Home Inspection Report

FOR

Address

Buyer



BY

BE AWARE
HOME INSPECTIONS
EXPERIENCED QUALIFIED TIMELY PROFESSIONAL

https://www.beawarehomeinspections.com/

4/17/2026

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General Information

Date: 4/17/2026
Inspection #: 3546BD

Prepared for:
Buyer

Realtor:
Realtor

Property Address:
Address

State of Occupancy: Occupied
Weather on Date of Inspection: Clear
Lot: Mostly Flat

Inspected by:
Brigham
391 E 1700 S #160111
Clearfield, UT 84016
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BCY, Inc - dba

BE AWARE
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BeAwareHomeInspections.com

Online Info - Address

This gorgeous classic two-story home is waiting for its new owners. From the moment you walk through the entryway you will see the meticulous details throughout. This completely updated home in Syracuse located on the 6th hole of the beautiful Glen Eagle Golf Course, features a new kitchen with quartz countertops and all new black stainless steel appliances. New flooring throughout, 3 tone paint, new primary bathroom featuring a large walk in shower, new furnace/AC, new water heater. Outside you will find a new deck, along with new awning with sun shade to enjoy the beautiful Antelope Island sunsets. MyQ quiet garage door opener, B-hyve smart outdoor automated sprinkler system. This home has room for a growing family with more bedrooms and bathroom to be finished to your liking in the basement. Every space both inside and out feels inviting , comfortable and functional. Easy access to West Davis Corridor, Antelope Island, and Shopping.

Property details

General
- **Price:** $599,900
- **HOA FEE:** $69/month
- **Taxes:** $3,205
- **Status:** Active
- **Type:** Single Family
- **Source:** WFR
- **MLS ID:** #
- **Updated:** 4/13/2026
- **Added to Site:** 43 day(s) ago

Interior
- **Interior Features:** Alarm: Fire, Bath: Primary, Den/Office, Kitchen: Updated, Oven: Gas, Range: Gas, Granite Countertops, Smart Thermostat(s)
- **Appliances:** Ceiling Fan, Microwave, Water Softener Owned
- **Flooring:** Carpet, Tile

Rooms

Bathrooms
- **Total Bathrooms:** 3
- **Full Bathrooms:** 2
- **Half Bathrooms:** 1

Bedrooms
- **Total Bedrooms:** 3

Other Rooms
- **Laundry:** Electric Dryer Hookup

Additional Information
- **Shared Amenities:** Barbecue, Pets Permitted, Playground
- **Equipment:** Window Coverings

Exterior
- **Exterior Features:** Awning(s), Deck; Covered, Double Pane Windows, Patio: Covered, Sliding Glass Doors, Storm Doors
- **Porch/Patio/Deck:** Covered

Parking
- **Garage:** Yes
- **Attached garage:** Yes
- **Garage Spaces:** 2
- **Covered Spaces:** 2
- **Total Spaces:** 6

Location
- **Area:** Hooper; Roy
- **County:** Davis
- **Subdivision:** CROFTERS COVE
- **Cross Streets:** 1400
- **Direction Faces:** South

School Information
- **Elem School District:** Davis
- **Midd School District:** Davis
- **High School District:** Davis
- **Elementary School:** Buffalo Point
- **Middle School:** Syracuse
- **High School:** Syracuse

Community

- **Association:** Yes

Heating & Cooling

- **Central air:** Yes
- **Air Conditioning:** Yes
- **Cooling Type:** Central Air
- **Heating Type:** Gas: Central

Utilities

- **Sewer:** Sewer: Connected
- **Water:** Culinary, Secondary
- **Utility Description:** Natural Gas Connected, Electricity Connected, Sewer Connected, Water Connected

Structural Information

- **Architectural Style:** Stories: 2
- **Construction:** Brick, Stucco
- **Exterior Const.:** Brick, Stucco
- **Basement Desc.:** Full
- **Roof:** Asphalt
- **Windows:** Drapes, Plantation Shutters
- **Disability Access:** Accessible Doors, Accessible Hallway(s)
- **Stories/Levels:** 3
- **Square Feet:** 3,317
- **Living Area:** 3,317 Sq. Ft.
- **Current Bldg. Use:** Single Family
- **Year Built:** 2006
- **Property Condition:** Blt./Standing

Lot Features

- **Property View:** Mountain(s)
- **Lot Size (Acres):** 0.1
- **Lot Size (Sq. Ft.):** 4,356
- **Lot Size:** .1
- **Landscape:** Landscaping: Full
- **Topography:** Curb & Gutter, Road: Paved, Sidewalks, Sprinkler: Auto-Full, Terrain, Flat, View: Mountain
- **Lot Features:** Curb & Gutter, Road: Paved, Sidewalks, Sprinkler: Auto-Full, View: Mountain
- **Trees/Vegetation:** Landscaping: Full
- **Zoning:** R1

Financial Considerations

- **Association Fee:** $69
- **Assoc Fee Freq.:** Monthly
- **Tax Amount:** $3,205
- **Terms:** Cash, Conventional, FHA, VA Loan

Disclosures and Reports

- **Exclusions:** Hot Tub, Refrigerator
- **Inclusions:** Ceiling Fan, Microwave, Range, Water Softener: Own, Window Coverings, Video Door Bell(s), Smart Thermostat(s)
- **Property ID:** 12-607-0223

Summary and Conditions Explanation

Thank you very much for choosing BCY, Inc. dba Be Aware Home Inspections to perform your home inspection. The inspection itself and the report comply with the requirements of the Standards of Practice at the end of this report. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand the scope and what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. Photos are representative and may not include all noted deficiencies.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks much for choosing us to perform your home inspection. Please contact us for any clarification and questions.

UNDER THIS HEADING: A checkmark in this column means that the system/item was inspected and is operating as expected at the time of inspection. There may be other conditions noted under adjacent headings on systems/items marked "Inspected."

UNDER THE HEADING: Conditions noted in this column require routine maintenance and/or minor repair and should be properly maintained to ensure proper operation or serviceability. Failure to do so may cause the system/item to require additional and more extensive repair. See the Home Maintenance Checklist for a maintenance schedule.

UNDER THE HEADING: Conditions noted in this column require some repair and/or close monitoring, meaning that the repair required at this time is moderate and with proper repair, maintenance and close monitoring should remain serviceable. "Close monitoring" means that the system/items noted may have been repaired or are in need of repair and should be closely monitored for additional repair due to the fact that they may be nearing the end of their expected serviceable life. Some systems or items may have been, or will be repaired and may require more extensive repair in the foreseeable future. Example; a repair to a roof covering may indicate that shingles in other areas may also be beginning to wear out, even though they are not in need of replacement/repair at this time. Or rust noted on the chimney pipe may mean that eventually the pipe will perforate. Closely monitor and repair/replace as necessary

UNDER THE HEADING: Conditions noted in this column require necessary repair/further evaluation by a qualified professional as soon as possible to prevent harm or further damage to the system/item and that other areas or components do not become damaged. It may be possible that damage to surrounding areas or other systems may have already occurred. These areas may not be able to be viewed by the inspector. The conditions noted under this heading require more extensive repair and are not recommended for the homeowner. It should be noted that the inspection conducted is visual and not technically exhaustive, therefore, a qualified professional i.e.; Licensed Plumber, Licensed Electrician, Structural Contractor, etc. should evaluate and make the necessary repairs. Prior to any structural repairs we recommend evaluation by a structural engineer if possible.

Summary Report

IMPORTANT: This report summary is a partial listing or preview of the complete home inspection report. It is imperative that you read the complete home inspection report. This report summary should never be used as a substitute for the full home inspection report.

There are a few issues that need to be addressed:

3.1 - Roof

► The roof covering was showing signs of aging – minor cracks, missing granules and exposed fiberglass and nails. Recommend to cover exposed nails and to monitor and have repaired by a professional as needed.

3.21 - Exterior – Lot and Landscaping

► Missing window well cover(s). While window well covers may not be required, not having them could be a safety issue. Recommend to install cover(s) for safety.
► At least one window well was rusting some. Recommend to monitor and repair as needed.
► Spalling on the sidewalk and on the driveway. Minor cracking noted on the front porch. Recommend to monitor and have inspected and repaired by a professional as needed.

3.21 - Exterior - Structure

► Stucco had some minor cracking. Some signs of water staining on the west side of the house. Also, some open crack where it meets the brick. Recommend to have repaired by a professional to prevent further damage.
► The soffit above the front door had a little gap where it meets the brick. Recommend to repair to prevent further damage and to keep pests out.
► Back sliding screen was damaged. Recommend to repair/replace as needed.
► The east deck handrail was loose. Recommend to properly secure

3.3 - Foundation Report

► Minor cracks noted. Surface coating had minor cracking in a few areas. Recommend to monitor and to repair as needed.

3.4 - Heating & 3.5 Cooling

► Unable to test A/C because of cold temperature. Gas furnace worked when tested. Recommend to have a professional out to inspect, clean and make any recommended repairs/maintenance on recommended schedule.
► A/C unit was a little unlevel. Recommend to level and make sure base is stable to ensure proper operation.

3.6 - Plumbing

► Expansion tank appeared to be mostly full of water. Recommend to inspect/replace to prolong life of plumbing.
► The drain under the kitchen sink was flexible, corrugated drainpipe that may contribute to blockages. Recommend to replace with smooth wall pipe.
► Master bathroom toilet was loose. Recommend to tighten.
► The sink in upstairs hall bathroom drained a little slowly. Recommend to have repaired by a professional.

Summary (Cont.)

3.7 - Electrical

► Smoke/Carbon-Monoxide Detectors worked where tested, EXCEPT in middle upstairs bedroom. Recommend to repair/replace unit as needed and to inspect all units on a regular basis to insure proper operation.

3.9 - Attic, Insulation, Ventilation

► Blown in insulation noted. Some displacement and/or compacting has occurred. Recommend to distribute evenly for maximum efficiency.

► Bathroom exhaust vent covers were a little dirty. Recommend to clean for better air flow and to prolong life of fan.

3.10 - Doors, Windows & Interior

► Cracking noted in basement floor. Recommend to have inspected/repaired by a professional.

► Access to the family room windows was limited due to couch and shutters. Recommend to operate windows before closing to ensure proper operation.

Systems & Components

► Free standing range missing anti-tip bracket/device. A qualified individual should install for safety.

► Radon test in progress. Results forthcoming.

► Camera sewer line via basement cleanout. Found plastic pipe in good condition. Approximately 72 feet to city main in street.
See/download video here: https://youtu.be/E2V46WulGjc

ITEM #	3.1 - Roof Report	INSPECTED	MINIMAL	MINOR	MAJOR
	Roof Covering: Architectural Asphalt Shingles	___	___	___	___
1	Roofing Covering Condition		✓	✓	
2	Roof Vents	✓			
3	Flashing Condition	✓			
4	Plumbing/HVAC Vents	✓			
5	Gutter Condition	✓			
6	Downspout Condition	✓			
7	Chimney Condition	**NA**			
8	Chimney Cap Condition	**NA**			
9	Covered Patio/Deck	**NA**			
10	Skylights Condition	**NA**			
11	Roof Decking	✓			

Comments:

#1 The roof covering was showing signs of aging – minor cracks, missing granules and exposed fiberglass and nails. Recommend to cover exposed nails and to monitor and have repaired by a professional as needed. See Photo 3.1a-g

Photo 3.1a



Photo 3.1b



Photo 3.1c



Photo 3.1d



Photo 3.1e



Photo 3.1f



Photo 3.1g



ITEM #	3.2 - Exterior Report (Lot & Landscaping)	INSPECTED	MINIMAL	MINOR	MAJOR
1	Landscape/Foundation Grading	✓			
2	Window Wells		✓		
3	Surface Drainage	✓			
4	Overhanging Trees	✓			
5	Vegetation/Trees/Shrubs	✓			
6	Driveway		✓		
7	Sidewalk/Walkway/Steps		✓		
8	Attached Gates/Fences	–			
9	Retaining Walls/Landscape Rocks	–			
10	Sprinkler System – Not Tested	?			

Comments:

#2 Missing window well cover(s). While window well covers may not be required, not having them could be a safety issue. Recommend to install cover(s) for safety. See Photo 3.2a
#2 At least one window well was rusting some. Recommend to monitor and repair as needed. See Photo 3.2b
#6, 7 Spalling on the sidewalk and on the driveway. Minor cracking noted on the front porch. Recommend to monitor and have inspected and repaired by a professional as needed. See Photo 3.2c-d

Photo 3.2a



Photo 3.2b



Photo 3.2c



Photo 3.2d



ITEM #	3.21 - Exterior Report (Structure)	INSPECTED	MINIMAL	MINOR	MAJOR
	Covering Material(s): Stucco + Brick	—	—	—	—
1	Covering Condition		✓		
2	Eves/ Soffit/Fascia		✓		
3	Door/Window Trim	✓			
4	Caulking / Sealing	✓			
5	Windows/Window Screens		✓		
6	Condition of doors	✓			
7	Porch(es)	✓			
8	Deck/Patio/Carport/Balcony	✓			
9	Stairs/Steps/Ramps/Stoops/Handrails		✓		
10	Exterior Outlets/Lighting Fixtures	✓			
11	Exterior Plumbing Fixtures/Anti-Freeze Bibs	✓			
12	Dryer/Bathroom Vent Termination Condition	✓			

Comments:

#1 Stucco had some minor cracking. Some signs of water staining on the west side of the house. Also, some open crack where it meets the brick. Recommend to have repaired by a professional to prevent further damage. See Photo 3.21a-j
#2 The soffit above the front door had a little gap where it meets the brick. Recommend to repair to prevent further damage and to keep pests out. See Photo 3.21k
#5 Back sliding screen was damaged. Recommend to repair/replace as needed. See Photo 3.21l
#9 The east deck handrail was loose. Recommend to properly secure. See Photo 3.21m

Photo 3.21a



Photo 3.21b



Photo 3.21c



Photo 3.21d

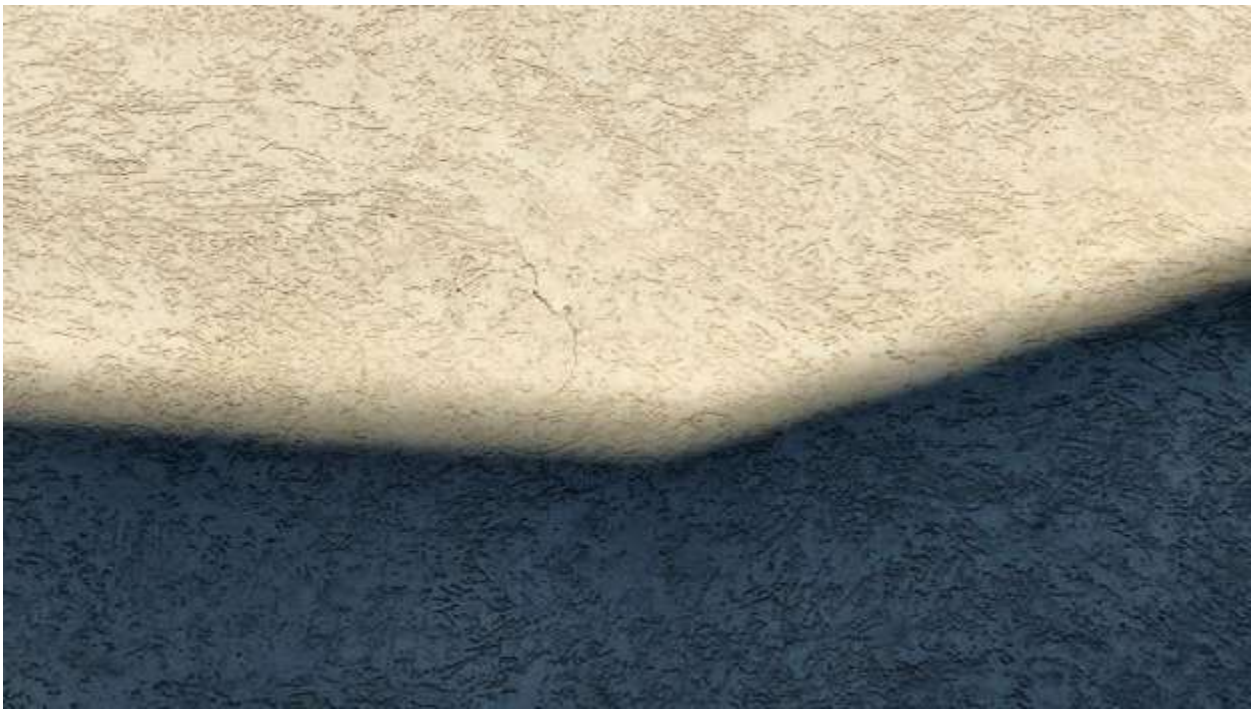


Photo 3.21e



Photo 3.2f – From Roof, Above Front Porch



Photo 3.2g – From Roof, Above Front Porch



Photo 3.2h



Photo 3.2i



Photo 3.2j



Photo 3.2k



Photo 3.2l



Photo 3.2m



ITEM #	3.3 - Foundation Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Foundation Wall Visibility - Concrete	✓			
2	Foundation Wall Cracking/Spalling		✓		
3	Slab Floor Level	✓			
4	Evidence of Moisture Intrusion	✓			
	Crawlspace Report - NONE				
5	Accessibility/Location	–			
6	Vapor Barrier Present/Condition	–			
7	Ventilation	–			
8	Main Support Beam Condition	–			
9	Main Support Posts Condition	–			
10	Evidence of a Wood Destroying Organism	–			
11	Floor/Crawlspace Insulation	–			
12	Misc.	–			

Comments:

#2 Minor cracks noted. Surface coating had minor cracking in a few areas. Recommend to monitor and to repair as needed. See Photos 3.3a-b

Photo 3.3a



Photo 3.3b



ITEM #	3.31 - Basement Report	INPECTED	MINIMAL	MINOR	MAJOR
1	Framing Visibility	✓			
2	Main Beam Condition	✓			
3	Floor Joist Condition	✓			
4	Subflooring Condition	✓			
5	Wall Stud	✓			
6	Evidence of Moisture	✓			
7	Anchor Bolts	?			
8	Evidence of Wood Destroying Organism	✓			
9	Sump Pump – NONE NOTED	NA			

Comments:

NOTE: Basement was unfinished.

ITEM #	3.4, 3.5 - Heating & Cooling Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Exterior AC Unit Model, Make and Age		✓		
2	Exterior AC Unit Condition/Level		✓		
3	Exterior Freon Line Condition/Insulation	✓			
4	Furnace Model, Make and Age		✓		
5	Main Flue Condition	✓			
6	Combustion Air Availability	✓			
7	AC Condensation Drain/Pump	✓			
8	Air Filter Maintenance	✓			
9	Natural Gas Line Condition – West Side of House	✓			
10	Thermostat Condition/Location – Hallway	✓			
11	Heat Register/Return Air Grille Condition	✓			
12	Ducts	✓			
13	Swamp Cooler Condition	**NA**			

Comments:

#1 Daikin. Mfg. date of 03/2021. Unable to test A/C because of cold temperature. Advise to have a professional out to clean, inspect and service unit to insure proper operation. See Photo 3.4a
#2 A/C unit was a little unlevel. Recommend to level and make sure base is stable to ensure proper operation. See Photo 3.4a-b
#4 Daikin. Mfg. date of 08/2021. The gas furnace worked when tested. Recommend to have a professional out to inspect, clean and make any recommended repairs/maintenance. See Photo 3.4c-d
#8 Advise to replace air filter on recommended schedule to ensure proper operation.
Size = 20 x 25 x 4– Left of Furnace. See in Photo 3.4d

Photo 3.4a



Photo 3.4b



Photo 3.4c



Photo 3.4d



ITEM #	3.6 - Plumbing Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Public Water Supply Pressure		✓		
2	Pressure Regulator	✓			
3	Main Water Supply Shut-Off Condition/Location	✓			
4	Water Heater Earthquake Strapping	✓			
5	Expansion Tank			✓	
6	Water Heater Flue Size/Condition	✓			
7	Temperature and Pressure Relief Valve	✓			
8	Water Heater Water Supply Shut-Off Condition	✓			
9	Water Heater Model, Make, Age and Condition	✓			
10	Floor Drain Present	✓			
11	Utility Sink	✓			
12	Water Piping Condition	✓			
13	Drain Piping Condition		✓		
14	Toilets		✓		
15	Sinks/Tubs/Showers		✓		

Comments:

#1 Public water pressure about 70 psi when tested. Acceptable range is 40-80psi. See Photo 3.6a
#2 #3 Shut off valve and pressure regulator is located south basement wall. Turn the nut counterclockwise to reduce the pressure downstream from the valve and clockwise to increase it. See Photo 3.6b
#5 Expansion tank appeared to be mostly full of water. Recommend to inspect/replace to prolong life of plumbing. See Photo 3.6c
#9 Rheem 50-gal gas water heater Mfg. date 11/2022. Appeared to be working properly.
#13 The drain under the kitchen sink was flexible, corrugated drainpipe that may contribute to blockages. Recommend to replace with smooth wall pipe. See Photo 3.6d
#14 Master bathroom toilet was loose. Recommend to tighten.
#15 The sink in upstairs hall bathroom drained a little slowly. Recommend to have repaired by a professional. See Photo 3.6e

Photo 3.6a



Photo 3.6b



Photo 3.6c



Photo 3.6d



Photo 3.6e



ITEM #	3.7 - Electrical Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Service Entry Condition	✓			
2	Exterior Main Breaker Size/Location – West Side of House	✓			
3	Exterior Service Panel Condition	✓			
4	Interior Panel	✓			
5	Sub Panel Condition	**NA**			
6	Fuses/Breakers Adequate	✓			
7	Branch-Circuit wiring - Copper	✓			
8	Receptacles/Switches/Cover plates (a representative number)	✓			
9	GFCIs/Improperly Wired Outlets	✓			
10	Unprotected/Open Wiring	✓			
11	Door Bell / Condition Operation	✓			
12	Smoke/Carbon-Monoxide Detectors	✓			✓

Comments:

#1, #2, #3 The electrical service is underground service entry. 150-amp main breaker. Appeared to be working properly. See Photo 3.7a-b
#4 Panel appeared to be working properly. See Photo 3.7c-d
#12 Smoke/Carbon-Monoxide Detectors worked where tested, EXCEPT in middle upstairs bedroom. Recommend to repair/replace unit as needed and to inspect all units on a regular basis to insure proper operation.

Photo 3.7a



Photo 3.7b



Photo 3.7c



Photo 3.7d



ITEM #	3.8 - Fireplace Report	INPECTED	MINIMAL	MINOR	MAJOR
1	Fireplace type	–			
2	Lintel	–			
3	Chambers	–			
4	Hearth/Hearth Extension	–			
5	Damper	–			
6	Clean Out	–			
7	Misc.	–			

Comments:

NO Fireplace.

ITEM #	3.9 - Attic, Insulation, Ventilation Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Attic Insulation		✓		
2	Roof Trusses	✓			
3	Roof Sheeting	✓			
4	Evidence of Moisture Intrusion/Daylight	✓			
5	Window Condition	**NA**			
6	Weather Stripping/ Hatch Cover	✓			
7	Vent Condition	✓			
8	Mechanical Exhaust Systems		✓		

Comments:

#1 Blown in insulation noted. Approximately 12-14 inches. Some displacement and/or compacting has occurred. Recommend to distribute evenly for maximum efficiency. See Photos 3.9a-c
#8 Bathroom exhaust vent covers were a little dirty. Recommend to clean for better air flow and to prolong life of fan. See Photo 3.9d

Photo 3.9a



Photo 3.9b



Photo 3.9c



Photo 3.9d



ITEM #	3.10 - Doors, Windows & Interior Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Wall Condition	✓			
2	Ceiling Condition	✓			
3	Flooring Condition		✓		
4	Molding & Trim Condition	✓			
5	Interior Doors Condition	✓			
6	Windows/Glass Condition –		✓		
7	Stairs/Steps/Landings/Ramps	✓			
8	Railings/Guards/Handrails	✓			
9	Lighting / Ceiling Fan Condition	✓			
10	Presence Of Odors	✓			
11	Misc.	–			

Comments:

#3 Cracking noted in basement floor. Recommend to have inspected/repaired by a professional. See Photo 3.10a
#6 Access to the family room windows was limited due to couch and shutters. Recommend to operate windows before closing to ensure proper operation. See Photo 3.10b

Photo 3.10a



Photo 3.10b



ITEM #	3.11 - Garage Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Wall Condition	✓			
2	Ceiling Condition	✓			
3	Flooring Condition	✓			
4	Vehicle Door(s) Condition	✓			
5	Vehicle Door(s) Operators	✓			
6	Occupant Door(s) Condition	✓			
7	Windows/Glass Condition	**NA**			
8	Stairs/Steps/Landings/Ramps	✓			
9	Railings/Guards/Handrails	✓			
12	Misc.	–			

Comments:

Garage door and opener worked when tested.

ITEM #	(Optional) Systems & Components Report	INSPECTED	MINIMAL	MINOR	MAJOR
1	Garbage Disposal	✓			
2	Stove/Range/Cooktop			✓	
3	Microwave/Vent/Light	✓			
4	Dishwasher	✓			
5	Trash Compactor - NONE	NA			
6	Whole House Vacuum Systems – Not Tested	?			
7	Lawn and Garden Sprinklers – Not Tested	?			
8	Hot Tub – Not Tested – See Photo SC2	?			
9	Misc.	?			
10	Misc. - Sewer Line Scope	✓			
11	Misc.	–			

Comments:

#2 Free standing range missing anti-tip bracket/device. A qualified individual should install for safety. See Photo SC1
#9 Radon test in progress. Results forthcoming. See Photo SC3
#10 Camera sewer line via basement cleanout. Found plastic pipe in good condition. Approximately 72 feet to city main in street. See/download video here: https://youtu.be/E2V46WulGjc See Photo SC4

Photo SC1

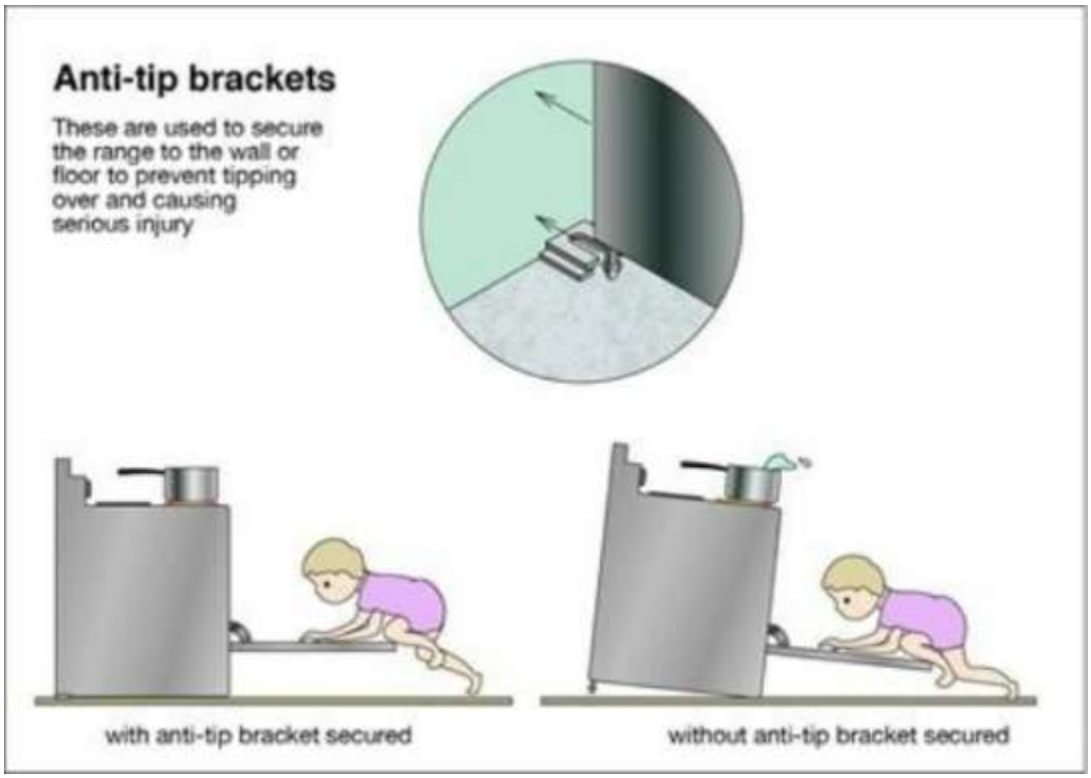


Photo SC2



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Photo SC3

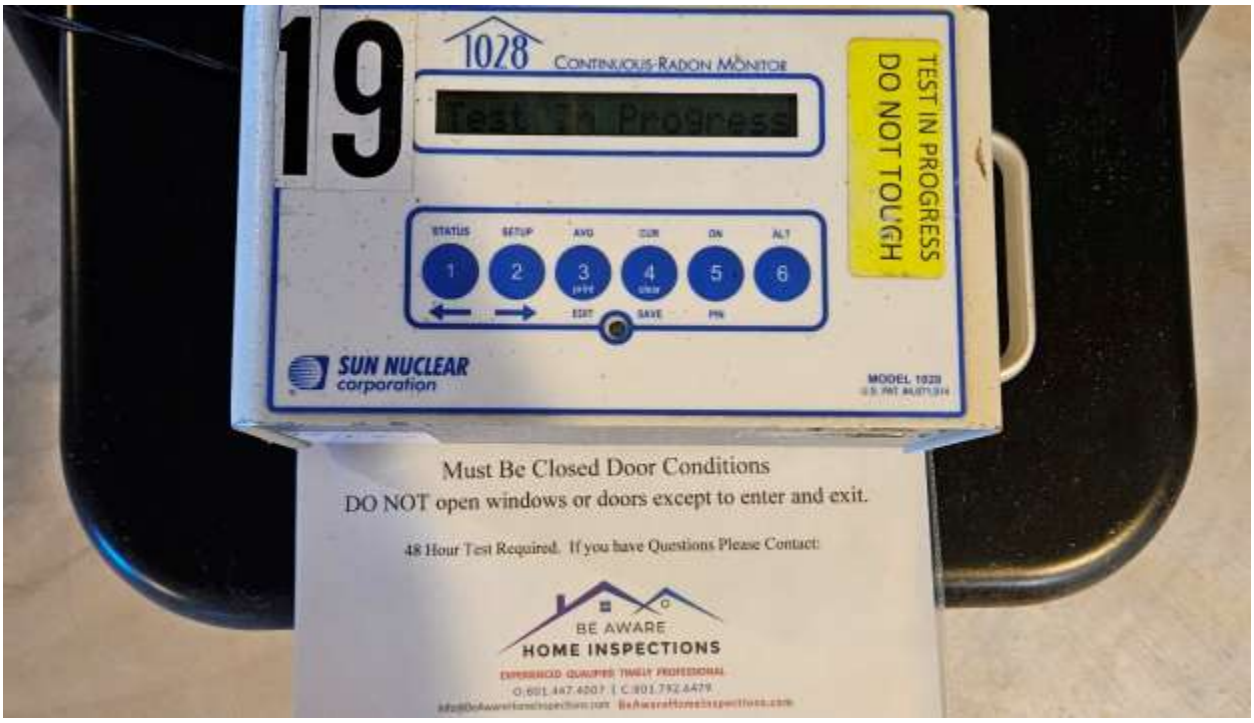


Photo SC4



Inspection Agreement & Disclaimer

Client(s): Buyer

Property Address:
Address

Inspection Date:
4/17/2026 – 8:00am

BCY Inc dba
Be Aware Home Inspections
O: 801-447-4007
C: 801-792-6479
Email: bcyinc@comcast.net

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the above Property on the above date and time. The terms below govern this Agreement.

1. The fee for our inspection + Sewer Line Scope + Radon Test is **$000**, payable by cash, check Zelle, or Venmo at or before the time of the appointment. Add 3% service charge for Credit Card.

2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

3. Unless otherwise noted in this Agreement, or not possible, we will perform the inspection in accordance with the Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") included in this report. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us for any liability agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

5. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

6. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us for any liability agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

7. We assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. You agree that in all cases our liability shall be limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that the liquidated damages are not a penalty, but that we intend them to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed upon fee..

8. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

9. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of adverse conditions within seven days of discovery; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

10. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, must be brought only in the District Court of Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim. In any action against us or InterNACHI, you waive trial by jury.

11. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms or promises other than those set forth herein. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

12. Payment of the inspection fee (less any deposit noted above) is due when we complete the inspection. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

13. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

14. You may not assign this Agreement.

15. If a court finds any term of this Agreement ambiguous or that it otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Agreement.

16. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

CLIENT OR CLIENT'S REPRESENTATIVE HAS CAREFULLY READ THIS AGREEMENT, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF IT. IN LIEU OF A SIGNATURE, PAYMENT FOR SERVICES WILL CONSTITUTE ACCEPTANCE OF AGREEMENT.

Client E-Mail Address: _____

Client Phone Number: _____

Client Name: _____

Client Signature: _____

BE AWARE
HOME INSPECTIONS

INVOICE

EXPERIENCED QUALIFIED TIMELY PROFESSIONAL

391 E 1700 S #160111
Clearfield, UT 84016
O: 801-447-4007 C: 801-792-6479
Email: bcyinc@comcast.net

INVOICE # 3546BD
DATE: 4/17/2026

PAID IN FULL

Ordered By:
Buyer

DESCRIPTION	AMOUNT
Home Inspection	$000.00
Sewer Scope	000.00
Radon Test	000.00
Address	
Paid – Venmo	
THANK YOU FOR YOUR BUSINESS WE APPRECIATE IT VERY MUCH!	
TOTAL	$000.00

Home Appliance Estimated Design Life:

Gas furnace: 15-20 years
Gas boiler: 17-24 years
Oil furnace: 18-25 years
Electric furnace: 18-25 years
Heat pump: 15 years
Central air conditioning: 15 years
Water heater (tank): 8-12 years
Water heater (tankless): 20+ years
Range and oven: 18-20 years
Refrigerator/Freezer: 18-20 years
Dishwasher: 9-11 years
Microwave oven: 10 years
Range hood and fan: 14 years
Food disposal: 10-12 years
Garage door opener: 10 years
Laundry washing machine: 14 years
Laundry dryer: 14 years
Bathtub/Sink: 10-30 years
Smoke or CO detector: 8-10 years
Exhaust fans: 10 years

Home Maintenance Check List

Monthly:

1. Clean any removable dishwasher filters.
2. Purge food disposal by filling the kitchen sink with clean water, then turn on the device until the water drains through.
3. Wash refrigerator/freezer interior walls and door gaskets with a solution of one quart of warm water to two tablespoons of baking soda and wipe dry.
4. Vacuum and clean "return" air ducts/grills.
5. Inspect lighting fixtures and replace any burned-out bulbs.
6. Clean clothes dryer lint trap and/or duct for better energy efficiency and to decrease the risk of fire.

Quarterly:

1. Inspect and service doors by cleaning and lubricating latches, hinges or replacing weather stripping as might be required.
2. Inspect and repair, if necessary, exterior caulking and finish around windows, doors, and siding.
3. Replace/clean, at least quarterly, furnace, heating and cooling system filters.
4. Re-tighten knobs and pulls on cabinets. Clean and lubricate drawer tracks and guides.

Semi-annually:

1. Inspect and test smoke and carbon monoxide alarms. Replace backup batteries as might be required.
2. Test (GFCI) ground fault circuit interrupters and (AFCI) arc fault breakers.
3. Inspect and maintain/clean gutters and downspouts. Runoff water must be directed away from the home.
4. Inspect attics and substructure areas for rodent droppings or other signs of pests or leaks/standing water, etc.
5. Prior to the beginning of the rainy season, test sump pumps for adequacy and function.
6. Look for moisture or decay, outside and inside the house, where flat surface decks and landings attach to the home. This is especially important if the landings do not have proper flashings.
7. Clean range hood fan grills and housings.
8. Use a vacuum cleaner to remove dust on coils behind the refrigerator/freezer.

Annually:

1. Licensed contractor to inspect and service heating and air conditioning systems.
2. Professional contractor to inspect and service wood burning appliances and chimneys.

3. Seal any foundation cracks.
4. Inspect, clean and lubricate garage vehicle door tracks and test auto-reverse functions.
5. Clean and lubricate sliding glass door and window tracks.
6. Inspect exterior paint for cracking and wear. Repaint, caulk and seal as needed.
7. Reseal, as required, wood decks and landings.
8. Inspect, for water damage, pests or rot, any substructure and attic areas.
9. Inspect roof flashings, chimney caps, shingles.
10. Inspect outside electrical service lines for damage, exposed wires or proximity to tree limbs.
11. Inspect all supply hoses at sinks, toilets and washing machines.
12. Clean and repair caulking or grout in bathrooms or kitchens.
13. Clean bathroom exhaust fan blades and grills.
14. Inspect all electric cords and replace as needed.
15. Change water filters and have fresh water systems professionally serviced.

Tips for keeping drains clear:

1. Pour a pot of hot water down the drain once a week to help clear away fat or grease that may have built-up in the drain line or the P-trap.
2. If a drain is clogged, try pouring 1/2 cup of baking soda and 1/2 cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes. Then pour a pot of water down the drain.

General safety tips:

Ensure that you know where the following items are located:
1. Emergency contact telephone numbers.
2. Fire extinguishers and water hose pipes.
3. Heating gas/fuel main shutoff valve.
4. Main electrical disconnect circuit breaker (breaker box/service panel).
5. Main drain line clean-out.
6. Main water shut-off valve.
7. All window and door exits.

Glossary of Terms

- **automatic safety controls:** Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.
- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **central air conditioning:** A system, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat

exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

- **client:** A customer who contracts with a home inspector for a home inspection.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **cross connection:** Any physical connection or arrangement between potable water and any source of contamination.
- **dangerous or adverse situations:** Situations, which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.
- **describe:** To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.
- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **home inspection:** See **general home inspection**.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.
- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.

- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **primary windows and doors:** Windows and/or exterior doors, which are designed to remain in their respective openings year round.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report** (verb form)**:** To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **roof drainage systems:** Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- **solid fuel heating device:** Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.
- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.
- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **under floor crawl space:** The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

Additional Terms - https://www.nachi.org/glossary.htm

Reference Library

The links below connect to a series of documents that will help you understand your home and how it works. Click on any link to read about that system:

- ROOFING, FLASHINGS AND CHIMNEYS
- EXTERIOR
- STRUCTURE
- HEATING
- COOLING/HEAT PUMPS
- PLUMBING
- ELECTRICAL
- INTERIOR
- INSULATION
- APPLIANCES
- SUPPLEMENTARY
- LIFE CYCLES AND COSTS
- HOME SET-UP AND MAINTENANCE
- MORE ABOUT HOME INSPECTIONS

The International Standards of Practice for Performing a General Home Inspection

1. Definitions and Scope 1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions 2.1. Limitations: I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports. 2.2. Exclusions: I. The inspector is not required to determine: A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system. II. The inspector is not required to operate: A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment. III. The inspector is not required to: A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspector's opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than general home inspection. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and

subsequent additions, improvements, renovations or replacements. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.
3.1. Roof I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe the type of roof-covering materials. III. The inspector shall report as in need of correction observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.
3.2. Exterior I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe the type of exterior wall-covering materials. III. The inspector shall report as in need of correction any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.
3.3. Basement, Foundation, Crawlspace & Structure I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.
3.4. Heating I. The inspector shall inspect the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
3.5. Cooling I. The inspector shall inspect the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the

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

3.6. Plumbing I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

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

controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

3.8. Fireplace I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. cleanout doors and frames. II. The inspector shall describe the type of fireplace. III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. cleanouts not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Code of Ethics for Home Inspectors

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

I. Duty to the Public

1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.
2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.
5. The InterNACHI member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI member shall not:
    a. have any disclosed or undisclosed conflict of interest with the client;
    b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
    c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:

    a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
    b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI member shall comply with all government rules and licensing requirements of the jurisdiction where he or she conducts business.
11. The InterNACHI member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI Standards of Practice.

II. Duty to Continue Education

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

III. Duty to the Profession and to InterNACHI

1. The InterNACHI member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.
2. The InterNACHI member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership.
3. The InterNACHI member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI, fellow InterNACHI members, InterNACHI employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI.
4. The InterNACHI member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI member shall abide by InterNACHI's current message board rules.