



NATIONAL ASSOCIATION OF HOME INSPECTORS
DRAFT
Standards of Practice
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1. PURPOSE AND SCOPE

- a. The Standards of Practice (Standards) provide the minimum standards for the performance of a home inspection and for the content of a required written report for a residential home inspection.
- b. The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to a home inspection.
- c. The Standards describe those items, components, and systems included within the scope of a home inspection.
- d. The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units.
- e. The Standards apply to a limited visual inspection of the readily accessible items, components, and systems to determine if, at the time of the inspection, they are performing their intended function in a way a similar item, component, and system of similar age, application, and installation, would be expected to perform under similar conditions.
- f. The purpose of a home inspection is to identify apparent visible defects and/or conditions at the time of the inspection that, in the judgment of the inspector, adversely affect the function and/or integrity of those items, components, and systems.
- g. Inspections performed under these Standards are basically visual and rely upon the opinion, judgment, and experience of the inspector, and are not intended to be technically exhaustive.
- h. Inspections are to be performed in a period ~~of~~ of time sufficient to allow compliance with the provisions of this Standard.
- i. The National Association of Home Inspectors (NAHI) recommends that its members perform inspections in accordance with these Standards, the NAHI Code of Ethics, and applicable law(s).
- j. All Members of the National Association of Home Inspectors, whether they elect to use these Standards or the standards of another organization, shall be required to include as part of a home inspection, a written home inspection report and a written inspection agreement between the inspector or inspection company and the client, and said agreement shall identify which standard of practice will be used as the basis for the inspection.
- k. These Standards are not intended to limit the member from performing additional or out of scope services.
- l. If an inspector elects to exceed the Standards while inspecting an item, component, or system, there should be no expectation that the inspector will or is required to exceed the Standards when inspecting other items, components, or systems.

2. GENERAL LIMITATIONS AND EXCLUSIONS

- a. Inspections performed under these Standards are not to be construed as a compliance inspection of any code, governmental regulation, or manufacturers' installation instructions or procedures. In the event a law, statute, ordinance, code, or manufacturers' requirements prohibit a procedure recommended in these Standards, the inspector is relieved of the obligation to adhere to the prohibited part of the Standards.
- b. Inspections performed under these Standards are not an expressed or implied warranty, guarantee, insurance policy, or repair service contract, agreement, or instrument of any kind concerning the adequacy, performance, continued performance, or useful life of any item, component, or system, in, on, or about the property.
- c. The inspector is not required to perform any action, make any determination, or report any condition unless specifically stated in these Standards, except as may be required by lawful authority.
- d. The inspector is not required to:
 - i. Move furniture, personal property, stored items, or other obstructions of any kind.
 - ii. Lift floor coverings; remove attached floor, wall, or ceiling coverings, or panels.
 - iii. Perform any task that might cause damage to any component or system or injury to a person.
- e. The inspector is not required to operate or inspect:
 - i. Recreational facilities or equipment.
 - ii. Home security systems or equipment.
 - iii. Audio/visual equipment, intercoms, and remote control devices.
 - iv. Computer, Wi-Fi, cable, phone, or satellite equipment.
 - v. Elevators
 - vi. Electronically controlled gates, awnings, or storm shutters.
 - vii. Switches or valves which are not labeled or for which operating instructions are not available or understood or which are on pre-programmed timers.
 - viii. Equipment and devices which are shut down, winterized, or which have been otherwise put out of service.
 - ix. Common property of a homeowner's association, condominium, or other similar jointly owned property.
- f. The inspector is not required to determine or measure:
 - i. Indoor air quality.
 - ii. The presence or absence of any form of microbial, biological, chemical, allergenic, or toxic substance.
 - iii. The presence or absence of hazardous vapors, gases, liquids, particulates, and other similar substances including those commonly associated with clandestine drug manufacturing.

- iv. The presence or ~~extend~~ extent of ~~damaged~~ damage caused by termites or other wood destroying organisms, rodents, or other vermin.
- v. Pressure, suction, flow, volume, capacity, calibration, timing, temperature, efficiency, or other operational characteristics or conditions, except as may be specifically required by these Standards.
- g. The inspector is not required to collect or report information from any source regarding:
 - i. Geologic, hydrologic, flood, seismic, electromagnetic, or environmentally hazardous conditions.
 - ii. Property lines, setbacks, easements, or encroachments.
 - iii. Manufacturer recalls, conformance with manufacturer installation, service, or operating requirements.
 - iv. Past or current violations of codes, ordinances, rules, or regulations.
 - v. Tax, insurance, real estate appraisals, or banking matters.
- h. The inspector is not required to:
 - i. Use any special tool, device, instrument, or testing equipment.
 - ii. Offer any opinion regarding any matter which requires a license or certification the inspector has not earned.
 - iii. Test or operate any safety device including but not limited to smoke detectors, carbon monoxide detectors, pressure relief valves, fire suppression equipment, home security equipment, pool alarms, circuit interrupters, electrical system over current devices or disconnects, float switches, and main and stop valves.

3. REPORTING REQUIREMENTS

- a. The inspector shall prepare a written report for the named client which meets the following requirements:
 - i. The inspector shall **describe** the required inspection components identified in each section of this Standard by at least one of the following: the unique type, style, principle characteristic, manufacturer, or other distinguishing features.
 - ii. The inspector shall **determine** and **report** the condition of required inspection components by utilizing the methods identified in each section of these Standards.
 - iii. The inspector shall **report** a reason why, if not self-evident, a system or component is significantly deficient or near the end of its serviceable life.
 - iv. The inspector shall provide written direction for the client by identifying the type of technician, service person, craftsman, or professional, who could provide a reliable evaluation and/or estimate for repairs for each defect identified.
 - v. The inspector shall report the **implications** associated with not following the recommendation of the inspector to correct a deficiency or to have it reviewed by a qualified person prior to the end of the inspection contracting period or the close of transaction.
 - vi. The inspector shall report required inspection components included in these Standards which were present at the time of the inspection but which were not inspected, and a reason why each was not inspected.
 - vii. The inspector shall make a reasonable effort to determine and report the location of main shut-off devices for all public utilities.
 - viii. The report shall state that the inspection and report were performed pursuant to a contract between the client and the home inspector/company, and may not be relied upon by a third party who is not the client identified in the contract.

INSPECTION ELEMENTS

1. Site

1.1. Required Inspection Components:

- 1.1.1. Building perimeter.
- 1.1.2. Land grade features which may adversely impact the primary structure.
- 1.1.3. Water drainage features which may adversely impact the primary structure.
- 1.1.4. Trees and other vegetation which may adversely affect the structure.
- 1.1.5. Walks, on-grade steps, driveways, patios, window wells, exterior cellar/basement doors, retaining walls, and other constructed features adjacent to the structure.

1.2. Inspection Methods - The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using the following procedures:

- 1.2.1. The inspector will look at the accessible and visible portions of the perimeter of the structure for signs of prior ground and/or surface water related defects.
- 1.2.2. The inspector will look at land grade for indications that water drains toward or ponds next to or under the home during a normal rain event.
- 1.2.3. The inspector will look for signs that vegetation has adversely affected the structure or has the possibility of causing imminent damage to the structure, such as a large overhanging dead branch, vegetation which blocks crawl space ventilation, or overgrown vegetation in regions susceptible to brush, range, or forest fires.
- 1.2.4. The inspector will look at any other natural features immediately adjacent to the structure for signs that hazards to persons or damage to the principle structure may be present.
- 1.2.5. The inspector will look at window wells, cellar doors, and basement doors for signs of damage; that window wells are too shallow, leak, or are blocked, or that the curbs are too low, or that a window well is not installed where one might be needed.
- 1.2.6. The inspector will look for signs that drain tile have become impacted or have otherwise failed.
- 1.2.7. The inspector will look at walks, on-grade steps, driveways, patios, retaining walls, planters, and adjacent soil for signs of:
 - 1.2.7.1. Personal safety hazards such as tripping

- 1.2.7.2. Component failure such as a retaining wall which appears to have more than 1/3 of its height outside a 90 degree vertical plane.
 - 1.2.7.3. Paved areas which have tilted in a way that will allow water to flow or collect next to the exterior of the structure.
 - 1.2.7.4. Excess moisture trapped at exterior walls.
 - 1.2.7.5. Washouts under paved areas.
 - 1.2.7.6. Other similar kinds or signs of defects.
- 1.3. Limitations** – The inspector is not required to:
- 1.3.1. Use any instrument or otherwise determine soil, geological, or hydrologic conditions, site engineering, flood zones, or property boundaries.
 - 1.3.2. Enter any portion of the property which has been secured (locked or posted).
 - 1.3.3. Determine the type, condition, or health of any plant.
 - 1.3.4. Determine the condition of any fence or gate (except where a pool is present), privacy structure, or decorative landscape feature
 - 1.3.5. Determine the location, presence, or condition of utilities, wells, septic tanks, clean-outs, fuel tanks, and other similar devices, equipment, or components, which may be buried underground, hidden by vegetation, covered by structures or paving, or otherwise not be accessible or visible.
 - 1.3.6. Operate any device not listed as a required inspection component, or for which the purpose or operating procedure is not apparent.
 - 1.3.7. Report cosmetic conditions.

2. Foundation, Ground Floor, Crawl Space

2.1. Required Inspection Components:

- 2.1.1. Grade/floor slab, foundation pads, bearing/stem walls.
- 2.1.2. Posts, piling, piers, lally columns.
- 2.1.3. Beams, joists, trusses, rim joists.
- 2.1.4. Ledger strips/boards, hangers, sill plates, shims.
- 2.1.5. Sub floors.
- 2.1.6. Chimney foundations, stair foundations.
- 2.1.7. Other similar sub floor support components.
- 2.1.8. Floor insulation.
- 2.1.9. Crawl space ventilation.
- 2.1.10. Moisture barrier.
- 2.1.11. Crawl space drainage.

2.2. Inspection Method – The inspector shall observe and report the apparent condition of components present at the time of the inspection by using the following procedures:

- 2.2.1. The inspector will look at the accessible and visible portions of exterior foundation surfaces as well as crawl space foundation surfaces including posts, piling, piers, and similar intermediate supports for signs of:
 - 2.2.1.1. Cracks, deteriorated parging, settlement, rotation, heaving, buckling, bowing, or leaning.
 - 2.2.1.2. Efflorescence, moisture damage, rust, insect damage, and fire damage.
 - 2.2.1.3. Age related deterioration.
 - 2.2.1.4. Excessive wear and tear and other similar visible conditions which may, in the opinion of the inspector, affect the integrity of the foundation.
- 2.2.2. The inspector will enter the crawl space (subject to safety and access limitations).
- 2.2.3. The inspector will look for signs that grade in the crawl space is at or below grade outside the crawl space.
- 2.2.4. The inspector will look at visible and accessible portions of beams, joists, trusses, ledger strips or boards, plates, joist hangers, sub-floors, and other similar crawl space components for signs of cracks, warping, cuts, notches, bored holes, sagging, rotation, horizontal or vertical separation, missing or damaged fasteners, rust, moisture damage, fire damage, age related deterioration, excessive wear and tear, and any other visible condition which might affect the structural integrity of components or the sub structure.
- 2.2.5. The inspector will look at visible and accessible portions of stair, porch, and chimney foundations for signs of cracks, settlement, rotation, heaving, moisture damage, age related deterioration, and other similar conditions which may affect the integrity of the foundation.
- 2.2.6. The inspector will look at visible and accessible floor insulation for stains and for signs of loose, missing, or damaged portions, or support.
- 2.2.7. The inspector will look at plumbing, electrical, and HVAC installations under the home for signs of defects and hazardous conditions.

- 2.2.8. The inspector will look at the amount and location of crawl space ventilation for signs of restricted air flow.
 - 2.2.9. The inspector will look at crawl space moisture barriers for signs of damage or poor coverage, as well as soil and exposed crawl space building surfaces for signs of excessive moisture.
 - 2.2.10. The inspector will look for signs of uncontrolled water under the home.
 - 2.2.11. The inspector will look at de-watering or dehumidifying equipment for signs of damage, poor maintenance, or age related deterioration.
- 2.3. **Limitations** – The inspector is not required to:
- 2.3.1. Enter crawl spaces where, in the sole judgment of the inspector, entering the crawl space would be hazardous to the inspector.
 - 2.3.2. Enter crawl spaces where space is not sufficient for the inspector to effectively work.
 - 2.3.3. Enter or traverse crawl spaces which are wet or where ducts, pipes, wiring, insulation, stored items, debris, or other similar materials have to be moved to gain access.
 - 2.3.4. Operate any switch, valve, pump, fan, or electrical outlet or similar device or component which may be present in the crawl space.
 - 2.3.5. Report cosmetic conditions.

3. Exterior (including house, carport, attached, and detached garage)

3.1. Required Inspection Components:

- 3.1.1. Visible structural components.
- 3.1.2. Wall covering, trim, and protective coatings.
- 3.1.3. Soffits, fascia, and related trim.
- 3.1.4. Windows, doors, casings, sills, thresholds, and installed screens.
- 3.1.5. Attached porches, decks, balconies, steps, stairs, handrails, guardrails, carports, and garages.
- 3.1.6. Crawl space skirting.
- 3.1.7. Exterior portions of chimneys.

3.2. Inspection Methods – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 3.2.1. **Structural Components** – The inspector will look at structural components for signs of:
 - 3.2.1.1. Cracks, settlement, heaving, rotation, leaning, buckling
 - 3.2.1.2. Loose, missing, rusted, or damaged structural components and fasteners.
 - 3.2.1.3. Moisture, insect, or fire related damage.
 - 3.2.1.4. Age related deterioration.
 - 3.2.1.5. Additions or significant modifications.
 - 3.2.1.6. Excessive wear and tear, neglect, or abuse.
 - 3.2.1.7. Other visible conditions which, in the opinion of the inspector, may affect the integrity of the exterior components.
- 3.2.2. **Wall Coverings, Trim, Protective Coatings** – The inspector will look for signs of:
 - 3.2.2.1. Cracks, gaps, splits, spalling, drilled or cut holes, delamination, nail pops, efflorescence, rust, rot, organic growth, and dented, broken, or missing components which could allow moisture or vermin to enter the structure.
 - 3.2.2.2. Loose, slipped, or out of plane components.
 - 3.2.2.3. Spalling, rust, or moisture related damage.
 - 3.2.2.4. Insect or fire related damage.
 - 3.2.2.5. Dry, cracked, or missing sealants or caulk.
 - 3.2.2.6. Peeling, flaking, blistered, or chalking paint or stain, and unsealed surfaces.
 - 3.2.2.7. Missing or loose fasteners, or fasteners set too deeply.
 - 3.2.2.8. Age related deterioration.
 - 3.2.2.9. Soil, mulch, or landscaping too close to the siding.
 - 3.2.2.10. Blocked or buried weep holes.
 - 3.2.2.11. Missing drip screed.
 - 3.2.2.12. Excessive wear and tear, neglect, and abuse.
 - 3.2.2.13. Other conditions which may affect the ability of a component to perform its intended function.
- 3.2.3. **Soffit, Fascia, Lookouts, and Rafter Tails** – The inspector will look for signs of:

- 3.2.3.1. Loose or missing components.
- 3.2.3.2. Moisture, fire, or insect damage.
- 3.2.3.3. Missing fasteners.
- 3.2.3.4. Missing flashing.
- 3.2.3.5. Vermin access.
- 3.2.3.6. Neglected maintenance.
- 3.2.3.7. Other similar conditions which may affect the ability of the roof to shed water away from the exterior walls while providing for low side attic ventilation.
- 3.2.4. **Windows, Doors, and Other Exterior Wall Openings** – The inspector will look for signs of:
 - 3.2.4.1. Cracks, wracking, and binding.
 - 3.2.4.2. Moisture, insect, and fire related damage.
 - 3.2.4.3. Dry or missing sealants or caulk.
 - 3.2.4.4. Missing or damaged flashing.
 - 3.2.4.5. Neglect and abuse.
 - 3.2.4.6. Torn or missing screens.
 - 3.2.4.7. Cracked, broken, punctured, torn, or missing glass, plastic, or vinyl panes or panels.
 - 3.2.4.8. Gaps at stops, sashes, or sills which could allow moisture intrusion.
 - 3.2.4.9. Peeling, flaking, chalking, or missing paint or stain.
 - 3.2.4.10. Loose, damaged, or missing thresholds.
 - 3.2.4.11. Non-fire rated doors between the house and garage.
 - 3.2.4.12. Other visible conditions which in the opinion of the inspector may affect the integrity of the components which are required to be inspected.
- 3.2.5. **Porches, Decks, and Balconies** – The inspector will look for signs of:
 - 3.2.5.1. Visible support on all four or more sides.
 - 3.2.5.2. Excessive wobbling, shaking, bouncing, vibration, flexing, sagging, and slanting.
 - 3.2.5.3. Missing, loose, or damaged fasteners, anchors, or other components.
 - 3.2.5.4. Wood components in direct contact with soil.
 - 3.2.5.5. Loose, missing, damaged, out of plane, or widely spaced joists or beams.
 - 3.2.5.6. Loose, missing, damaged, or unconventional spacing of railings and landing components which could result in personal injury.
 - 3.2.5.7. Moisture, fire, or insect damage.
 - 3.2.5.8. Age related deterioration.
 - 3.2.5.9. Excessive wear and tear, abuse, and neglect.
 - 3.2.5.10. Other conditions which in the opinion of the inspector could affect the integrity or safety of the structure.
- 3.2.6. **Steps, Stairs, Handrails, and Guardrails** – The inspector will look for signs of:
 - 3.2.6.1. Secure support.
 - 3.2.6.2. Loose, missing, or damaged components or fasteners.

- 3.2.6.3. Loose, missing, damaged, out of level, or unevenly spaced treads, risers, and stringers.
- 3.2.6.4. Excessive wobbling, shaking, bouncing, vibration, sagging, or slanting.
- 3.2.6.5. Trip or fall hazards.
- 3.2.6.6. Infant or child protection.
- 3.2.6.7. Excessive wear and tear, abuse, or neglect.
- 3.2.6.8. Other visible conditions which may, in the opinion of the inspector, may affect the integrity or safety of the structure.
- 3.2.7. **Carport Posts** – The inspector will look for signs of:
 - 3.2.7.1. Cracked, loose, bent, broken, or missing components including fasteners and anchors.
 - 3.2.7.2. Moisture, fire, or inspect damage.
 - 3.2.7.3. Abuse or neglect
 - 3.2.7.4. Other visible conditions which might affect the integrity of the structure.
- 3.2.8. **Garage and Carport Floors** – The inspector will look for signs of:
 - 3.2.8.1. Cracks, heaving, settlement, or rotation.
 - 3.2.8.2. Poor slope
 - 3.2.8.3. Trip hazards
 - 3.2.8.4. Other conditions which may affect the safety or integrity of the floor.
- 3.2.9. **Crawl Space Skirting** – The inspector will look for signs of:
 - 3.2.9.1. Openings which may allow access by small animals.
 - 3.2.9.2. Water, insect, or fire damage.
 - 3.2.9.3. Loose, missing, or neglected sections
 - 3.2.9.4. Age related deterioration, excessive wear and tear.
- 3.2.10. **Chimney** – The inspector will look for signs of:
 - 3.2.10.1. Cracks, deteriorated parging, spalling, settlement, rotation, heaving, leaning, separation, moisture intrusion, surface deterioration, and loose, missing, or damaged components.
 - 3.2.10.2. Missing or damaged rain caps or spark arrestors.
 - 3.2.10.3. Missing or damaged flashings.
 - 3.2.10.4. Clearance to the roof ridge and other structures.
 - 3.2.10.5. Other similar conditions which may affect the integrity of the chimney.
- 3.3. **Limitations** - The inspector is not required to:
 - 3.3.1. Inspect structures (other than garages) detached from the principle structure.
 - 3.3.2. Disassemble, probe, or cause damage for the purpose of finding damage or to determine the extent of apparent damage.
 - 3.3.3. Inspect accessories including decorative shutters, shade awnings, storm doors and windows which are in storage, and other similar accessories.
 - 3.3.4. Operate home security locks, devices, or systems other than traditional mechanical latch/deadbolt lock sets.
 - 3.3.5. Inspect or report the presence, type, or extent of insulation and/or vapor barriers inside walls.

- 3.3.6. Inspect the interior of chimney flues to determine the presence or absence of flue liners, rust, gaps, cracks, missing or damaged parging, or the presence of creosote or blockages.
- 3.3.7. Determine the water shedding ability of roof caps.
- 3.3.8. Determine the type of window or door glass or the integrity of thermal glass seals.
- 3.3.9. Inspect or operate window or door storm protection devices including hurricane shutters and awnings.
- 3.3.10. Determine if a deck, porch, stair, step, or balcony is securely anchored, supported, or cantilevered.

4. Roof

4.1. Required Inspection Components

- 4.1.1. Roof Covering
- 4.1.2. Flashing
- 4.1.3. Visible fasteners
- 4.1.4. Ventilation
- 4.1.5. Rafter tails and lookouts
- 4.1.6. Skylights and installed roof top accessories.
- 4.1.7. Rain gutters and downspout system.
- 4.1.8. Roof framing, sheathing/decking.
- 4.1.9. Attic insulation and insulation dams.

4.2. Inspection Methods – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 4.2.1. The inspector will access roofs (subject to safety and access limitations) and look for signs of roof covering defects and wear and tear including loose, torn, cracked, broken, missing, dented, rusted, or excessively deteriorated coverings, ponding, apparent hail, wind, and ice damage, recent repairs, neglected maintenance, missing, loose, or exposed fasteners, decking which is out of plane, bounce, excessive sagging, spongy deck, or other similar conditions which may affect the water shedding ability of the roof or cause a roof leak.
- 4.2.2. The inspector will look for signs of loose, torn, cracked, missing, or damaged flashings at roof penetrations or plane junctions which may result in roof leaks.
- 4.2.3. The inspector will look at roof ventilation components including soffit vents, gable vents, and high side vents including ridge, turbine, box, and mechanical vents, for signs of clear air flow, operable moving parts, rain protection, vermin screens, heavy wear and tear, leaks, loose fasteners, and other conditions which may limit attic ventilation or result in damage.
- 4.2.4. The inspector will look at skylights and roof mounted accessories such as solar panels, ventilation devices, skylights, and decorative accessories for signs of moisture intrusion, deterioration, cracked lenses, cracked sealant, weather damaged seals, condensation, algae, mold, fungus, loose fasteners, and unsealed joints which may cause damage or result in roof leaks.
- 4.2.5. The inspector will look at the rain gutter system for signs of loose fasteners, missing or damaged components, leaks, blockages, excessive debris, negative fall, and missing elbows and splash blocks at the outfall which could result in damage or prevent rain water from being diverted away from the foundation.
- 4.2.6. The inspector will enter the attic (subject to access and safety limitations) and look at roof framing members, decking, sheathing, and insulation and ventilation, for signs of broken, cut, bored, missing, cracked, or modified structural members, fire, insect, vermin, or moisture damage, roof leaks, signs of

vermin infestation, and blocked ventilation which may affect the integrity of the roof or the safety of the occupants.

4.2.7. The inspector will look at attic insulation where visibility and accessibility allow for signs that the insulation is a type and quantity that would normally be expected and that it is evenly distributed.

4.3. **Limitations** – The inspector is not required to:

4.3.1. Access a roof if the roof cannot be safely reached by a ladder on the ground or where the surface could be damaged, where walking would be unsafe for the inspector, or where specialized equipment is needed.

4.3.2. Remove ice, snow, debris, or other material which may restrict an inspection of the surface.

4.3.3. Inspect internal gutter systems or connected underground piping.

4.3.4. Inspect antenna, lightening arrestors, or other similar accessories.

4.3.5. Operate powered roof ventilators.

4.3.6. Determine life expectancy, manufacturers' defects, installation defects, recalls, number of layers, or the presence or absence of underlayments or flashings.

4.3.7. Determine adequacy of attic ventilation.

4.3.8. Break any weather seal or damage any surface finish in order to gain access to the attic.

4.3.9. Enter any attic in which the inspector would be required to crawl without flooring or walk boards, or where insulation covers the bottom chord of trusses or ceiling joists, or where other obstructions, high temperatures, pesticides, or signs of vermin, make traversing the attic unsafe or where disturbing the insulation could void an installer's warranty.

4.3.10. Identify the location of any roof leak or to determine if a stain is the location of an active leak.

5. Electrical

5.1. Required Inspection Components:

- 5.1.1. Primary entrance service from the pole to the masthead and from the masthead to the meter and service panel, strain relief, underground conduit to the meter and service panel, ground rods and conductors.
- 5.1.2. Main and sub panels
- 5.1.3. Switches, outlets, fixtures, and connected devices and related components.
- 5.1.4. Visible main, feeder, and branch circuit wiring conductors, and overprotection devices and disconnects.
- 5.1.5. Grounding and bonding conductors.
- 5.1.6. Solid aluminum wiring at branch circuits.
- 5.1.7. Safety devices.

5.2. Inspection Methods – The inspector shall observe and report the apparent condition of components present at the time of the inspection by using these procedures:

- 5.2.1. The inspector will look at the service entrance from the pole to the masthead for signs of obstructions, entanglements, abrasions, safety clearances, loose strain relief, rusted mast head cap, bent or leaning mast, and poorly configured drip loops which could result in loss of power, damage to the structure or its components, or personal injury.
- 5.2.2. The inspector will look at the underground service entrance conduit for signs of excessive rust or exposed conductors which could result in service disruption or personal injury.
- 5.2.3. The inspector will look at grounding rods and at metal waterline piping for signs of loose or missing connections, as well as trip hazards.
- 5.2.4. The inspector will look for tight grounding connections at metal gas lines.
- 5.2.5. The inspector will look at the main and sub panels for signs that each is adequately anchored to a wall or other fixed surface, that each is safely accessible, and that each has a cover installed which prevents contacts with energized components when circuit breakers must be engaged or when fuses must be replaced.
- 5.2.6. The inspector will remove the panel covers from the main and sub panels (subject to safety considerations) and look at service, feeder, and branch circuit conductors for signs of overheating, splicing, missing bushings, couplers, or conduit, doubled wiring connections at bus bars or at over current protection devices, matched sized conductors and overcurrent protection devices, missing overcurrent protection devices, solid aluminum branch circuit conductors and related connectors, as well as appliance, extension cord, and low voltage wiring.
- 5.2.7. The inspector will look in sub panels for isolated ground conductors and bonding.
- 5.2.8. The inspector will look for GFCI circuit or device protection at exterior and wet locations.
- 5.2.9. The inspector will operate 'Test' switches for safety devices including GFCI and AFCI devices (provided personal health care devices including breathing

apparatus, as well as programmable devices, home security devices, computers, food freezers and refrigerators and other similar equipment and devices will not be disabled in a manner that would likely cause damage or injury of the safety device would not re-engage after being tested).

5.2.10. The inspector will operate accessible outlets, switches, and installed lights inside and outside the house and garage to determine if the devices will turn on and off, and not arc, smoke, or cause an overcurrent device to shut off power, and to determine if outlets have intended polarity and grounding.

5.2.11. The inspector will look at exterior outlets and switches for signs of weather protection.

5.2.12. The inspector will look at exposed wiring and device inside, outside, under, around, as well as in the attic for signs of damage, missing safety enclosures, hazardous conditions, heavy wear and tear, and other conditions which might cause damage or personal injury.

5.3. Limitations – The inspector is not required to:

5.3.1. Energize the home by engaging any main switch or disconnect, or any circuit which is not energized.

5.3.2. Open any panel or sub panel which does not have a clear and dry safe working area as determined by the inspector.

5.3.3. Move any personal property or dismantle any obstruction blocking safe access to a panel, sub panel, or electrical device.

5.3.4. Insert any tool, probe, or testing device into a main or sub panel or adjust any electrical device, lug, fitting, connector, component, or setting.

5.3.5. Operate any overload protection device.

5.3.6. Inspect ancillary systems and equipment including but not limited to: audio/video equipment, intercoms, burglar alarms, home protection systems, low voltage relays, smoke, heat, or carbon monoxide detectors, antenna, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any device or system controlled by a timer, remote control, or programmable device.

5.3.7. Test every switch, receptacle, or fixture.

5.3.8. Remove switch and outlet cover plates.

5.3.9. Dismantle any electrical control device or control.

5.3.10. Verify continuity of connected service grounds.

5.3.11. Label or verify correct labeling of any panel, subpanel, disconnect, or other electrical device.

5.3.12. Identify the purpose of 'mystery' or dead switches.

5.3.13. Determine clearances for insulation or combustibles around 'high-hat' or can lights in the attic, overhands, or decorative features.

5.3.14. Operate or inspect any generator or secondary source of electrical power including alternative energy source equipment such as solar, wind, or geothermal, even if the alternative energy source is the primary source of energy for the home.

6. PLUMBING

6.1. Required Inspection Components

- 6.1.1. Visible main water line, main water valve, supply lines.
- 6.1.2. Visible waste, soil, vent, sanitary lines.
- 6.1.3. Fixtures, faucets, and drains.
- 6.1.4. Domestic hot water components.
- 6.1.5. Waste, ejector, and sump pumps.

6.2. Inspection Methods – The inspector shall inspect and report the apparent condition of components present at the time of the inspection by using the following procedures:

- 6.2.1. The inspector will report the location of the main water shut-off valve and note if special tools are required and present in the event of an emergency.
- 6.2.2. The inspector will look at visible portions of water lines for signs of damage, corrosion, deterioration, freeze protection, and leaks, and for the presence of unconventional materials, components, connections, and installations.
- 6.2.3. The inspector will look at visible waster lines including soil/vent stacks for signs of damage, corrosion, and leaks, and for the presence of unconventional materials, components, connections and installations.
- 6.2.4. The inspector will operate fixture valves to determine if water will turn on and off; for signs of fixture and water line leaks; and, to see if water flow and pressure seem to be unusually high or low.
- 6.2.5. The inspector will look at drains for signs of leaks, blockages, and restricted flow, and for missing or defective fixture stoppers or leaking flush valves.
- 6.2.6. The inspector will look for stains and other signs of uncontrolled moisture and water damage at surfaces near fixtures, faucets, valves, and drains.
- 6.2.7. The inspector will look at tank type electric water heaters to determine if the equipment produces hot water, for signs of leaks, that the unit has a required Temperature Pressure Relief Valve and drain line, that wiring to the unit is protected from damage, that the unit is protected from natural elements, and that if the unit is located in a garage or carport, it is protected from vehicle impact.
- 6.2.8. The inspector will look at gas water heaters to determine if the equipment produces hot water, for signs of leaks or scorching, that the unit has a required Temperature Pressure Relief Valve and drain line, that the unit has a required gas shut off valve, gas line drip leg, draft diverter, flue pipe, source of make-up air and other required safety devices as may be customary, and if the gas water heater is located in a garage or other place where gasoline is stored, that the unit is installed at least 18 inches above the floor and protected from vehicle impact.
- 6.2.9. The inspector will look at tankless type water heaters to determine if the devices produce hot water and for signs of leaks.
- 6.2.10. The inspector will look at Temperature Pressure Relief Valves for signs of leaks and for a safe discharge drain line.

- 6.2.11. The inspector will look at waste/ejector pumps for the presence of a check valve, and for signs of leaks.
- 6.2.12. The inspector will look at sump pumps for the presence of a check valve and for signs of leaks.
- 6.2.13. The inspector will operate whirlpool jet type tubs to determine if the jets and blowers work.

6.3. Limitations – The inspector is not required to:

- 6.3.1. Operate any main, branch, or fixture stop valve.
- 6.3.2. Inspect any part of the system which has been shut down or otherwise secured.
- 6.3.3. Locate valves which may be buried or are concealed by vegetation, personal property or other obstruction.
- 6.3.4. Inspect any component not readily accessible.
- 6.3.5. Operate any plumbing component which may be winterized.
- 6.3.6. Inspect any interior or exterior surface or ground water drainage system.
- 6.3.7. Inspect any fire suppression equipment.
- 6.3.8. Determine potability or water quality.
- 6.3.9. Inspect water conditioning equipment including softeners, aerators, and filters.
- 6.3.10. Operate any free standing appliance which may require temporary connections to plumbing.
- 6.3.11. Inspect the condition and operation of private water supply system equipment.
- 6.3.12. Test shower pan, tub and shower surrounds, or similar enclosures for leaks.
- 6.3.13. Evaluate the condition and operation of onsite waste disposal equipment including sewage ejector pumps, septic tanks, lift stations, sump pumps, cesspools, drain fields, underground piping, and related electrical and mechanical equipment.
- 6.3.14. Operate fixtures or faucets connected to an appliance or device.
- 6.3.15. Locate any fuel tank or shut-off valve.
- 6.3.16. Determine capacity, volume, or flow.
- 6.3.17. Engage or operate any sump pump, waste ejector pump, or well pump other than by means of a plumbing fixture.
- 6.3.18. Determine if an electric water heater has a failed heating element or if a gas water heater has a cracked heat exchanger.

7. Central Heat

7.1. Required Inspection Components

- 7.1.1. Fuel components including service conductors, over current protection devices, service disconnects, fuel lines and valves, flue pipes, dampers, chimneys, venting, and make-up air supply components.
- 7.1.2. Grounding
- 7.1.3. Heating components including coils or burners, where visible and accessible.
- 7.1.4. Distribution components including ducts, vents, grills, pipes, radiators, and pressure tanks and regulators.
- 7.1.5. Operating controls.
- 7.1.6. Filters

7.2. Inspection Methods – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 7.2.1. The inspector will look at the electrical service conductor, over current protection device, and service disconnect as well as the equipment data sheet attached to the equipment for signs of non-conformity, damage, deterioration, or missing components, and for safety related issues.
- 7.2.2. The inspector will look at fuel lines, valves, regulators, drip legs, flue hats, draft diverters, vent pipes, dampers, and flues and sources of make-up air, for signs of leaks, damage, deterioration, missing parts, unusual scorching, flue pitch, and for the presence of smoke and carbon monoxide detectors.
- 7.2.3. The inspector will look at equipment grounding for signs of missing or loose connections.
- 7.2.4. The inspector will look at visible coils for signs of unusual wear and tear, deterioration, and loose or missing parts.
- 7.2.5. The inspector will look for signs that combustibles are too close to hot surfaces.
- 7.2.6. The inspector will look at accessible ducts for signs of leaks, lack of support, missing or torn insulation, condensation, and air flow restrictions.
- 7.2.7. The inspector will look at hot water system components for signs of leaks, lack of support, rust, corrosion, and for the use of unconventional materials or components.
- 7.2.8. The inspector will look for an air supply register in each habitable room, and at reach accessible and visible register, diffuser, vent, louver, and grill for signs of damage, rust, or inoperative parts and for hot air flow.
- 7.2.9. The inspector will look at each accessible and visible radiator and heating coil for signs of leaks, solid four point support, and for heat.
- 7.2.10. The inspector will operate thermostats when doing so will not likely cause damage to the equipment or interfere with pre-set programs, to determine if the equipment will turn on and off, and produce heat.

- 7.2.11. The inspector will look at thermostats for indications that the device is securely attached to a fixed surface, and that it is level and in a place where it is likely to get a functional reading.
- 7.2.12. The inspector will look at system filters to determine if maintenance is needed.
- 7.2.13. The inspector will look at single room free standing heating equipment for signs of over-heating, leaks, clearances to combustibles, over current protection, shut off valves, and that the devices turn on and off when the controls are operated.
- 7.2.14. The inspector will look for propane tanks inside the home or at an exterior wall.
- 7.2.15. The inspector will look at furnace burners (when accessible) for signs of dirt, flame direction, rust, flashback, scorching, and for missing heat shields.
- 7.2.16. The inspector will look at fuel oil tanks for signs of rust, condensation, leaks, protection from heat sources including flames and vehicles, and for adequate support.
- 7.2.17. The inspector will look for signs of back drafting or spillage at furnace draft hoods and draft diverters.
- 7.2.18. The inspector will operate accessible mechanical barometric dampers to determine if they move freely.
- 7.2.19. The inspector will look at flue vent connectors for signs of rust, loose fittings, lack of support, and for an upward slope from the furnace.
- 7.2.20. The inspector will look at steam boiler systems for signs of leaks and for air vent obstructions.
- 7.2.21. The inspector will look at boiler circulating pumps for signs of overheating and worn bearings.
- 7.2.22. The inspector will look for signs of leaks at boiler pressure relief valves and back flow preventers.
- 7.2.23. The inspector will look for signs of leaks at expansion tank pressure relief valves.
- 7.2.24. The inspector will look for signs of leaks, blockages, and sweating at condensation drain lines.
- 7.2.25. The inspector will operate the heating system using ordinary controls and look for signs that the system will turn on and off, that heat is supplied to each habitable room, and for signs of unusual noise or vibration.
- 7.2.26. The inspector will report that metal chimney flues more than 10 years old should be checked annually by a qualified technician.
- 7.2.27. The inspector should look for unconventional components or installations.
- 7.2.28. The inspector will report that if heating equipment has not been professionally serviced within the previous six months, it should be serviced prior to continued use and that not servicing the equipment could result in equipment damage or failure.

7.2.29. For heating systems which require return air flow, the inspector will look at each habitable room for signs of a way for return air to flow in the event the door to the room is closed.

7.3. **Limitations** – The inspector is not required to:

- 7.3.1. Activate any system or equipment which is shut down.
- 7.3.2. Operate any equipment when doing so might cause damage to equipment or interfere with pre-set programmed settings.
- 7.3.3. Lite any pilot light.
- 7.3.4. Look for cracks or other defects in heat exchangers.
- 7.3.5. Remove service panels other than those intended for filter installation.
- 7.3.6. Dismantle any equipment.
- 7.3.7. Measure air flow, balance, or pressure.
- 7.3.8. Measure refrigerant or water pressure.
- 7.3.9. Inspect flue, duct, or pipe interiors, or dampers.
- 7.3.10. Inspect portable or free standing accessories including space heaters humidifiers and de-humidifiers.
- 7.3.11. Inspect air purifiers and electronic filters.
- 7.3.12. Inspect solar heating equipment.
- 7.3.13. Determine the adequacy of duct or pipe insulation.
- 7.3.14. Operate pre-set programmable controls.
- 7.3.15. Determine the capacity or efficiency of any system or equipment.
- 7.3.16. Test any carbon monoxide or smoke detector.
- 7.3.17. Locate or inspect any underground fuel tank.

8. Central Air Conditioning

8.1. Required Inspection Components

- 8.1.1. Service conductor and overcurrent protection device, service disconnect, and grounding.
- 8.1.2. Cooling components including accessible condenser and evaporator coils and cabinets, refrigeration lines, condensation drain lines.
- 8.1.3. Distribution components including plenum, ducts, vents, and grills.
- 8.1.4. Visible and accessible manual and automatic dampening devices and controls.
- 8.1.5. Operating controls.
- 8.1.6. Filters.
- 8.1.7. Hardwired single room equipment.

8.2. Inspection Methods – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 8.2.1. The inspector will look at the electrical service conductor, over current protection device, and service disconnects, as well as equipment data sheets which may be attached to the equipment for signs of non-conformity, damage, deteriorated or missing components, and safety.
- 8.2.2. The inspector will look at equipment grounding for signs of missing or loose connections.
- 8.2.3. The inspector will look for an electrical disconnect within sight of compressor and evaporator units.
- 8.2.4. The inspector will look at accessible plenum and ducts for signs of air leaks, lack of support, missing or torn insulation, condensation, and air flow restrictions.
- 8.2.5. The inspector will look at compressor units for signs that it is not level, below a roof eave or valley, near a clothes dryer exhaust vent, unprotected from ice or snow drifts or loads, or high water.
- 8.2.6. The inspector will look at compressor units for signs of cabinet damage, rust, secure anchors, unusual noise or vibrations, corrosion, dirt, bent fins, leaking refrigerant, and restricted air flow.
- 8.2.7. The inspector will look at the condensate system for signs of rust at the condenser tray, the presence of an overflow condensation drip pan, leaks, blockages, or poor slope at a condensation drain line, and inoperative or leaking condensate pumps and float switches.
- 8.2.8. The inspector will look for a secondary condensate drain line or float switch.
- 8.2.9. The inspector will look for water at the discharge end of the condensate drain line.
- 8.2.10. The inspector will look for condensate drain lines which terminate in sanitary vent stacks.
- 8.2.11. The inspector will look at refrigerant lines for signs of kinks, corrosion, leaks, and missing or damaged insulation.

- 8.2.12. The inspector will look at system filters to determine if maintenance or replacement is needed.
 - 8.2.13. The inspector will look at each accessible and visible register, diffuser, vent, louver, and grill for signs of damage, rust, condensation, or inoperative parts, and for cold air.
 - 8.2.14. The inspector will look at (measure and report) temperature differentials as close as possible at the return air and supply air sides of evaporator units.
 - 8.2.15. The inspector will look at hardwired single room or area cooling equipment for signs of uncontrolled condensation and that the unit will turn on and off when the controls are operated.
 - 8.2.16. The inspector will look at evaporative cooler ducts for signs of connections with heating ducts.
 - 8.2.17. The inspector will operate the air conditioning system when doing so will not likely cause damage to the equipment or interfere with pre-set programs, to determine if the equipment will turn on and off and produce cold air.
 - 8.2.18. The inspector will look for signs that conditioned air is supplied to each habitable room, for signs of unusual noise or vibration, and for signs of leaks at ducts.
 - 8.2.19. The inspector will look for the use of unconventional materials or installations.
 - 8.2.20. The inspector will report that if the equipment has not been professionally serviced within the previous six months, it should be serviced prior to continued use, and that not servicing the equipment could result in equipment damage or system failure.
 - 8.2.21. When cooling systems are present which require return air flow, the inspector will look at each habitable room for signs of a way to accommodate return air flow when the door to the room is closed.
- 8.3. Limitations** – The inspector is not required to:
- 8.3.1. The inspector is not required to active any equipment which has been shut down.
 - 8.3.2. Operate any equipment when doing so might cause damage to equipment or interfere with pre-set programmed settings.
 - 8.3.3. Operate any cooling equipment plugged into an electrical outlet/receptacle.
 - 8.3.4. Remove equipment service panels.
 - 8.3.5. Dismantle equipment.
 - 8.3.6. Measure air flow, balance, or pressure.
 - 8.3.7. Measure refrigerant pressure.
 - 8.3.8. Inspect duct interiors or internal dampers.
 - 8.3.9. Inspect accessories including air purifiers and electronic filters.
 - 8.3.10. Determine adequacy of duct insulation.
 - 8.3.11. Change pre-set programmable controls.
 - 8.3.12. Determine the capacity or efficiency of any equipment or system.

9. Interior

9.1. Required Inspection Components

- 9.1.1. Walls, ceilings, floors.
- 9.1.2. Windows and doors and related hardware.
- 9.1.3. Steps, stairs, balconies, mezzanines, railings, and balusters.
- 9.1.4. Built in cabinets and counters.
- 9.1.5. Shower stalls and tub surrounds.

9.2. Inspection Methods – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 9.2.1. The inspector will look at walls, ceilings, and floors for signs of plumb, level, and square surfaces, and indications of settlement, sagging, heaving, rotation, truss up-lift, cracks, excessive bounce or vibration, buckling, bowing, wracking, separations, and warping.
- 9.2.2. The inspector will look for signs of moisture, insect, and fire damage.
- 9.2.3. The inspector will look for signs of missing or unfinished surfaces.
- 9.2.4. The inspector will look for conditions which could allow water, moisture, conditioned air, or vermin to enter or leave the living space.
- 9.2.5. The inspector will look at accessible exterior windows and doors and their frames, casings, aprons, thresholds, jambs, stops, glazing, weather seals, and locks and latches, for signs of broken, cracked, damaged, binding, or missing parts.
- 9.2.6. The inspector will look at accessible interior doors and their frames, jambs, casings, glazing, locks, latches, latch receiver plates, stops, and thresholds for signs of broken, cracked, damaged, binding, or missing parts.
- 9.2.7. The inspector will operate accessible windows and doors to determine if they will open and close without binding, seal tightly against jambs, stops, and thresholds, and latch as intended.
- 9.2.8. The inspector will operate window and door latches, knobs, handles, crank assemblies, sashes, panels, and locks to determine if they will perform their intended function or operation.
- 9.2.9. The inspector will look at steps, stairways, balconies, mezzanines, railings, and balusters for signs of damage, loose, or missing parts and for unconventional spacing.
- 9.2.10. The inspector will look at steps, stairs, balconies, mezzanines, and railings for signs of settlement, rotation, cracks, gaps, excessive vibration or bounce, and unexpected movement.
- 9.2.11. The inspector will look at built in cabinets and counters for signs that:
 - 9.2.11.1. The units are securely anchored to the floor, walls, or ceilings, or cabinet bases, and that no signs of separation, shifting, or moisture damage are present.

- 9.2.11.2. The units are not installed in a way that obstructs safe access to electrical panels, or plumb, heating, and air conditioning equipment, and that they are not installed to close to heat sources.
 - 9.2.11.3. The units are not installed in a way that interferes with customary ingress or egress.
 - 9.2.11.4. Cabinet doors will not come in contact with ceiling fan blades, exposed wiring, or plumbing.
 - 9.2.11.5. Counter tops are level, flat, and securely anchored, and not installed or damaged in a way that might cause an object on the counter top to spill or fall over.
 - 9.2.12. The inspector will look at shower walls and tub surrounds and at the opposite side of those walls where they are accessible from an adjacent room, for signs of cracks, gaps, stains, and leaks which could indicate the presence of moisture inside the walls.
- 9.3. Limitations** – The inspector is not required to:
- 9.3.1. Determine or report cosmetic conditions of windows, doors, walls, floors, or ceilings.
 - 9.3.2. Determine or report the condition of accessories including window, door, wall, floor, and ceiling coverings, treatments, drapes, curtains, valances, attached wall shelves, wall paper, decorative mill work, and other similar accessories.
 - 9.3.3. Determine if bath or kitchen exhaust fans exhaust to the exterior of the home.
 - 9.3.4. Determine the presence of a hidden safe.
 - 9.3.5. Report loose or missing security system components.
 - 9.3.6. Determine if ceiling fans are anchored, installed, or grounded according to manufacturers' requirements.

10. Fireplaces

10.1. Required Inspection Components

- 10.1.1. Firebox
- 10.1.2. Hearth / hearth extension, mantle, front face/surround, fixed screen/doors
- 10.1.3. Visible and accessible portions of the damper, throat, flue, ash dump.
- 10.1.4. Heat circulators, make up air devices

10.2. Inspection Method – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 10.2.1. The inspector will look at the firebox for signs of cracked, loose, or deteriorated firebrick, refractory panels, and mortar joints; flaking rust, panels which have rusted through, separated, or buckled; and settlement or rotation which may affect the safe operation of the fireplace.
- 10.2.2. The inspector will operate the damper and look at the throat and visible portions of the flue for signs of damage, rust, and deterioration, separations at the firebox – flue connections, and poor combustion deposits; and for shared flues.
- 10.2.3. The inspector will look at the hearth and hearth extension for signs of cracked, damaged, or missing brick or tile, and for signs of prior burn damage.
- 10.2.4. The inspector will look at fixed glass doors and screens for signs that they may not be secure or operate smoothly.
- 10.2.5. The inspector will look at fireplace surrounds, the mantle, and the floor adjacent to the hearth for signs of soot, scorching, or fire damage.
- 10.2.6. The inspector will look at the ash pit clean out door, the ash pit, and the ash dump for signs of damage or poor operation.
- 10.2.7. The inspector will look at fireplaces for signs of backdraft.
- 10.2.8. The inspector will look for signs that the flue may be shared with another device such as another fireplace, water heater, furnace, or boiler.
- 10.2.9. The inspector shall report in bold letters or other distinguishing type set that fires should not be started in fireplaces where the inspector finds that the chimney is sealed or otherwise blocked or where dangerous conditions are believed to be present.

10.3. Limitations – The inspector is not required to:

- 10.3.1. Turn on or lite any gas fueled device.
- 10.3.2. Lite, stoke, or put out a solid fuel fire.
- 10.3.3. Move wood, ash, or accessories to view any part of the fireplace.
- 10.3.4. Operate dampers, clean out doors or ash dumps.
- ~~10.3.5. Operate any remote control device~~
- 10.3.6. Determine if the flue is shared with another device.
- 10.3.7. Determine the draw characteristics of the chimney.
- 10.3.8. Determine clearance between a metal flue and combustibles inside walls, the attic, or at the roof.

11. Household Appliances

11.1. Required Inspection Components

- 11.1.1. Installed stove, range, oven, cooktop, grill, warmer, exhaust hood.
- 11.1.2. Installed dishwashers.
- 11.1.3. Installed waste disposals.
- 11.1.4. Installed microwave ovens.
- 11.1.5. Refrigerators.
- 11.1.6. Installed wine chillers.
- 11.1.7. Installed clothes washers.
- 11.1.8. Installed clothes dryers.
- 11.1.9. Installed exhaust fans including bath, kitchen, and whole house attic fans.
- 11.1.10. Installed central vacuum equipment.
- 11.1.11. Ceiling fans.
- 11.1.12. Garage door openers.

- 11.2. **Inspection Methods** – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures when (a.) there is no apparent reason for concern that operating an appliance would result in damage to the equipment or interfere with or change pre-programmed settings; (b.) the inspector is not required to connect the appliance to a utility, engage a utility at its fuel source, or move personal property to access or operate the appliance; (c.) the inspector understands the basic operating controls.

- 11.2.1. **Stove, range, oven, cooktop, grill, warmer, exhaust hood.** The inspector will:

- 11.2.1.1. Look for solid four point placement (no rocking).
- 11.2.1.2. Look for damaged or missing oven door handles, cracked or heat damaged glass panels, missing, defective, or poorly marked control knobs, button, or handles, inoperative lights, frayed door gaskets, loose hood assemblies.
- 11.2.1.3. Look for cracked glass tops.
- 11.2.1.4. Look for damage at coils or burners.
- 11.2.1.5. Look for doors which do not close tightly or which have defective springs.
- 11.2.1.6. Look for missing anti-tip devices.
- 11.2.1.7. Look for clearance to combustibles.
- 11.2.1.8. Look for gas shut-off valves at gas appliances.
- 11.2.1.9. Look for unsafe gas lines, materials, or fittings.
- 11.2.1.10. Look for loose, damaged, or spliced wiring connections.
- 11.2.1.11. Operate normal controls to determine if the various burners or heating elements will activate and then turn off.

- 11.2.2. **Dishwasher.** The inspector will:

- 11.2.2.1. Look for damaged latch assemblies and door gaskets.
- 11.2.2.2. Look for damaged or missing control handles, knobs, or switches.
- 11.2.2.3. Look for damage at racks, rollers, and wands, and for cracks inside the cabinet.

- 11.2.2.4. Look for signs that the heating coils are not properly supported or may be damaged.
- 11.2.2.5. Look for signs of rust.
- 11.2.2.6. Look for signs of prior leaks and interior cabinet repairs.
- 11.2.2.7. Look for secure mounting to cabinets or the counter top.
- 11.2.2.8. Operate normal controls to determine if the unit will turn on and off, if the soap door will open, if the spray arm will move, if the door gasket and/or drain leak, and if the heater coil will heat.
- 11.2.3. **Food Disposal** The inspector will:
 - 11.2.3.1. Look for signs of damage at the splash collar and grinder blades.
 - 11.2.3.2. Look for flaking rust inside the drum.
 - 11.2.3.3. Look for unconventional plumbing connections.
 - 11.2.3.4. Look for signs of leaks at all plumbing connections.
 - 11.2.3.5. Look for unconventional or unsafe wiring.
 - 11.2.3.6. Look for excessive vibration or unusual noise.
 - 11.2.3.7. Look for water back-up.
 - 11.2.3.8. Look for lights which dim when the unit is started.
 - 11.2.3.9. Operate normal controls to determine if the unit works and turns on and off.
- 11.2.4. **Microwave Oven** – The inspector will:
 - 11.2.4.1. Look for damaged or missing door handles or latches, cracked or heat damaged glass panel, missing or defective control knobs, inoperative lights, damaged door gaskets, missing turn tables, and scorch marks inside the unit.
 - 11.2.4.2. Look for solid attachment to the cabinet, counter, or wall.
 - 11.2.4.3. Look for unconventional or unsafe wiring including wiring splices.
 - 11.2.4.4. Look for exhaust defects.
 - 11.2.4.5. Look for a complete seal when the door is closed.
 - 11.2.4.6. Observe the operation of the unit by placing an object with high moisture or water content in the unit and operating it long enough to produce heat.
 - 11.2.4.7. Observe that the unit would turn off when the door is opened and that it will not turn on again without closing the door and then activating a switch.
- 11.2.5. **Refrigerator / Ice Maker** – The inspector will:
 - 11.2.5.1. Look for damaged or missing door handles, latches, seals, or gaskets, cracked or damaged shelves, missing or defective control knobs, buttons, or handles, inoperative lights, missing drawers, missing ice bins, and interior cabinet cracks.
 - 11.2.5.2. Look for damaged electrical and plumbing connections and signs of leaks.
 - 11.2.5.3. Look for water line shut-off valves.
 - 11.2.5.4. Look for signs of condensation inside and outside the unit.
 - 11.2.5.5. Look for signs that the compressor is working and for signs of unusual vibration or noise.
 - 11.2.5.6. Look for ice cubes that match the shape of the ice mold.
 - 11.2.5.7. Look for floor stains around the unit.
 - 11.2.5.8. Operate ice and water dispensers and look for poor dispensing functions.

- 11.2.6. **Wine Chiller** – The inspector will:
- 11.2.6.1. Look for damaged or missing door handles, latches, seals, or gaskets, cracked or damaged shelves, missing or defective control knobs, buttons, or handles, inoperative lights, missing racks, and interior cabinet cracks.
 - 11.2.6.2. Look for secure mountings to cabinets or countertops.
 - 11.2.6.3. Look for signs that the compressor is working.
 - 11.2.6.4. Look for signs of condensation inside and outside the unit.
- 11.2.7. **Clothes Washer** – The inspector will:
- 11.2.7.1. Look for a solid four point placement (no rocking).
 - 11.2.7.2. Look for damage or defects at the door, latch, and gaskets at front load washers.
 - 11.2.7.3. Look for defective plumbing and wiring connections.
 - 11.2.7.4. Look for signs of leaks if the drain line is inside the wall.
 - 11.2.7.5. Look for overflow pans and drain lines when the unit is at living unit floor level.
 - 11.2.7.6. Look for defective or old hoses.
 - 11.2.7.7. Look for rust inside the drum.
 - 11.2.7.8. Look for damaged or missing dispensers.
 - 11.2.7.9. Look for damaged agitators.
 - 11.2.7.10. Operate the unit on a normal cycle to determine if the unit will turn on and off, shut down when the lid is open during a spin cycle, vibrate excessively, or leak water from the bottom of the unit.
- 11.2.8. **Clothes Dryer** – The inspector will:
- 11.2.8.1. Look for solid four point placement (no rocking).
 - 11.2.8.2. Look for damage or defects at the door.
 - 11.2.8.3. Look for rust in the drum.
 - 11.2.8.4. Look for a missing, loose, or improper vent pipe and connections, and that the unit vents to the exterior of the home.
 - 11.2.8.5. Look for missing or damaged exterior vent / louver / hood at the exterior.
 - 11.2.8.6. Look for the presence of a lint screen.
 - 11.2.8.7. Operate the unit using normal controls to determine that the unit will turn on and off; for the presence of excessive vibration; that the heating unit operates; that the unit exhausts to the outside of the structure; that the unit will stop when the door is opened and not start again until the door is latched and a switch is used to resume operation.
- 11.2.9. **Garage Door Opener** – The inspector will:
- 11.2.9.1. Look for signs that the garage door opener is not securely fastened to a structural support at each end of a rail, track, or cable.
 - 11.2.9.2. Look for signs of missing parts or damage to the cable, chain, belt, drive, tractor, drive or tractor rail, or safety release.
 - 11.2.9.3. Look for signs of missing or damaged door tracks, supports, brackets, rollers, hinges, anchors, drive or tractor rail, and fasteners.
 - 11.2.9.4. Look at the drive or tractor rail for signs of excessive vibration, strain, noise, or flexing during operations.

- 11.2.9.5. Look for signs of unconventional wiring or wiring which might become entangled in moving parts.
- 11.2.9.6. Look for conditions which could interfere with the operation of the drive mechanism such as tight clearances which could stop the tractor.
- 11.2.9.7. Look for the use of unconventional components or installation features.
- 11.2.9.8. Operate the unit to determine if the door will raise and lower; stop at the floor when closed; stop when using normal operating controls; and stop and reverse when an object is encountered during the closing cycle.
- 11.2.10. **Exhaust Fans (including bathroom, kitchen, whole house, and attic fans)**
The inspector will:
 - 11.2.10.1. Look for signs that fans may not be securely installed.
 - 11.2.10.2. Look for damaged or missing fan blades or shrouds.
 - 11.2.10.3. Look for stains at housings or shrouds.
 - 11.2.10.4. Look for damaged, missing, or dirty filters if the exhaust unit is designed for filter use.
 - 11.2.10.5. Operate fans using normal operating controls to determine if the units will turn on and off; vibrate excessively, produce excessive noise, allow blades to come in contact with the fan housing or shroud, filter, wiring, or any other obstruction; and operate at what appears to be a normal operating speed.
- 11.2.11. **Central Vacuum Equipment – The inspector will:**
 - 11.2.11.1. Look for loose or damaged parts at the tank/motor assembly and at suction ports.
 - 11.2.11.2. Look for loose, unsupported, or spliced wiring at the motor assembly.
 - 11.2.11.3. Look for the presence of hoses and attachments.
 - 11.2.11.4. Look for signs of suction debris in attic, crawl spaces, and at suction pipe fittings.
- 11.2.11.5. Operate the system to determine if the unit will turn on and off at each accessible suction port and that the unit will produce suction at each accessible suction port.
- 11.2.12. **Ceiling Fans – The inspector will:**
 - 11.2.12.1. Look for missing, damaged, or loose fan blades.
 - 11.2.12.2. Look for obstructions within the radius of the fan blades including hanging wiring, and built-in cabinet doors.
 - 11.2.12.3. Look for unsafe wiring and switches.
 - 11.2.12.4. Operate fans to determine if the units will turn on and off, wobble excessively, fail turn on at an expected operating speed, or make unusual noises.
- 11.3. **Limitations – The inspector is not required to:**
 - 11.3.1. Turn on or off or re-set any pre-programmed device.
 - 11.3.2. Connect any appliance to a utility.
 - 11.3.3. Move or disassemble any appliance.
 - 11.3.4. Perform any diagnostic test.
 - 11.3.5. Inspect or operate any trash compactor.
 - 11.3.6. Operate any appliance when the operating procedures are unknown.

- 11.3.7. Operate more than one cycle of any appliance.
- 11.3.8. Operate any self cleaning oven cycle.
- 11.3.9. Operate any remote control device.
- 11.3.10. Operate any appliance which appears to be shut down, damaged, or hazardous.
- 11.3.11. Operate any supply valve or fire suppression equipment.
- 11.3.12. Operate any food disposal unit when the drum contains flaking rust or when the drain is blocked.
- 11.3.13. Determine if a microwave oven leaks microwaves.
- 11.3.14. Determine the life expectancy of gaskets or seals.
- 11.3.15. Operate any valve, switch or control device which is not legible labeled.
- 11.3.16. Locate appliance remote shut-off valves or electrical disconnects.
- 11.3.17. Operate a gas shut-off valve or lite pilot lights.
- 11.3.18. Operate any counter top appliance.
- 11.3.19. Determine the terminus of any fan exhaust.
- 11.3.20. Determine the presence of hidden or latent defects.
- 11.3.21. Determine that any appliance is installed according to or in violation of any code, ordinance, law, rule, manufacturers' instruction, or any other standard, or is subject to any recall notice of any kind.
- 11.3.22. Determine that any appliance is electrically grounded.
- 11.3.23. Determine the condition of any wine cellar type refrigeration system.
- 11.3.24. Operate any appliance, device, or equipment not listed in this section including elevators, lifts, dumb waiters, and water treatment equipment.
- 11.4. **Additional Appliance Reporting Requirements** – The inspector will:
 - 11.4.1. Report that not all cycles or settings are operated and that written operational instructions, limitations, and maintenance requirements should be received from the owner or manufacturer prior to closing or settlement, and prior to operation.
 - 11.4.2. Report that if a unit is no longer covered by a manufacturers' warranty or is more than five years old, an extended household appliance or service contract should be purchased from the manufacturer or a warranty or appliance service company.
 - 11.4.3. Report that the scope of a household appliance inspection is to determine if the appliance will turn on and off using ordinary controls; if it will function in the way a similar appliance of similar age and installation would be expected to function on a single selected cycle; and with no guarantee that it will continue to operate after the inspection.
 - 11.4.4. Report that a household appliance inspection is not a service inspection, diagnostic inspection, maintenance inspection, warranty inspection, or an inspection of the cosmetic condition of an appliance.
 - 11.4.5. Report that if the inspector did not inspect an appliance, the seller should demonstrate that the appliance will work prior to closing or settlement.

12. Dock and Seawall

12.1. Required Inspection Components

- 12.1.1. Seawall, bulkhead, cap.
- 12.1.2. Pilings, posts.
- 12.1.3. Joists, stringers, decking.
- 12.1.4. Tiebacks, anchors.
- 12.1.5. Means of flotation and water level management devices.
- 12.1.6. Lifts, hoists, davits
- 12.1.7. Steps, ladders.
- 12.1.8. Fender, cleats.
- 12.1.9. Electrical components
- 12.1.10. Plumbing components

12.2. **Inspection Methods** – The inspector shall observe and report the apparent condition of required inspection components present at the time of the inspection by using these procedures:

- 12.2.1. The inspector will look at visible and accessible portions of seawalls, bulkheads, and seawall caps, posts, piling, anchors, tiebacks, cables and similar features for signs of cracks, spalling, buckling, settling, heaving, leaning, rotation, separation, splitting, blow-out, undermining, electrolysis, rot, damaging marine growth, rust, frayed cables, and other similar defects which might affect the intended purpose or operation of the structures and components.
- 12.2.2. The inspector will look at adjacent land surfaces for signs and sources of erosion, soil and rip-rap collapse, washouts, water saturation, excessive slope, and for the presence of large structures which could exert angle of repose pressure on the seawall or bulkhead.
- 12.2.3. The inspector will look at visible and accessible stringers, joists, knuckles, and decking for signs of damage, material defects, and loose, damaged, or missing components or fasteners.
- 12.2.4. The inspector will look at visible and accessible flotation components, materials, and devices including bladders, tanks, panels, anchors, fenders, and water level manager poles, posts, piling, and sleeves, for signs of damage, deterioration saturation, and lack of buoyancy and binding.
- 12.2.5. The inspector will operate mechanical devices including lifts and davits which have easily recognizable and understandable controls when it is believed that operation of the devices will not damage equipment, foul cables, be hazardous to vessels or other components, or interfere with or change pre-programmed settings.
- 12.2.6. The inspector will operate water faucets and look for leaks, and to determine if the water will turn on and off.
- 12.2.7. The inspector will operate electrical switches and outlets and look for correct polarity, grounding, ground fault protection, and weather protection.

12.3. **Limitations** – The inspector is not required to:

- 12.3.1. Enter or come in contact with water.
- 12.3.2. Turn on or off any pre-programmed device.

- 12.3.3. Operate any remote control device.
- 12.3.4. Operate any equipment or device which appears to be damaged or hazardous.
- 12.3.5. Operate any tight valves or any valve or electrical switch not labeled.
- 12.3.6. Operate any ungrounded or non-GFIC protected equipment or device.
- 12.3.7. Manually override any electrically controlled device.
- 12.3.8. Locate remote shut-off valves or electrical disconnects and switches.
- 12.3.9. Operate any lift, davit, or hoist, whether loaded or unloaded when operating procedures or capacities are unknown.
- 12.3.10. Determine pressure, volume, capacity, calibration, or other operational characteristics of any equipment or device through all or any of the available cycles or functions.
- 12.3.11. Determine the structural integrity or operational limitations of any component including knuckles, fasteners, spools, reels, stops, cables, brakes, lines, and fenders.
- 12.3.12. Determine the presence of voids behind or washouts below seawalls and bulkheads.
- 12.3.13. Determine the presence of latent or hidden defects including those below water surface level.
- 12.3.14. Inspect or re-inspect at different tide or water levels.
- 12.3.15. Inspect boat houses.
- 12.4. **Additional Reporting Requirements**
 - 12.4.1. The inspector will report whether the lifts were operated loaded or empty.
 - 12.4.2. The inspector will report that docks, seawalls, bulkheads, and related components are each custom designed and installed, and that written operational instructions, limitations, capacities, and maintenance requirements should be provided in writing by the owner, manufacturer, or qualified contractor prior to purchase or use. The inspector shall report that not following this recommendation could result in property damage or personal injury.

13. Pool and Spa

13.1. Required Inspection Components

- 13.1.1. Pool/spa.
- 13.1.2. Visible structural components.
- 13.1.3. Pump and filter.
- 13.1.4. Heater.
- 13.1.5. Pool Cleaner.
- 13.1.6. Electrical controls, wiring, grounding, and related electrical components.
- 13.1.7. Mechanical controls.
- 13.1.8. Plumbing components.
- 13.1.9. Steps, ladders, railings, benches, walk-ins, hand-holds, coping, waterline tile, and step and bench edge tile.
- 13.1.10. Lights, light niches, controls, and related equipment.
- 13.1.11. Pumps and blowers for blower jets, massage jets, swim jets, cleaning jets, and fountain jets.
- 13.1.12. Jump boards and slides.
- 13.1.13. Water features (falls and fountains).
- 13.1.14. Bottom drains and skimmers.
- 13.1.15. Safety barriers, fencing, gates, doors, and latches.
- 13.1.16. Deck and deck drainage.
- 13.1.17. Screen enclosures.

13.2. Inspection Method – The inspector shall observe and report the apparent condition of components present at the time of the inspection by using these procedures:

- 13.2.1. The inspector will look at the pool and spa shells and liners for signs of cracks, settlement, heaving, rotation, spalling, lifting, surface deterioration, surface rust, tears, blisters, punctures, and efflorescence, and for other similar indicators of shell and liner related defects.
- 13.2.2. The inspector will look at cast or molded seats, benches, and walk-ins for the presence of edge designating tile and for cracks.
- 13.2.3. The inspector will look at in-water accessories including but not limited to ladders, railings, and hand holds for loose, damaged, or missing parts.
- 13.2.4. The inspector will look at water line tile for signs that the pool has shifted, and for loose, cracked, sharp, missing, or broken tile.
- 13.2.5. The inspector will look at pool edge coping for signs of loose, cracked, sharp, broken, or missing pieces.
- 13.2.6. The inspector will look at bottom drains for the presence of anti-entrapment devices.
- 13.2.7. The inspector will look at skimmers for the presence of filter baskets and/or anti-entrapment devices and secure lids.
- 13.2.8. The inspector will look at pool walls above the water line for the presence of secure hand hold devices or features.
- 13.2.9. The inspector will look at spillways, niches, inserts, and other shell plane changes for signs of cracks or efflorescence.

- 13.2.10. If the pump is running, the inspector will look at circulating jets or nozzles for signs that water is flowing.
- 13.2.11. If the pump is running, the inspector will look at the skimmer for signs of a vortex.
- 13.2.12. The inspector will look at the deck for cracks, missing, loose, or settled or damaged surface materials and for signs that the deck slopes away from the pool and that any water collection feature such as a gutter, trough, pipe, manufactured deck drain, or swale, is free flowing and that it directs surface water away from the pool.
- 13.2.13. The inspector will look at the deck for protrusions and trip hazards and surfaces near the deck for signs of personal injury hazards.
- 13.2.14. The inspector will look for the presence of installed glass building materials near the edge of the pool including windows, doors, and glass block.
- 13.2.15. The inspector will look at pool screen enclosures for loose, missing, or rusted base plates, anchor bolts, loose, torn, or missing screens, taut diagonal anchor cables, and doors which close and self-latch and that the closers are not equipped with door stops.
- 13.2.16. The inspector will look at installed mesh and other kinds of child safety protection fencing for signs of damage to the fence and/or latch.
- 13.2.17. The inspector will look at pool related electrical service including switches, outlets, disconnects, pump motors, blowers, controllers, and equipment grounding and ground fault devices, for signs of defects or electrical hazards.
- 13.2.18. The inspector will operate On/Off switches, including switches for the pump motor, pool light, blowers, heaters, timers, and other related equipment (unless the inspector has reason to believe that operating the equipment could cause damage or change pre-set programs) to determine if the systems or equipment will activate than turn off.
- 13.2.19. The inspector will look at visible and accessible plumbing lies, fittings valves, and connections for signs of damage and leaks.
- 13.2.20. The inspector will operate manual valves when the purpose of the valve is known and when operation of the valve is not likely to cause damage to the valve, equipment, or system.
- 13.2.21. The inspector will look at the filter pressure gauge for signs that the filter is dirty or missing.
- 13.2.22. The inspector will look at the pool heater for signs of leaks, damaged or missing parts, and for signs that the equipment produces heat.
- 13.2.23. The inspector will operate pool heaters to see if the equipment will turn on and off, that the compressor is working, that burners lite, or that water flows to and from solar collectors.
- 13.2.24. The inspector will look at spa jets, bench jet, swim jets, and cleaning jets for signs of damage or missing parts and to determine if the jets are operable.
- 13.2.25. The inspector will look at pool and spa light niches and fixtures for signs of leaks and to determine if the light will turn on and off.

- 13.2.26. The inspector will look at installed accessories such as slides, jump boards, water falls, fountains, grotto seats and tables, and other similar features for signs of damage, rust, loose fasteners or anchors, cracks, and personal injury hazards such as sharp edges.
- 13.2.27. If the pump motor is running, the inspector will look for signs of overheating or bad bearings.
- 13.2.28. The inspector will look at mechanical timers for the presence of shields to prevent accidental contact with electrical terminals.
- 13.2.29. The inspector will look at water cleaning equipment for signs of leaks and damage.
- 13.3. **Limitations** – The inspector is not required to:
 - 13.3.1. Enter the pool or spa or come into contact with water.
 - 13.3.2. Test pool safety devices and components.
 - 13.3.3. Determine water chemistry.
 - 13.3.4. Turn on or off any pre-programmed device.
 - 13.3.5. Operate any remote control device.
 - 13.3.6. Operate any equipment or device which appears to be damaged or hazardous.
 - 13.3.7. Operate any tight valve, damaged switch, un-grounded equipment, or non-GFIC protected device.
 - 13.3.8. Operate any gas supply valve, solar heating valve, or light any pilot lite.
 - 13.3.9. Operate any devices or equipment in which various features are controlled by multiple pumps, blowers, heaters, timers, or valves.
 - 13.3.10. Manually override any electrically controlled valve.
 - 13.3.11. Operate any valve or electric switch which is not labeled.
 - 13.3.12. Determine pressure, volume, capacity, flow rate, calibration, timing, or the operation of any device through more than one cycle.
 - 13.3.13. Determine if all the cleaning jets or nozzles operate.
 - 13.3.14. Determine the efficiency or effectiveness of any device including drains, jets, pumps, filters, heaters, cleaning nozzles, blowers, water cleaners, and other similar devices.
 - 13.3.15. Determine the presence of leaks or cracks or hidden or latent defects.
 - 13.3.16. Determine if all components of the pool are grounded.
 - 13.3.17. Inspect or operate any pool or spa equipment which has been winterized, covered, empty, or shut down, or when water quality is too poor to see the bottom of the deepest place, or when a drain appears to be clogged or blocked.
 - 13.3.18. Determine if alarms are operable.
 - 13.3.19. Determine the condition of pool covers and reels and uninstalled safety fencing.
 - 13.3.20. Operate or inspect pool cleaning equipment or cleaning accessories which are connected to suction ports by hoses.

Glossary of Terms

Activate: To enable devices, equipment, or systems to operate or work by using customary means including opening gas or water main or stop valves, or by engaging principle electrical system disconnects, circuit breakers, fuses, or switches.

Additional Inspection Services: Those services not related to these Standards including but not limited to inspections for wood destroying organisms, environmental sampling, engineering or architectural services, energy auditing, surveying, appraisals, and any other similar service requiring specific knowledge and training, certifications, and or licensure.

Adversely Affect: Constitute or potentially constitute a negative or destructive impact.

Cosmetic: Of, relating to, or something done for the sake of appearance.

Damage: A condition caused by a circumstance other than ordinary wear and tear which prevents performance. A defect.

Damage (Cosmetic): A condition caused by a circumstance other than ordinary wear and tear which does not prevent performance. A cosmetic defect.

Detrimental: Any condition that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to a person or a component of the property.

Describe: To distinguish one from another.

Exceed the Standard: To use inspection techniques, tools, or equipment to provide more information than could be provided by relying upon these Standards or to inspect items outside the scope of these Standards.

Excessive: Beyond what would normally be expected of similar items under similar circumstances.

Function: The action or purpose for which an item, component, or system is especially fitted or used or for which it exists. To act or perform a task.

Functional: Performing or able to perform an intended task in a manner a similar component or system of similar age, installation, and application would be expected to perform.

Functional Drainage: The uninterrupted movement of a liquid or of solids suspended in a liquid from one place to another in a reasonable amount of time.

Functional Flow: The uninterrupted movement of a liquid from one place to another in a reasonable amount of time.

Home Inspection: The process by which an inspector uses these Standards to look at and/or operate the readily accessible components, equipment, and systems of a home for the purpose of determining and reporting observed conditions.

Inspect: The act of looking at a component, equipment, or system for the purpose of determining condition.

Installed: To be put in an intended place and to be permanently connected as necessary for the intended function.

Intended Function: A condition, use, operation, or purpose for which a thing is designed or employed.

Limitation: A circumstance or condition which restrains, restricts, prevents, or prohibits an action.

Look (Looking): The process by which one uses one or more of the five senses of sight, smell, feel, taste, and hearing to understand, sense, discern, or otherwise observe condition.

Normal: The generally expected condition.

Normal/Ordinary Wear and Tear: To be or to perform an intended function in a way a typical similar thing of similar age, installation, and application would be expected to be or to perform under similar circumstances.

Operate: To cause devices, equipment, or systems which have been activated to perform an intended function.

Out of Scope: Components not listed in these Standards or activities not required by these Standards.

Readily Accessible: The location of a component which allows it to be safely observed at arm's length without movement of obstacles, without the need for personal protection equipment, without the use of tools, without contact with hazardous substances, without the need for coded, keyed, or access requiring damage or third party permission, and other similar limitations.

Readily Visible: That which can be seen without the use of special equipment or instruments and without moving any object or restriction which limits observation.

Report: The act of presenting the findings of a home inspection in written form. The written home inspection document.

Required Inspection Component: Items listed in the Standard which, if present at the time of the inspection, must be addressed in the inspection report.

Shut Down: The condition of a component, equipment, device, or system when it has been deactivated by turning off a valve, by disconnecting electrical service, or by using other similar means to prevent the thing from operating.

Significantly Deficient: Sufficiently lacking a condition or quality that prevents a typical component or system of similar type, age, wear and tear, installation, application and/or operation, from performing its intended function.

Standard of Care: The average degree of skill, care, and diligence exercised by other inspectors in the same geographical area while performing a customary home inspection.

Technically Exhaustive: Requiring specialized equipment or instruments, measurements, calculations, research, study, scientific findings, or formation of theories, conclusions, and recommendations based upon the foregoing.

Test: Requiring specialized equipment or instruments, measurements, calculations, and comparison of the findings to a recognized standard.

Test (Diagnostic): A test intended to identify a cause or source of an anomaly.

Working Condition: To perform a selected function in a manner a typical similar thing of similar age, installation, and application would be expected to perform under similar circumstances. Functional. Serviceable.

