CREIA Standards of Practice

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Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*.
Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A *home inspection* is a noninvasive, visual survey and basic *operation* of the accessible *systems* and *components* of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what *corrections* or *further evaluations* the Client should have *corrected*, *evaluated* or obtained estimates for repair prior to the release of contingencies.

B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which in the opinion of

the *Inspector*, are safety hazards, are not *functioning* properly, or appear to be at the ends of their service lives. The report will include the *Inspector's* recommendations for *correction* or *further* evaluation.

C. All *corrections* or *further* evaluation, needs to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

D. Client should consider all available information when negotiating regarding the Property

E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure* .

F. Cosmetic and aesthetic *conditions* shall not be considered.

Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas- Items to be *inspected/*reported :

1. Foundation
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

SECTION 2 - Exterior - Items to be *inspected/*reported:

1. Surface grade directly adjacent to the *building*
2. Doors and windows
3. Attached decks, porch, balconies
4. Stairways that are attached to the *building*, attached decks, or porch
5. Wall cladding and trim
6. Portions of patios, walkways, and driveways that are adjacent to the *building*
7. Pool/spa drowning prevention safety features, for the sole purpose of identifying which, if any, are present
8. Pool/spa drowning prevention safety features, for the sole purpose of identifying if less than two are present

SECTION 3 - Roof Covering - Items to be *inspected/*reported:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

SECTION 4 - Attic Areas and Roof Framing - Items to be *inspected/*reported:

1. Framing
2. Ventilation
3. Insulation

SECTION 5 - Plumbing - Items to be inspected/reported:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
5. Water heaters

SECTION 6 - Electrical - Items to be *inspected/*reported:

1. Service *equipment*
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

SECTION 7 - Heating and Cooling - Items to be *inspected*/reported:

1. Heating *equipment*
2. Central cooling *equipment*
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

SECTION 8 - Building Interior - Items to be *inspected/*reported:

1. Walls, ceilings, and floors

2. Doors and windows
3. Stairways, handrails, and guardrails
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

SECTION 9 - Fireplaces and Chimneys - Items to be *inspected*/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

Part III. Limitations, Exceptions, and Exclusions

1. *Determine* size, spacing, location, or adequacy of foundation bolting or bracing *components* or reinforcing *systems*

2. *Determine* the composition or energy rating of insulation materials.
3. *Inspect* door or window screens, shutters, awnings, or security bars
4. *Inspect* fences or gates or automated door or gate openers or their safety *devices*, except as required by applicable law

5. Use a ladder to *Inspect systems* or *components*
6. Walk on the roof if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
7. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
8. *Inspect* mechanical attic ventilation *systems* or *components*
9. Fill any *fixture* with water, *inspect* overflow drains or drain stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts

10. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or

components

11. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
12. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
13. *Inspect* wells, private water supply or water treatment *systems*
14. *Operate* circuit breakers
15. *Inspect* de-icing *systems* or *components*
16. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *co*

mponents

17. *Inspect* heat exchangers or electric heating elements
18. *Inspect* non-central air conditioning units or evaporative coolers
19. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
20. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
21. *Inspect* electronic air filtering or humidity control *systems* or *components*
22. *Determine* whether a *building* is secure from unauthorized entry
23. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms
24. *Inspect* chimney interiors, fireplace inserts, seals, or gaskets. *Operate* any fireplace or *d etermine*

if a fireplace can be safely used

25. Test vehicle door safety impact reversing *devices*
26. *26. Inspect systems* or *components* of a *building*, or portions thereof, which are not *r eadily accessible*

, not
permanently installed
, or not inspected due to circumstances beyond the control of the
Inspector
or which the Client has agreed are not to be
inspected

27. *Inspect* site improvements or amenities (i.e., accessory *building*s, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains, landscape stairs…)

28. *Inspect* auxiliary features of *appliance*s beyond the *appliance*'s basic *function*
29. *Inspect systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspect*or must come into contact with water
30. *Inspect* common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
31. *Determine* compliance with manufacturers' installation guidelines or specifications, *buildi ng*

codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions

32. *Determine* adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any *building*, *system*, or *component*.

33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations

34. Evaluate acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood

35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood.

36. *Inspect* or identification for the presence of animals or animal activity

37. Evaluate risks associated with events or *conditions* of nature including (i.e., geological, seismic, wildfire, flood…)

38. Conduct any water testing or *determine* leakage in any body of water (i.e., shower pans, water features…)

39. *Determine* the integrity of hermetic seals or reflective coatings at multi-pane glazing

40. Differentiate between original construction or subsequent additions or modifications

41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements…)

42. Specify *correction* procedures or estimating cost to correct

43. *Inspect* communication, computer, security, or low-voltage, timer, sensor, or similarly controlled *systems* or *components*

44. Evaluate fire extinguishing and suppression *systems* and *components* or *determine* fire resistive qualities of materials or assemblies

45. *Inspect* elevators, lifts, and dumbwaiters

46. Lighting pilot lights or activating or *operate* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*

47. *Operate* shutoff valves or shutting down any *system* or *component*

48. Dismantle any *system*, structure or *component* or removing cover plates or access panels other than those provided for homeowner maintenance

49. Test, *operate* or *determine* if any drowning prevention safety feature is installed properly or is adequate, effective or meets ASTM standards

IV. Glossary of Terms

IV. Home Glossary of Terms

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

Appears: When the Inspector observes an item or defect but, cannot *determine* the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspector's expertise

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Correction: The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove…)

Determine: Arrive at an opinion or conclusion

Device: A component designed to perform a particular task or function

Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):

1. Isolation barrier 2. Mesh barrier 3. Pool/spa cover 4. Home exit alarms 5. Self-closing and self-latching home doors

6. Pool/spa alarm

Equipment: An appliance, fixture, or device

Evaluate: Form an idea of the amount, number, or value of; assess

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Further Evaluation: A recommendation when the Inspector can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspector's expertise

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph-A

Inspector: One who performs a home inspection

Isolation Barrier: The barrier around the pool area that isolates the pool area from the house

Mesh Barrier: The barrier around the pool area that isolates the pool area from the house of

which any portion is made of mesh

Natural Barrier: A portion of the barrier that is not man-made (cliff, lake, boulder…)

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building, which may be attached or detached. Only one primary parking structure may be designated as primary.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

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

Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, specialized equipment, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis

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