a standard real estate inspection is a non-invasive physical examination, designed to determine conditions, as they exist at the time of inspection. The inspection results are offered as an opinion only and no responsibility is assumed by the inspector or inspection company for the actual condition of the building or property examined at the time of the inspection. Likewise, no guarantee of future performance is implied. Additional information as to the scope of the inspection standards as well as limitations, exceptions and exclusions are explained below and at the beginning and end of every section of the report.

Components and systems are operated only with normal user controls and as conditions permit. If our inspector has the skills and knowledge to readily identify the cause of a material defect, that cause has been reported herein. If the cause is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life has been reported. This report may contain recommendations regarding conditions reported or recommendations for further evaluation by appropriate persons. When systems or components designated for inspection in the CREIA® standards are present but are not inspected or are excluded, the reason the item was not inspected or has been excluded is reported.

Foundations, Basements, and Under-floor Areas

Basement Crawlspace

Basement Crawlspace Type: daylight basement with poured crawlspace
Entrance Location: in the stairway
Inspection Method: illumination on site

Structure

Framing Method: platform framing
Floor Joist Type Size: 2 by 10 joists
Floor On-Center: 16-inch
Floor Sheathing: plywood sheathing

Wall Studs: 2 by 6
Wall On-Center: 16-inch
Wall Sheathing: fiberboard sheathing

Insulation Ventilation

Under Floor Insulation Type: fiberglass batt
Under Floor Insulation Measure: 6 inches
Under Floor Insulation R-Value: 4
Under Floor Vapor Retarder: polyethylene plastic

We did not see any foundation anchors in any crawlspace or basement. They may have been accidentally omitted or are concealed inside walls. It's also possible that the home was never intended to have them, since the use of sill-to-foundation anchors is a relatively recent phenomenon and many homes built prior to the 1940's didn't have them. Determining this for certain will probably require invasive inspection and is outside the scope of what we do. There are a plenty of well-established methods of retrofitting the home with anchors. We recommend further evaluation and retrofit of anchors, if necessary, by a qualified and reputable contractor.

We found evidence of vermin (odor, droppings, urine spots, carcasses) in the crawlspace. Whether this is an active condition can't be determined within the scope of a home inspection. Vermin could have gained access by tunneling beneath the foundation wall, through a poorly fitted hatch, damaged vent screens or by other means. We recommend further investigation by a reputable exterminator to identify and seal all points of entry and eliminate any vermin present.

Some of the heating ductwork in the crawlspace is loose, leaking, improperly suspended or has been disconnected. Corrections will need to be made by a reputable HVAC firm as appropriate.

Exteriors

Building Exterior

Wall Surface Material: vinyl siding¹
Wall Trim: vinyl
Entry Door Types: fiberglass, solid core
Eave Type: enclosed and vented vinyl soffit material

Sun Deck - Patio

Sun Deck Type: vinyl composite lumber²
Sun Deck Location: in the back
Deck Support: metal support columns

Slope and Drainage

Direction of Lot Slope: is relatively flat³

Drives Walks and Patios

Driveway Types: asphalt
Walkway Type: exposed aggregate
Patio Type: an exposed aggregate
Patio Locations: in the back and along the side

Retaining Walls

Retaining Wall Type: rockwork
Retaining Wall Locations: in the back and along the side

There is insufficient clearance between the exterior siding components and grade. There needs to be at least six inches of clearance to minimize damage caused by rainwater splashing against the house and to make it easier to spot activity by wood-destroying insects. I recommend adjusting the exterior grading where necessary to achieve this clearance.

¹ Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

² PERIODIC MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae that can make the surface very slick. We recommend cleaning composite decks annually by scrubbing with a mild detergent and then rinsing with clear water.

³ Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

The vertically applied siding on this home is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. I recommend correction by a competent carpenter or siding installer.

The vinyl siding is mildewed. According to the Vinyl Siding Institute (<http://www.vinylsiding.org>), mildew can be removed by wiping down the siding with a solution made up of 1/3-cup powdered laundry detergent (e.g., Fab©, Tide©, or equivalent), 2/3-cup powdered household cleaner (e.g., Soilax©, Spic & Span©, or equivalent), 1 quart liquid laundry bleach and one gallon of water. One should begin at the bottom of the siding and work upward to avoid streaks and then rinse with clear water. Care should be taken not to use any detergents containing ammonia with this solution and to wear safety goggles and protective clothing.

The asphalt driveway has some cracks or surface damage that should be repaired before it progresses to the point where repair isn't viable. I recommend consulting a reputable paving contractor to discuss options and cost for repair.

Roof Coverings

Roof Covering

Roof Inspected: by walking the entire surface
Roofing Materials: fiberglass laminate shingles¹

Flashing

Flashing Type: galvanized steel
Flashing Locations: roof to wall intersections

Gutters Downspouts

Gutter Downspout Type: plastic
Gutters Downspouts Drain: unknown drainage²

Chimneys

Chimneys Type: metal, multi-wall vent
Fireplace Stove Locations: daylight basement

I found that the roof cover has sustained mechanical damage. If not corrected, this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified/reputable roofer is recommended.

Indications of a roof leak were found. It is my opinion that this is an active leak that needs to be immediately attended to. Contact reputable roofers to discuss repair options and related costs.

It is recommended that the gutter drains be screened to prevent debris washing into the perimeter drain system where it will eventually slow down drainage and may cause overflowing drains next to the foundation.

The mortar cap of this chimney, sometimes known as the 'crown', was cracked, badly weather worn or damaged by the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap repaired by a reputable chimney mason or sweep is recommended.

The chimney(s) require cleaning of the exterior brickwork to remove mildew, soot staining and/or efflorescence. Any experienced handyman can clean the stack by scrubbing with a solution of diluted muriatic acid and water (1part acid/20 parts water), followed by a rinse with TSP (tri-sodium phosphate) and a second long rinse

¹ A fiberglass laminate shingle roof is similar in most respects to one covered with organic asphalt shingles - the difference being that the matting is thinner and reinforced with fiberglass. A fiberglass laminate shingle has an expected service life of about 20 years from the date of installation.

² We were unable to determine where the downspouts drain to as the ends were encased in poured concrete patios or walkways. It is presumed that these discharge into a dedicated drainage system that either empties into a drywell somewhere on the property or is tight-lined to city drainage.

with clear water. Once free of grime, the brickwork should be protected from the elements by coating it with a clear concrete/masonry sealer or a 50/50 solution of boiled linseed oil and mineral spirits.

PRECAUTIONARY NOTE! These chemicals are extremely caustic. Anyone attempting to accomplish this task should take care to wear protecting gloves, clothing and eyewear.

Attic Areas and Roof Framing

Attic Locations and Access

Attic Spaces: one
Attic Access Locations: main hallway
Inspection Method: flashlight

Roof Assembly

Roof Assembly Type: manufactured truss assembly
Rafter: 2 by 6
Rafter On-Center: 16-inch
Roof Sheathing: plywood sheathing
Ceiling Joist: 2 by 8
Ceiling Joist On-Center: 16-inch

Attic Floor

Attic Flooring: a plywood
Attic Storage: can be used

Attic Insulation

Floor Insulation Type: fiberglass batt
Floor Measure: 8 inches
Floor R-Value: 4
Floor Vapor Retarder: a polyethylene plastic

Attic Ventilation

Attic Ventilation Type: passive ventilation
Intake Location: continuous soffit vents
Exhaust Location: roof vents

There are obvious signs of at least one roof leak in the attic that we believe is active. This can result in substantial damage to the ceilings and framing of the home, ruin insulation and contribute to mold growth. We recommend further investigation and repairs by a qualified roofing contractor.

Since it is uninsulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

One or more bird nests were found at the perimeter of the attic. Birds gain entry by pecking at the mesh covering vents until they make a hole large enough for entry. Once inside, they will construct large nests that can eventually prevent proper ventilation. The nests can also be the source of lice infestation in a home. Re-screening the vents with 1/4-in. galvanized steel mesh no less than 22 gauge thick is recommended. Once re-screened, all nesting materials should be removed and the insulation restored to proper loft.

Plumbing

Supply and Piping

Supply and Waste System: a municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: PVC plastic

Branch Piping Size: 1/2-inch

Branch Piping Type: CPVC plastic

Waste Piping: schedule 40 ABS plastic

Vent Piping: PVC DWV plastic

Main Water Shut Off Location: in the furnace room

Main Water Regulator Location: in the furnace room

Waste Clean Out Locations: in the basement bathroom

Main Floor Drain Location: in the basement bathroom

Hot Water Heater

Water Heater Type: a conventional storage tank

Water Heater Energy Source: oil

Capacity: 80 Gallons

Water Heater Vented: into an unlined masonry chimney

Fuel Tank & Controls

Fuel Shut Off Location: at the fuel tank

Fuel Tank Location: outside, above ground at the north side

My inspection has uncovered major plumbing deficiencies that need to be attended to.

The visible portion of the primary water supply pipe from the meter to the house is badly deteriorated. There is no way to determine, short of an invasive inspection, what the condition is of the remainder of this pipe. However, based on what I saw, I strongly recommend further invasive inspection and repair/replacement as necessary.

When the hot water is drawn in this house it is brown with rust. Since no discoloration was noted with the cold water, I suspect the cause is a rusted/deteriorating water heater that may need immediate or near-term maintenance or replacement.

There are no bollards in the garage to prevent accidental damage by an auto to the mechanical equipment. Modern codes require bollards. Even though bollards might not have been required by local code at the time of construction, I strongly recommend that they be added as a preventive safety measure.

Electrical Systems

Service Entry

Service Drop Type: overhead solid 3-wire
Service Entry Conductor: copper
Meter Location: front of the residence
Service Ground Conductor: stranded copper
Service Ground Location: water pipe inside the residence

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 200 amp
Main Disconnect Location: adjacent to main service entrance panel

Main Panel

Service Entrance Panel Location: porch
Panel Style: Breaker
Amperage Rating: 200 amps
Voltage Rating: 120/240 volts
Final Service Rating: 100 amps

Distribution Wiring

Wiring Type: non-metallic sheathed cable (romex)
Wiring Conductors: copper
GFCI Locations: kitchen and exterior of the residence¹

Smoke Alarm Detectors

Smoke Alarms: Alarms Found
Smoke Alarm Type: Battery Powered

The main service panel appears to have some room for future upgrades or additions to the system.

The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weatherhead. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weatherhead mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This is typically the responsibility of the homeowner, unless the utility provider has an easement.

¹ GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

A grounding electrode conductor may only be left unprotected above grade if it closely follows a wall surface and isn't exposed to damage. This grounding electrode conductor does not meet that criteria and is dangerously exposed. It should have been enclosed in a protective sheath, such as flexible cable armor - or securely attached to the wall and kept below-grade until it connects to the grounding electrode. Immediate correction by an electrician is recommended.

No ground fault circuit interrupters (GFCI) were found in the bathroom and laundry room.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

I found double-lugged breakers inside the service entrance panel. Double lugging is where more than one branch circuit is connected to a single circuit breaker. The breakers in this panel are not designed to accommodate more than one circuit. There is presently only one brand of breaker that is. I recommend immediate correction by a reputable licensed electrician.

There are incorrectly made direct taps to the service entrance conductor lugs inside the service panel. The code allows taps only when they are not in the same enclosure as branch circuit conductors, such as a fuse or breaker box, and when they have been made at bolted connections, bus bars or compression connections. Wire nuts may not be used for this purpose. This poses a significant risk of fire or other damage and needs to be immediately corrected by a licensed electrician.

There are connections between aluminum branch wiring and terminals or breakers inside the service panel where the terminals aren't marked CO/AL, indicating that they are approved for use with both copper and aluminum wiring. Non-CO/AL devices may corrode when connected to aluminum, resulting in arcing and/or fires. I recommend immediate replacement of either the aluminum wiring or the non-CO/AL devices by a licensed electrician.

Heating Systems

Heating Systems

Type of Heating System: a forced air oil furnace
Heating System Location: basement
Heating System Access: an exterior basement door
Location Electric Safety Switch: at the furnace/boiler unit
Type of Thermostats: programmable
Location of Thermostats: living room

Furnace

Inspection Tag Present: YES

Oil System

Tank Above or Below Ground: aboveground
Location of Tank: at the rear
Exterior Fuel Cutoff Location: at the base of the oil tank
Fuel Line Plumbing: flexible copper tubing
Interior Fuel Cutoff Location: the furnace room

Ducting Ventilation

Type of Ducting: galvanized sheetmetal
Type of Return Ducting: fiberglass ductboard

Air Filter

Location: return before furnace
Type: pleated cartridge
Width: 24"
Height: 24"
Depth: 2"

Exhaust

Exhaust Vent Type: double-wall metal
Exhausts Through: exhausts into a lined masonry chimney
Flue Shared with Hot Water: yes

An inspection tag was found on the heating system at the time of the inspection.

The normal sequence of operating modes was executed with no obvious defects noted.

The fuel oil tank was examined and appeared to be sound and free of any leaks.

Oil stains were noted on the floor at the oil furnace/boiler. Indicating a possible leak. As this is a potential fire hazard, it should be immediately referred to a reputable/professional HVAC firm for correction as appropriate.

The air handler of this furnace makes a grinding sound when operating that may indicate dry/worn bearings. I recommend having the air handler bearings lubricated or replaced as necessary by a reputable/professional HVAC firm.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

While observing the operation of this heating system, I noted spillage of exhaust gases at the furnace emitting from either the flue, draft hood or the burner area. It is normal to have slight spillage of exhaust when a cold furnace fires up. However, once warmed to proper operating temperature there should be no spillage at the unit. Spillage could indicate a blocked or improperly sized flue. I consider this to be an extreme life/safety issue. The realtor(s) involved were immediately notified and I advised against operating the furnace until this issue is corrected by a reputable/professional HVAC firm.

Central Cooling Systems

System Description

Type of system: a heat pump

Energy source: electricity

Exchange Method: air source¹

Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: are stacked on top of the furnace

Coil Condenser

Outside Unit Location: north side of the home

The evaporative cooler is equipped with a one-speed motor and appears to function normally.

The air conditioning turns on and off frequently when operating. This is known as short cycling and is typically the result of frosted up evaporator coils or low refrigerant.

¹ The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

Fireplaces and Chimneys

Main Fireplace (living room)

Fireplace Type: direct-vent gas

Fireplace Location: living room

Supply Air: from interior of chimney chase via air induction fan fitted to firebox

Fireplace Liner: metal

Hearth Style: raised

The fireplace appears to be operating as expected.

The glass and metal enclosure at the living room fireplace is loose and needs to be properly secured and aligned by an experienced fireplace technician.

Building Interior

Room Interior

Wall Surface Type: drywall
Ceiling Surface Type: drywall
Flooring Type: carpeting
Kitchen Flooring Material: sheet vinyl
Bathroom Flooring Material: sheet vinyl

Cabinets and Counters

Kitchen Cabinet Type: composition board
Kitchen Counter Top Type: plastic laminate
Bathroom Cabinet Type: face frame
Bathroom Counter Top Type: laminate

Windows and Doors

Window Frame Type: vinyl
Window Pane Type: double glazed
Inside Door Type: composition, hollow-core panel

Garage Door

Garage Door Type: wood panel, sectional sliding
Garage Door Opener: Automatic

There are water-stained walls and/or ceilings that appear to be the result of active water intrusion, possibly from flashing or roof leaks. I can't say how these have affected unseen areas, and caution the client that where water intrusion is found there could be structural damage caused by rot. Additionally, there is always the question of whether mold is present behind finished surfaces. The client should understand that, though I do not engage in the practice of mold sampling or testing, mold needs moisture to thrive and I have confirmed active moisture infiltration by probing with a moisture meter. The source of the water intrusion needs to be immediately found and corrected by a competent carpenter and/or roofer. Those making the repairs can only determine whether additional structural repairs will be necessary.

There are pathways worn into some portions of the carpeting in the home. I recommend having these portions of the carpeting replaced.

There are one or more kitchen drawer glides that are loose, broken or missing and need to be replaced.

The edges of the resilient surfaces at the kitchen counters are lifting. The material will need to be re-adhered by a professional cabinetmaker.

Some windows don't seal or fit their frames or casings very well. Air leakage through loose windows can add substantially to the cost of heating/cooling a home. I recommend having all of the windows adjusted or repaired as appropriate to ensure they are sealing properly when closed.

There are damaged interior doors that need to be repaired or replaced. I recommend consulting a competent carpenter to discuss options and cost.

The pedestrian door between the garage and the house is fire rated and weather-stripped but hasn't been fitted with a self-closing hinge.

The pedestrian door between the garage and the house is incorrect. Today, a pedestrian door really should be a solid, 1-3/8 inch thick door, or be a 20-minute fire-rated type. Additionally, the door needs to be tightly gasketed, fitted with a self-closing hinge and should be able to close and latch itself easily. This ensures that the door isn't inadvertently left open, allowing vehicle exhaust, chemical fumes or even smoke to enter the house. This door may or may not have been required to meet these requirements at the time of construction. Whether it was depends on those codes adopted by the local municipality that were in affect at the time it was installed. Regardless, because these standards have been established in the interest of the health and welfare of homeowners, I recommend having this door brought into full compliance with today's safety standards.

Yours truly,

EXCLUSIONS AND LIMITATIONS

The CREIA® Standards of Practice are the minimum standards for any home inspection performed by members of CREIA® and apply equally to mandatory and optional areas to be inspected and conditions reported. They are not technically exhaustive and do not identify concealed conditions or latent defects. Unless specifically agreed otherwise between the inspector and client, inspectors are NOT required to determine the condition of any system or component that is not readily accessible; concealed from view or cannot be inspected due to circumstances beyond the control of the inspector. Inspectors are not required to determine the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Our inspectors are NOT required to use any special equipment to examine any system, structure or component of a residence nor probe or exert pressure on any components system or structure.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

We DO NOT examine or evaluate the acoustical or other nuisance characteristics of any system, structure or component of a building, complex, adjoining properties or neighborhoods.

We DO NOT perform due diligence investigations for our clients. In other words, we DO NOT research the history of a property; report on its potential for alterations, modification, extendibility, or its suitability for a specific proposed use or occupancy. Likewise, we DO NOT obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), components or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

We DO NOT examine or evaluate the fire-resistive qualities of any system, structure or component of residences that we inspect.

Inspectors are NOT required to examine every individual component of a system or residence when those components are replicated, including, but not limited to: doors, windows, switches and receptacles. In such cases, a representative sampling is taken in order to examine such systems, structures or components of a residence.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.

Inspectors are NOT required to determine the year or construction or installation date of any system, structure or component of a residence, and are NOT required to differentiate between original construction and subsequent renovations or replacements, additions or improvements.

Unless agreed to by the inspector and client beforehand, inspectors are NOT required to enter and inspect detached structures, other than primary garages and carports, not entered in accordance with the CREIA® Standards of Practice.

Inspectors are NOT required to inspect common areas, systems, structures or components of common areas within common interest developments as defined in California Civil Code Section 1351 et seq., or those found in other multi-unit housing such as duplexes.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

Inspectors are NOT required to move suspended ceiling tiles, personal property, furniture, floor or wall coverings, window coverings, equipment, plants, soil, snow, ice, water, debris or vegetation which obstructs visibility or access. Likewise inspectors do not dismantle any system or component, except as explicitly required by the CREIA® Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Our inspectors are NOT required to operate or evaluate any recreational system, structure or component.

Our inspectors are NOT required to operate or evaluate low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components or systems.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

CREIA STANDARDS OF PRACTICE

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Standards of Practice

Table of Contents

*Note: *Italicized* words in this document are defined in the Glossary of Terms

I. Definitions and Scope

II. Standards of Practice

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1. Foundations, Basements, and Under-floor Areas
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3. Roof Coverings
4. Attic Areas and Roof Framing
5. Plumbing
6. Electrical Systems
7. Heating Systems
8. Central Cooling Systems
9. Fireplaces and Chimneys
10. Building Interior

Optional Sections:

11. Other Built-in Appliances and Systems
12. Pools and Spas

III. Limitations, Exceptions and Exclusions

IV. Glossary of Terms

I. Definitions and Scope

A Real Estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.

B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.

C. These Standards provide *inspection* guidelines, make public the services provided by private fee-paid *inspectors*, and define certain terms relating to these *inspections*.

D. Sections 1 through 10 of these Standards are a mandatory part of all such *inspections*. Sections 11 through 12 are optional.

E. Unless otherwise agreed between the *inspector* and client, these Standards shall apply to the *primary building* and its associated

primary parking structure. The *inspection* shall be limited to those specific *systems, structures* and *components* that are present and visually *accessible*. *Components* and *systems* shall be *operated* with *normal user controls* only and as *conditions* permit. *Inspections* performed in accordance with these Standards are not intended to be *technically exhaustive*.

F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.

G. *Inspection reports* may contain recommendations regarding *conditions* reported or recommendations for *further evaluation* by *appropriate persons*.

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be identified and reported:

1. Foundation and other support *components*.
2. Under-floor ventilation.
3. Location of under-floor *access* opening(s).
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components*.

B. The *inspector* is not required to:

1. *Enter* under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector.
2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain *access*.
3. *Operate* or *evaluate* adequacy of sump pumps or drainage *systems*.
4. Identify size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement *systems*.
5. Perform any *intrusive examination* or testing, or use any *special equipment* such as, but not limited to, levels, probes or meters.

SECTION 2 - Exteriors

A. Items to be identified and reported:

1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure*.
2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias.
3. Exterior portions of a *representative sampling* of doors and windows.

4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.
- B. The *inspector* is not required to:
 1. *Operate* or *evaluate* any mechanical, electro-mechanical, or underground drainage *systems*.
 2. *Operate* or *evaluate* storm windows, storm doors, screening, shutters or awnings.
 3. *Operate* or *evaluate* remote-control devices.
 4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
 5. *Examine* items not visible from a readily accessible walking surface.

SECTION 3 - Roof Coverings

- A. Items to be identified and reported:
 1. Roof coverings.
 2. Flashing, vents, skylights and other penetrations.
 3. Roof drainage *systems*.
- B. The *inspector* is not required to:
 1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
 2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be identified and reported:
 1. Framing and sheathing.
 2. Access opening(s) and *accessibility*.
 3. Insulation material(s).
 4. Ventilation.
- B. The *inspector* is not required to:
 1. *Enter* attic areas that, in the opinion of the inspector, are not *accessible* or where entry could cause damage.
 2. Remove insulation materials or identify composition or "R" value of insulation material.
 3. Activate thermostatically operated fans.

SECTION 5 - Plumbing

- A. Items to be identified and reported:
 1. Supply, waste, and vent piping.
 2. Fixtures, faucets and drains.
 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
 4. *Functional flow* of water supply and *functional drainage* at fixtures.
 5. Gas piping and connectors.
 6. *Cross-connections*.

- B. The *inspector* is not required to:
1. *Operate* any valve other than fixture faucets and hose faucets attached to the *building*.
 2. *Operate* any *system, fixture* or *component* which is *shut down* or *disconnected*.
 3. *Examine* or verify operation of water supply or pressure assistance *systems*, including, but not limited to: wells, pumps, tanks, and related equipment.
 4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume or temperature.
 5. *Examine* or *operate* any sewage disposal *system* or component including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
 6. *Examine* the overflow device of any fixture.
 7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting *components, fixtures*, or piping.
 8. Identify whether water supply and waste disposal *systems* are public or private.
 9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 10. *Examine* ancillary *systems* or *components* such as, but not limited to: those relating to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
 11. Test shower pans for leakage or fill any fixture with water during *examination*.
 12. *Evaluate* the gas supply *system* for leaks or pressure.
 13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
 14. *Determine* whether there are sufficient clean-outs for effective clearing of drains.
 15. *Evaluate* gas, liquid propane, or oil storage tanks.

SECTION 6 - Electrical Systems

- A. Items to be identified and reported:
1. Service conductors, equipment, and capacity.
 2. Panels and overcurrent protection devices.
 3. Service and equipment grounding.
 4. Wiring types and methods.
 5. A *representative sampling* of switches, receptacles, and light *fixtures*.
 6. Ground-fault circuit-interrupters.
- B. The *inspector* is not required to:
1. *Operate* electrical *systems* or *components* which are *disconnected* or *shut down*.
 2. Disconnect any energized *system* or *appliance*.

3. Remove deadfront covers where not *accessible*, or if removal could cause injury or damage to persons or property, or remove *device* cover plates.
4. *Operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer.
5. *Examine* or test smoke detectors.
6. *Operate* ground-fault circuit-interrupter devices by other than the manufacturer's test button.
7. *Examine* de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

SECTION 7 - Heating Systems

- A. Items to be identified and reported:
 1. Heating equipment and operation using *normal user controls*.
 2. Venting *systems*.
 3. Combustion and ventilating air.
 4. Energy source and connections.
 5. Heating distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.
- B. The *inspector* is not required to:
 1. *Examine* or *evaluate condition* of heat exchangers.
 2. *Determine* uniformity, temperature, airflow or balance of heat supply to any room or *building*, or *examine* for warming at any heating *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
 3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab *systems*, ducts, fuel tanks and related *components*.
 4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
 5. *Examine* radiant or geothermal heat pump *systems*.
 6. *Examine* any solar-energy heating *systems* or *components*.
 7. *Examine* electronic air filtering *systems*.
 8. *Operate* heat pump *systems* when the ambient air temperature may damage the equipment, or *operate* any heat pump *system* in "emergency" heat mode.
 9. *Examine* humidity control *systems* and *components*.

SECTION 8 - Central Cooling Systems

- A. Items to be identified and reported:
 1. Cooling equipment and operation using *normal user controls*.

2. Cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
 3. Energy source and connections.
 4. Condensate drains.
- B. The *inspector* is not required to:
1. *Determine* uniformity, temperature, airflow or balance of cool air supply to any room or *building*, or *examine* for cooling at any cooling *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
 2. *Examine* electrical current, coolant fluids or gases, or coolant leakage.
 3. *Examine* electronic filtering *systems*.
 4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 5. *Examine* any non-central cooling unit(s) or gas-fired, solar or geothermal cooling *system* or food, wine or similar storage cooling *system*.
 6. *Examine* humidity control *systems* and *components*.

SECTION 9 - Fireplaces and Chimneys

- A. Items to be identified and reported:
1. Chimneys, flues, dampers and associated *components*.
 2. Fireboxes, hearth extensions and *permanently installed accessory components*.
 3. Manufactured solid-fuel or gas-burning *appliances*.
- B. The *inspector* is not required to:
1. *Determine* adequacy of draft, perform a smoke test, or *dismantle* or remove any *component*.
 2. *Examine* the structural integrity of fireplaces and chimneys.
 3. *Examine* or *operate* ancillary or non-*permanently installed components*.

SECTION 10 - Building Interior

- A. Items to be identified and reported:
1. Walls, ceilings and floors.
 2. Security bars, ventilation *components*, and a *representative sampling* of doors and windows.
 3. Stairs, handrails, and guardrails.
 4. *Permanently installed* cabinet and countertop surfaces.
 5. Safety glazing in locations subject to human impact.
- B The *inspector* is not required to:
1. *Operate* or *evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
 2. *Determine* whether a *building* is secure from forcible or unauthorized entry.

3. *Evaluate* the *condition* of floor, wall or ceiling finishes or coverings, or other surfaces for other than *evidence* of moisture damage.
4. *Examine* window or door coverings or treatments.
5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
6. *Evaluate* separation walls, ceilings, and floors, including, but not limited to, the fire- resistivity or acoustical characteristics, between dwelling units.
7. *Examine* the interior concrete slab-on-grade when concealed by any floor coverings.
8. *Operate* or *evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

SECTION 11 (OPTIONAL) - Other Built-In Appliances and Systems

The *inspector* may *examine* any of the following at his/her discretion, as agreed with client:

Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.

A. Items to be identified and reported:

1. Optional *systems, components* and *appliances* specifically *examined* during the *inspection*.
2. *Basic operation* of optional *systems, components* and *appliances* specifically included in the *inspection*.

B. The *inspector* is not required to:

1. Activate any *system* or *appliance* that is *shut down*.
2. *Operate* or *evaluate* any *system, component, or appliance* that does not respond to *normal user controls*.
3. *Operate* any gas appliance that requires the use of a match or other remote burner lighting device.
4. *Operate* any *system* or *appliance* that requires the use of special codes, keys, combinations, or devices.
5. *Operate* any *system, component, or appliance* where damage may occur.
6. *Determine* thermostat(s) calibration, adequacy of heating elements, *operate* or *evaluate* self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. *Determine* leakage from microwave ovens.
8. *Determine* the presence or *operation* of backdraft damper devices in exhaust devices.
9. *Examine* any sauna, steam-jenny, kiln, clothes washing or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.

SECTION 12 (OPTIONAL) - Pools and Spas

The *inspector* may examine the following at his/her discretion, as agreed with client:

- A. Items to be identified and reported:
 - 1. Location and type of pool or spa *examined*.
 - 2. *Conditions* limiting or otherwise inhibiting *inspection*.
 - 3. Enclosure and related gates.
 - 4. Hardscaping and drainage related to the inspected pool or spa.
 - 5. *Condition* of visible portions of *systems, structures, or components*.
 - 6. Normally necessary and present equipment such as: lights, pumps, heaters, filters, and related mechanical and electrical connections.
- B. The *inspector* is not required to:
 - 1. *Examine* any above-ground, movable, freestanding or otherwise non-*permanently installed* pool or spa, or self-contained equipment.
 - 2. Come into contact with pool or spa water to *examine* the *system, structure, or components*.
 - 3. Determine adequacy of spa jet water force or bubble effect.
 - 4. *Determine* structural integrity or leakage of any kind.
 - 5. *Evaluate* thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related *components*.
 - 6. *Operate* or *evaluate* filter backwash *systems*.
 - 7. *Examine* accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

*Note: All limitations, exceptions and exclusions apply equally to mandatory and optional Sections.

- A. The *inspector* may exclude from the *inspection* any *system, structure, or component* of the *building* which is *inaccessible, concealed from view, or cannot be inspected* due to circumstances beyond the control of the *inspector*, or which the client has agreed is not to be *inspected*. If an *inspector* excludes any specific *system, structure, or component* of the *building* from the *inspection*, the *inspector* shall confirm in the *report* such specific *system, structure, or component* of the *building* not *inspected* and the reason(s) for such exclusion(s).
- B. The *inspector* may limit the *inspection* to individual specific *systems, structures, or components* of the *building*. In such event, the *inspector* shall confirm in the *report* that the *inspection* has been limited to such individual specific *systems, structures, and components* of the *building*.

C. The following are excluded from the scope of a *real estate inspection* unless specifically agreed otherwise between the *inspector* and the client:

1. *Systems, structures, or components* not specifically identified in these Standards.
2. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
3. *Examination of conditions* related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew.
4. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related *examinations*.
5. Certain factors relating to any *systems, structures, or components* of the *building*, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
6. *Systems, structures, or components*, of the *building* which are not *permanently installed*.
7. *Determination* of compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
8. Common areas, or *systems, structures, or components* thereof, including, but not limited to, those of a common interest development as defined in California Civil Code Section 1351 et seq.

D. The *inspector* is not required to perform any of the following as part of a *real estate inspection*:

1. Move any personal items or other obstruction(s) such as, but not limited to: furniture, floor or wall coverings, window coverings, snow, ice, water, debris, and foliage which may obstruct visibility or *access*.
2. Determine causes for the need of repair or replacement, or specify repair or replacement procedures or materials.
3. Determine existence of latent deficiencies or defects.
4. *Dismantle* any *system, structure, or component*, or perform any *intrusive or destructive examination*, test or analysis.
5. Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), *component* or *system* manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
6. Activate or *operate* any *system or component* that is *shut down* or does not respond to *normal user controls*, nor *access* any area or *operate* any *component* or

system which may jeopardize the safety of the *inspector*, or any other person or thing.

7. Research the history of a property, *report* on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use or occupancy.

8. Offer any form of guarantee or warranty.

9. *Examine* or *evaluate* the acoustical or other nuisance characteristics of any *system, structure, or component* of a *building*, complex, adjoining properties, or neighborhood.

10. *Operate* or *evaluate* any recreational *system, structure or component*.

11. *Operate* or *evaluate* low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security *systems*, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, *components, or systems*.

12. Use any *special equipment* to *examine* any *system, structure, or component* of a *building*.

13. Probe or exert pressure on any *component, system or structure*.

14. *Examine* or *evaluate* fire-resistive qualities of any *system, structure or component* of the *building*.

15. *Examine* every individual *component* of a *system or structure*, where such *components* are typically replicated, including, but not limited to: doors, windows, switches and receptacles. A *representative sampling* may be performed in order to *examine* such *systems, structures, or components* of a *building*.

16. Determine the age of construction or installation of any *system, structure, or component* of a *building*, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

IV - GLOSSARY of TERMS

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Accessible: Can be approached or entered by the *inspector* safely without difficulty or damage to the *system, structure, or component*.

Appliance: See "*Component*."

Appropriate persons: An individual other than *inspector* herein, qualified by virtue of special knowledge, training or resources to further *examine* a *system, structure, or component*, as in the manner of a specialist.

Basic operation: The fundamental *function* of a *component or appliance* (e.g., the bake and broil elements of an oven), but not those ancillary to its use (e.g., an oven self-cleaning cycle or timer, thermostat or clock).

Building: The *primary building* subject of the *inspection*, designed and erected for the purpose of human occupancy or use (e.g. dwelling).

Built-in: See "*Permanently installed*."

Component: A permanently installed appliance, fixture, element, or part of a system.

Condition: The plainly visible and conspicuous state of being of a material object or thing.

Cross-connection: A connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.

Destructive: To demolish, damage, or probe any *system, structure, or component*, or to *dismantle* any *system or component* that would not be taken apart by an ordinary person in the course of normal maintenance.

Determine: To arrive at an opinion or conclusion pursuant to *examination*.

Disconnected: See "*Shut down.*"

Dismantle: See "*Destructive.*"

Functional Drainage: The emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is drained simultaneously.

Enter: See "*Accessible.*"

Evaluate: To assess the *systems, structures, or components* of a *building*.

Evidence: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.

Examine: To visually look for and identify *material defects* in *systems, structures, or components* of a *building* through a non-invasive, physical *inspection*.

Fixture: See "*Component.*"

Function: Performing its normal, proper and characteristic action.

Functional flow: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.

Further evaluation: A degree of *examination* beyond that of a typical and customary non-invasive physical *examination*.

Inspection: The act of performing a *real estate inspection*.

Inspector: One who performs a *real estate inspection*.

Intrusive: See "*Destructive.*"

Malfunction: Failure to perform its normal, proper and characteristic action.

Material defect: (Refer to Section I, "Definitions and Scope" Paragraph B).

Normal user controls: Devices that would be operated by the ordinary occupants of a *building*, requiring no specialized skill or knowledge.

Operate: To cause *systems* or equipment to *function* with *normal user controls*.

Operational: Systems or components capable of being safely operated.

Permanently Installed: Fixed in place (e.g. screwed, bolted, or nailed), as distinct from *components, systems, or appliances* considered portable or freestanding.

Primary building: A *building* that an *inspector* has agreed to *inspect*, excluding all accessory buildings with the exception of the *primary parking structure*.

Primary parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*.

Real Estate Inspection: (Refer to Section I, "Definitions and Scope" Paragraph A).

Report: The *inspection report* is a written document prepared for a fee and issued after a *real estate inspection* identifying and describing the *inspected systems, structures, and components* of the *building* and identifying *material defects* discovered therein.

Representative sampling: A small quantity of *components* of any *system or structure* enough like others in its class or kind to serve as an example of its class or kind.

Shut down: Turned off, inactive, not in-service, non-operational.

Special equipment: Any tools or devices other than those normally used by an *inspector* to perform a typical and customary non-invasive physical *examination* of the *systems, structures, and components* of a *building*, including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.

Structure: An assemblage of various *systems* and *components* to *function* as a whole.

System: An assemblage of various *components* to *function* as a whole.

Technically exhaustive: A comprehensive and detailed *examination* beyond the scope of a *real estate inspection* which would include, but would not be limited to: specialized knowledge or training, *special equipment*, measurements, calculations, testing, research, or analysis.