

Name:

Membership Report Review

Your report was reviewed by _____ and compared to FAB I Standards of Practice. The following **unchecked** item(s) are missing from your report and do not meet our standards. Please add these items to your reporting system and send an updated report to membership@fabi.org. When the absent items are added and confirmed, Membership will complete the application process. View the complete FAB I Standards of Practice at <https://fabi.org/standards-of-practice/>

STRUCTURE (Including interior and exterior sections)

Describe:

- The foundation and report the methods used to inspect the under-floor crawl space, if present.
- The methods used to inspect the attic space, if present. Entry into and traversing of the under-floor crawl space and the attic are at the discretion of the inspector.
- The floor structure.
- The wall structure.
- The ceiling structure.
- The roof structure and report the methods used to inspect the attic.
- The insulation in unfinished spaces.

Report:

- Evidence of failed, deteriorated, or improperly installed structural components.
- Deterioration of structural components.
- The absence of insulation in unfinished spaces at conditioned surfaces including proper baffles where ventilation is required.
- Windows with broken or cracked glass, obvious signs of failed seals in thermal insulated glass windows, inoperable locks or latches or defective balance springs or operating mechanisms.
- Conditions that, in the opinion of the inspector, require professional engineering services or additional professional engineer evaluation to determine structural adequacy of a component, or to design appropriate repairs for deficiencies.

ROOF SYSTEMS

Describe:

- The roofing material and type.
- The style of the roof (i.e. gable, hip, mansard, low slope).

Report:

- The methods used to inspect the roof.
- Roofing material failures or damage to the roofing material.
- Visible signs of leaking in ceilings, walls, roof sheathing, trusses, rafters, joists, soffits and fascia.
- Unworkmanlike or unconventional repairs and materials.
- The adequacy of low slope design roofs to properly drain and avoid ponding.

PLUMBING SYSTEM

Describe:

- The water supply, drain, waste, and vent piping materials.
- The water heating equipment including the energy source.
- The location of main water and main fuel shut-off valves.
- The type of irrigation system (well, municipal source, reclaimed water, etc.)

Report:

- Leaks in supply lines, fixtures, and faucets.
- Leaks and suspected leaks in shower stalls and the means used to identify leaks (i.e. visual, moisture meter).
- Low water pressure to one or more fixtures.

- Leaking, defective or unsafely installed water heaters.
- Non-functional or clogged drains.
- On the presence of plumbing pipes or components with a documented history of functional defects.
- Defective or ineffective pumps and irrigation system component parts (exclusive of wells).

ELECTRICAL SYSTEM

Describe:

- The amperage and voltage rating of the service.
- The location of main disconnect(s) and sub panels.
- The manufacturer of service equipment panels
- The wiring method or type.

Report:

- On the presence of solid conductor aluminum branch circuit wiring.
- On the presence of electric panels or components with a documented history of functional defects.
- On the presence of obsolete wiring or components, knob and tube wiring, fused overprotection devices or ungrounded systems, and ungrounded receptacles.
- On the presence of unrated electrical components.
- On the presence of undersized wiring conductors, inappropriate double tapping or double lugging of a terminal when it is not approved, improperly routed, protected, or terminated wiring.
- On the presence of evidence of overheating in electrical components.
- On the lack of, or improper grounding.
- On the absence or failure to de-energize or "trip" in the "test" mode of; ground fault circuit interrupters and arc fault interrupters.
- On the absence of or failure to sound in the "test" mode of; smoke detectors and carbon monoxide detectors.
- On the mixing of low voltage with high voltage in panels, cabinets, and conduits when visible.

HEATING SYSTEM

Describe:

- The energy source.
- The heating method by its distinguishing characteristics.
- The heating system capacity in BTUs or kilowatts, unless unable to read the rating plates and specifications due to age of the system or missing plates.

Report:

- The location and condition of the air handler unit / furnace.
- The success or failure of the operator controls / thermostat to activate and deactivate the system.
- The location, type, and condition of the ductwork.
- Improperly vented combustion vents or the potential for back drafting in combustion vented systems.
- The heat rise obtained during operation.
- Systems that are inoperable or fail to operate in the manner which was intended.
- Conditions that will result in reduced component life expectancy, premature failure, or inefficient system operation.

AIR CONDITIONING SYSTEMS

Describe:

- The energy source.
- The cooling method by its distinguishing characteristics.
- Permanently installed components intended to improve air quality (i. e. electronic air filters, UV lights) or enhance system function (i. e. zoned systems, programmable thermostats)

Report:

- The condition of the condensing unit.
- The condition of the evaporator coil (when accessible).
- The success or failure of the operator controls / thermostat to activate and deactivate the system.
- The type and condition of the ductwork.
- The temperature differential achieved by the system.

- The presence or absence of functional condensate over flow warning/shutoff devices.
- Systems that are inoperable or fail to operate in the manner which was intended.
- Conditions that will result in reduced component life expectancy, premature failure, or inefficient system operation.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

Describe:

- The fireplaces and solid fuel burning appliances.
- The chimneys.

Report:

- The type of fireplace (masonry, insert, free standing, etc.).
- The condition of the fire brick or refractory panels, flue door, chimney / chimney chase cap, and flue cap.
- Unsafe conditions including insufficient clearances.



HOUSEHOLD APPLIANCES

Describe:

- The type of appliance and its general function.

Report:

- The completion of a full cycle of the appliances intended use.
- The adequacy of controls or switches in operating the appliance.
- Missing or defective components or parts.
- Failure or stoppage during operation.
- The presence or absence of necessary safety devices.
- The success or failure of the appliance to perform in the manner intended.

POOLS AND SPA

Describe:

- Type of pool or spa examined (Concrete, Vinyl lined, Fiberglass, Above ground, Inground).
- Conditions limiting or otherwise inhibiting inspection, such as water clarity.
- Condition of visible portions of systems, structures, or components.

Report:

- Pool and spa finish condition, including pool shell cracks.
- Cracked, broken, or missing water line tiles.
- Defective or unsafe pumps, heaters, filter housings, main drain covers, and related mechanical and electrical connections.
- Missing or damaged safety barrier components around the pool.
- Excessive settlement of the pool deck.
- Inadequate drainage of the pool deck.

DOCKS AND SEAWALLS

Describe:

- The method of marine construction and the materials used, to include type of seawall, bulkhead or panel material, visible reinforcements pilings, decks.

Report:

- The evidence of structural deterioration, failure, or inadequacy in the seawall and dock components.
- Settlement or soil loss behind the seawall.
- Fastener failures in dock and deck components.
- Mechanical failures of boat lifts and davits.

Additional Evaluation: Examination and analysis by a qualified professional Engineer, Architect, Contractor, tradesman, or service technician beyond that provided by the Home Inspector.

Alarm Systems: Warning devices, installed or free standing, including but not limited to carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service: Any practice involving the art and science of building design for construction of any structure or groupings of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

Automatic Safety Controls: Devices designed and installed to protect systems and components from unsafe conditions.

Component: A part of a system.

Decorative: Ornamental; not required for the operation of the essential systems and components of a home.

Describe: To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

Dismantle: To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner during normal and routine homeowner maintenance.

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 services 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 or processes.

Further Evaluation: Examination and analysis by a qualified professional tradesman or service technician beyond that provided by the home inspection.

Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home which describes those systems and components in accordance with these Standards of Practice.

Household Appliances: Kitchen, laundry, and similar appliances, whether installed or free-standing.

Inspect: To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

Inspector: A person hired to examine any system or component of a building in accordance with these Standards of Practice.

Installed: Attached such that removal requires tools.

Normal Operating Controls: Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Readily Accessible: Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel: A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed in place.

Recreational Facilities: Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report: To communicate in writing.

Representative Number: One component per room for multiple similar interior components such as window and electric outlets; one component on each side of the building for multiple similar exterior components.

Roof Drainage Systems: Components used to carry water off a roof and away from a building.

Service Life: Service life is the expected lifetime, or the acceptable period of use in service of a system or component.

Significantly Deficient: Unsafe or not functioning.

Shut Down: A state in which a system or component cannot be operated by normal operating controls.

Solid Fuel Burning Appliances: A hearth and fire chamber or similar prepared place in which a fire may be built, and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Practice

Structural Component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System: A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive: An investigation that involves dismantling; the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

Under-floor Crawl Space: The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal 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.

Wiring Methods: Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube."