



Multi-Unit Standards Of Practice

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1. Definitions and Scope

1.1. A **multi-unit inspection** is a non-invasive, visual examination of the accessible areas of a rental 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 multi-unit inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The multi-unit 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 rental property that may have a significant, adverse impact on 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 a material defect.

1.3. An **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 rental properties with rental units and their garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
 - A. the condition of any component or system that is not readily accessible.
 - B. the service life expectancy of any component or system.
 - C. the cause or reason of any condition.
 - D. future conditions.
 - E. the air quality and/or the presence of any airborne hazards, including radon.
 - F. the existence of environmental hazards, including lead paint, asbestos, or toxic drywall.
 - G. any hazardous waste conditions.
 - H. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - I. acoustical properties.
 - J. correction, replacement, or repair cost estimates.
- 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. 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.
- III. The inspector is not required to:
 - A. inspect any mechanical, maintenance, or boiler rooms.
 - B. 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.
 - C. dismantle, open, or uncover any system or component.
 - D. enter or access any area that may, in the inspector's opinion, be unsafe.
 - E. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
 - F. offer guarantees or warranties.
 - G. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Exterior/Common Areas

- I. The inspector shall inspect:
 - A. the exterior wall-covering materials on the rental property and any other buildings on the property.
 - B. the eaves, soffits, and fascia.
 - C. gutters.
 - D. building numbers displayed on each building.
 - E. exterior lights.
 - F. the foundation.
 - G. a representative number of windows.
 - H. all exterior doors.
 - I. flashing and trim.

- J. adjacent walkways and driveways.
- K. vehicles (verifying all are licensed/operable and parked on approved surfaces).
- L. grass height.
- M. refuse area(s)
- N. stairs, steps, stoops, stairways, and ramps.
- O. porches, patios, decks, balconies, and carports.
- P. railings, guards, and handrails.
- Q. vegetation, surface drainage, and retaining walls.
- R. general cleanliness of the grounds of the property.
- S. City License Posted.
- T. building hallway fire extinguishers.
- U. flooring throughout common areas.
- V. interior walls throughout common areas.
- W. community laundry rooms.
- X. building hallway/stairway doors.

II. The inspector is not required to:

- A. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- B. inspect recreational facilities or playground equipment.
- C. inspect for safety-type glass.
- D. inspect underground utilities.
- E. inspect underground items.
- F. inspect wells or springs.
- G. inspect solar, wind or geothermal systems.
- H. inspect swimming pools or spas.
- I. inspect wastewater treatment systems, septic systems, or cesspools.
- J. inspect irrigation or sprinkler systems.
- K. inspect drainfields or dry wells.

3.2. General (in unit)

I. The inspector shall inspect:

- A. The unit number displayed on door.
- B. Doorbell.
- C. Lightbulbs throughout.
- D. Outlets throughout.
- E. Switches throughout.
- F. Laundry machines.
- G. Thermostat.
- H. Fuse box.
- I. CO detector.
- J. Floors throughout.
- K. Walls throughout.
- L. Ceiling throughout.

II. The inspector shall report:

- A. any pets observed.
- B. any pests observed.
- C. on the cleanliness of the unit.

3.3. Entry

I. The inspector shall inspect:

- A. the door.

- B. doorknob.
- C. door lock.
- D. closet.

3.4. Kitchen

- I. The inspector shall inspect:
 - A. all GFCI outlets.
 - B. faucet.
 - C. underneath sink.
 - D. sink drain.
 - E. garbage disposal.
 - F. range.
 - G. range hood/microwave.
 - H. fridge/freezer.
 - I. countertops.
 - J. caulking.
 - K. cupboard doors/drawers.

3.5. Bathroom

- I. The inspector shall inspect:
 - A. all GFCI outlets.
 - B. toilet.
 - C. toilet paper holder.
 - D. faucet.
 - E. under sink.
 - F. sink drain.
 - G. countertops.
 - H. caulking.
 - I. cabinets.
 - J. towel bars.
 - K. tub/shower & drain.
 - L. exhaust fan.
 - M. door & lock.

3.6. Living & Dining Rooms

- I. The inspector shall inspect:
 - A. windows.
 - B. screens.
 - C. blinds.

3.7. Hallway

- I. The inspector shall inspect:
 - A. smoke detector.
 - B. closet doors.

3.8. Bedrooms

- I. The inspector shall inspect:
 - A. smoke detectors.
 - B. doors.
 - C. windows.
 - D. screens.

- E. blinds.
- F. closet doors.